

15 Quar Street  
Heather Park

28 November 2024

The Municipal Manager  
George Municipality  
PO Box 19  
George 6530

For attention: Mr Clinton Peterson

**APPLICATION FOR DEPARTURE (3rd DWELLING UNIT AND BUILDING  
LINE RELAXATION): ERF 25991 GEORGE 15 QUAR ST**

I attach hereto the following:

1. Motivation report with annexures
2. Proof of payment of application fees

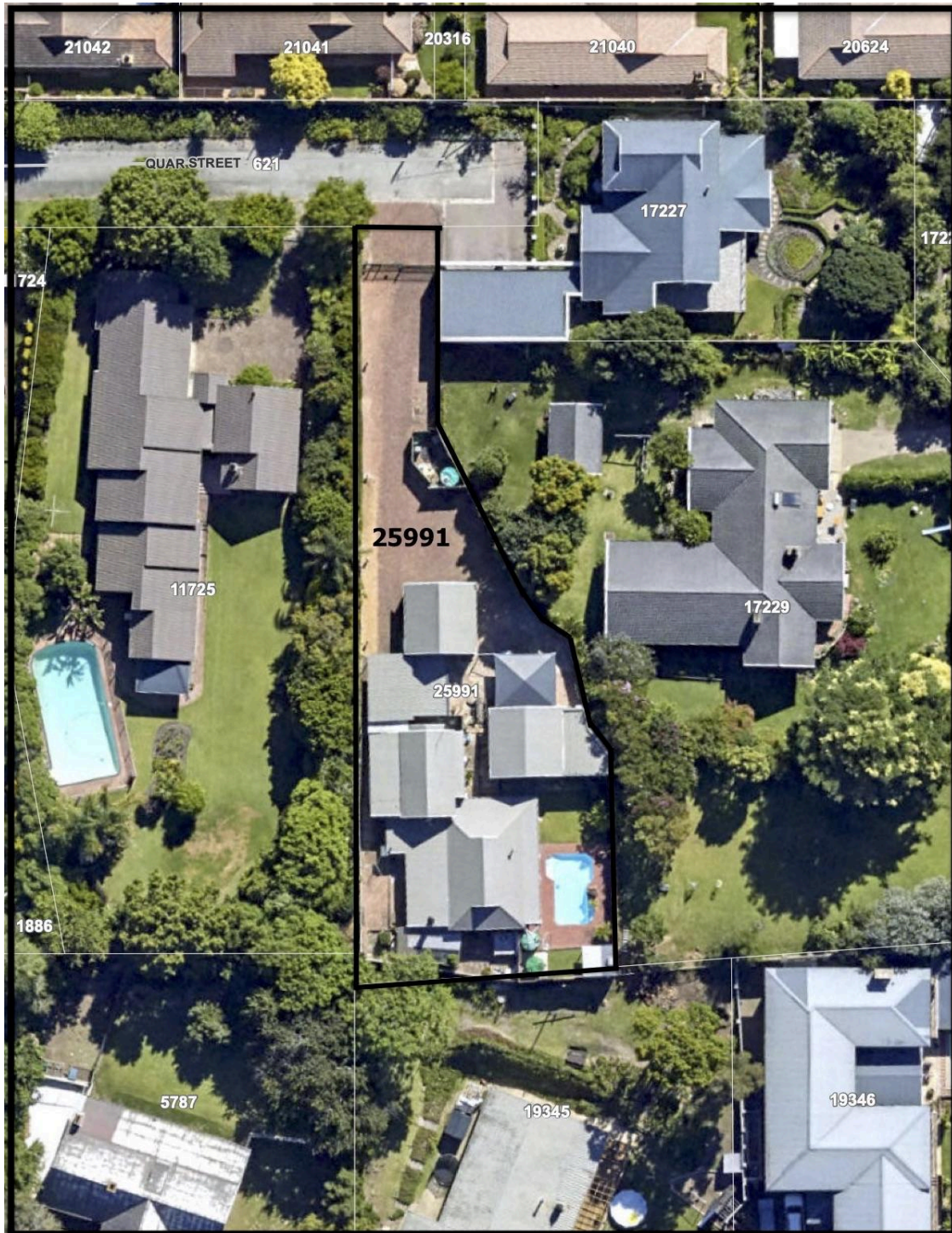
I trust that my application will be favourably considered.

Yours Faithfully

A handwritten signature in black ink, appearing to read 'Gavin Du Plessis', enclosed within a hand-drawn circle.

**GAVIN DU PLESSIS**

**APPLICATION FOR DEPARTURE (3rd DWELLING UNIT & BUILDING LINE RELAXATION): ERF 25991 GEORGE 15 QUAR STREET**



**Photo 1** Erf 25991 George Locality Plan

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### **Photos**

**Photo 1 : Locality Plan**

**Photo 2 : Access to erf 25991 George - 2 Quar Street**

### **Annexures**

- 1. Copy of title Deed**
- 2. Surveyor General Diagram**
- 3. Locality Plan**

# **PROPOSED DEPARTURE FOR A THIRD DWELLING UNIT AND BUILDING LINE RELAXATION AT 15 QUAR STREET, ERF 25991 GEORGE**

## **1. INTRODUCTION**

An existing Double Garage which was approved by George Municipality in July 2004 and converted into a Snooker room in May 2010 (approved plan no 123/10) was then converted into a Living Room / Kitchen. An adjacent Store Room (which was approved in September 2006) was converted into a Bedroom with bathroom to form a Third Dwelling on the property. The bedroom and bathroom encroach the lateral 3,0m building line and the purpose of this application is to condone the existing Third Dwelling and encroachment in terms of the George Integrated Zoning Scheme, 2023.

## **2. APPLICATION**

- 1. APPLICATION IN TERMS OF SECTION 15(2)(o) OF THE LAND USE PLANNING BY-LAW FOR THE GEORGE MUNICIPALITY, 2023 FOR CONSENT USE TO ALLOW FOR A THIRD DWELLING UNIT ON ERF 25991, GEORGE.**
- 2. APPLICATION IN TERMS OF SECTION 15(2)(b) OF THE LAND USE PLANNING BY-LAW FOR THE GEORGE MUNICIPALITY, 2023 FOR DEPARTURE FOR THE RELAXATION OF THE NORTHERN SIDE BUILDING LINE ON ERF 25991, GEORGE.**

The Northern lateral building line must be relaxed from 3,0m to 0,0m for an existing bedroom. See attached drawing GD22411A

## **3. TITLE DEED AND SURVEYOR GENERAL DIAGRAM**

Erf 25991 George is registered in the name of GAVIN NICOLAAS DU PLESSIS. A copy of the title deed, T000039991/2014, is attached as **Annexure 1**

No restrictive conditions are mentioned in the title deed that could impact on this application and this is confirmed by the attached conveyancer certificate.

The Surveyor General diagram of erf 25991 George is attached as **Annexure 2**.

The size of the property is 1253m<sup>2</sup>. A letter of consent from the bondholder (Eskom) is included.

## **4. LOCALITY**

Erf 25991 George is located in Heather Park, no 15 Quar Street . A locality plan is attached as **Annexure 3**. The CBD of George is approximately 2,0km to the East and the property is about 1,5km from the George provincial hospital.



## 5. PROPOSED DEVELOPMENT.

A second dwelling already exists on the property as shown on the Site Plan. A Third dwelling unit on the property is in accordance with the George Integrated Zoning Scheme By-Law 2023, as it is listed as a consent use.

The Third dwelling complies with the development parameters set out in the George Integrated Zoning Scheme By-Law as follows:

1. The size of erf 25991 is larger than 1200m<sup>2</sup> in extent.
2. The Third dwelling unit does not exceed 175m<sup>2</sup>
3. The Third dwelling matched the architectural style of the main dwelling house.
4. The Third dwelling does not exceed a height of 6,5m to the top of the roof - see attached drawing no JD22410A



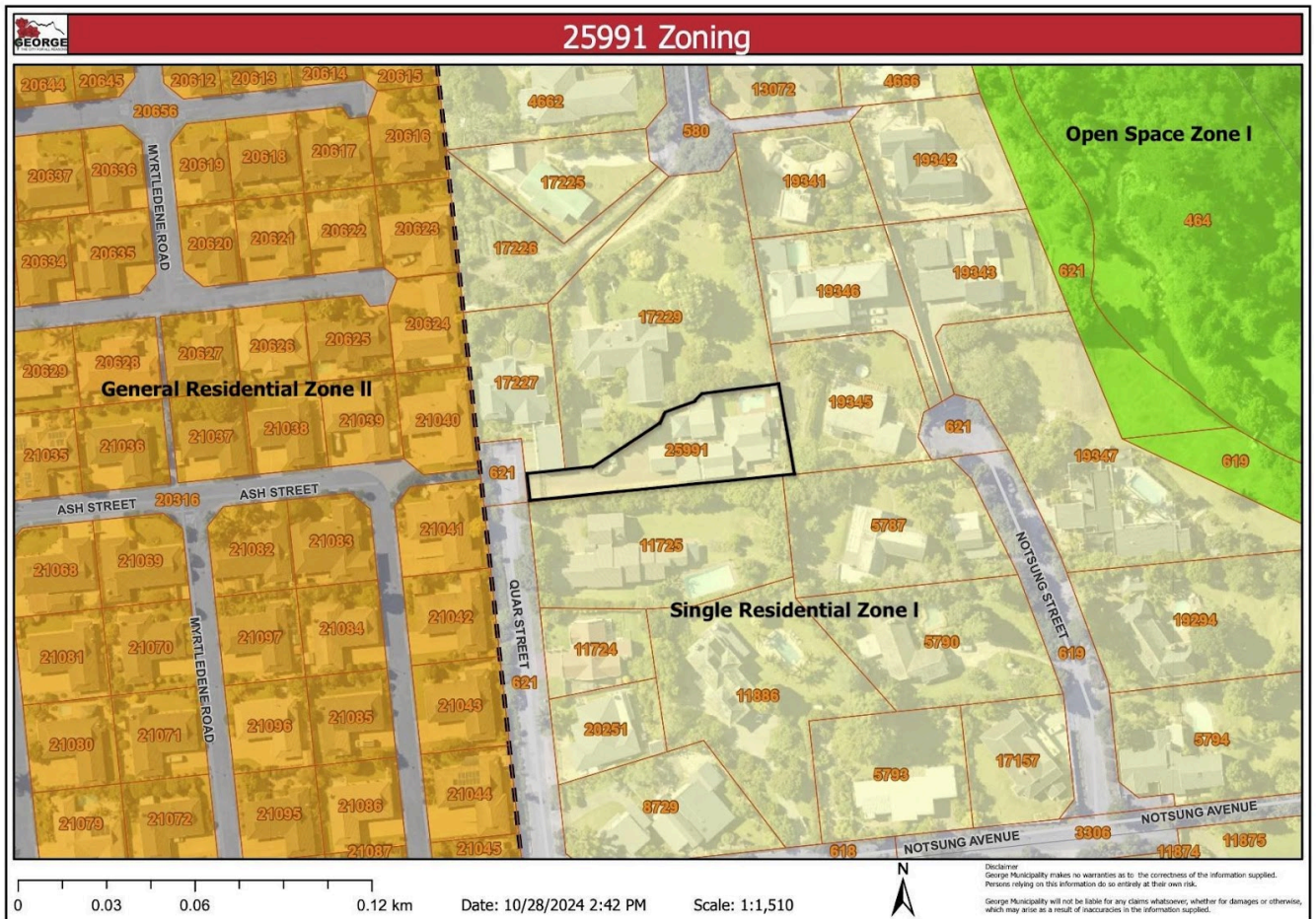
**6. CHARACTER OF THE SURROUNDING AREA:**

Erf 25991 George is registered as Single Residential Zone 1 and is surrounded by properties with the same zoning.

