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Beplanning en Ontwikkeling
Planning and Development

Collaborator No.: **4147271**
Reference / Verwysing: **Erf 27414, George**
Date / Datum: **30 October 2026**
Enquiries / Navrae: **Primrose Nako**

Email: vincent@a4arc.co.za

Vincent Moos
62 Cathedral Street
Cathedral Square
GEORGE
6530

APPLICATION FOR CONSENT USE: ERF 27414, 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 application for Consent Use in terms of Section 15(2)(o) of the Land Use Planning By-Law for George Municipality, 2023 for a House Shop on Erf 27414, George;

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

REASONS:

a. The applicant provided insufficient and potentially inaccurate information that prevents a proper assessment of compliance with the zoning scheme (including building line requirements, coverage, and other development parameters), the House Shop Policy and other statutory compliance requirements.
b. The operator of the business does not reside on the property. There is no provision made in the proposal to accommodate the operator on site. The business activity therefore conflicts with the land use description of "house shop.
c. Further to this, the applicant failed to notify all affected parties of the application and also failed to submit a departure application for the position of the carriageway crossing.
d. The application presented is thus fatally flawed and cannot be considered positively.

Town Planning Notes:

i. The owner and applicant must take note that in terms of Section 86(1)(d) a person that supplies documents and information to an application, knowing it to be false, incorrect or misleading is guilty of an offence and is liable on conviction to a fine or imprisonment.
ii. Therefore, the owner, along with their appointed representatives, have an obligation to ensure that all information submitted in pursuit of approval is accurate.
iii. The current land use on this property remains unlawful and it is the owner's responsibility to ensure all contraventions are rectified.

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 20 NOVEMBER 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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