

Collaborator No.: 2878978
Reference / Verwysing: Erf 277, Pacaltsdorp
Date / Datum: 27 February 2026
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MARLIZE DE BRUYN PLANNING
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**APPLICATION FOR EXTENSION OF APPROVAL AND AMENDMENT OF
CONDITIONS OF APPROVAL: ERF 277, PACALTSDORP**

Your application in the above regard refers.

The Deputy Director: Development and Environmental Management (Authorised Official) has, under delegated authority, 4.17.3.13 of 24 April 2025 decided that the following applications applicable to Erf 277, Pacaltsdorp:

1. Extension of validity period in terms of Section 15(2)(i) of the Land Use Planning By-law for the George Municipality, 2023 of the Rezoning and Departure approvals applicable to Erf 277, Pacaltsdorp granted on 27 September 2018 for a period of 5 years; and
2. Amendment of conditions of approval in terms of Section 15(2)(h) of the Land Use Planning By-law for the George Municipality, 2023 for the imposition of new conditions as imposed by the Engineering Departments;

BE REFUSED terms of Section 67 of said By-law for the following reasons:

REASONS FOR DECISION:

- a) During the evaluation of the application, significant environmental constraints were identified, most notably the presence of a wetland area on the subject property.
- b) It was established that the wetland serves as a habitat for birdlife and may potentially support aquatic species. Furthermore, it was observed that surface runoff from surrounding properties naturally drains onto the subject property, thereby reinforcing its ecological function.
- c) Section 42(2) of the Spatial Planning and Land Use Management Act (SPLUMA) requires that land development applications comply with applicable environmental legislation.

- d) The circumstances prevailing at the time of the original approval as well as legislative requirements applicable to the development of the property, are deemed to have materially changed, particularly with regard to environmental constraints affecting the property.
- e) The applicant was afforded ample opportunity to address the identified environmental concerns and to provide additional information or mitigation measures; however, no satisfactory response was received.
- f) The Department could therefore not support the application for extension of approval and associated amendment of conditions under the prevailing circumstances.

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.

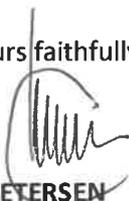
A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Planning and Development, P O Box 19, George, 6530 or Directorate: Planning and Development, 46 Market Street (Old York Hostel Building), George **on or before 20 MARCH 2026**, and simultaneously 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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