

Collaborator No.: 3890206
Reference / Verwysing: Erf 975, George
Date / Datum: 04 September 2026
Enquiries / Navrae: Primrose Nako

Email: neldek@mweb.co.za

ALEXANDER HAVENGA (Nel & De Kock)
P O Box 1186
GEORGE
6530

APPLICATION FOR CONSENT USE AND PERMANENT DEPARTURE: ERF 975, 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 975, George:

1. Consent Use in terms of Sections 15(2)(o) of the Land Use Planning By-Law for George Municipality, 2023 to allow two dwelling units on Erf 975, George;
2. Permanent Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for the relaxation of the minimum required width for a combined entrance and exit way applicable to erf 975, George from 5.0m to 4.57m, as stipulated in Section 45 of the George Integrated Zoning Scheme By-Law, 2023;

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

REASONS FOR DECISION

- i. The application is in line with the character of the area.
- ii. The two dwelling units are already situated on the property, and the application does not propose a significant intensification or expansion of the residential use. The formalisation of the existing accommodation is therefore unlikely to result in material additional impacts on surrounding properties.
- iii. The proposed development is deemed to not be in conflict with the spatial planning policies and guidelines for the area
- iv. The application supports the efficient utilisation of an existing developed property, avoids unnecessary additional development and infrastructure requirements.

Subject to the following conditions imposed in terms of Sections 66 of the said By-law, namely:

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

1. That in terms of the Land Use Planning By-law for the George Municipality, 2023, the approval shall lapse if not implemented within a period of two (2) years from the date it comes in operation.

2. This approval shall be taken to cover the consent use and departure as indicated on the site plan, Plan no.CL 1122/1-4 dated February 2026, drawn by New Architectural Design (CL) attached as “Annexure A” which bears Council’s stamp and shall not be construed as to depart from any other Council requirements or legal provision.
3. A contravention levy of **R6344.83 VAT Included** shall be payable on submission of building plans for the illegal 2nd dwelling unit on the property.
4. Developer to plant at least 4 indigenous 200l trees on the property with associated landscaping. Need to submit the landscape plan, with the building plans. Landscaping to be implemented before the occupation certificate be issued.
5. The rights will be considered implemented on the issuing of the occupation certificate in accordance with the approved building plans.

Notes

- a) *A building plan be submitted for approval in accordance with the National Building Regulations (NBR).*
- b) *Stormwater management must be addressed to the satisfaction of the Civil Engineering Department and Municipal Environmental Division and must be clearly illustrated on the building plans. The developer must demonstrate that stormwater will, as far as practically possible, be managed and attenuated on site prior to discharge into the Municipal stormwater system. The use of Sustainable Urban Drainage Systems (SUDS), permeable paving and other appropriate stormwater attenuation and infiltration measures should be considered as part of the design.*
- c) *The positioning and design of the dwelling units, particularly the ‘new’ second dwelling, must appropriately address privacy and fire safety considerations in relation to neighbouring properties. Particular attention must be given to the positioning of windows and doors to minimise overlooking and ensure adequate fire safety separation.*
- d) *No spray-painting activities are permitted on the premises under the current Business Zone I rights.*
- e) *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.*
- f) *The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.*
- g) *Developer to note that applicable DC’s will be charges on the submission of building plans for the proposed dwelling(s).*
- h) *Electrical supply to the proposed dwelling unit to be taken from the existing supply to the property. Electricity Development Charges will be applicable upon request to increase capacity by Applicant.*
- i) *The contravention levy was calculated as follows:*
 - Contravention (2nd dwelling unit) = 28.80m²
 - Property value: R1 500 000/783m² = R1 915.71/m²
 - Contravention = 10% x R1 915.71/m² x 28.80m² = R5 517.24 VAT Excluded
 - VAT @ 15% = R827.59
- *Total: R6344.83 VAT Included*

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.

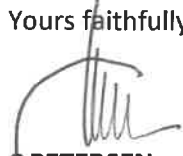
A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Planning and Development, P O Box 19, George, 6530 or Directorate: Planning and Development, 46 Market Street (Old York Hostel Building), George **on or before 25 SEPTEMBER 2026**, and simultaneously 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.

