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**Beplanning en Ontwikkeling
Planning and Development**

Collaborator No.: 3476614
Reference / Verwysing: Kraaibosch 195 portion 257, Division George
Date / Datum: 20 June 2025
Enquiries / Navrae: Marisa Arries

Email: neldek@mweb.co.za

NEL & DE KOCK TOWN AND REGIONAL PLANNERS
PO BOX 1189
GEORGE
6530

**APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION):
KRAAIBOSCH 195 PORTION 257, DIVISION 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 Permanent Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 to increase the wall plate height from 6.5m to 7.174m for a second dwelling; and from 6.5m to 6.832m to accommodate a non-interleading room; on Portion 257 of the Farm Kraaibosch no. 195, Division George;

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

REASONS:

- (i). The proposed departures will not have an adverse impact on the surrounding rural character, the natural environment or the streetscape.
- (ii). There will be no negative impacts on surrounding neighbours' rights or amenity in terms of views or privacy.
- (iii). The proposed additions form part of residential development and can be accommodated within the property.
- (iv). No negative comments or objections were received.

Subject to the following conditions imposed of Section 66 of said Bylaw, namely:

CONDITIONS:

1. That in terms of the provisions 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 of when the approval comes into operation.
2. This approval shall be taken to cover only the Departures as approved and as indicated on the site layout plan, Drawing no M001 and M002 dated 05.06.2024 and unnumbered plan (non-interleading room)



dated 05.06.2024 drawn by ARC XL Architects (JE) (x3 plans total) 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 above approval will be considered as implemented on the approval of the building plans.

Note:

- i. *A building plan must be submitted for approval in accordance with the National Building Regulations (NBR).*
- ii. *Stormwater must be dispersed responsibly, and the stormwater management and erosion measures must be addressed on the building plans.*
- iii. *The applicant must ensure that the necessary OSCAE permits are in place before any construction or clearing is done.*

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 11 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

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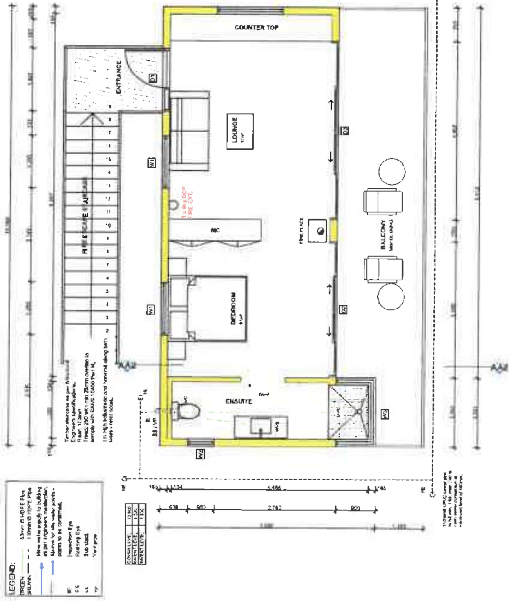


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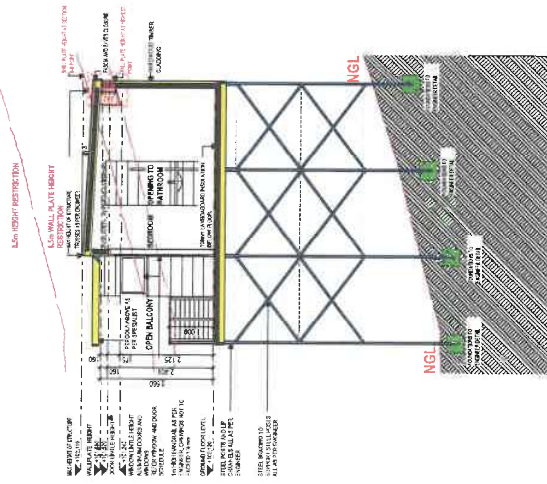
Approved in terms of Section 60 of the George Municipality Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

