



Marisa Arries
Administrator, Planning Department
Planning and Development
E-mail: marries@george.gov.za
Tel: +27 (044) 801 9473

**Beplanning en Ontwikkeling
Planning and Development**

Collaborator No.: 3640964
Reference / Verwysing: Erf 23863, Division George
Date / Datum: 27 June 2025
Enquiries / Navrae: Marisa Arries

Email: marlize@mdbplanning.co.za

MARLIZE DE BRUYN TOWN PLANNER
PO BOX 2359
GEORGE
6530

APPLICATION FOR DEPARTURE: ERF 23863, YORK STREET, GEORGE

Your application in the above regard refers.

The Deputy Director: Town Planning (Authorised Official) has, under delegated authority, 4.17.1.17 of 24 April 2025 decided that the application for departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 from 15.0m to 17.0m for a lift shaft on Erf 23863, George;

BE APPROVED in terms of Section 60 of said Bylaw for the following reasons:

REASONS FOR DECISION

- The proposed departures will not have an adverse impact on the surrounding character or the streetscape.
- The proposed development will not result in the overshadowing or intrusion of surrounding neighbours' rights and amenities in terms of privacy, sunlight or views.
- As the lift shaft is located toward the western elevation, minimal to no visual impact is foreseen on York Street.
- No negative comments or objections were received.

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

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

- 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 five (5) years from the date it comes into operation.
- This approval shall be taken to cover only the height departure as applied for and as indicated on the building Plan no. W-6 REV 0 dated 07/01/2025 W-9 , REV 0 dated 07/01/2025 & W-20 REV 0 dated 12/05/2022 (3x plans) drawn by Ettiene De Beer Architects 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. The approval will be considered as implemented on the commencement of building works in accordance with the approved building plan.

Notes

- (i) *A building plan be submitted for approval in accordance with the National Building Regulations (NBR). Stormwater management needs to be addressed to the satisfaction of the Civil Engineering Department in the Building Plans*

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: Human Settlements, Planning and Development, P O Box 19, George, 6530 or Directorate: Human Settlements, Planning and Development, 5th floor, Civic Centre, York Street, George **on or 18 JULY 2025** 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:\Marisa\Decisions_New By-Law Pro formas_(applicant)\eRF 23863, George(departure_approval)mdebruyn.docx

