

Collaborator No.: 3254106
Reference / Verwysing: Portions 66 & 67 of the Farm Kraai Bosch No. 195, Division George
Date / Datum: 13 March 2026
Enquiries / Navrae: Primrose Nako

Email: philip@formaplan.co.za

FORMAPLAN
P O Box 9824
GEORGE
6530

**APPLICATION FOR TEMPORARY DEPARTURE: PORTION 66 AND 67 OF THE FARM KRAAIBOSCH
NO.195, DIVISION 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 Temporary Departure in terms of Section 15(2)(c) of the Land Use Planning By-law for George Municipality, 2023, to use Portions 66 & 67 of the Farm Kraai Bosch No. 195, Division George as a builder's yard;

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

REASONS

- a) Although a builder's yard itself may conflict with the spatial vision for the area and may have a negative impact on the surrounding area in the short-term, the use is only temporary in nature, site specific, and required to enable necessary road upgrades, which are to the benefit of the surrounding area and road users in the long-term.
- b) Mitigation measures are imposed to reduce the visual and dust impacts of the proposed temporary use. A rehabilitation plan will also serve to address longer-term negative impacts once the activity ceases.
- c) The activities will terminate after the completion of the roadworks, and the properties must revert to agriculture use.
- d) Building plans will only be approved on temporary basis to ensure the structures revert to structures which comply with the zoning and are appropriate.
- e) The proposal is in the wider public interest as required in terms of Section 42 of the Spatial Planning and Land Use Management Act, 2013.
- f) No objections were received from surrounding neighbours.

Subject to the following conditions imposed in terms of Section 66 of the said By-law, namely:

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

1. That in terms of the provisions of the Land Use Planning By-law for George Municipality, 2023, the above-mentioned approval shall lapse after a period of five (5) years calculated from the date the approval comes into operation.
2. The developer must submit a Site Development Plan (SDP) in accordance with Section 23 of the George Integrated Zoning Scheme By-Law, 2023 to the Directorate for consideration and approval within three (3) months from the date the approval comes into operation. The SDP must indicate / include:
 - (a) All building structures (i.e. temporary, permanent, to be demolished after lapsing of the approval, to be converted after lapsing of the approval, etc);
 - (b) Appropriate soft landscaping and landscaped-based screening to mitigate negative visual impact from the scenic route, and to screen activity from the N2, especially noting the goals as per the LSDF and MSDF;
 - (c) Dust control mitigating measures;
 - (d) Appropriate storm water and erosion control measures;
3. The applicant must appoint an Environmental Control Officer who will be required to develop an environmental management and rehabilitation plan/ programme for the builder's yard. The plan(s) must be submitted to the satisfaction of the Directorate's Environmental Management Section with the SDP.
4. All material relevant to the construction of the road / builder's yard use must be removed on conclusion of the temporary departure, unless otherwise agreed with, in writing, by the Municipality.
5. As the properties have been the subject of various unauthorised uses in the past, compliance with the agricultural land use rights must recommence on lapsing of the temporary departure approval.
6. A building plan that complies with the development parameters of "Agriculture" must be submitted to the Department Building Control, for temporary approval.
7. The building plans must indicate structures which will be demolished, and which will be retained after lapsing of the temporary departure.
8. All zoning scheme development parameters must be indicated on the building plan.
9. On lapsing of the temporary departure, the temporary structures that do not comply with the agricultural zoning rights of the property must be demolished / removed from site.
10. Building plans must be submitted for the temporary structures to be retained and converted to a use in compliance with the zoning of these properties as envisaged by Section 18(5) of the Land Use Planning By-law for George Municipality, 2023.
11. The letter holder must appoint an Environmental Control Officer to oversee the implementation of the Environmental Management Plan that was submitted. The appointed ECO must provide the Municipality with quarterly reports documenting the compliance to the EMP.
12. The monitoring of the implementation of the environmental management plan and rehabilitation plan for the properties must be performed by the applicant's appointed Environmental Control Officer. Proof of appointment must be submitted with the SDP.
13. The rehabilitation of the property must be completed within six (6) months of the lapsing date. A rehabilitation completion report must be submitted to the Directorate's Environmental Management Section who must confirm compliance with the rehabilitation plan.
14. The above approval will be considered as implemented on approval of the site development plan and temporary building plans.

Town Planning Notes:

- (i) A temporary departure approval may not be extended.*
- (ii) The title deed contains restrictive conditions in terms of Act No. 21 of 1940, of which the Provincial Department of Infrastructure (Roads) was originally the controlling authority. The Roads Authority's comments / approval must be submitted with the SDP.*
- (iii) Structures straddling the common boundary between Portions 66 and 67 of the Farm Kraai Bosch No. 195, George Division, must be demolished, subject to the required permits as may be required.*
- (iv) The owner must notify the Municipality when the builder's yard activities have ceased and when rehabilitation / restoration of the properties for agricultural use will commence.*
- (v) It is incumbent on the owners / developers to ensure compliance with the approvals, permissions and authorisations required and granted by the respective provincial and national authorities.*

- (vi) Provisions for the removal of solid waste should be addressed in conjunction with the Directorate Community Services.
- (vii) It is the owner's responsibility to exercise Duty of Care in accordance with the National Environmental Management Act (NEMA). The owner must ensure that any activity that may trigger the need for environmental authorisation is duly authorised by the competent authority.
- (viii) The rehabilitation of the property must be performed under the supervision of an Environmental Control Officer.
- (ix) Building plans must be submitted to and approved by the George Municipality before temporary land use activities may commence.
- (x) All structures must be indicated on building plans.
- (xi) Town planner to make a note on commenting of building plan the duration of validity to enable the building plan to be approved only for the specific validity period.
- (xii) Building plans must be submitted for approval in accordance with the National Building Regulations.
- (xiii) Building plans to comply with SANS 10400 and any other applicable legislation.
- (xiv) Additional building plan application fees, calculated in terms of the approved tariffs, will be applicable should structures already be commenced with or completed without the approval of the Local Authority.

