

Collaborator No.: 3119745
Reference / Verwysing: Erf 8734, George
Date / Datum: 10 April 2026
Enquiries / Navrae: Primrose Nako

Email: janvrolijk@jytownplanner.co.za

JAN VROLIJK TOWN PLANNER
P O Box 710
GEORGE
6530

APPLICATION FOR CONSENT USE AND PERMANENT DEPARTURES: ERF 8734, GEORGE

Your application in the above regard refers.

The 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 Erf 8734, George namely:

1. Consent Use, in terms of Section 15(2)(o) of the Land Use Planning By-law for George Municipality, 2023, to use the existing dwelling house as a 6-bedroom guest house on Erf 8734, George.
2. Departure, in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023, for the relaxation of the following building lines on Erf 8734, George:
 - a) The rear boundary building line from 3m to 0m to accommodate the existing servants' quarters.
 - b) The eastern common boundary building line from 3m to 0m to accommodate the existing servants' quarters.

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

REASONS

- (i). The development will not have any significant adverse impact on the character of the streetscape or the surrounding residential environment and is also unlikely to have any significant negative impact on adjacent property owners' rights and amenity to the use and enjoyment of their properties.
- (ii). The development aligns with the transforming residential context, where similar uses, community uses and higher density residential development can be found.
- (iii). The development is not in conflict with spatial planning policies for the area.
- (iv). The proposed use will not have an adverse impact on engineering services.

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 below conditions are not complied with.
2. This approval shall be taken to cover only the Consent Use and Departure applications as applied for and as indicated on Plans No. P2425-100 SP_REV 04 dated 18 March 2026 and Plan No. P2425-200 SP_REV 03 dated 11 April 2024 drawn by Inge Conradie Architects in association with Tertius Conradie Argitektuur 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 owner must ensure that at all times that the number of trees (minimum 200l) on the property shall be no less than 1 tree for every 2 parking bays, which must be indicated on a landscape plan to accompany the building plan.
4. In terms of the George Integrated Zoning Scheme By-law, 2023, the servants' quarter is interpreted as a non-interleading room and thus, no kitchen may be permitted.
5. The guest house is limited to six guest rooms (main house) and a manager's unit (2nd dwelling).
6. The rear guest parking bays must at all times be accessible to guests.
7. Building plans must be submitted to the Building Control Section for approval.
8. Due to the nature of the use (i.e. guest house), noise emanating from the laundry room may exceed the impact associated with a normal "outbuilding" and thus, measures to limit noise nuisance toward neighbours must be indicated on building plans.
9. In accordance with Section 66(2)(z) of the Land Use Planning By-Law for George Municipality, 2023, a contravention levy of **R 48 260,52 (inclusive of VAT)** shall be payable to the Directorate: Planning and Development upon submission of as-built building plans.
10. The approval will be deemed implemented on the issuing of the occupation certificate in accordance with approved building plans.

Town Planning Notes:

- (i). *Ensure compliance with the George Integrated Zoning Scheme By-law, 2023.*
- (ii). *The deck to not exceed a height of 500mm as indicated.*
- (iii). *The water tank to not exceed the height of the boundary wall as indicated.*
- (iv). *As per the conditions of the Department of Infrastructure (Road Planning), the site must be developed as depicted on Inge Conradie Architects + Tertius Conradie Argitektuur's drawing Project Number: P2425 Drawing Number: 100 Revision: SP_REV 03 dated 11 April 2024, with only a single vehicular access off TR00101 near the eastern property boundary.*
- (v). *As per the conditions of the Department of Infrastructure (Road Planning), except for the single vehicular access (paragraph 3.2 of their letter) may no other direct access to Erf 8734, George off TR00101 be created or continue to exist.*
- (vi). *An application to Building Control to obtain approval in terms of the George Municipality Outdoor Advertising By-law, 2023 is required for approval of signage.*
- (vii). *Approval must be obtained from the Electro-Technical Department for Solar installations concurrently with submission of building plans.*
- (viii). *It is incumbent on the owners / developers to ensure compliance with the approvals, permissions and authorisations required and granted by the respective provincial and national authorities – i.e. Heritage, Environmental, Provincial Roads, etc.*
- (ix). *Provisions for the removal of solid waste should be addressed in conjunction with the Directorate Environmental Services.*
- (x). *A building plan must be submitted for approval in accordance with the National Building Regulations.*
- (xi). *Stormwater management needs to be addressed to the satisfaction of the Civil Engineering Department as part of the Building Plans.*
- (xii). *The owner must ensure that no **protected trees** are removed or disturbed during the development process. The required permits must be obtained from DFFE prior to pruning or trimming protected trees.*
- (xiii). *In cases where tree removal (not protected) is necessary, priority should be given to replacing them with suitable indigenous trees and shrubs of comparable volume to mitigate ecological disruption and maintain the character of the area.*