The Third dwelling will not negatively impact on the neighbour to the North as the living area of the Third dwelling is to the East and far from the neighbours living area.

The new extensions and architectural style of the second dwelling could positively impact the surrounding neighbourhood and could increase the value of the property.

The surrounding neighbours have already indicated that they have no objections to the development.





## **6. SPLUMA (Spatial Planning Use Management Act)**

Section 42 of the Spatial Planning Land Use Management Act 2013 refers to the factors that are considered in a land use planning application which include:

Five SPLUMA development principles

- 1) Public interest
- 2) Facts relevant to the application
- 3) Respective rights of all those affected
- 4) The state and impact of engineering services
- 5) Compliance with environmental legislation.

### **6.1 Public Interest**

The development is not a nuisance to the adjacent neighbour as the building was completed in 2006 and no complaints have been made with regards to a disturbance.

The surrounding neighbours have indicated that they have no objections to the development.

### **6.2 Facts Relevant to the application**

All relevant information is provided in this report.

### **6.3 Respective rights of all those affected**

All the affected surrounding neighbours have seen and signed the building plans without objections to the developments stated in this application. It is understood that for a consent use application the formal Public Participation Process must be followed.

### **6.4 Impact on Engineering Services**

The Third dwelling unit is already built and the necessary water and electrical infrastructure is already in place. Adequate parking is provided on site. The development will not draw more than two additional vehicles to the area. As the property is located in a quiet area an additional two vehicles will not have a negative impact on traffic movement in the area.

### **6.5 Environmental Legislation**

There is no environmental legislation or regulations that apply to this application.

## **7. Heritage**

The property is not located in a heritage area nor are any of the buildings older than 60 years, therefore no heritage impact assessment is necessary.

There are no historical, architectural or conservation worthy structures in the immediate vicinity.

## **8. Spatial Development Framework**

According to the George Zoning Scheme erf 25991 George is zoned as Single Residential zone 1. The zoning scheme By-Law (2023) indicates that the lateral building lines on this property (being 1253m<sup>2</sup>) is 3m and therefore application is made to council for a departure from the scheme to relax the building line as stated in 2.1 above.

The proposed application is in accordance with the objective of the George Spatial Development Framework of 2023. This objective is to restructure settlement patterns through densification in order to reduce land consumption, deliver facilities and services to households more effectively.

## 9. Desirability

The desirability for the Third dwelling is to provide a housing opportunity for those looking to rent on a temporary basis and for the owners of the property to potentially generate rental income.

## 10. Access to the Development

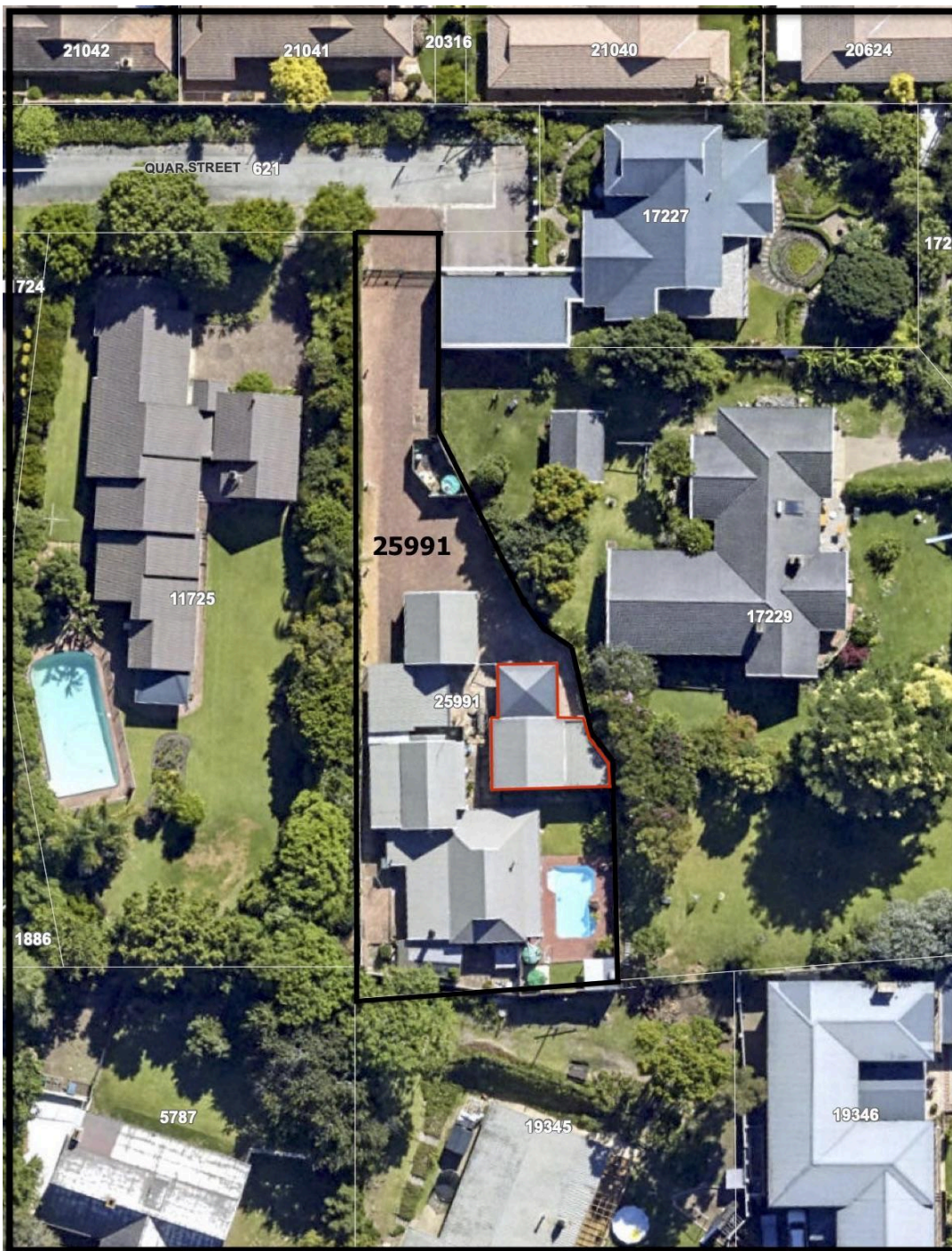


**Photo 2** Access to erf 25991 George is from Quar Street.

## 9. Privacy

The property is surrounded by 1,8m walls and there is a 2,1m vibracrete wall on the northern boundary at the subject dwelling unit, therefore the privacy of the neighbouring properties are not negatively affected. The shadow cast by the 3rd dwelling unit does not fall on any of the neighbours buildings. The trees situated between the subject property and Erf 17229 further assist that privacy is not invaded by screening the 3rd dwelling unit. See figure





## 10. CONCLUSION

This motivational report for the building line relaxation of the Northern lateral building line and condoning of an existing third dwelling unit on Erf 25991 George indicates that the land use development is not in conflict with any relevant legislation. It shows the owners determination to rectify the development done and to comply with all municipal by-laws.

It is therefore trusted that this application will be considered favourably.

**GAVIN DU PLESSIS**

**To whom it may concern**

Date:  
15 November 2024

Enquiries: J JOHNSON  
Tel +2721 9151196

Re : Consent for relaxing of building line  
Name : G DU PLESSIS  
Property description : ERF 25991, GEORGE  
Account no : ML0000409623

Dear Sir/Madam

Your correspondence dated 11 November 2024 refers,

Eskom Finance Company SOC Ltd (EFC) (Nqaba Finance 1 Pty Ltd) has no objection to the relaxing of the building line on the diagram you supplied us with. The consent is subject to the following conditions:

- Compliance to all relevant conditions and provisions in the title deed.
- Municipality approval and processes compliance.
- Relevant compliance certificate(s) submitted to EFC (Nqaba Finance 1 Pty Ltd) on completion.
- Any deviation from the submitted plan, EFC (Nqaba Finance 1 Pty Ltd) must be informed timeously for a new consent.
- EFC reserves the right to be informed of any condition that might compromise its security.

For further information, please contact this office.

Yours faithfully



PF  
Regional Manager  
EFC Sales and Customer Services

## CONVEYANCER'S CERTIFICATE

I, the undersigned

**ZENARIAH POOLE**

a duly qualified and admitted Conveyancer, practicing at:

**STADLER & SWART INCORPORATED**

**Unit 2, 4<sup>th</sup> Floor, Earlgo Building, 2A Park Road, Gardens, Cape Town**

do hereby certify as follows:

1. I have perused the following Title Deed/s:

**Certificate of Consolidated Title No. T 39991/2014**

**Deed of Transfer No. T 39990/2014**

**Deed of Transfer No. T 59282/2004**

In respect of:

