

Collaborator No.: 4352147
Reference / Verwysing: Erf 4741, GEORGE
Date / Datum: 23 October 2026
Enquiries / Navrae: Petro Botha

Jan Vrolijk Town Planner
P O Box 710
GEORGE
6530

Email: janvrolijk@jvtownplanner.co.za

APPLICATION FOR REZONING & PERMANENT DEPARTURES
ERF 4741, GEORGE

Your application in the above regard refers.

The Senior Manager: Town Planning (Authorised Official) has, under delegation 4.17.1.17 sub delegation: LUP1.1 dated 24 April 2025, decided:

That the following applications applicable to Erf 4741, George for:

1. Rezoning in terms of Section 15(2)(a) of the Land Use Planning By-Law for George Municipality, 2023 of Erf 4741 George from Business Zone II to Business Zone I for "business premisses";
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 parking requirements applicable to shop in a high intensity area from 6 parking bays per 100m² GLA to 4 parking bays per 100m² GLA;
3. Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 from Section 45(4)(a) of the George Integrated Zoning Scheme By-law, 2023 to allow for a second vehicle carriageway crossing from the unnamed service located north of Knysna Road to Erf 4741, George;

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

REASONS FOR DECISION

- a) The subject property is situated in the commercial corridor where land use intensification is supported and also aligns with SPLUMA principles and spatial development objectives for this area.
- b) The proposal is ideally located and optimally makes use of available infrastructure provision.
- c) The site readily connects with the greater George area through public transport which makes it sustainable, and the parking reduction will not result in a negative impact to the existing transport network.
- d) The application demonstrates sufficient mitigation measures to address noise and visual pollution.
- e) The proposal aims to retain economic activity within the city centre, creating work opportunities in line with the spatial planning objections for George Municipality.

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

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

General

1. That in terms of the Land Use Planning By-law for the George Municipality, 2023, the above approvals shall lapse if not implemented within a period of five (5) years from the date it comes into operation.
2. This approval shall be taken to cover only the applications applied for and generally as indicated on the site layout plan (CL 4925/1) dated 11 March 2026 drawn by N.A.D (New Architectural Design) 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.

Implementation of rights

3. Proper landscaping be done on site with at least 2x 100l indigenous trees planted (*existing trees can also be counted*) for every 3 parking bays on site. The said trees and species to be indicated on the site layout plan submitted with the building plans.
4. The building must be properly insulated to ensure that there is sufficient noise pollution mitigation, including noise caused by air compressors, to ensure that such noise does not cause a disturbance to neighbouring properties.
5. A 3m high boundary wall must be installed along the side boundary shared with Erf 4742 George to mitigate against noise and visual pollution caused by the workshop activities.
6. The property will be limited to servicing of light motor vehicles of not more than 3500kg. Signage and other restricting structures must be provided on site to ensure that larger vehicles do not enter the property. Such measure must be shown on building plan.
7. The development parameters in terms of height, coverage, floor factor and building lines applicable to "shop" shall apply to this property.
8. The above approval will be considered as implemented on the issuing of the occupation certificate in accordance with the approved building plans.

Notes

- i) *A building plans must be submitted for approval in accordance with the National Building Regulations (NBR).*
- ii) *The applicant must ensure all necessary steps are taken to ensure that fire hazards are reduced. Fire plans must be approved by the Fire Department.*
- iii) *The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval/comments is required and obtained for this proposed development.*
- iv) *The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.*
- v) *Stormwater must be dispersed responsibly, and the stormwater management and erosion measures must be addressed on the building plans.*
- vi) *The use of impermeable paving should be minimized. The use of permeable surfaces such as gravel, stone, or permeable pavers is strongly encouraged to promote surface water infiltration and reduce runoff.*
- vii) *The provision of the handling and storage of refuse on the property must be addressed with the Directorate: Community Services prior to the submission of building plans.*

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

9. The conditions imposed by the Directorate Civil Engineering Services are attached as '**Annexure B**' dated 08/05/2026, must be adhered to.
10. As stipulated in the attached conditions imposed by the Directorate Civil Engineering Services, 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:

Roads: R 78 296.33

Sewer: R 00.00

Water: R 00.00

Total: R 78 296.33 (excluding VAT)

11. The total amount of the development charges of **R78 296.33 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.
12. Any amendments or additions to the proposed development, which is not contained within the calculation sheet attached, 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.

CONDITIONS OF THE DIRECTORATE: ELECTROTECHNICAL SERVICES

13. The conditions imposed by the Directorate Electrotechnical Services are attached as '**Annexure B**' dated 30/04/2026, must be adhered to.
14. As stipulated in the attached conditions imposed by the Directorate Electrotechnical Services, 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:

Total: R 00.00 (Excluding VAT)

15. The total amount of the development charges of **R 00.00 (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.
16. Any amendments or additions to the proposed development, which is not contained within the calculation sheet attached, 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.

Note: The Development Charges indicated above are based on the information available to the respective engineering departments at the time of approval. It is advised that the owners consult with these departments prior to submission of building plan to ascertain what information they require to provide a more accurate calculation.

