



Marisa Arries  
Administrator, Planning Department  
Planning and Development  
E-mail: marries@george.gov.za  
Tel: +27 (044) 801 9477

**Beplanning en Ontwikkeling  
Planning and Development**

**Collaborator No.:** 3643348  
**Reference / Verwysing:** Erf 9158, George  
**Date / Datum:** 03 December 2025  
**Enquiries / Navrae:** Marisa Arries

Email: ezenwanation@gmail.com

SANEMY CONSULTANTS  
931 GRAND PRIX ROAD  
WELTEVREDENPARK  
JOHANNESBURG  
1709

**APPLICATION FOR PERMANENT DEPARTURE: ERF 9158, YORK, HIBERNIA AND MARKET STREET, GEORGE**

Your application in the above regard refers.

The Senior Manager: Town Planning (Authorised Official) has, under delegated authority, 4.17.1.13 of 24 April 2025 decided that the application for Departure in terms of Section 15(2)(b) of the George Municipality Land Use Planning By-law, 2023 for the reduction in the parking requirement for Erf 9158, George from 104 parking bays to 49 parking bays;

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

**REASONS**

- When viewed in isolation, the proposal to reduce the parking requirements to accommodate the Department of Labour in the building of Erf 9158, George can be considered desirable.
- It is also recognised that, though it is working towards to a zero (0) parking bay requirement for the CBD (as proposed in the MSDF), the Municipality is not yet in a position to achieve this or be in such a position any time soon.
- The proposal does not entail an enhancement of zoning rights, and the Municipality needs to plan for and factor in latent rights already existing in the CBD.
- The Municipality is currently not in a position where it can justify a parking ratio that is below PT2 parking requirements without placing an additional burden on the already limited public parking spaces in the CBD area, which may impact negatively on the CBD functioning, especially if business owners are not committed to reserving parking for patrons and ensuring that staff make use of public transport.
- The Municipality is aware that by approving this application it will be committing to an irreversible loss of 16 bays for this building and that the overflow cannot be accommodated in the surrounding public parking areas or street reserves.
- The reduction in on-site parking can thus only be considered if the owner provides an alternative parking solution, as contemplated by Section 43(1) of the Zoning Scheme By-law, to comply with the PT2 parking ratio (minimum off-street parking requirements) for the office component of this development.

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

**CONDITIONS**

- 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.
- This approval shall be taken to cover the 33 parking bays as indicated on the site layout plan, 23-103-AR (1-00-098 Rev 6 and 1-BS-096 Rev 4) dated 7 October 2025, drawn by TKDS 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.
- Further to these 33 parking bays, the owner must, as contemplated by Section 43(1)(a) of the George Integrated Zoning Scheme By-law, 2025 provide at least 16 parking bays at an alternative location (excluding public roads or parking spaces),



to the satisfaction of the Directorate Civil Engineering Services prior to the approval of building plans. The Municipality may require a notarial tie.

4. The above approval will be considered as implemented on approval of building plans for the respective structures.

**Notes:**

- i. A building plan must be submitted for approval in accordance with the National Building Regulations.
- ii. Dimensions of parking bays must be indicated on building plans and comply with the Zoning Scheme.
- iii. All other development parameters as per the Zoning Scheme must be complied with.
- iv. Stormwater must be dispersed responsibly, and the stormwater management and erosion measures must be addressed on the building plans.
- v. The Parking Ratio for the development is calculated as follows:

- 297m <sup>2</sup> shops @ 1 bay/60 m <sup>2</sup> GLA (credit for historic rights)	= 4.95 bays
- 2 157m <sup>2</sup> offices @ 2 bays/100 m <sup>2</sup> GLA	= 43.14 bays
- <b>Minimum off-street parking requirement</b>	<b>= 48,09 bays or 49 bays</b>

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 24 DECEMBER 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 12535, George(departure\_building line relaxation\_approved)\delplan.docx

**MUNICIPALITEIT GEORGE MUNICIPALITY**

Approved in terms of Section 61 of the Municipalities Act, 1992, subject to the conditions contained in the cover letter.

03/12/2025

**Senior Manager of Town Planning**

**Senior Planner**

**DATE**

**SCHEDULE OF RIGHTS:**

PROPERTY:	1990 m <sup>2</sup>
ADDRESS:	113056227
ZONE:	GEORGE CENTRAL (U) (RES) (AO)
PERMITTED:	RESIDENTIAL
PROHIBITED:	COMMERCIAL, INDUSTRIAL, OFFICE, PUBLIC USE, etc.

**AREA SCHEDULE - GROSS BUILDING AREA (GBA)**

LEVEL	AREA (m <sup>2</sup> )
1st Floor	11305
2nd Floor	11305
Basement	11305
<b>GRAND TOTAL</b>	<b>33915</b>

**PARKING BAYS - REQUIRED**

LAND USE	PER BAY	TOTAL BAYS
OFFICES	257	257
<b>GRAND TOTAL</b>		<b>257</b>

**PARKING BAYS - PROVIDED**

LEVEL	NO. OF BAYS
1st Floor	257
<b>GRAND TOTAL</b>	<b>257</b>

**LOADING BAY SCHEDULE**

LEVEL	NO. OF BAYS
1st Floor	1
<b>GRAND TOTAL</b>	<b>1</b>

**ACCOMMODATION SCHEDULE**

LEVEL	NO. OF BAYS
1st Floor	1
<b>GRAND TOTAL</b>	<b>1</b>

**SANITARY CALCULATIONS**

LEVEL	NO. OF BAYS
1st Floor	1
<b>GRAND TOTAL</b>	<b>1</b>

**LOCALITY PLAN**

**LEGEND**

Existing Sewer / Foul Water	Symbol
Proposed Sewer / Foul Water	Symbol
Existing Stormwater	Symbol
Proposed Stormwater	Symbol
Existing Fire Hydrant	Symbol
Proposed Fire Hydrant	Symbol
Existing Fire Hydrant	Symbol
Proposed Fire Hydrant	Symbol