**ERF 25991 GEORGE**

**In the Municipality and Division of GEORGE**

**WESTERN CAPE PROVINCE**

**In Extent 1 253 (ONE THOUSAND TWO HUNDRED AND FIFTY THREE) Square Metres**

REGISTERED in the name of

**GAVIN NICOLAAS DU PLESSIS**

**Identity Number 621221 5033 08 0**

**Married Out of Community of Property**

2. The Title Deed/s, as referred to in paragraph 1 hereof contain no restrictive conditions.

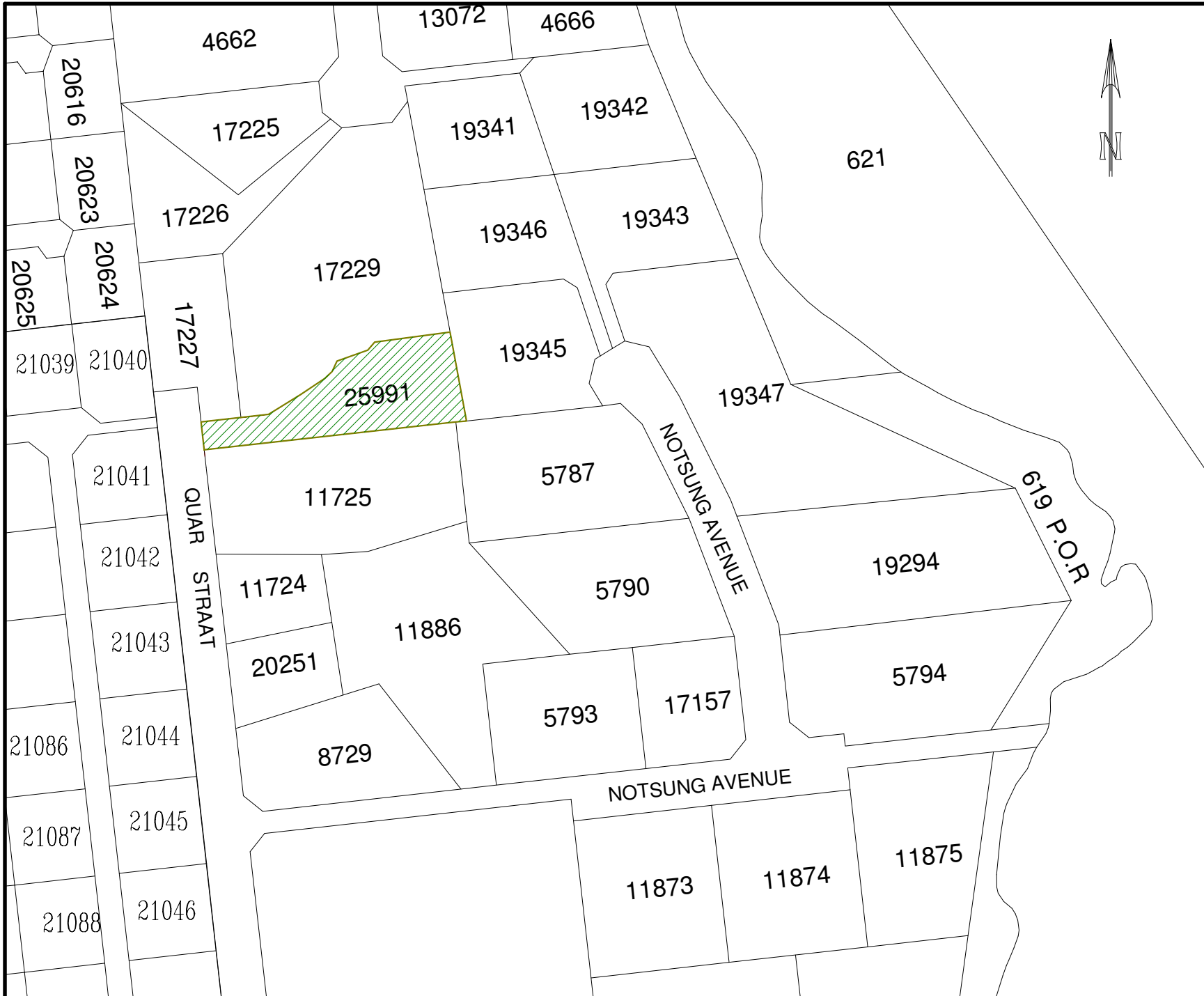
SIGNED at CAPE TOWN on this 18<sup>TH</sup> day of NOVEMBER 2024



**Z POOLE**

**CONVEYANCER**



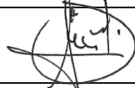


M. Swart PrArchT Reg.No. T1463  
 044 8736384  
 086 6953557 (faks)  
 082 3419000  
 marius.swart@gmail.com

**VOORGESTELDE  
 VERANDERINGS OP  
 ERF 25991 GEORGE**

**LIGGINGSPLAN**

EIENAAR: G. DU PLESSIS  
 Quarstraat 15 0829253290

HAND-  
 TEKENING: 



DATUM: NOVEMBER 2024

SKAAL: 1:1500

PLAN NO: GD22411C

# VOLMAGVORM

Ek, die ondergetekende benoem die ondergenoemde Gevolmagtigde as wettige verteenwoordiger om by die voorlegging van hierdie aansoek namens my op te tree en die nodige stappe te doen soos deur die Plaaslike Owerheid te vereis om seker te maak dat hierdie aansoek voldoen aan die voorwaardes vervat in die Verordening op Munisipale Grondgebruikbeplanning vir George Munisipaliteit, 2015, of enige ander toepaslike wet.

<b>EIENAAR NAAM</b>	<b>GAVIN NICOLAAS DU PLESSIS</b>	<b>ID NOMMER</b>	<b>621221 5033 080</b>
<b>ERF</b>	<b>25991</b>	<b>UITBREIDING AREA</b>	<b>GEORGE</b>
<b>GEVOLMAGTIGDE NAAM</b>	<b>MARIUS SWART</b>	<b>ID NOMMER</b>	<b>510915 5053 089</b>
<b>HANDTEKENING VAN EIENAARS</b>		<b>DATUM</b>	<b>9 NOVEMBER 2024</b>
<b>HANDTEKENING VAN GEVOLMAGTIGDE VERTEENWOORDIGER</b>		<b>DATUM</b>	<b>9 NOVEMBER 2024</b>

**LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM**

**PLEASE NOTE:**

*Pre-application consultation is an advisory session and is required prior to submission of an application for rezoning, consent use, temporary departure and subdivision. It does not in any way pre-empt the outcome of any future application which may be submitted to the Municipality.*

**PART A: PARTICULARS**

Reference number: **Collab no. 3452490** \_\_\_\_\_

Purpose of consultation: **To comply with the requirements of the Land Use planning By-Law**

Brief proposal: **Application for consent use for a Third dwelling unit and building line relaxations**

Property(ies) description: **ERF 25991 George** \_\_\_\_\_

Date: **8 October 2024** \_\_\_\_\_

Attendees:

	<b>Name &amp; Surname</b>	<b>Organisation</b>	<b>Contact Number</b>	<b>E-mail</b>
Official	Ilane Huyser	George Municipality	0448019477	<a href="mailto:ihuyser@george.gov.za">ihuyser@george.gov.za</a>
Official	Robert Janse van Rensburg	George Municipality	0448019477	<a href="mailto:rhjansevanrensbrug@george.gov.za">rhjansevanrensbrug@george.gov.za</a>
Pre-applicant	MARIUS SWART		0823419000	marius.swart@gmail.com



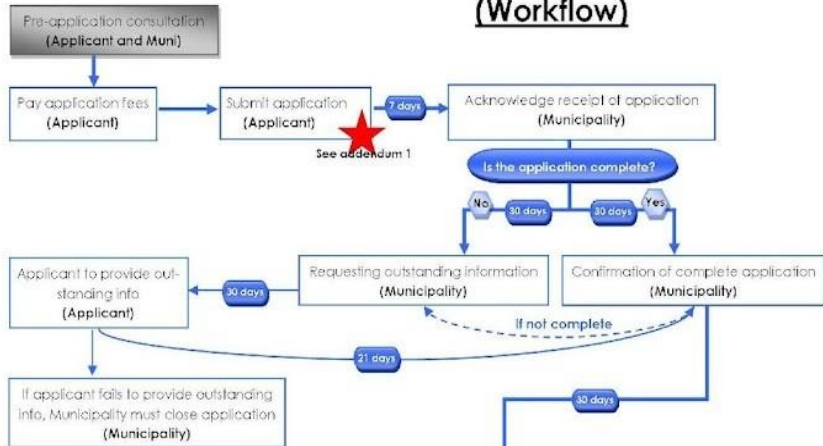


**PART B: APPLICATION PROCESS**

**(WILL FULLY APPLY ONLY ONCE LUPA REGULATIONS ARE IN FORCE)**

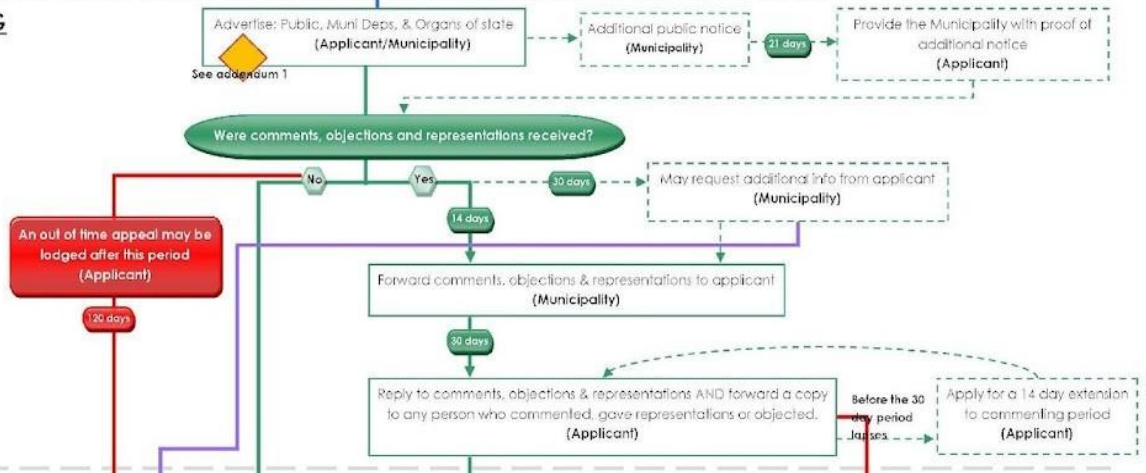
**Draft By-Law on Municipal Land Use Planning  
(Workflow)**

**SUBMISSION**



- Types of applications that can be submitted in terms of Section 15 (2)**
- (a) Rezoning of land
  - (b) Permanent departure
  - (c) Temporary departure
  - (d) Subdivision of land
  - (e) Consolidation of land
  - (f) Amendment, suspension or removal of restrictive conditions
  - (g) Permission required in terms of the zoning scheme
  - (h) Amendment, deletion or imposition of condition in respect of an approval
  - (i) Extension of validity period of an approval
  - (j) Approval of an overlay zone
  - (k) Phasing, amendment or cancellation of a subdivision plan or part thereof
  - (l) Permission required in terms of condition of approval
  - (m) Determination of zoning
  - (n) Closure of public place or part thereof
  - (o) Consent use
  - (p) Occasional use

**ADVERTISING**

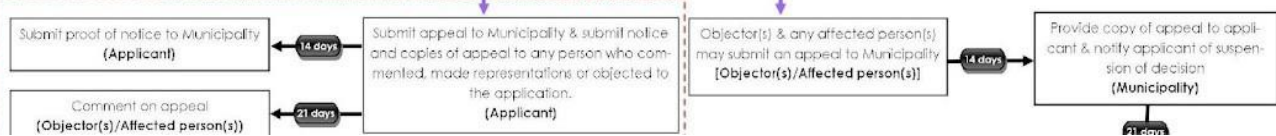


**ASSESSMENT**

**DECISION**

**APPEAL**

**APPEAL PROCESS**



**PART C: QUESTIONNAIRES**

**SECTION A:  
DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES**

<b>Tick if relevant</b>	<b>What land use planning applications are required?</b>	<b>Application fees payable</b>
	2(a) a rezoning of land;	R
x	2(b) a permanent departure from the development parameters of the zoning scheme;	R
	2(c) a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R
	2(d) a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R
	2(e) a consolidation of land that is not exempted in terms of section 24;	R
	2(f) a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R
	2(g) a permission required in terms of the zoning scheme;	R
	2(h) an amendment, deletion or imposition of conditions in respect of an existing approval;	R
	2(i) an extension of the validity period of an approval;	R
	2(j) an approval of an overlay zone as contemplated in the zoning scheme;	R
	2(k) an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
	2(l) a permission required in terms of a condition of approval;	R
	2(m) A determination of a zoning;	R
	2(n) A closure of a public place or part thereof;	R
x	2(o) a consent use contemplated in the zoning scheme;	R
	2(p) an occasional use of land;	R
	2(q) to disestablish a home owner's association;	R



	2(r)	to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;	R
	2(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building	R
<b>Tick if relevant</b>		<b>What prescribed notice and advertisement procedures will be required?</b>	<b>Advertising fees payable</b>
Y	<b>N</b>	Serving of notices (i.e. registered letters etc.)	R
Y	<b>N</b>	Publication of notices (i.e. Provincial Gazette, Local Newspaper(s) etc.)	R
Y	<b>N</b>	Additional publication of notices (i.e. Site notice, public meeting, local radio, website, letters of consent etc.)	R
Y	<b>N</b>	Placing of final notice (i.e. Provincial Gazette etc.)	R
<b>TOTAL APPLICATION FEE* (VAT excluded):</b>			<b>To be confirmed</b>

**PLEASE NOTE:** \* Application fees are estimated on the information discussed and are subject to change with submission of the formal application and/or yearly application fee increase.