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 13 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

A handwritten signature in black ink, appearing to read 'C. Petersen', is written over a circular stamp that is partially visible.

C PETERSEN
SENIOR MANAGER: TOWN PLANNING

ALLE MATERIAAL MOET SABS GEGEVEKUR WEEB. ALLE MATERIAAL EN
WERK MOET VOLGENS SABS 204, SABS 200 EN TOEGELIJKES SABS 205,
GETOENK MOET GEBRUIK WORD. KONTRAKTER MOET SEKER MAKT ALLE
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WORD NE, KONTRAKTER MOET ALLE AFWYKINGEN IN VLAKKE NAGAN OP
TERREIN. ENGE TEENSTRYDIGHED MOET ONDER DIE AANDAG VAN N.A.D.
GEBRUIK WORD.

*-APPOINTED AS ARCHITECTURAL PROFESSIONAL TO WORK STAGE 4.1 (DOCUMENTATION TO ACHIEVE MUNICIPAL APPROVAL ONLY)
NO LIABILITY WILL BE ACCEPTED FOR WORK DURING CONSTRUCTION. FULL LIABILITY AND RESPONSIBILITY WILL BE FOR THE OWNER OR BUILDER.*



SKAAL 1:100



SKAAL 1:100



SKAAL 1:100



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.

23/10/2026

SENIOR MANAGER: TOWN PLANNING

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SKAL 1:100



NAD

NEW ARCHITECTURAL DESIGN
LEON LANGVELDT (PSAT)
AND CO-WORKERS
1000 W. 10TH ST. / SUITE 1141
ATLANTA, GA 30309
TEL: 404.525.3445
FAX: 404.525.3446
WWW.LEONLANGVELDT.COM

VOORGESTELDE AANBOUW

MR
EPC 4741

GEORGE
JUN 4/41

Owner: Designated:	LL	Release Date:	12 Mar 2026
Calculate: Down:	CL	Scale:	1:100
Horizontal: Check:	LL	Opposite: Area:	m ²
Owner:		Plan No.	CL49256

