

Collaborator No.: 3254896
Reference / Verwysing: Erf 86, George
Date / Datum: 15 August 2025
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JAN VROLIJK TOWN PLANNER
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APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION): ERF 86, GEORGE

Your application in the above regard refers.

The Deputy Director: Development and Environmental Management (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 for the relaxation of the eastern side boundary building line applicable to Erf 86, George from 3m to 2.1m to legalise the existing braai room

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

REASONS

- (i). The proposed departure will not negatively impact the surrounding residential character of the area, streetscape or natural environment.
- (ii). The proposed departure will have no negative impact on sunlight, views or privacy in respect of any adjacent property.
- (iii). The proposed departure will not have a negative impact on development, public facilities or traffic circulation in the surrounding area.
- (iv). The proposed departure will not have an impact on surrounding property rights.
- (v). The proposal was not opposed and from this perspective it can be derived that it does not affect public interest.

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

CONDITIONS

- 1. That in terms of the provisions of the Land Use Planning By-law for 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 departure application as applied for and as indicated on Site Plan Drawing No's 100 and 200 (both Revision WD_Rev 03) dated 7 May 2024 drawn by Inge Conradie Architects/Tertius Conradie Argitektuur and attached as "**Annexure A**" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provisions.
3. The above approval will be considered as implemented on approval of building plans for the braai room.

Notes:

- *Water storage tanks indicated in the building line may not exceed the height of the boundary wall.*
- *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 the site when submitting building plans for approval.*
- *Building plans to comply with SANS 10400, and any other applicable legislation.*
- *Additional building plan application fees, calculated in terms of the approved tariffs, will be applicable for structures already commenced with or completed without the approval of the Local Authority.*

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 before 05 SEPTEMBER 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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