#### **SECTION B:**

##### **PROVISIONS IN TERMS OF THE RELEVANT PLANNING LEGISLATION / POLICIES / GUIDELINES**

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?			X	
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]			X	Conveyancer certificate to confirm
Any other Municipal by-law that may be relevant to application? (If yes, specify)				
<b>Zoning Scheme Regulation considerations:</b> Which zoning scheme regulations apply to this site? <p style="text-align: center;"><b>George Integrated Zoning Scheme</b></p> What is the current zoning of the property? <p style="text-align: center;"><b>Single Residential zone 1</b></p>				

<p>What is the proposed zoning of the property?</p> <p style="text-align: center;"><b>Single Residential zone 1</b></p> <p>Does the proposal fall within the provisions/parameters of the zoning scheme?</p> <p style="text-align: center;"><b>Yes</b></p> <p>Are additional applications required to deviate from the zoning scheme? (if yes, specify)</p> <p style="text-align: center;"><b>To be determined</b></p>	

QUESTIONS REGARDING OTHER PLANNING CONSIDERATIONS	YES	NO	TO BE DETERMINED	COMMENT
Is the proposal in line with the Provincial Spatial Development Framework (PSDF) and/or any other Provincial bylaws/policies/guidelines/documents?			X	
Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans?			X	

**SECTION C:**

**CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE**

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Is/was the property(ies) utilised for agricultural purposes?		X		Western Cape Provincial Department of Agriculture
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		X		National Department of Agriculture
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?		X		Western Cape Provincial Department of Environmental Affairs & Development Planning (DEA&DP)
Will the proposal require authorisation in terms of Specific Environmental Management Act(s) (SEMA)? (National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003) (NEM:PAA) / National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004) (NEM:BA) /		X		National Department of Environmental Affairs (DEA) & DEA&DP

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004) (NEM:AQA) / National Environmental Management: Integrated Coastal Management Act, 2008 (Act 24 of 2008) (NEM:ICM) / National Environmental Management: Waste Act, 2008 (Act 59 of 2008) (NEM:WA) <del>(strikethrough irrelevant)</del>		X		
Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?		X		National Department of Water & Sanitation (DWS)
Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?		X		South African Heritage Resources Agency (SAHRA) & Heritage Western Cape (HWC)
Will the proposal have an impact on any National or Provincial roads?		X		National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & Western Cape Provincial Department of Transport and Public Works (DTPW)
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		X		National Department of Labour (DL)
Will the proposal affect any Eskom owned land and/or servitudes?		X		Eskom
Will the proposal affect any Telkom owned land and/or servitudes?		X		Telkom
Will the proposal affect any Transnet owned land and/or servitudes?		X		Transnet
Is the property subject to a land / restitution claims?		X		National Department of Rural Development & Land Reform
Will the proposal require comments from SANParks and/or CapeNature?		X		SANParks / CapeNature
Will the proposal require comments from DEFF?		X		Department of Environment, Forestry and Fishery
Is the property subject to any existing mineral rights?		X		National Department of Mineral Resources
Does the proposal lead to densification to such an extent that the number of schools, healthcare facilities, libraries, safety services, etc. In the area may be impacted on?		X		Western Cape Provincial Departments of



QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
(strikethrough irrelevant)				Cultural Affairs & Sport (DCAS), Education, Social Development, Health and Community Safety

**SECTION D:**

**SERVICE REQUIREMENTS**

DOES THE PROPOSAL REQUIRE THE FOLLOWING ADDITIONAL INFRASTRUCTURE / SERVICES?	YES	NO	TO BE DETERMINED	OBTAIN COMMENT FROM: (list internal department)
Electricity supply:			X	Directorate: Electro-technical Services
Water supply:			X	Directorate: Civil Engineering Services
Sewerage and waste water:			X	Directorate: Civil Engineering Services
Stormwater:			X	Directorate: Civil Engineering Services
Road network:			X	Directorate: Civil Engineering Services
Telecommunication services:			X	
Other services required? Please specify.			X	
Development charges:			X	

**PART D: COPIES OF PLANS / DOCUMENTS TO BE SUBMITTED AS PART OF THE APPLICATION**

COMPULSORY INFORMATION REQUIRED:						
Y	N	Power of Attorney / Owner's consent if applicant is not owner (if applicable)		Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Motivation report / letter		Y	N	Full copy of the Title Deed
Y	N	Locality Plan		Y	N	Site Layout Plan
Y	N	Proof of payment of fees		Y	N	Bondholder's consent (Conveyancer certificate to confirm)
MINIMUM AND ADDITIONAL REQUIREMENTS:						

Y	N	Site Development Plan		Y	N	Conveyancer's Certificate
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Y	N	Land Use Plan	Y	N	Proposed Zoning plan
Y	N	Phasing Plan	Y	N	Consolidation Plan
Y	N	Abutting owner's consent	Y	N	Landscaping / Tree Plan
Y	N	Proposed Subdivision Plan (including street names and numbers)	Y	N	Copy of original approval letter
Y	N	Services Report or indication of all municipal services / registered servitudes	Y	N	Home Owners' Association consent
Y	N	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) ( <del>strikethrough irrelevant</del> )	Y	N	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	Other (specify)	Y	N	Required number of documentation copies

## PART E: DISCUSSION

The pre application meeting dated 16 October 2024 refers. No layout plan was presented.

### Town Planning

- Need to address compliance with MSDF 2023, SPLUMA, Zoning Scheme etc.
- To take cognizance of the development parameters applicable to Third dwelling.
- Parking for each dwelling must be indicated on the layout plan with maneuverability.
- Layout plan must clearly indicate each dwelling unit with size, floor plans, and elevations.
- Building line departures to be applied for where applicable.

### CES

- Access: Access restricted to Quar Street.
- Parking: All parking to be provided on site in terms of the GIZS 2023 parking tables.
  - All parking must be provided on site.
  - No parking will be allowed within the road reserve and the owner may held liable for all cost to insure that road reserve is not utilise for parking.
- Water & Sewer: Water & sewer are available, subject to capacity conformation for a service capacity study.
- Stormwater: Developer to adhere to the applicable Stormwater By-law.
- Development Charges: Normal DC's, as per the DC policy & Town planning By-law, would be applicable.

## PART F: SUMMARY / WAY FORWARD

- *Refer to the comments in part E. Application may be submitted for consideration.*

(Town Planner)

(FULL NAME)



SIGNED: \_\_\_\_\_

SIGNED: \_\_\_\_\_

DATE: \_\_\_\_\_ 23 October 2024 \_\_\_\_\_

DATE: **8 OCTOBER 2024**

OFFICIAL: *Ilane Huyser* \_\_\_\_\_

(Senior Town Planner)



SIGNED: \_\_\_\_\_

DATE: \_\_\_\_\_ 24/10/2024 \_\_\_\_\_

*\*Please note that the above comments are subject to the documents and information available to us at the time of the pre-application meeting and we reserve our rights to elaborate on this matter further and/or request more information/documents should it deemed necessary.*



# Thank You!

Your Once Off Payment was successfully paid.  
Ref: VODSCFYNR5XM

Payments From 52291082735 52291082735  
02 Dec 2024

## 1. Who would you like to pay

### Payment Name

George Municipality 3dDwelling

### Public Recipient

George Municipality FNB

### Country

South Africa

## 2. Payment Details

### Their Reference

LUA497

### My Reference

George Municipality

### How Much?

R 12,554.55



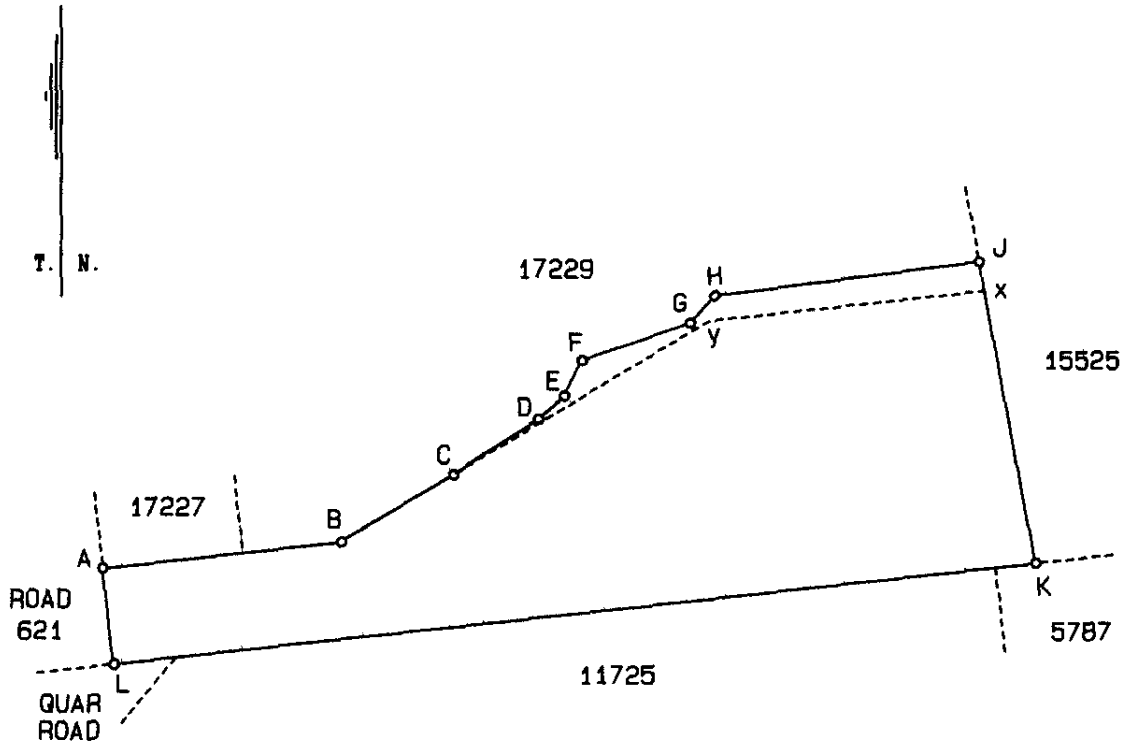
COMPONENTS

- (1) The figure CDEFGHJxy represents ERF 25990 GEORGE vide diagram No.1957/2013 D/T No.
- (2) The figure ABxKL represents ERF 17228 GEORGE vide diagram No.805/1994 D/T No.1994. .28548

S.G. No.  
1958/2013

Approved

*[Signature]*  
for Surveyor-General  
03.09.2013



Scale 1: 600

The figure A B C D E F G H J K L represents 1253 square metres of land, being ERF 25991 GEORGE and comprises 1 and 2 above

situate in the George Municipality.  
Administrative District of George.  
Province of Western Cape  
Compiled in July 2013 by me.

