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**Beplanning en Ontwikkeling
Planning and Development**

Collaborator No.: 3515404
Reference / Verwysing: Remainder Erf 233, George
Date / Datum: 20 June 2025
Enquiries / Navrae: Marisa Arries

Email: marlize@mdbplanning.co.za

MARLIZE DE BRUYN TOWN PLANNER
PO BOX 2359
GEORGE
6530

**APPLICATION FOR PERMANENT DEPARTURE: REMAINDER ERF 233,
9 FIFTH AVENUE, 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 Permanent Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for the relaxation of the northern street boundary building line from 4m to 0m to accommodate a carport on Remainder Erf 233, George;

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

REASONS

- A. The proposed departure will not have an adverse impact on the surrounding residential character or the streetscape.
- B. There will be no negative impact on surrounding neighbours' rights or amenity in terms of views, privacy or overshadowing.
- C. The proposed addition forms part of residential development and can be accommodated within the property.
- D. No negative comments or objections were received.

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

CONDITIONS

- 1. 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.
- 2. This approval shall be taken to cover only the Departure as applied for and as indicated on the site layout plan, plan no. 2024/TWM/12B drawn by K.M.H dated November 2024 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 issuing of the occupation certificate in accordance with the approved building plans.

Notes:

- *A building plan must be submitted for approval in accordance with the National Building Regulations.*
- *Stormwater must be dispersed responsibly, and the stormwater management and erosion measures must be addressed on the building plans.*
- *Applicant to show all existing structures on site (including Pool) when submitting Building Plans for approval.*
- *Heritage approval to be submitted with the building plan application.*
- *The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.*

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

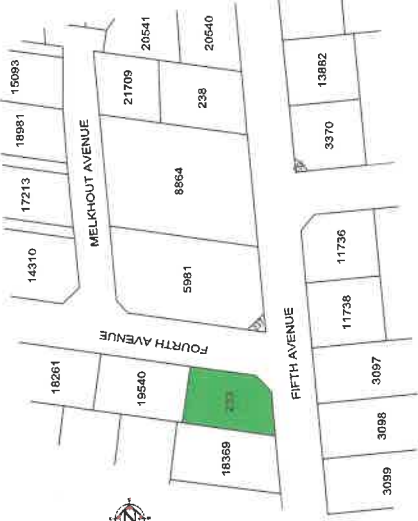
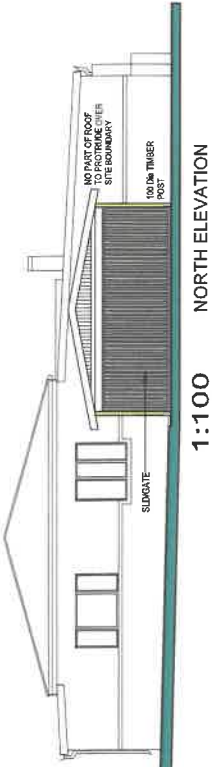
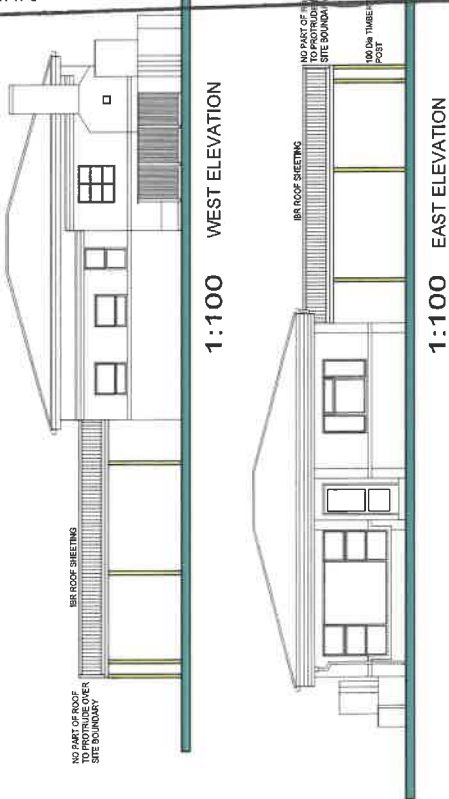
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MUNICIPALITEIT GEORGE MUNICIPALITY

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.

