

Collaborator No.: 3849505
Reference / Verwysing: Erf 18849, George
Date / Datum: 16 January 2026
Enquiries / Navrae: Primrose Nako

Email: planning@mdbplanning.co.za

Marlize De Bruyn
P O Box 2359
GEORGE
6530

APPLICATION FOR PERMANENT DEPARTURE: ERF 18849, 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) from Section 45(4)(b) in the George Integrated Zoning Scheme By-Law, 2023 to allow for two carriageway crossings, 8.464m apart on a street boundary with a total length of less than 30m **BE APPROVED** in terms of Section 60 of the said By-law for the following reasons:

REASONS

- (i). The proposed departures will not negatively impact the surrounding rural character of the area, streetscape or natural environment.
- (ii). The proposed departures will have no negative impact on sunlight, view or privacy in respect of any adjacent erf.
- (iii). The proposed departures will not have a negative impact on development, public facilities or traffic circulation in the surrounding area.
- (iv). Written consent was obtained from the Van der Stel Park HOA.

Subject to the following conditions imposed in terms of Section 66 of said By-law, 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 five (5) years of coming into operation.
- 2. This approval shall be taken to cover only the departure application (second access) as applied for and as indicated on the site layout plan, drawing number: 18849G_Site_rev2, dated September 2025 drawn by CE 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 the commencement of building works in accordance with the approval of building plans.

Note:

- 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 when submitting Building Plans for approval.
- 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: Planning and Development, P O Box 19, George, 6530 or Directorate: Planning and Development, 46 Market Street (Old York Hostel Building), George **on or before 06 FEBRUARY 2026**, 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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Site plan for ERF 18849. The plan shows a large grey building footprint. A north arrow is located in the upper left. The plan is bounded by a 20.89m line on the left and a 19.16m line on the bottom. Key features include:

- Existing Wall:** A wall along the bottom boundary.
- New 1.8m Palisade Fence:** A fence along the right boundary.
- New 2.1m Yard Wall:** A wall separating the building from the right boundary.
- Demolish Existing Walls:** A hatched area indicating walls to be demolished.
- 3m Building Line:** A dashed line indicating the building setback.
- 0m Building Line:** A dashed line indicating the building footprint.
- existing drainage:** A dashed line with arrows indicating the drainage path.
- 20.03m:** A dimension line indicating the width of the building footprint.
- 20.97m:** A dimension line indicating the width of the yard.
- 20.89m:** A dimension line indicating the width of the site.
- 19.16m:** A dimension line indicating the width of the site.
- ERF 18849:** The site identification number.

DATE: 16/01/2026
 SENIOR MANAGER: HEWIN PLANNING
 SENIOR ESTIMATOR: STATSBEPLANING

Plan no: 18849G_Site_rev2
 Drawn: CE
 Date: September 2025