*[Signature]*

G Savage (PLS 0543)  
Professional Land Surveyor.

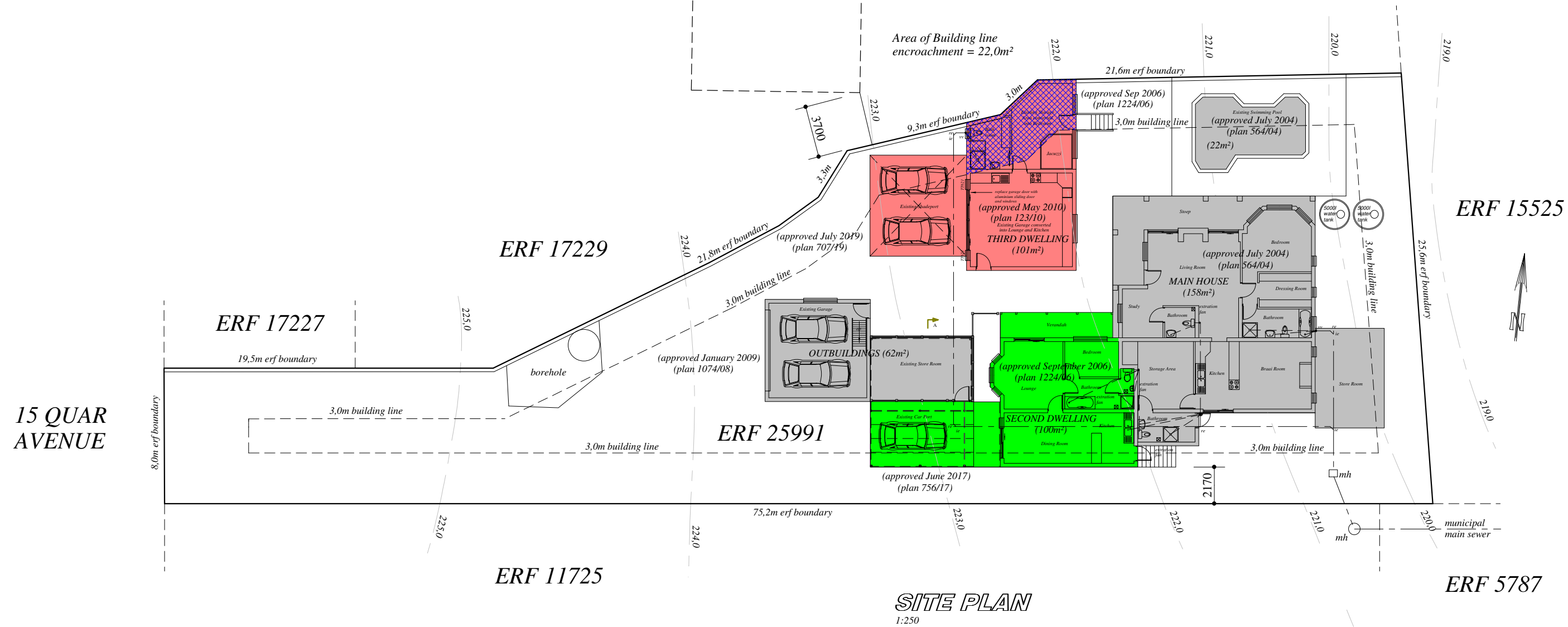
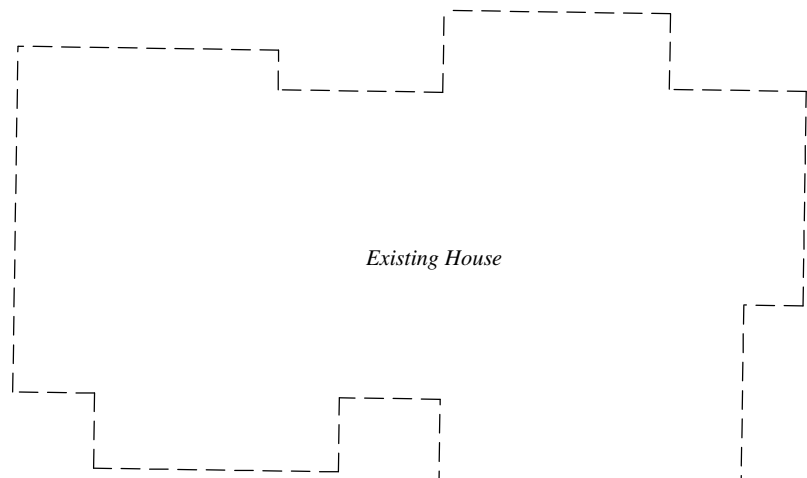
This diagram is annexed to  
No. CCT 39991/2014  
dated  
i.f.o.  
  
Registrar of Deeds

The original diagrams are  
as listed above.

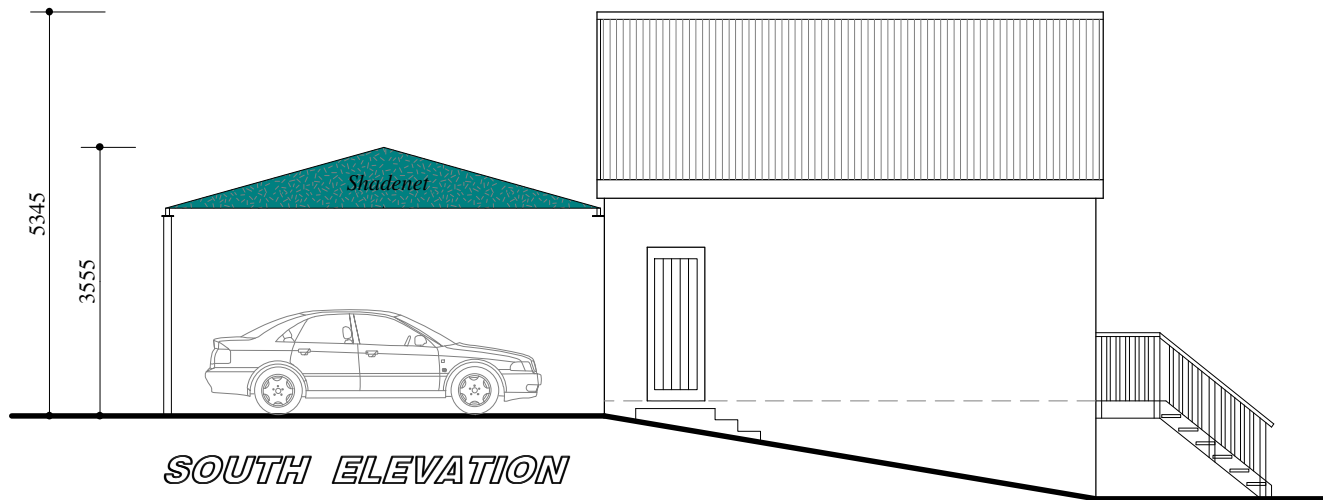
File No. S/8775/56/ 4  
S.R. No. Compiled  
Comp BL-7DD/W3 (1741)  
  
LPI C0270002

S

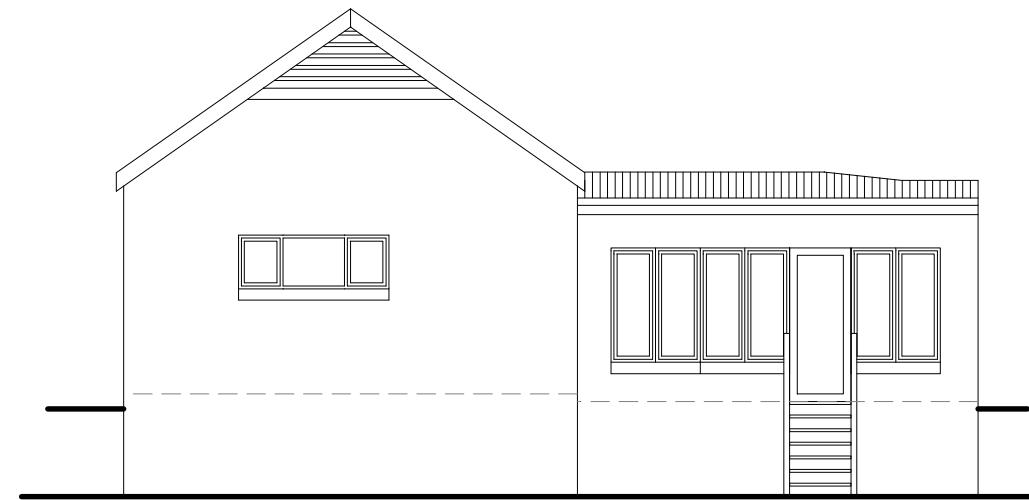
AREA:	
Mainhouse	158m <sup>2</sup>
Outbuildings	86m <sup>2</sup> 244m <sup>2</sup>
Second Dwelling	100m <sup>2</sup>
Third Dwelling	101m <sup>2</sup>
Swimming Pool	22m <sup>2</sup>
<b>Total</b>	<b>467m<sup>2</sup></b>
Erf	1253m <sup>2</sup>
Coverage	37%



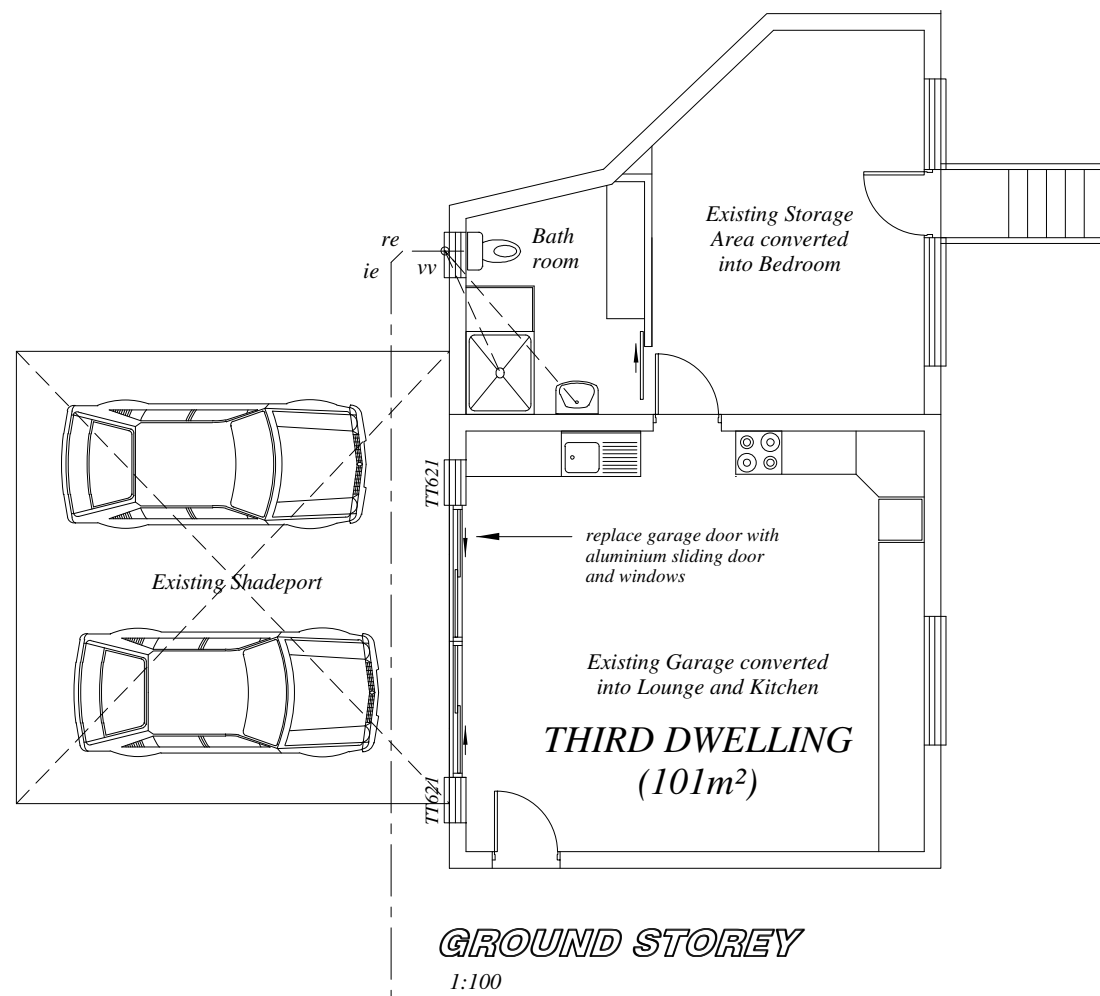
OWNER:	 G. DU PLESSIS		M. Swart PrArchT Reg.No. T1463 6 Hortensia Avenue George 6529 0823419000 marius.swart@gmail.com	AS BUILT ALTERATIONS ON ERF 25991 GEORGE	SITE PLAN	SCALE:	1:250
DATE:	November 2024					PLAN NO:	GD22411A