20/06/2025

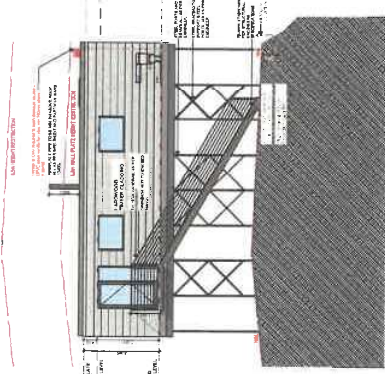
DATE: 20/06/2025
 SENIOR MANAGER: TOWN PLANNING
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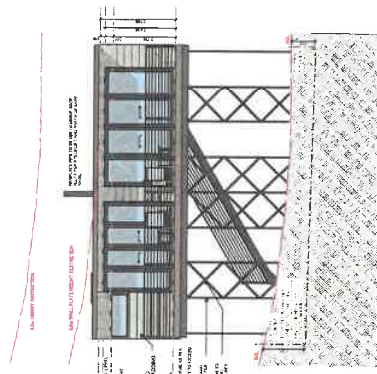
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 SCALE 1:50



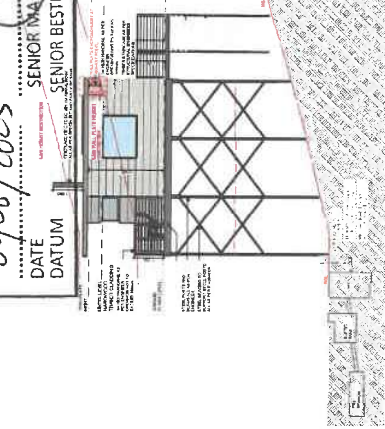
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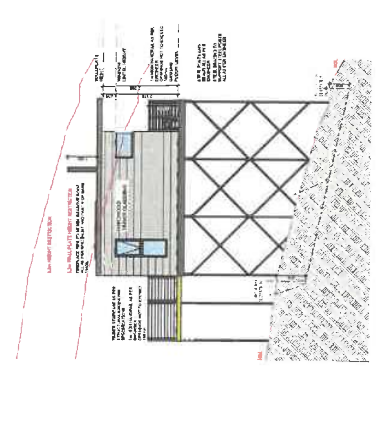
TYPICAL NORTHERN ELEVATION
 SCALE 1:75



TYPICAL SOUTHERN ELEVATION
 SCALE 1:75



TYPICAL EASTERN ELEVATION
 SCALE 1:75



TYPICAL WESTERN ELEVATION
 SCALE 1:75

GENERAL NOTES

1. All drawings are to be read in conjunction with the Bill of Materials and the Bill of Materials Schedule.
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REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	20/06/2025
2	ISSUED FOR PERMIT	20/06/2025
3	ISSUED FOR PERMIT	20/06/2025
4	ISSUED FOR PERMIT	20/06/2025
5	ISSUED FOR PERMIT	20/06/2025
6	ISSUED FOR PERMIT	20/06/2025
7	ISSUED FOR PERMIT	20/06/2025
8	ISSUED FOR PERMIT	20/06/2025
9	ISSUED FOR PERMIT	20/06/2025
10	ISSUED FOR PERMIT	20/06/2025

TOWN PLANNING SUBMISSION

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	20/06/2025
2	ISSUED FOR PERMIT	20/06/2025
3	ISSUED FOR PERMIT	20/06/2025
4	ISSUED FOR PERMIT	20/06/2025
5	ISSUED FOR PERMIT	20/06/2025
6	ISSUED FOR PERMIT	20/06/2025
7	ISSUED FOR PERMIT	20/06/2025
8	ISSUED FOR PERMIT	20/06/2025
9	ISSUED FOR PERMIT	20/06/2025
10	ISSUED FOR PERMIT	20/06/2025

PROPOSED NEW LOCATION FOR DWELLING ON PORTION 257 OF THE FARM KRAAIBOSCH NO. 195, VICTORIA BAY, GEORGE.

SECTION AA & ELEVATIONS

NON-INTERLEAVING ROOM 01

SECTION AA & ELEVATIONS

NON-INTERLEAVING ROOM 01

SECTION AA & ELEVATIONS

NON-INTERLEAVING ROOM 01

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