

**Beplanning en Ontwikkeling
Planning and Development**

Collaborator No.: 4038472
Reference / Verwysing: Erf 9192, George
Date / Datum: 7 August 2026
Enquiries / Navrae: Andrea Griessel

Email: neldek@mweb.co.za

NEL & DE KOCK TOWN AND REGIONAL PLANNERS
P O Box 1186
GEORGE
6530

APPLICATION FOR REZONING AND PERMANENT DEPARTURES: ERF 9192, 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 9192, George:

1. **Rezoning** in terms of Section 15(2) (a) of the Land Use Planning By-Law for George Municipality, 2023 of Erf 9192, George from Single Residential Zone I to General Residential Zone I to allow a double dwelling house;
2. **Permanent Departures**, 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 applicable to Erf 9192, George:
 - (a) Northern rear boundary building line of proposed Unit 2 from 2m to ± 1 m for a portion of the existing structure; and
 - (b) Western side boundary building line of proposed Unit 2 from 3m to ± 1.1 m for a portion of the existing structure;
3. **Permanent Departure**, in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023 to increase difference in floor space between the proposed double dwelling units on Erf 9192, George from 10% to ± 12 %;

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

REASONS FOR DECISION:

- (i) The proposal is deemed to be consistent with the spatial planning policies and guidelines for this area.
- (ii) The rezoning and departures do not detract from the surrounding residential or aesthetical character of the area.
- (iii) The proposal will not have a negative impact on the adjacent neighbouring properties' amenity and rights to privacy, sunlight and views.
- (iv) The proposal creates a variety of residential opportunities within the urban edge.

- (v) No new construction is proposed, and the visual representation will remain as is.

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. In terms of the Land Use Planning By-law for George Municipality, 2023, the above approvals shall lapse if not implemented within a period of five (5) years from the date of approval.
2. This approval shall be taken to cover only the rezoning and departures as applied for and indicated on Plan no. G/GH/203-1 dated March 2026 drawn by Nel & De Kock Town and Regional Planners and 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 approval will be considered implemented on the commencement of building works in accordance with approved building plans for the double dwelling house.

Town Planning Notes:

- i) *Stormwater must be dispersed responsibly, and the stormwater management, retention and erosion measures must be addressed on the building plans.*
- ii) *The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority.*
- iii) *Building plans to be submitted in terms of the National Building Regulations for the internal alterations (firewalls etc) required to convert the existing dwelling house into a double dwelling.*
- iv) *All development parameters, except the departures approved, must be complied with and indicated on building plans.*
- v) *The setback of the dwelling unit windows to the common boundary to be confirmed on building plan submission.*
- vi) *The property may only be used for the intended purpose once a Certificate of Occupation has been issued.*
- vii) *Building plans to comply with SANS 10400 and any other applicable legislation.*
- viii) *The proposal to be compliant with the Refuse Collection Schedule and Policies.*

CONDITIONS OF THE DIRECTORATE: ELECTROTECHNICAL SERVICES

4. The conditions imposed by the Directorate Electrotechnical Services are attached as “**Annexure B**” dated 20 April 2026 and must be complied with.
5. As stipulated in the attached conditions imposed by the Directorate Electrotechnical Services, 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 hereto, with regards to the proposed development, the developer will be required to make a development contribution, as indicated below.
6. The amount of the development contribution is reflected on the attached calculation sheet dated 20 April 2026 and is as follows:

Electricity: R 23 106,04 Excluding VAT

7. The total amount of the development charges of **R 23 106,04 (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.
8. Any amendments or additions to the approved development parameters which might 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 28 AUGUST 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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GEORGE ELECTRICITY DC CALCULATION MODEL	Version 1.00	2025/06/18
For Internal information use only (Not to publish)		



Erf Number * 9192
 Allotment area * George
 Elec DCs Area/Region * George Network
 Elec Link Network * LV
 Elec Development Type * Normal
 Developer/Owner * CM Van Der Walt
 Erf Size (ha) * 0
 Date (YYYY/MM/DD) * 20 04 2026
 Current Financial Year 2025/2026
 Collaborator Application Reference 4038472

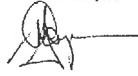
Application: **Development Charges**

Comments:	0
Service applicable	Description
Electricity	Service available (Subject to the Electrical master plan approval)

Conditions	
General conditions	
1	The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
2	The amounts of the development contributions are reflected on the attached calculation sheet dated 20/04/2026 and are as follows: Electricity: R 23 106,04 Excluding VAT
3	The total amount of the development charges of R23 106, 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.
4	Any amendments or additions to the approved development parameters which might 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.
5	As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R23 106, Excluding VAT shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of paragraph 3 above.
6	Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
7	Any, and all, costs directly related to the development remain the developers' responsibility.
8	Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 7 applies.
9	The developer is to 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.
10	Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
11	The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
12	No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
Electro Technical	
13	In all cases, where individual customer apply for a supply capacity exceeding that provided for in the calculation of DCs and for the developer paid, will be subject to additional DCs based on the rates applicable at the time.
14	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
15	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
16	The developer and/or an owner of an erf shall see to it that no Small Scale Embedded Generation (SSEG) are installed on an erf, any portion of an erf or the development, without prior approval from the ETS. Should any SSEG be installed within any part of the development the Electrotechnical Services will within their discretion either implement applicable penalties and/or disconnect the relevant point of supply.
17	Where DCs have been applied for a particular section of the network, but the developer is requested to install and fund a part of the section of network, such work will be credited against DCs calculated.
18	Installation of ripple relays are compulsory for all geysers with electrical elements.