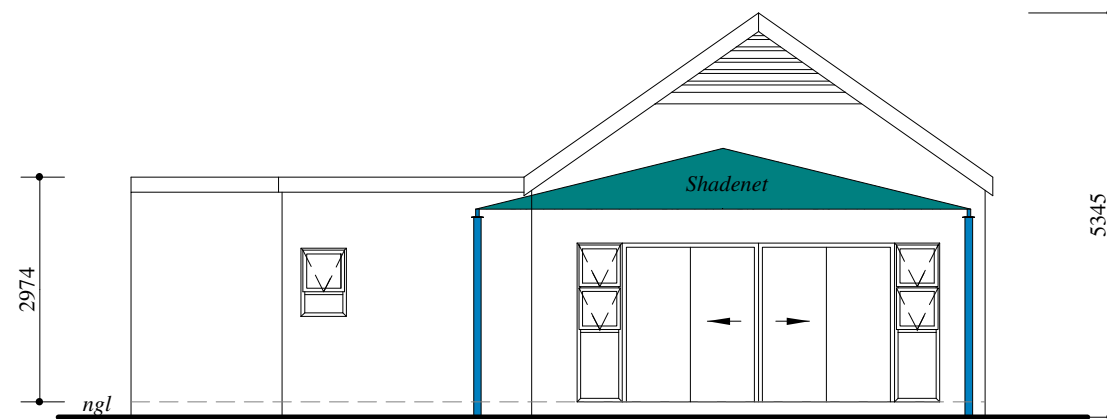
**SOUTH ELEVATION**  
1:100



**EAST ELEVATION**  
1:100



**GROUND STOREY**  
1:100



**WEST ELEVATION**  
1:100

**NOTES :**

1. All dimensions must be checked on site before commencing work.
2. All work must be carried out in accordance with the National Building Regulations.
3. All building material must be SABS approved.



**Drafting Services**

M. Swart PrArchT Reg.No. T1463  
044 8736384  
086 6953557 (fax)  
082 3419000  
marius.swart@gmail.com

**THIRD DWELLING UNIT ON ERF 25991 GEORGE**

**LAYOUT PLAN**

OWNER: G. Du Plessis  
15 Quar Avenue 082 925 3290  
dplessgn@eskom.co.za

SIGNATURE:

DATE: October 2024

SCALE: 1:100

PLAN NO: JD22410A



250

DE WAAL ESTERHUYSE  
MELKBOSSTRAND

Opgestel deur my

Transportbesorger

DE WAAL ESTERHUYSE

Fees by Applicant		
Amount		
Purchase price/Value	R .....	260,00
Mortgage capital Amount	R .....	R. .
Reason for exemption	Cat .....	Exempt from section ... Act .

ARTIKEL 40(S)(a) WET 47 VAN 1937 SECTION 40(S)(a) ACT 47 OF 1937  
**VERENIGD** **MORTGAGED**  
 B 47289/2014  
 VIR FOR R 600 000,00  
 BC 36542-2014  
 2014-07-31  
 THE NORTHERN CAPE REGISTRAR

T 000039991 / 2014

### SERTIFIKAAT VAN VERENIGDE TITEL

Uitgereik kragtens die bepalings van Artikel 40 van die AUG 2014  
 Registrasie van Aktes Wet Nr 47 van 1937

DATA / CAPTURE  
 MTYATYAMBA NOLUVUYO

NADEMAAL

VIR ENDOSSEMENTE KYK BLADSY  
 FOR ENDORSEMENTS SEE PAGE 5

GAVIN NICOLAAS DU PLESSIS  
 IDENTITEITSNOMMER: 621221 5033 08 0  
 GETROUD BUIE GEMEENSAP VAN GOED

aansoek gedoen het om die uitreiking van 'n Sertifikaat van Verenigde Titel kragtens die bepalings van Artikel 40 van die Registrasie van Aktes Wet, 1937,

**EN NADEMAAL** sy die geregistreerde eienaar is van:-

1. ERF 25990 ('n gedeelte van Erf 17229) GEORGE  
IN DIE MUNISIPALITEIT EN AFDELING GEORGE  
WES-KAAP PROVINSIE  
GEHOU kragtens Transportakte Nr. T 000039990/2014
2. ERF 17228 GEORGE  
IN DIE MUNISIPALITEIT EN AFDELING GEORGE  
WES-KAAP PROVINSIE  
GEHOU kragtens Transportakte Nr. T59282/2004

gekeersilledeer  
nou erf  
25991

wat verenig is tot die grond hieronder beskryf;

**SO IS DIT DAT** ingevolge die bepalings van genoemde Wet, ek die Registrateur van Aktes te Kaapstad, hierby sertifiseer dat voornoemde

**GAVIN NICOLAAS DU PLESSIS**

**IDENTITEITSNOMMER: 621221 5033 08 0**

**GETROUD BUIE GEMEENSKAP VAN GOED**

sy erfgename, eksekuteurs, administrateurs of regverkrygendes, die geregistreerde eienaar/s is van:

**ERF 25991 GEORGE**

**IN DIE MUNISIPALITEIT EN AFDELING VAN GEORGE**

**WES-KAAP PROVINSIE**

**GROOT: 1253 (Eenduisend Tweehonderd Drie en Vyftig) Vierkante Meter**

**SOOS aangedui op aangehegte Kaart LG Nr. 1958/2013.-**



I. **WAT BETREF** die figuur CDEFGHJxy op Kaart LG Nr. 1958/2013:-

A. ....

B. **ONDERHEWIG AAN** die volgende voorwaardes vervat in Transportakte Nr T7974/1936, naamlik:-

“The Transferor reserves the right to construct use and maintain across the above properties any pipeline for water leading, sewerage and drainage and any poles or structures for the conduct of any electric or other light of power.”

“The “Transferor” referred to in the abovementioned condition is the Council of the Municipality of George.”

II. **WAT BETREF** die figuur AByxKL op Kaart L.G. Nr. 1958/2013.

A. **NIE ONDERHEWIG** aan voorwaarde A op bladsy 2 van Transportakte Nr. T59282/2004 kragtens Artikel 53 van die Registrasie van Myntitels Wysigingswet Nr 24 van 2003.

B. **ONDERHEWIG VERDER** aan die volgende voorwaardes vervat in Transportakte Nr. T7974/1936, naamlik:-

“The Transferor reserves the right to construct use and maintain across the above properties any pipeline for water leading, sewerage and drainage and any poles or structures for the conduct of any electric or other light or power ”

“The “Transferor” referred to in the abovementioned condition is the Council of the Municipality of George.”

"The Transferor reserves the right to construct use and maintain across the above properties any pipeline for water leading, sewerage and drainage and any poles or structures for the conduct of any electric or other light or power "

"The "Transferor" referred to in the abovementioned condition is the Council of the Municipality of George."

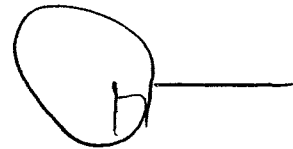
**EN** dat kragtens hierdie Sertifikaat, genoemde GAVIN NICOLAAS DU PLESSIS, haar erfgename, eksekuteurs, administrateurs of regverkrygendes, nou en voortaan daartoe geregtig is ooreenkomstig plaaslike gebruik, maar behoudens die regte van die Staat.

**TEN BEWYSE** waarvan ek, voornoemde Registrateur, hierdie akte onderteken en met my ampseël bekragtig het.

**ALDUS** gedoen en geteken in die kantoor van die Registrateur van Aktes te Kaapstad op


31 Julie

2014.



**REGISTRATEUR VAN AKTES**

1.6  
T

Opgestel deur my  
  
TRANSPORTBESORGER  
BAREND CILLIERS ODENDAAL

## AANSOEK INGEVOLGE ARTIKEL 40 (3) VAN WET NO 47 VAN 1937

Ek, die ondergetekende

✓  
GAVIN NICOLAAS DU PLESSIS  
IDENTITEITSNOMMER 6212215033080  
GETROUD BUIE GEMEENSKAP VAN GOEDERE

doen hiermee aansoek vir die uitreik van 'n Sertifikaat van Verenigde Titel ingevolge Artikel 40(3) van Wet 47 van 1937, ten opsigte van die volgende eiendomme:

✓ 1. ERF 25990 ('N GEDEELTE VAN ERF 17229) GEORGE  
IN DIE MUNISIPALITEIT EN AFDELING GEORGE  
PROVINSIE WES-KAAP

GROOT: 73 (DRIE EN SEWENTIG) VIERKANTE

GEHOU kragtens Transportakte No T

EN

✓ 2. ERF 17228 GEORGE  
IN DIE MUNISIPALITEIT EN AFDELING GEORGE  
PROVINSIE WES-KAAP

GROOT: 1180 (EEN DUISEND EEN HONDERD EN TAGTIG) Vierkante meter

✓  
GEHOU kragtens Transportakte Nr. T59282/2004



WELKE eiendomme nou gekonsolideer is en nou beskryf word as:


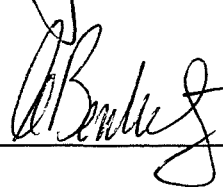
✓  
1 ERF 25991 GEORGE  
1 IN DIE MUNISIPALITEIT EN AFDELING GEORGE  
PROVINSIE WES-KAAP

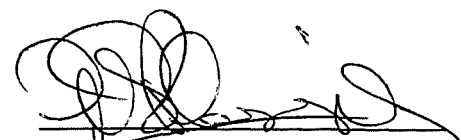
1 GROOT: 1253 (EENDUISEND TWEEHONDERD DRIE EN VYFTIG) vierkante  
meter

1 SOOS AANGEDUI op Kaart S. G. No 1958/2013

GETEKEN te George op hierdie 11 dag van Junie 2014.

