

Collaborator No.: 33337876
Reference / Verwysing: Erf 544, Uniondale
Date / Datum: 27 March 2026
Enquiries / Navrae: Primrose Nako

Email: gcoli401@gmail.com

Gert Olivier
32 Voortrekker Street
UNIONDALE
6460

APPLICATION FOR PERMANENT DEPARTURE: ERF 544, UNIONDALE

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 Departures in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for the following on Erf 544, Uniondale:

- a) Relaxation of the street boundary building line from 5m to 1.5m to accommodate the two existing wooden cottages.
- b) Relaxation of the street boundary building line from 5m to 0m to accommodate the existing storage container.

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

REASONS

- (i). The proposed storage container structure may not be permitted under the zoning of the property.
- (ii). It cannot be confirmed whether these structures are fit for occupation and thus, whether it can be deemed a dwelling unit or a shelter. A shelter may not be permitted under the zoning of the property.
- (iii). Notwithstanding this uncertainty, the position of the proposed structures does negatively impact on the character of the surrounding area, the streetscape and potentially the natural environment.
- (iv). The proposal is also non-complaint with the access requirements for the property impacting negatively on traffic safety. The access must be at least 10m from the intersection in terms of the provisions of the George Integrated Zoning Scheme By-law, 2023.
- (v). Lastly, there is sufficient space on the property to accommodate structures without encroaching the building lines or impacting negatively on the river on the northern side of the property.

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

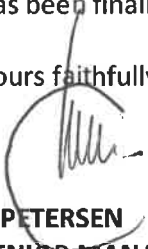
Market Street (Old York Hostel Building), George **on or before 17 APRIL 2026**, and simultaneously submit a copy of the appeal on any person who commented, made representations or objected to the application in the above regard. Please also note that the appeal must be e-mailed to the administrative 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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