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 03 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



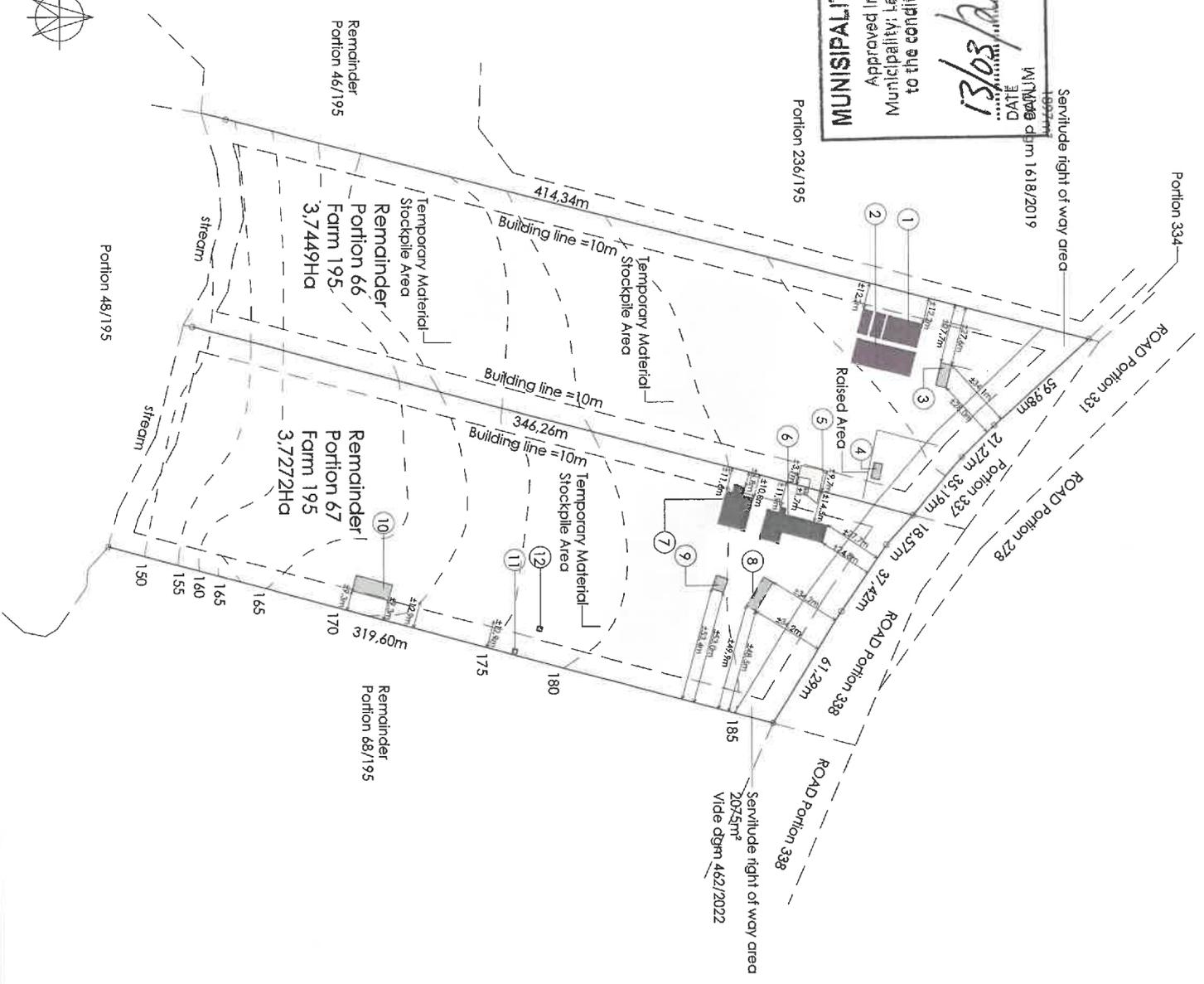
C PETERSEN
SENIOR MANAGER: TOWN PLANNING

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MUNICIPALITY OF GEORGE
 Approved in terms of Section of the George Municipality Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

13/03/2023
 DATE
 INJAN08 dpm 1618/2019
 SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STATISPLANNING

SITE DEVELOPMENT PLAN
 DURING ROAD CONSTRUCTION
 Scale 1 : 2000



Site Development Plan
 For RE 66/195 & 67/195
 Kraalbosch

Rooted Living Solutions



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 Architecture • Landscape • Design
 IN COLLABORATION WITH

PGL.ARCH

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