- (xiv). Greening along the southern boundary is recommended, and a visually permeable fence (if a fence is required) be used along the southern boundary to create a 'soft edge' onto C J Langenhoven Road.
- (xv). The contravention levy was calculated as follows:
- ~ Total extent of contravention area = 325.5m² (directly related)
 - ~ Total extent of contravention area = 103.5m² (indirectly related)
 - ~ The per m² value of the property is R1 112.41/m²
 - ~ The contravention levy payable by the owner in accordance with the Municipality's tariff list is:
 - ~ Directly: 10% x R per m² (R1 112.41) x contravention area (325.5m²) = R36 208.95 Plus VAT (15%) = R41 640.29
 - ~ Indirectly: 5% x R per m² (R1 112.41) x contravention area (103.5m²) = R5 756.72 Plus VAT (15%) = R6 620.23
 - ~ Total contravention levy = R48 260.52 (inclusive of VAT)

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

11. The conditions imposed by the Directorate Civil Engineering Services are attached as 'Annexure B' dated 7 May 2024 and must be complied with.
12. 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 thereto, with regards to the proposed development, the developer will be required to make development contributions as indicated below.
13. The amounts of the development contributions are reflected on the attached calculation sheet dated 7 May 2024 and are as follows:
 - Roads: R6 798,34 Excluding VAT**
 - Sewer: R75 663,27 Excluding VAT**
 - Water: R56 356,13 Excluding VAT**
 - Total R138 817,75 Excluding VAT**
14. The total amount of the development charges of **R138 817,75 (excluding VAT)** must 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.
15. Any amendments or additions to the proposed development, which is not contained within the calculation sheet, which may lead to an increase or decrease 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.

CONDITIONS OF THE DIRECTORATE: ELECTRO-TECHNICAL SERVICES

16. The conditions imposed by the Directorate Electro-technical Services are attached as 'Annexure C' dated 20 May 2024 and must be complied with.
17. 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 thereto, with regards to the proposed development, the developer will be required to make development contributions as indicated below.
18. The amount of the development contributions is reflected on the attached calculation sheet dated 20 May 2024 and is as follows:
 - Electricity: R68 944,00 Excluding VAT**
19. The total amount of the development charges of **R68 944,00 (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.
20. Any amendments or additions to the approved development parameters which may 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.

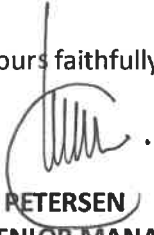
A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Planning and Development, P O Box 19, George, 6530 or Directorate: Planning and Development, 46 Market Street (Old York Hostel Building), George **on or before 01 MAY 2026**, and simultaneously 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 8734, George (Consent Use & Permanent Departure_ Approval)Jan Vrolijk.docx

Project Notes:

General Comments:
 Plans to remain open as per building plan.
 Change to existing floor levels.
 Change wall thickness to comply with SANS 10400
 Existing drainage and sanitary fittings installation
 previously approved building plan.

AREA SCHEDULE:

327.02	327.02
Ground Floor	297.00m ²
1st Floor	8.00m ²
2nd Floor	2.00m ²
3rd Floor	1.00m ²
Total Area Proposed	308.00m ²
Ground Floor	468.00m ²
1st Floor	46.00m ²
2nd Floor	17.00m ²
Total Area Existing	531.00m ²

WE HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

Project Manager:
 Mr. A. J. ...
 083 212 71 71
 info@architectural.com



Project Description:
 Proposed Site Development
 Plan for Mr A. Groenewald,
 Erf 8724, 70 C.J.
 Langeheaven Road,
 Heilbronn - George

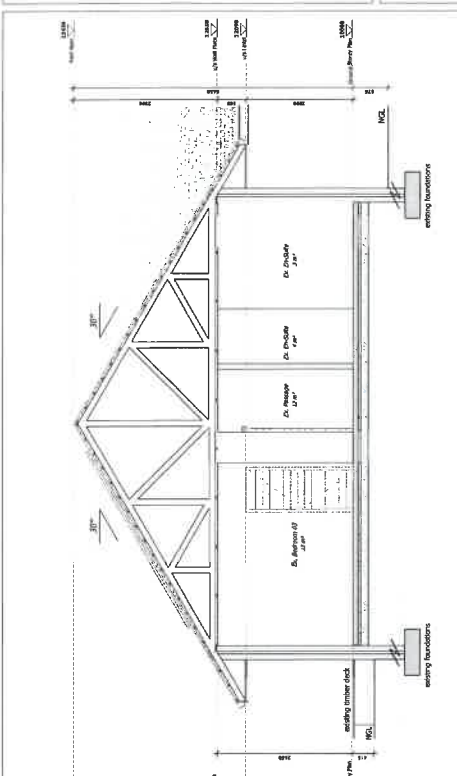
Drawings:
 Proposed Site Development
 Plan