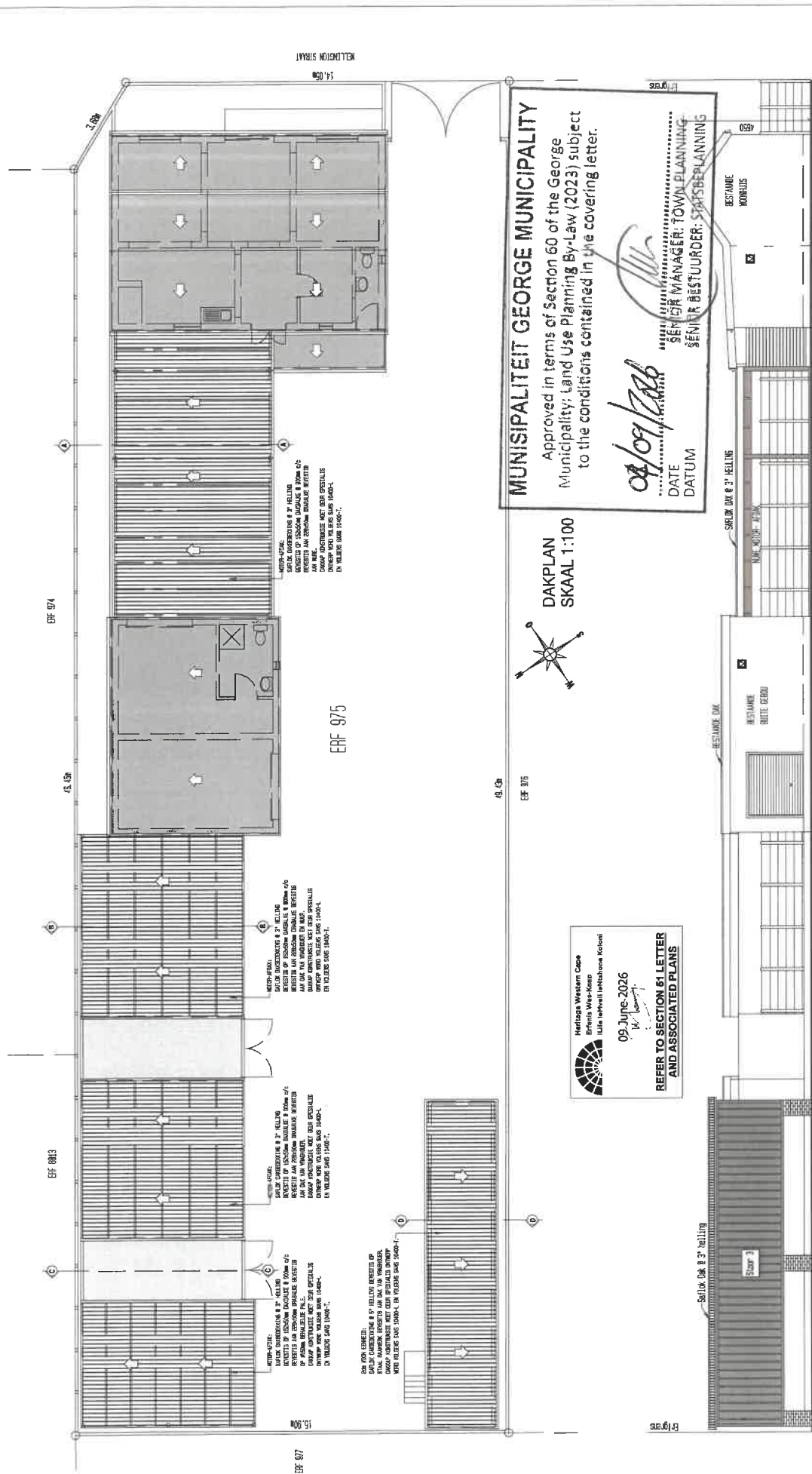
Yours faithfully



C PETERSEN

SENIOR MANAGER: TOWN PLANNING

C:\scan\Erf 975, George (Consent use & Permanent Departure_ Approval)Nel & De Kock.docx



SUID-WES AANSIG (VRAGHOUER EN WENDY HUIS/TUINSTOOR)
SKAAL 1:100

LET WEL:

ALLE MATERIAAL MOET SANS GODGEVUR WEES.
ALLE MATERIAAL IN WETJ MOET VOLGENS SANS 204,
SANS 10-400 EN BOUQUELASSIES WEES.
GENSE AFMETINGS MOET AFGEKAL WORLD VAN
TENTECHNING NIE, SLEGS MATES GETOON MOET GEBRUIK
WORDE, KONTRAKTEUR MOET SEKER MAAN DAT ALLE
GEBOUDE, KONSTRUKTIE MOET VOLGENS PLAN, SODAT
WOLVUL NIE KORSHYR, WORLD NIE, KONTRAKTEUR
MOET ALLE AFMETINGS EN VLAKKE MAGAAN OP
TERREIN, ENGE TEENSTYGHED MOET ONDER DIE
AANLEIDING VAN NIE, UEBRONG WORLD.



N.A.D.
NEW ARCHITECTURAL DESIGN
LEON LANGVELDT (PSAT)
AND CO-WORKERS
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Project: Project:	VOORGESTELDE AANBOUW VIR C.PIETERSE OP erf 975 GEORGE	Omvang: Doelstelling: LL	Daarom: Datum: 12 Feb 2005
		Gebruik: Doelstelling: OL	Staat: Situasie: 1:100
		Bevestiging: Onderskryf: LL	Onderskryf: Aansig: 235,00m
		Bevestiging: Onderskryf: LL	Plaas No. Datum: CL 11223