AS GETUIES:

1.   
2. 

  
GAVIN NICOLAAS DU PLESSIS



2

**MUNISIPALITEIT GEORGE MUNICIPALITY**

KRAGTENS ARTIKEL 23(1) VAN ORDONNANSIE  
NO. 15 VAN 1985 WORD HIERDIE  
ONDERVERDELING VRYGESTEL VAN DIE  
BEPALINGS VAN HOOFSTUK III AANGESIEN  
DIT 'n REGSTELLING IS VAN 'n KLEIN  
OORSKRYDING OOR DIE GEMEENSKAPLIKE  
ERFGRENSE

MUNISIPALE BESTUURDER  
MUNICIPAL MANAGER





AuH 2013  
 03 SEP 2013

COMPONENTS

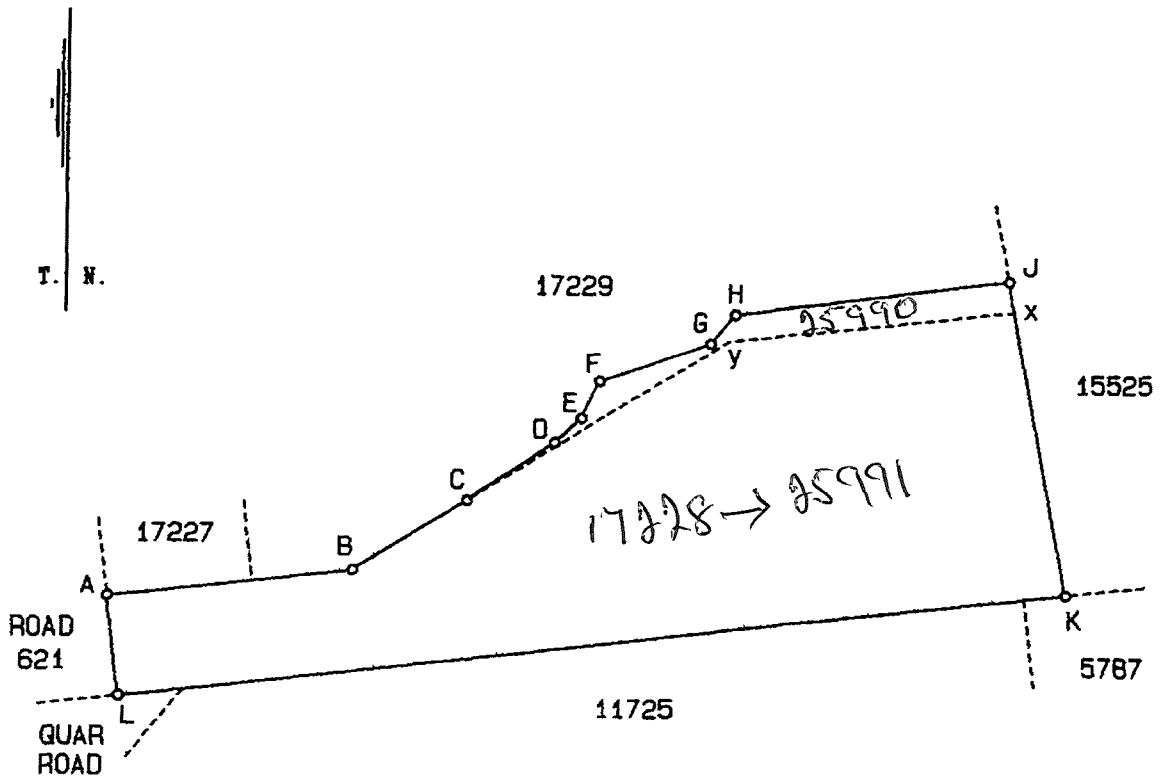
- (1) The figure CDEFGHJxy represents ERF 25990 GEORGE vide diagram No.1957/2013 D/T No.
- (2) The figure AByxKL represents ERF 17228 GEORGE vide diagram No.805/1994 D/T No.1994. .28548

S.G. No.  
1958/2013

Approved



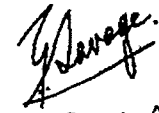
for Surveyor-General  
03.09.2013



Scale 1: 600

The figure A B C D E F G H J K L represents 1253 square metres of land, being ERF 25991 GEORGE and comprises 1 and 2 above

situate in the George Municipality.  
Administrative District of George.  
Province of Western Cape  
Compiled in July 2013 by me.




044-874 2414  
G Savage (PLS 0543)

Professional Land Surveyor.

This diagram is annexed to No. dated 000039991/2014 i.f.o. 2013-07-31 Registrar of Deeds

The original diagrams are as listed above.

File No. S/8775/56/ 4  
S.R. No. Compiled  
Comp BL-7DD/W3 (1741)  
LPI C0270002

ARTIKEL 40(5) (4) WET 47 VAN 1937		SECTIE 400 (5) (4) ACT 47 OF 1937	
<b>VERBIND</b>		<b>MORTGAGED</b>	
B 3255 / 2010			
VIR		FOR R 500 000	
BC 36573-2014			
31 JUL 2014			
		REGISTRATEUR/REGISTRAR	



Enquiries: Marisa Arries  
email: [marries@george.gov.za](mailto:marries@george.gov.za)

Human Settlements, Planning and Development  
Town Planning  
044 801 9416/ 9171/ 9473

PORTAL APPLICATION REFERENCE: 3753664  
INTERNAL REFERENCE: 3478263

**DATE: 2024-11-29**

**APPLICANT NAME: Marius Swart**  
**EMAIL ADDRESS: [marius.swart@gmail.com](mailto:marius.swart@gmail.com)**

*In terms of the Protection of Personal Information Act (POPIA) all correspondence will be communicated directly and only to the applicant as stated above. No information will be given to any third party and/or landowner (if the landowner is not the applicant).*

**COMPLIANCE LETTER (SECTION 38 OF LUP BY-LAW, 2023)**

- 1. APPLICATION IN TERMS OF SECTION 15(2)(o) OF THE LAND USE PLANNING BY-LAW FOR THE GEORGE MUNICIPALITY, 2023 FOR CONSENT USE TO ALLOW FOR A THIRD DWELLING UNIT ON ERF 25991, GEORGE**
- 2. APPLICATION IN TERMS OF SECTION 15(2)(b) OF THE LAND USE PLANNING BY-LAW FOR THE GEORGE MUNICIPALITY, 2023 FOR DEPARTURE FOR THE RELAXATION THE NORTHERN SIDE BUILDING LINE ON ERF 25991, GEORGE**

Property Description: Erf 25991, George  
Application Description: Consent Use to allow for an existing 3rd dwelling unit and Departure for the relaxation of the northern common building line for an existing bedroom.

The above-mentioned application submitted dated **2024-11-18** is deemed complete in terms of Section 38 of the Land Use Planning By-law for George Municipality, 2023. Application for:

Once payment is done, email the proof of payment to **Camilla Coeries** - [Ccoeries@george.gov.za](mailto:Ccoeries@george.gov.za) or **Werner Joubert** [WCJOURBERT@george.gov.za](mailto:WCJOURBERT@george.gov.za) . An acknowledgement email will be sent to the applicant to confirm receipt of payment.

Once acknowledgement of receipt has been received, the applicant may advertise the application in accordance with the Public Participation Instruction available on the municipality's website. Please upload the proof of Public Participation document on the Land Use Portal as Supporting Documents on the current Application 3753664.

All enquiries follow ups and documentation submissions need to be directed to the relevant *case officer* **Marisa Arries** email: [marries@george.gov.za](mailto:marries@george.gov.za).

The relevant Town Planner **Fakazile Vava**, should be copied in the e-mail: [fvavav@george.gov.za](mailto:fvavav@george.gov.za) as well as the relevant Senior Town Planners, Naudica Swanepoel (even erf numbers) [nswanepoel@george.gov.za](mailto:nswanepoel@george.gov.za) or Ilane Huyser (uneven erf numbers) [ihuyser@george.gov.za](mailto:ihuyser@george.gov.za).

## **General Town Planning Comments**

Application in order, applicant to proceed with public participation as per the PPP guideline.

*Please take note that all addresses/contact details provided by the Municipality is deemed to be private information and may only be utilized for public participation purposes in terms of the Land Use Planning By-Law for the George Municipality. The said address may not be used, distributed or sold to a 3rd party.*

Please be advised that the Municipality may request additional information or documentation deemed necessary to consider the application in terms of Section 42 of the Land Use Planning By-law for George Municipality, 2023.

Yours faithfully



Fakazile Vava

**Town Planner**

**Human Settlements, Planning and Development**

APPLICATION REFERENCE: 3753664

INTERNAL REFERENCE: 3478263

**DATE: 2024-11-28**

**APPLICANT NAME: Marius Swart**

**EMAIL ADDRESS: [marius.swart@gmail.com](mailto:marius.swart@gmail.com)**

*In terms of the Protection of Personal Information Act (POPIA) all correspondence will be communicated directly and only to the applicant as stated above. No information will be given to any third party and/or landowner (if the landowner is not the applicant).*

**LETTER (1) IN TERMS OF SECTION 40 OF LUP BY-LAW, 2023**

- 1. APPLICATION IN TERMS OF SECTION 15(2)(o) OF THE LAND USE PLANNING BY-LAW FOR THE GEORGE MUNICIPALITY, 2023 FOR CONSENT USE TO ALLOW FOR A THIRD DWELLING UNIT ON ERF 25991, GEORGE**
- 2. APPLICATION IN TERMS OF SECTION 15(2)(b) OF THE LAND USE PLANNING BY-LAW FOR THE GEORGE MUNICIPALITY, 2023 FOR DEPARTURE FOR THE RELAXATION THE NORTHERN SIDE BUILDING LINE ON ERF 25991, GEORGE**

Property Description: Erf 25991, George

Application Description: Consent Use to allow for an existing 3rd dwelling unit and Departure for the relaxation of the northern common building line for an existing bedroom.

The above-mentioned application(s) submitted per email dated **2024-11-18** do not comply with Section 38 of the Land Use Planning By-law for George Municipality, 2023 and is deemed to be incomplete.

The following is outstanding and/or needs to be amended:

**Motivation Report** – applicant to state and detail clearly the types of applications as detailed above;

**Conveyancer Certificate** – confirm if there are no restrictive conditions in in title deed and pivot deeds

All enquiries follow ups and documentation submissions need to be directed to the relevant case officer as marked below. The relevant Town Planner **Fakazile Vava**, should be copied in the e-mail: [fvavav@george.gov.za](mailto:fvavav@george.gov.za) as well as the relevant Senior Town Planners, Naudica Swanepoel (even erf numbers) [nswanepoel@george.gov.za](mailto:nswanepoel@george.gov.za) or Ilane Huyser (uneven erf numbers) [ihuyser@george.gov.za](mailto:ihuyser@george.gov.za).