GMA - 1074 SQM
GLA - 1000 SQM

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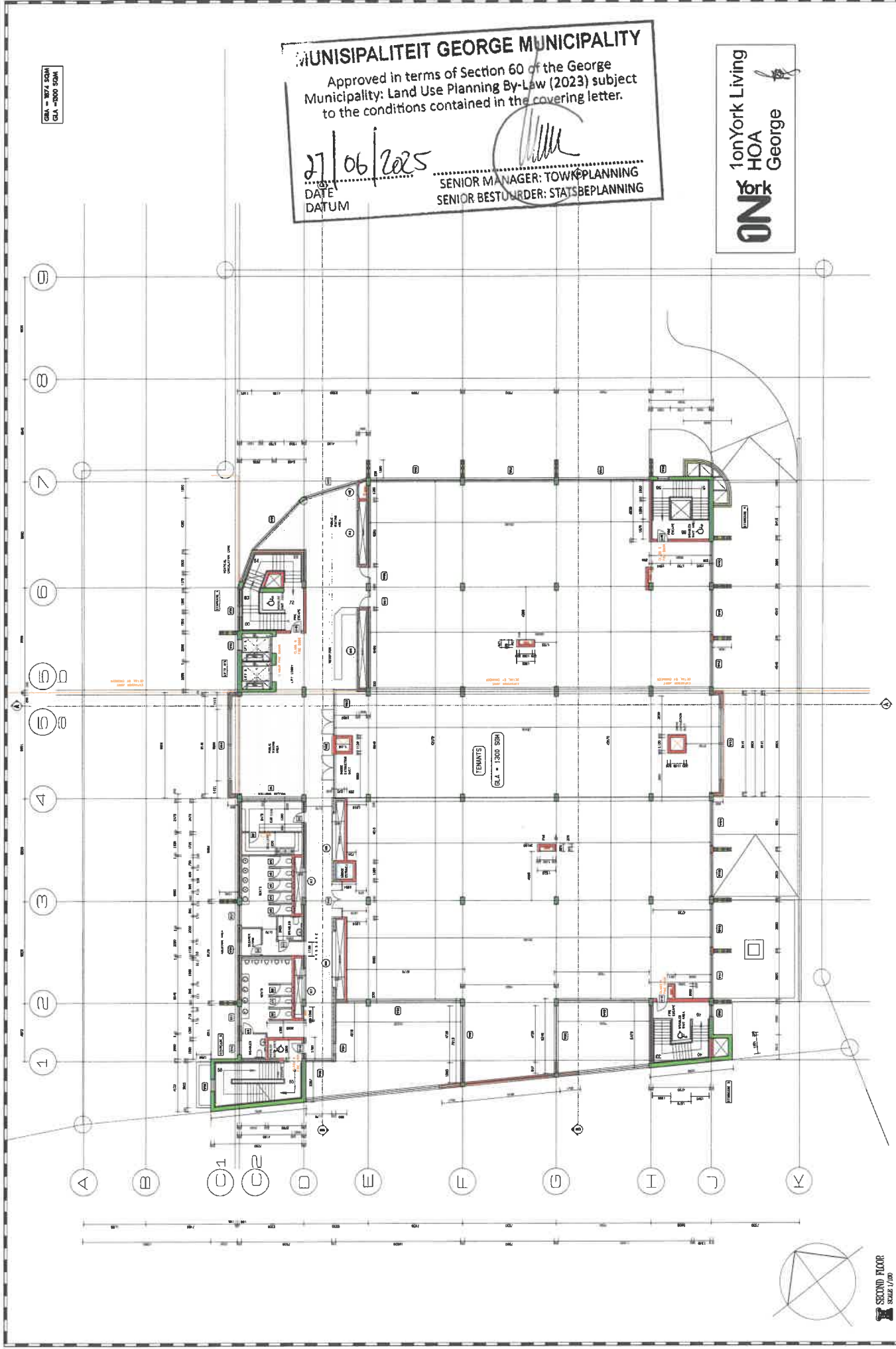
Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

27/06/2025
DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSBEPLANNING

1onYork Living
HOA
George

1onYork



SECOND FLOOR
SCALE 1/10

ETIENNE DE BEER
ARCHITECTS - ARCHITECTE

118, TROUSSE, BOUTIQUE DES ARTS
101-102, 103-104, 105-106, 107-108, 109-110, 111-112, 113-114, 115-116, 117-118, 119-120, 121-122, 123-124, 125-126, 127-128, 129-130, 131-132, 133-134, 135-136, 137-138, 139-140, 141-142, 143-144, 145-146, 147-148, 149-150, 151-152, 153-154, 155-156, 157-158, 159-160, 161-162, 163-164, 165-166, 167-168, 169-170, 171-172, 173-174, 175-176, 177-178, 179-180, 181-182, 183-184, 185-186, 187-188, 189-190, 191-192, 193-194, 195-196, 197-198, 199-200, 201-202, 203-204, 205-206, 207-208, 209-210, 211-212, 213-214, 215-216, 217-218, 219-220, 221-222, 223-224, 225-226, 227-228, 229-230, 231-232, 233-234, 235-236, 237-238, 239-240, 241-242, 243-244, 245-246, 247-248, 249-250, 251-252, 253-254, 255-256, 257-258, 259-260, 261-262, 263-264, 265-266, 267-268, 269-270, 271-272, 273-274, 275-276, 277-278, 279-280, 281-282, 283-284, 285-286, 287-288, 289-290, 291-292, 293-294, 295-296, 297-298, 299-300, 301-302, 303-304, 305-306, 307-308, 309-310, 311-312, 313-314, 315-316, 317-318, 319-320, 321-322, 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