19	All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.
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M Gatyeni



Singed on behalf of Dept: ETS

20 Apr 26

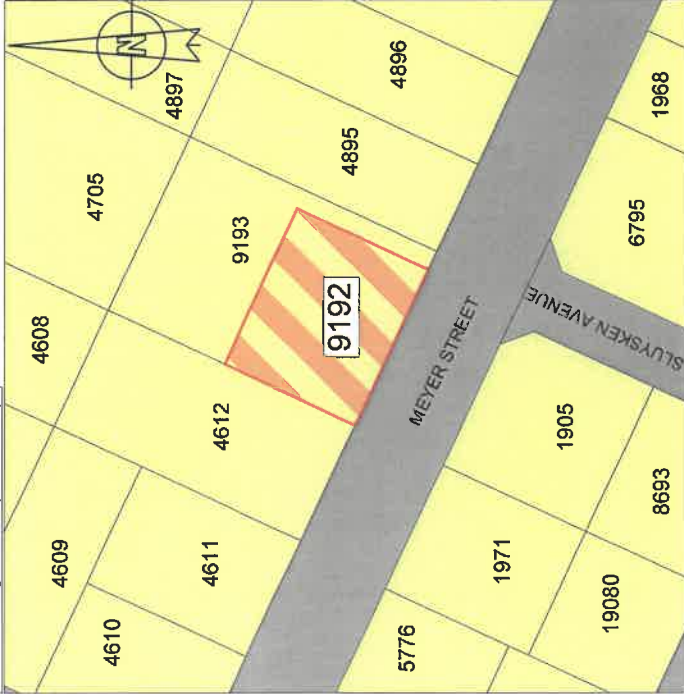
Development Charges Calculator				Version 1.00		2025/06/18	
				Erf Number	9192		
				Allotment area	George		
				Elec DCs Area/Region	George Network		
				Elec Link Network	LV		
				Elec Development Type	Normal		
				Developer/Owner	CM Van Der Walt		
				Erf Size (ha)	0		
				Date (YYYY/MM/DD)	2026-04-20		
				Current Financial Year	2025/2026		
				Collaborator Application Reference	4038472		
Code	Land Use	Unit	Total Existing Right		Total New Right		
RESIDENTIAL							
	Single Res > 650m² Erf (Normal)	unit		1		1	
	Second/Additional Dwelling	unit				1	
OTHERS							
				kVA		kVA	
Is the development located within Public Transport (PT1) zone?				Please select			
				Yes			
Calculation of bulk engineering services component of Development Charge							
Service	Units	Existing demand (ADMD)	New demand (ADMD)	Unit Cost	Amount	VAT	Total
Electricity	kVA	4,33	7,22	R 7 995,73	R 23 106,04	R 3 465,91	R 26 571,95
Total bulk engineering services component of Development Charge payable					R 23 106,04	R 3 465,91	R 26 571,95
Link engineering services component of Development Charge							
Total Development Charge Payable							
City of George							
Calculated (ETS):		M Gatyeni					
Signature :							
Date :		April 20, 2026					
NOTE : In relation to the Increase pursuant to section 56(5B)(b) of the Planning By-Law (as amended) in line with the consumer price index published by Statistic South Africa) using the date of approval as the base month							
Notes:							
Departmental Notes:							

For the Internal use of Finance only

Service	Financial code/Key number	Total
Electricity	20160623 021336	R 26 571,95
		R 26 571,95

Annexure 6

Rezoning Plan (1:1 000):



Locality Map (1:20 000):



PROPOSED REZONING AND PERMANENT DEPARTURES IN TERMS OF SECTION 15.(2) OF THE BY-LAW ON MUNICIPAL LAND USE PLANNING OF GEORGE MUNICIPALITY, 2023, FOR ERF 9192, GEORGE

Application is being made for the following in terms of the relevant Sections of the Land Use Planning By-Law of George Municipality, 2023, for Erf 9192, George:

1.  Rezoning in terms of Section 15.(2)(a) of Erf 9192 from Single Residential Zone I (Dwelling House) to General Residential Zone I (Double Dwelling Houses); and
2. The following permanent departures in terms of Section 15.(2)(b):
 - 2.1 Proposed permanent departure: deviation in floor space between the proposed units;
 - 2.2 Relaxation of the northern rear boundary building line of proposed Unit 2 from 2.0m to 1.0m for a portion of the existing structure; and
 - 2.3 Relaxation of the western lateral boundary building line of proposed Unit 2 from 3.0m to 1.1m for a portion of the existing structure.

