

Collaborator No.: 3650418
Reference / Verwysing: Erf 20250, George
Date / Datum: 09 January 2026
Enquiries / Navrae: Primrose Nako

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Marlize De Bruyn Planning
P O Box 2359
GEORGE
6530

APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION): ERF 20250, GEORGE

Your application in the above regard refers.

The Acting Deputy Director: Development and Environmental Management (Authorised Official) has, under delegated authority, 4.17.3.13 of 24 April 2025 decided that the application for Permanent Departures in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023, for the relaxation of the following building lines applicable to Erf 20250, George:

- a) South-eastern street building line from 3m to 0m for the existing garage;
- b) South-eastern street building line from 3m to 0m for the existing water storage tank;
- c) South-western side building line from 1.5m to 0.5m for an existing pergola;
- d) North-western rear building line from 1.5m to 0m for the existing pergola;
- e) North-western rear building line from 1.5m to 0m for the existing covered patio and braai;

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

REASONS

- (i) The existing structures will not detract from the residential character of the area.
- (ii) The existing garage, pergola, covered patio and braai will not have a negative impact on the streetscape or neighbouring properties.
- (iii) The water tank may have a minor visual impact. It is indicated to a height of 2.25m and therefore, even if the wall is extended to the permissible height of 2.1m, it will still exceed the wall height and will not comply with Section 21 of the Zoning Scheme. A condition will be imposed to mitigate the minor impact.
- (iv) The proposal will not have a substantive negative impact on the rights and amenity of the affected neighbouring properties in terms of privacy, overshadowing and/or views.

Subject to the following conditions imposed of Section 66 of 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 approval.

2. This approval shall be taken to cover only the Departures as applied for and as indicated on the site plan, 20250G_site_TL dated October 2025, drawn by Arti Living Architectural Services (title block not indicated) 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 wall segment between the water tank and street must be extended to a height of 2.1m, similar to the tapered wall behind the water tank as illustrated on the southern elevation plan.
4. All walls within the building line need to comply with the 2.1m height restriction contained in the Zoning Scheme, unless otherwise approved in terms of a departure application. The plans are unclear in respect of all wall heights on the property.
5. The above approval will be considered implemented on the approval of the building plans for the as-built structures and the raising of the wall screening the water tank from the street.

Notes:

- *Development parameters of the Zoning Scheme to be indicated and complied with (which are not covered by this approval).*
- *Stormwater must be dispersed responsibly, and the stormwater management and retention must be addressed on the building plans.*
- *Building plan to be submitted in terms of the National Building Regulations and Building Standards Act.*
- *Building plans to comply with SANS 10400 and any other applicable legislation.*
- *Applicant to show all existing structures on site (including Pool) when submitting Building Plans for approval*
- *No construction may be commenced with until such time as a building plan has been approved.*
- *The property may only be used for the intended purpose once a Certificate of Occupation has been issued.*
- *Building Control’s comment in relation to Section 7(1)(b)(ii)(aa)(bbb) of the NBR to be addressed on building plan application submission.*

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 30 JANUARY 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

ACTING DEPUTY DIRECTOR: DEVELOPMENT AND ENVIRONMENTAL MANAGEMENT

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AS-BUILT COVERED PATIO.
SEE SECTION B-B FOR DETAIL.

AS-BUILT
OPEN BRAAI

SERVITUDES AS PER DIAGRAM
NO. 4944/2000 & 4948/2000.

ERF 20249

14 890 ERF BOUNDARY

AS-BUILT PERGOLA
SEE SECTION B-B
FOR DETAIL.

ERF 20249

18 000 ERF BOUNDARY

As-built 0.5m high boundary wall sloping up to 2.1m

1.5m Side Building Line

PERGOLA OVER

EXISTING DWELLING
ERF 20250

As-built 1.6m high
boundary wall stepped with slope

0.0m Side Building Line

18 000 ERF BOUNDARY

ERF 22356

3.0m Street Building Line

AS-BUILT
GARAGE

paving



water tank

powerbox

EXISTING SEWER LINE
ENCASED IN CONCRETE
WHERE UNDER DRIVEWAY.

14 890 ERF BOUNDARY

AS-BUILT GARAGE SEE
SECTION A-A FOR DETAIL.

TO MUN.
CON.

BOET STREET



ERF 22357

MUNISIPALITEIT 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.

09/01/2026

DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSBEPLANNING

Drawing no: 20250G_site_TL
Date: October 2025