Client Signature: _____

Date: 2024-04-11 Scale: as shown

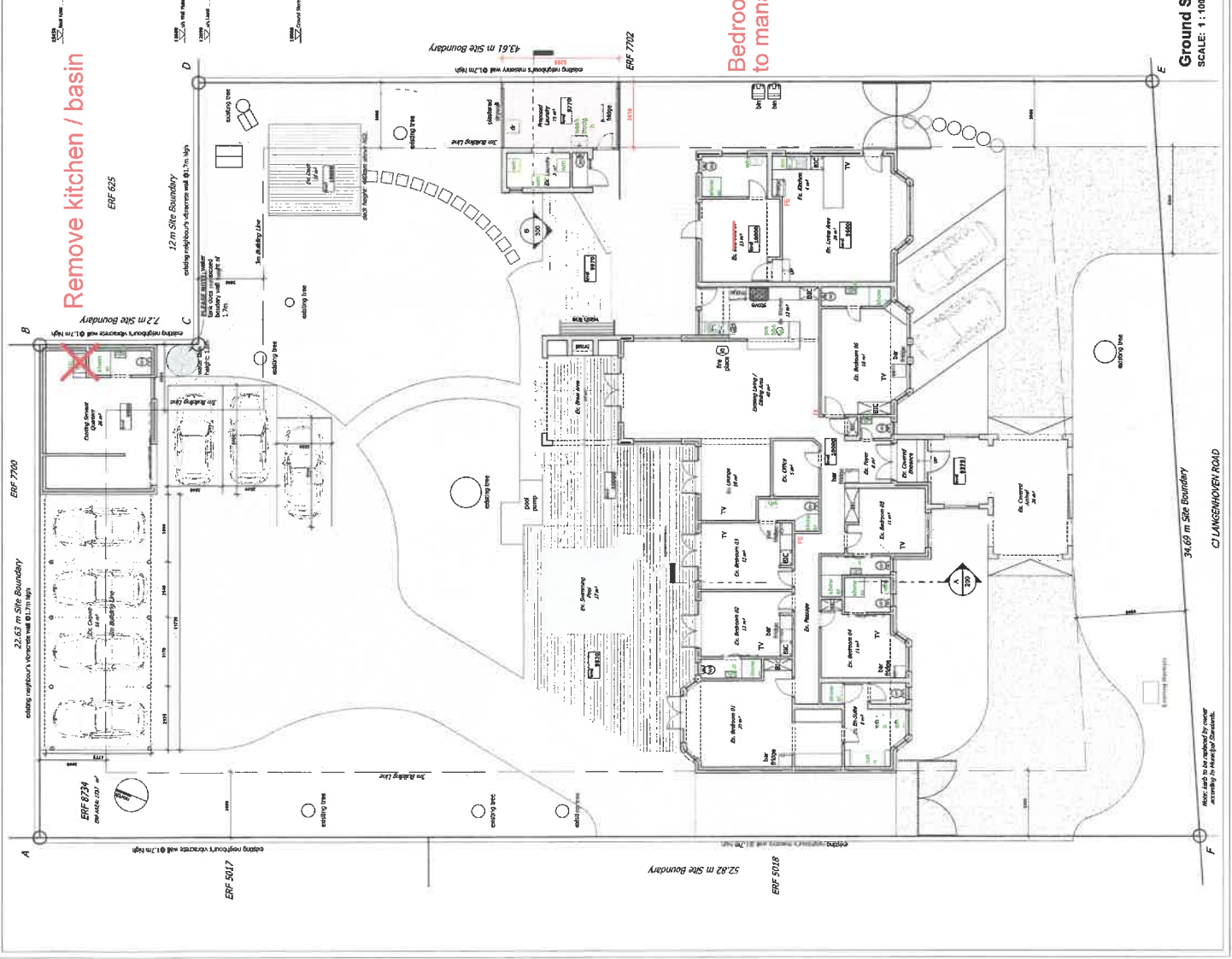
Project Number: 19420 Drawing Number: 200

Revision: _____ of 01/03



Section A-A
 SCALE: 1 : 60

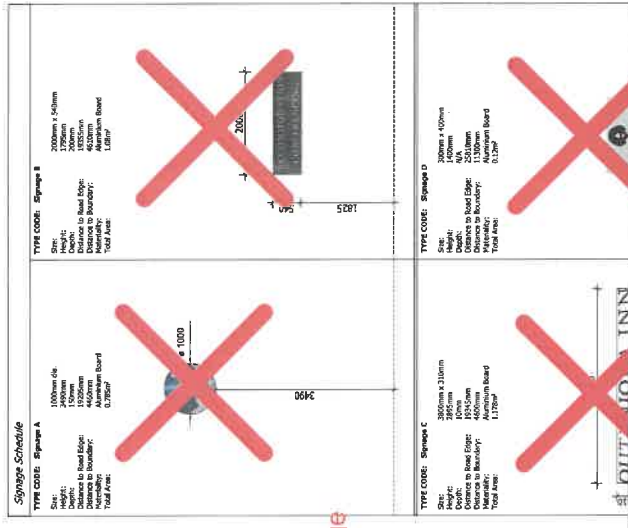
Signage subject to approval.



Ground Storey Plan
 SCALE: 1 : 100

Bedroom 7 to change
 to manager's unit.

Remove kitchen / basin



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.

DATE: 10/04/2024
 DATUM: _____

SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STATISBEPLANNING