**General Town Planning Comments**

Applicant to addresses outstanding information;  
Application cannot not be processed further at present.

The relevant case officer for this project is:

**Marisa Arries** email: [marries@george.gov.za](mailto:marries@george.gov.za)



Please amend the application accordingly and upload the amended application/supporting document on the Portal within 14 days from the date of letter and notify the relevant Town Planner and Case Officer per email. A request for extension may be submitted to the relevant Town Planner as well as the Senior Town Planner for consideration.

Should the application/supporting documents not be uploaded within 14 days, or an extension be granted, the application will be canceled in terms of Section 41 (1) (c) ii of the Land Use Planning By-law.

Yours faithfully



Fakazile Vava

**Town Planner**

**Human Settlements, Planning and Development**

# NOTICE KENNISGEWING



## LAND USE APPLICATION ADVERTISEMENT GEORGE MUNICIPALITY

### HEADING: DEPARTURE IN TERMS OF SECTION 15(2) b OF THE LAND USE PLANNING BY-LAW, 2023, APPLICABLE TO ERF 25991 GEORGE (15 QUAR AVENUE, HEATHER PARK)

Notice is hereby given in terms of Section 45 of the George Land Use Planning By- Law, 2023 that the undermentioned application has been received on **Erf 25991 George** by the George Local Municipality, Directorate: Planning and Development. Any objection(s) and/or comment(s) with full reasons therefore and how their interests are affected, should be lodged in writing via e-mail to the responsible Administrative Officer, **Marisa Arries** - [maries@george.gov.za](mailto:maries@george.gov.za) or, if no email facility is available, via SMS to the cellphone number of the said Official (only provided on request) and/or to the applicant, in terms of Section 50 of the George Land Use Planning By- Law, 2023, on/ or before **1 March 2025** quoting the application erf number, your property description, physical address and full contact details (email and telephone) of the person or body submitting the objection/ comment, without which the Municipality/applicant cannot correspond with said person/body.

Enquiries or requests for more information on the application may be directed to the Town Planning Department on Telephone: 044 801 9477 or emailed to the responsible Administrative Officer: (Name of Official and e-mail address above) or the Applicant (details below). The application will also be available on the Municipal Website <https://www.george.gov.za/planning-and-development-cat/land-use-applications/land-use-submissions> for 30 days. Any comments/ objections received after the above-mentioned closing date may be disregarded.

Property Description: **Erf 25991 George (15 Quar Avenue, Heather Park)**

Applicant Details: **Marius Swart 082 341 9000 marius.swart@gmail.com**

Nature of Application: **Departure in terms of section 15(2)(b) of the Land Use Planning By-Law (2023) for a consent use for the condoning of an existing Third dwelling unit and to relax the Northern lateral building line from 3,0m to 0,0m for an existing bedroom and bathroom.**

Reference Number: **2897345**

***ALL INTERESTED AND AFFECTED PARTIES TO NOTE:*** Should you submit a comment or objection on this land use application, you give permission in terms of the Protection of Personal Information Act (POPIA) to the Municipality to make your information available to the public during this land use application process. If you do not want your private information made public, you need to indicate it in writing with your comments/objection.

## GRONDGEBRUIK AANSOEK ADVERTENSIE

### GEORGE MUNISIPALITEIT

### OPSKRIF: **AFWYKING IN TERME VAN ARTIKEL 15(2)b VAN DIE GRONDGEBRUIKBEPLANNING VERORDENINGE 2023 SOOS VAN TOEPASSING OP, ERF 25991 GEORGE (QUARLAAN 15, HEATHERPARK)**

Kragtens Artikel 45 van die George Munisipaliteit se Verordening op Munisipale Grondgebruiksbeplanning, 2023 word hiermee kennis gegee dat die onderstaande aansoek ontvang is op **Erf 25991 George** deur die George Plaaslike Munisipaliteit, Direkoraat Beplanning en Ontwikkeling. Enige besware en/of kommentare, insluitend die volledige redes daarvoor en 'n verduideliking van hoe die persoon se belange geraak word deur die aansoek, moet skriftelike ingedien word per e-pos by die relevante Administratiewe Beampte, **Marisa Arries** - [maries@george.gov.za](mailto:maries@george.gov.za) , of as geen e-pos fasiliteit beskikbaar is nie, per SMS na die selfoon nommer van genoemde Amptenaar (slegs beskikbaar op versoek) en/of by die applikant, in terme van Artikel 50 van die George Munisipaliteit se Verordening op Munisipale Grondgebruiksbeplanning, 2023 op/of voor **1 Maart 2025** met verwysing na die eiendomsbeskrywing relevant tot die aansoek, eiendomsbeskrywing en fisiese adres en volledige kontak besonderhede (e-pos adres en telefoon nommer) van die persoon of liggaam wat die beswaar/kommentaar indien, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon/liggaam wat die beswaar(e) en/of kommentaar ingedien het nie. Navrae of verdere inligting ten opsigte van die aansoek kan gerig word aan die Stadsbeplannings Departement by Telefoon: 044 801 9477 of deur 'n e-pos te rig aan die verantwoordelike Administratiewe Beampte (kontak besonderhede bo) of deur die applikant te *kontak* (kontak besonderhede onderaan). Die aansoek sal ook beskikbaar wees op die Munisipale webtuiste <https://www.george.gov.za/planning-and-development-cat/land-use-applications/land-use-submissions> vir 30 dae. Enige kommentare/besware wat na die voorgemelde sluitings datum ontvang word, mag moontlik nie in ag geneem word nie.

Eiendoms Beskrywing: **Erf 25991 George (Quarlaan 15, Heatherpark)**

Besonderhede van Applikant: **Marius Swart 082 341 9000**

Aard van Aansoek: **Afwyking in terme van gedeelte 15(2)(b) van die Grondgebruik verordeninge (2023) vir vergunningsgebruik van 'n bestaande Derde wooneenheid en verslapping van die Noordelike laterale boulyn van 3,0m na 0,0m vir 'n bestaande slaap- en badkamer**  
Verwysings nommer: **2897345**

***ALLE GEINTERESEERDE EN GEAFFEKTEERDE PARTYE MOET KENNIS NEEM:*** Indien U kommentaar of beswaar indien op hierdie grondgebruiksaansoek, verleen U toestemming dat die Munisipaliteit in terme van die Wet op Beskerming van Persoonlike Inligting (POPI wet), U inligting aan die publiek beskikbaar mag stel gedurende die grondgebruiksaansoek proses. Indien U nie U privaat inligting aan die publiek bekend wil maak nie, moet U dit op skrif aantoon met die indien van U kommentaar/beswaar.

# NOTICE KENNISGEWING



BRUIK AANSOEK ADVER

## GEORGE MUNICIPALITY

### APPLICATION IN TERMS OF SECTION 15(2)b OF THE LAND USE PLANNING BY-LAW, 2023 FOR THE CONSENT USE FOR AN EXISTING THIRD DWELLING UNIT ON OF ERF 25991 GEORGE (15 QUAR AVENUE, HEATHER PARK)

Notice is hereby given in terms of Section 45 of the George Land Use Planning By-Law, 2023 that the undermentioned application has been received on Erf 25991 George, by the George Local Municipality, Directorate: Planning and Development.

Any objection(s) and/or comment(s) with full reasons therefore and how their interests are affected, should be lodged in writing via e-mail to the responsible Administrative Officer (Marisa Arries – marries@george.gov.za) or, if no email facility is available, via SMS to the cell phone number of the said Official (only provided on request) and/or to the applicant, in terms of Section 50 of the George Land Use Planning By-Law, 2015, on/or before **1 March 2025** quoting the application erf number, your property description, physical address and full contact details (email and telephone) of the person or body submitting the objection/comment, without which the Municipality/applicant cannot correspond with said person/body.

Enquiries or requests for more information on the application may be directed to the Town Planning Department on Telephone: 044 801 9416 or emailed to the responsible Administrative Officer: (Marisa Arries – marries@george.gov.za) or the Applicant (details below). The application will also be available, on the Municipal Website <https://www.george.gov.za/planning-and-development-cat/land-use-applications/land-use-submissions/> for 30 days. Any comments/objections received after the above-mentioned closing date may be disregarded.

Reference Number: 2897345

Property Description: Erf 25991 GEORGE

Applicant Details: Marius Swart, 082 341 9000 , marius.swart@gmail.com

Nature of Application:

Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for the George Municipality 2023, for consent use for an existing Third dwelling unit and relaxation of the Northern lateral building line from 3,0m to 0,0m

## GEORGE MUNISIPALITEIT

### AANSOEK IN TERME VAN ARTIKEL 15(2)b VAN DIE GRONDGEBRUIKSBEPLANNING VERORDENINGE, 2023 VIR VERGUNNING GEBRUIK VIR 'N BESTAANDE DERDE WOONEENHEID OP ERF 25991 GEORGE (QUARLAAN 15, HEATHER PARK)

Kragtens Artikel 45 van die George Munisipaliteit se Verordening op Munisipale Grondgebruiksbeplanning, 2023 word hiermee kennis gegee dat die onderstaande aansoek ontvang is op Erf 15684 George deur die George Plaaslike Munisipaliteit, Direkoraat Beplanning en Ontwikkeling.

Enige besware en/of kommentare, insluitend die volledige redes daarvoor en 'n verduideliking van hoe die persoon se belange geraak word deur die aansoek, moet skriftelike ingedien word per e-pos by die relevante Administratiewe Beampte (Marisa Arries – marries@george.gov.za), of as geen e-pos fasiliteit beskikbaar is nie, per SMS na die selfoon nommer van genoemde Amptenaar (slegs beskikbaar op versoek) en/of by die applikant, in terme van Artikel 50 van die George Munisipaliteit se Verordening op Munisipale Grondgebruiksbeplanning, 2023 op/of voor 1 Maart **2025** met verwysing na die eiendomsbeskrywing relevant tot die aansoek, eiendomsbeskrywing en fisiese adres en volledige kontak besonderhede (e-pos adres en telefoon nommer) van die persoon of liggaam wat die beswaar/kommentaar indien, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon/liggaam wat die beswaar(e) en/of kommentaar ingedien het nie.

Navrae of verdere inligting ten opsigte van die aansoek kan gerig word aan die Stadsbeplannings Departement by Telefoon: 044 801 9416 of deur 'n e-pos te rig aan die verantwoordelike Administratiewe Beampte (Marisa Arries – marries@george.gov.za) of deur die applikant te kontak (kontak besonderhede onderaan). Die aansoek sal ook beskikbaar wees op die Munisipale webtuiste <https://www.george.gov.za/planning-and-development-cat/land-use-applications/land-use-submissions/> vir 30 dae. Enige kommentare/besware wat na die voorgemelde sluitings datum ontvang word, mag moontlik nie in ag geneem word nie.

Verwysingsnommer: 2897345

Eiendomsbeskrywing: Erf 25991 GEORGE

Besonderhede van applikant: Marius Swart, 082 3419000 marius.swart@gmail.com

Aard van Aansoek:

Aansoek word in terme van Artikel 15(2)(b) van die Verordening op Grondgebruiksbeplanning vir George Munisipaliteit, 2023 gedoen vir vergunningsgebruik vir 'n bestaande Derde wooneenheid en die verslapping van die Noordelike laterale boulyn van 3,0m na 0,0m.