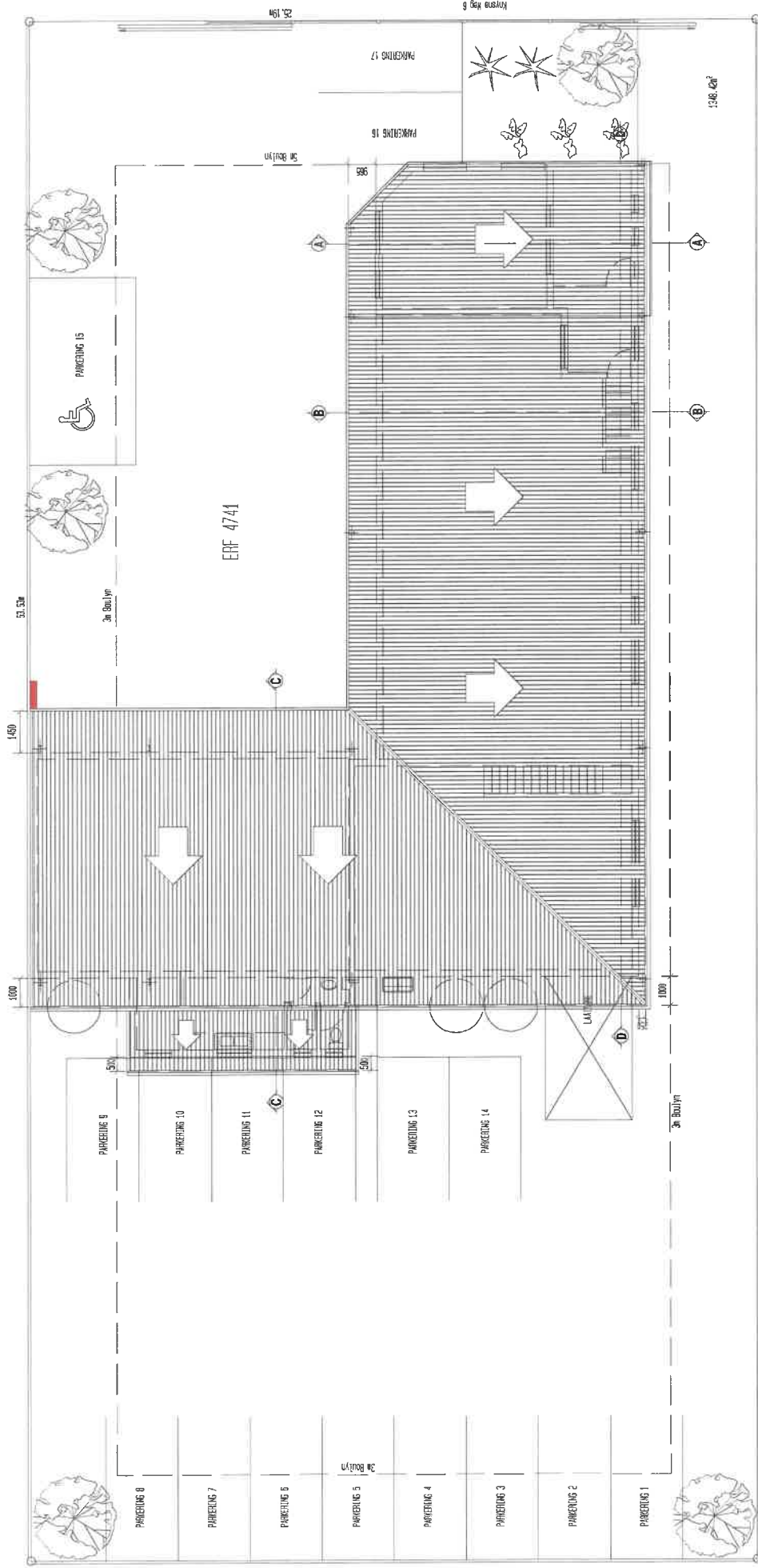
MUNISIPALITEIT GEORGE MUNICIPALITY

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23/10/2026
DATE
DATUM
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSBEPLANNING

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*APPOINTED AS ARCHITECTURAL PROFESSIONAL TO WORK STAGE 4.1
FOR THE MUNICIPALITY OF GEORGE. NO LIABILITY WILL BE FOR THE OWNER OR BUILDER.
FULL LIABILITY AND RESPONSIBILITY WILL BE FOR THE OWNER OR BUILDER.



N.A.D. NEW ARCHITECTURAL DESIGN AND CO-OPERATION (P/S) LTD SACAP STREET 73 UNIT 514H 5 PROGRESS STREET, GEORGE TEL: 083 3109 345 EMAIL: newnada77@gmail.com		Project Project		VOORGESTELDE AANBOUING VIR ERF 4741 GEORGE		Obsever Designer	LL	12 Mar 2026
						Obsever Designer	CL	11:00
						Obsever Designer	LL	m²
						Obsever Designer	CL	CL 48254

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23/10/2026

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COPY RIGHT

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Municipality: Land Use Planning By-Law (2023) subject
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DATE / /
 SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STATSBEPANNING
 DATUM

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(DOCUMENTATION TO ACHIEVE MUNICIPAL APPROVAL ONLY)
NO LIABILITY WILL BE ACCEPTED FOR WORK DURING CONSTRUCTION.
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N.A.D.

NEW & SPECIAL DESIGN

LEON LANGSTRAAT (PONT)
AND CO-WORKERS
14 FLOORS BUILDING
5 PROGRESS STREET, GEORGE
TOWN, GUYANA
E: leon@nad777.com
F: [+5926644477](tel:+5926644477)

Project: **VOORGESTELDE AANBOUW**

Client: **VIR**

Architect: **ERE 4741**

Engineer: **GEORGE**

Drawings:	LL	Date:	11 Mar 2025
Designed:	CL	Scale:	1:100
Excavate:	LL	Openable:	m ²
Checked:		Element:	CL 0052

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.

23/10/2026

DATE

SENIOR MANAGER: TOWN PLANNING
SENIOR ESTUURDER: STATSBEPANNING

LET WEL:

ALLE MATERIAAL MOET SANS GOEDKEUR VEESE, ALLE MATERIAAL EN
WATERSKEMING MOET AFGESKAAI WORD VAN TEKENING NIE SLEES MATES
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WATERSKEMING MOET AFGESKAAI WORD VAN TEKENING NIE SLEES MATES
WORD NIE KONTRAKTEUR MOET ALLE AFMETINGS EN VLAASE NAGAAN OP
GESKIN NIE.

*APPOINTED AS ARCHITECTURAL PROFESSIONAL TO WORK STAGE 4.1
*NOT BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING
*NO LIABILITY WILL BE ACCEPTED FOR WORK DURING CONSTRUCTION.
FULL LIABILITY AND RESPONSIBILITY WILL BE FOR THE OWNER OR BUILDER.



PARKERING SKEDULE

VERTREK	OPPERVLAKTE	PARKERING VEREISTE	VOORSTEN
STORE	144,91m ²	2 PER 100m ² (3)	3
KANTORE/WERKSWINKEL	318,96m ²	4 PER 100m ² (13)	13
PARKERING TOTAAL		13	16

OPPERVLAKTES:	
GRONDMOEDER	365,24m ²
EERSTE-VLEER	98,32m ²
TOTAAL	463,56m ²
EFF. OPPEW. WATE	1348,42m ²
WATERSKEMING	371,34m ²
DECKING	27,54m ²
VLEER FAKTOR	0,34

PARKEER PLAN
SKAAL 1:100



N.A.D.
NEW ARCHITECTURAL DESIGN
LEEN LANGENHOUT (PRACT)
AND CO-ARCHITECTS (PRACT)
14 FLOORS SALUBUS VERN BULLING
6 PROGRESS STREET, GEORGE
TEL: 043 201 1111
EMAIL: nassadn@gmail.com

VOORGESTELDE AANBOUW
VIR
ERF 4741
GEORGE

Drawn:	LL	Date:	11 Mar 2026
Checked:	CL	Scale:	1:100
Project:	LL	Owner:	CL 40251