

Collaborator No.: 3921814
Reference / Verwysing: Portion 4 of farm 174, Woodville
Date / Datum: 08 May 2026
Enquiries / Navrae: Primrose Nako

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JAN VROLIJK TOWN PLANNER
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6530

**APPLICATION FOR EXTENSION OF VALIDITY OF AN EXISTING APPROVAL: PORTION 4 OF THE FARM
WOODVILLE EAST NO. 174, DIVISION 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 Portion 4 of the Farm Woodville East No. 174, Division George:

- Extension of Validity Period** of existing approval, in terms of Section 15(2)(i) of the Land Use Planning By-Law for George Municipality, 2023 for consent use for additional dwelling units on Portion 4 of the Farm Woodville East No. 174, Division George, as per approval letter dated 23 November 2023, for a further three years until 23 November 2028;
- Amendment** in terms of Section 15(2)(h) of the Land Use Planning By-law for George Municipality, 2023 to replace (delete- and impose new-) condition 3 imposed by the then Directorate: Human Settlements, Planning and Development in the approval letter dated 23 November 2023 and applicable to Portion 4 of the Farm Woodville East No. 174, Division George, as follows:

Condition 3:

- In accordance with Section 66(2)(z) of the Land Use Planning By-Law for George Municipality, 2023, a contravention levy of **R77 473,20 (VAT included)** will be payable to the Directorate: Planning and Development on submission of building plans.

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

REASONS FOR DECISION:

- The application complies with the requirements of Section 67 of the Land Use Planning By-law for George Municipality, 2023.
- There have been no material changes to the circumstances prevailing at the time of the original approval.
- The developer is in the process of implementing the development / conditions of approval.

Town Planning Notes:

- i) All original conditions of approval as per decision letter dated 23 November 2023 (attached as Annexure A) remain applicable to the development with additional / amended conditions of the Directorate: Human Settlements, Planning and Development.
- ii) The contravention levy was calculated as indicated below.
 - Encroachments: 401m²
 - m² value of the property = total municipal value / extent of property
 - m² value of the property = R4 240 000 / 1 060 199m² = R4.00 / m²
 - 10% of R4.00 is less than the minimum per m² value of R168 for properties larger than 2500m². Therefore R168/m² will be utilised as per the tariff book.
 - Contravention levy: R168/m² x 401m² = R67 368.00
 - Total: R77 473.20 (inclusive of VAT)

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.

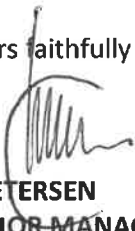
A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Planning and Development, P O Box 19, George, 6530 or Directorate: Planning and Development, 46 Market Street (Old York Hostel Building), George **on or before 29 May 2026**, and simultaneously 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

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