Zoning Table:	
Zoning:	Land Use:
Single Residential Zone I	Dwelling House
Transport Zone II	Public Street

Remarks:

1. The existing structures will be surveyed and registered as a Sectional Title Scheme, should the rezoning application be approved.
2. Parking is provided in accordance with the requirements as set out in the Land Use Planning By-Law of George Municipality, 2023, for proposed Unit 2, while the vehicles can be accommodated in the existing garage in proposed Unit 1.
3. Accesses adhere to the requirements as set out in George Municipality's Land Use Planning Scheme By-Law, 2023.
4. Coverage of the total development is 30% which is in line with the maximum coverage requirement.
5. The existing structures does not contain any windows or doors facing onto a common boundary closer than 1.5m from such boundary.

Notes:

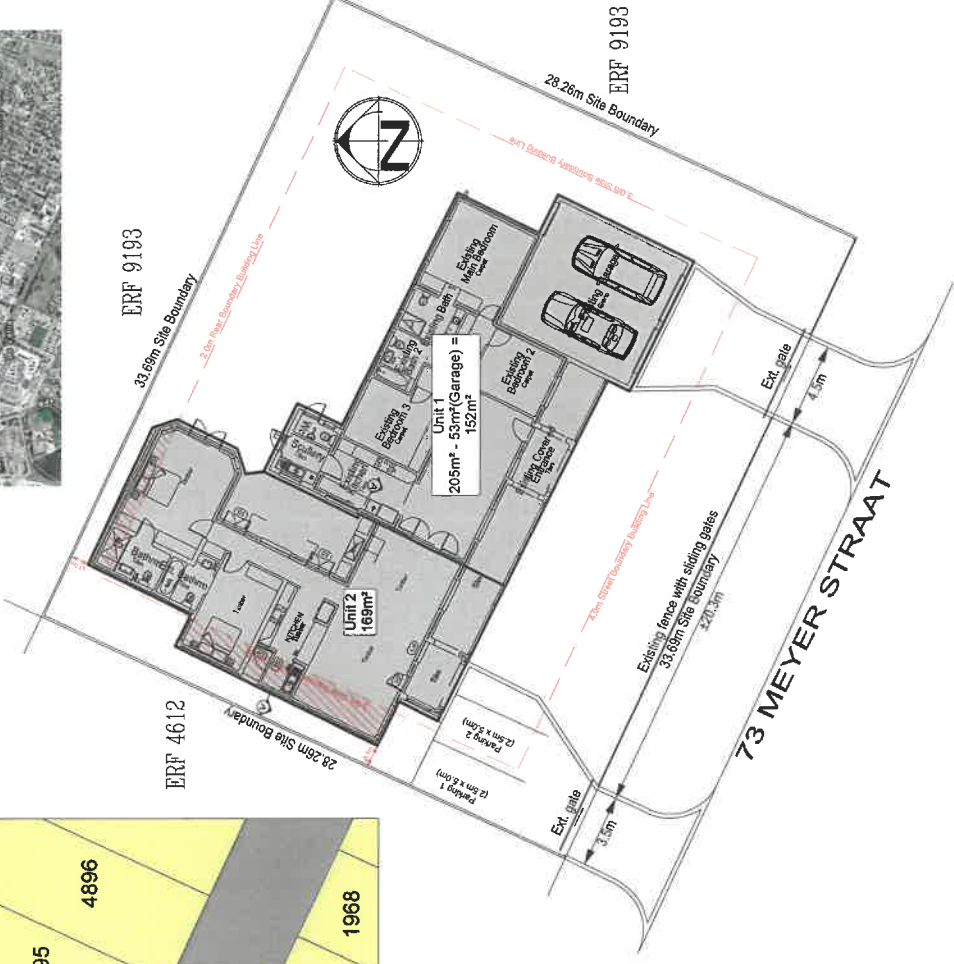
1. Cadastral Information: Evergreen.
2. Locality Map: Cape Farm Mapper.

**ERF 9192
MEYER STREET
GEORGE**

 **Black** Stads - on Streetsplanners
Town and Regional Planners
Yorkstraat 55 York Street Tel: (044) 874 5207
Postbus 1186 / P.O. Box 1186 Fax: (044) 873 6354
George 6530 Epos / E-mail: info@mmweb.co.za

SKAAL 1:250 (A3) SCALE	
BEPLAN PLANNED	A.H. PLAN
GETEKEN DRAWN	A.H. NO
DATUM DATE	
March 2026	

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MUNISIPALITEIT 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 07/08/2026
SENIOR MANAGER: TOWN PLANNING
STATSBEPLANNING