

Collaborator No.: 3714946
Reference / Verwysing: Erf 8998, George
Date / Datum: 27 February 2026
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APPLICATION FOR PERMANENT DEPARTURES: ERF 8998, GEORGE

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 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 parking requirements applicable to 'Business Zone I' on Erf 8998, George:

- (a) from 4 parking bays per 100m² GLA to 3 parking bays per 100m² GLA;
- (b) from 1.5 parking bays per unit to 1.25 parking bays per unit in respect of the flat with 2 or less habitable rooms and from 2.0 parking bays per unit to 1.5 parking bays per unit in respect of the flat with 3 habitable rooms or more to accommodate the 2 existing flats on the erf;

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

REASONS

1. The land-use information provided in the application is materially incorrect, as the flats have been converted into office space, the proposed storage facility is functioning as a retail / customer seating area, and existing structures (GLA) are present but not indicated.
2. The actual parking demand is deemed to be higher than what is reflected in the application, resulting in an understated parking requirement. Uses also exist which do not equate to GLA, but in essence add significantly to the parking burden for the property.
3. Incorrect parking ratios were used to determine the parking requirement in this application, thereby resulting in a further shortfall in parking provision.
4. The parking bays indicated on the plan is not functional or sufficient to ensure effective traffic circulation.
5. Though there is a public transport service operating along York Street, its operations are inadequate to consider PT2 parking ratios on the subject property. Thus, only PT1 parking ratios can be applied.
6. The submitted site plan does not accurately represent the number, layout or availability of on-site parking bays.

7. The deviations and inaccuracies in this application are of such a severe nature that it cannot be rectified through a Section 52 amendment. A fresh application / new proposal must be submitted to, among others, also address the unauthorised increase in GLA on 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 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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