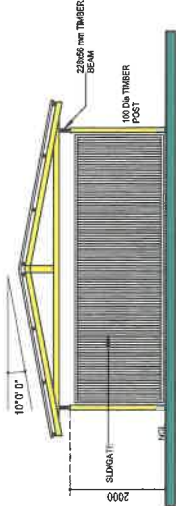
20/06/2025
DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSBEPLANNING

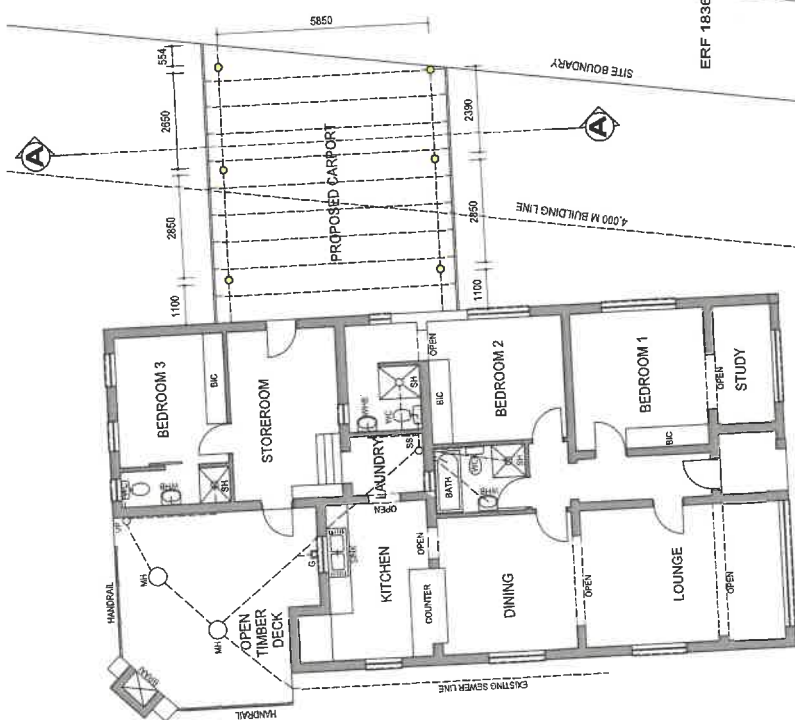


LOCALITY PLAN

ROOF CONSTRUCTION:
BRK camgated roof profile sheeting covered with 100mm thick 18mm FC ridding on 50x75 SA Pine rafters @ 1200 o/c on 38x114 SA Pine prefabricated roof trusses @ 900 o/c max. on 228x58 mm timber beam 175x100mm LVL floor joist.
12mm MATEC fire rated roof boards in not less than 1M length to be fitted to all roof overhangs, fixed at max. 640mm o/c to end of 14x38 spaced with brass screw with 19mm dia. washer. PVC H-Profile purlins spaced at 1200mm o/c. Roof must have maximum overhang of 400mm.
12mm Half-round uPVC gutters with a continuous fall towards 750mm dia. uPVC downpipe are to be fixed on brackets supplied by the manufacturer, spaced at 1200mm o/c.
One uPVC downpipe per eaves gutter length.

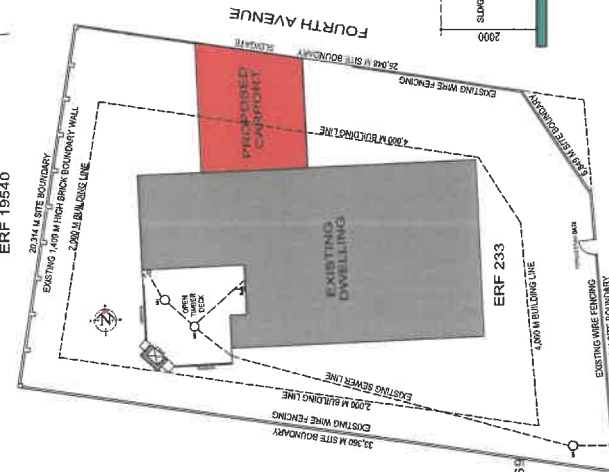


SECTION A-A 1:75



FLOOR PLAN 1:100

SITE PLAN 1:100



ERF 19540

ERF 18369

9 FIFTH AVENUE

PROPOSED CARPORT - 39 m2



MEMBER OF COUNCIL FOR THE ARCHITECTURAL PROFESSION

PROPOSED CARPORT
ON ERF 233
DENNECOORD
GEORGE
FOR W. MOULT

DATE: 20/06/2025
DRAWN BY: KAUJ
CHECKED BY: KAUJ

FLOOR PLAN
ELEVATIONS
SECTION
SITE PLAN

2024/TMM/128

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