

**Collaborator No.:** 3773668  
**Reference / Verwysing:** Erf 20892, George  
**Date / Datum:** 08 May 2026  
**Enquiries / Navrae:** Primrose Nako

**Email:** [rossouw@rstpc.co.za](mailto:rossouw@rstpc.co.za)

RS Town Planning Consultants  
P O Box 116  
**MOSSEL BAY**  
6500

**APPLICATION FOR PERMANENT DEPARTURE: ERF 20892, GEORGE**

Your application in the above regard refers.

The Deputy Director: Development and Environmental Management (Authorised Official) has, under delegated authority, 4.17.1.17 of 24 April 2025 decided that the application for Permanent Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for the relaxation of the north-eastern side boundary building line from 3m to 1.55m to accommodate the existing garages on Erf 20892, George;

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

**REASONS**

- (i). The proposed departures will not negatively impact the surrounding character of the area, streetscape or natural environment.
- (ii). The location of the structures in their current position has no impact on natural resources.
- (iii). The proposed departure will have no negative impact on sunlight, views or privacy in respect of any adjacent property.
- (iv). The proposed departure will not have a negative impact on development, public facilities or traffic circulation in the surrounding area.
- (v). The proposed departure will not have a negative impact on surrounding property rights.

Subject to the following conditions imposed in terms 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 will 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 departure application as applied for and as indicated on Site Plan No. 2441/001/03 dated 25 August 2025, drawn by CSA Architects 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 height of the garage within the building line may not exceed 4.5m.
4. The proposed refuse room must be reconcilable with the architectural style of the existing buildings.

5. The mature vegetation on the property must be retained and reflected on all building plans.
6. Appropriate landscaping must be included as part of the building plan application and subsequently implemented. At least one x 200-litre indigenous tree must be provided for every two parking bays, evenly distributed on the property. Owner must also incorporate landscaping to enhance the streetscape.
7. The above approval will be considered as implemented on approval of as-built building plans and planting of the required trees.

**Town Planning Notes:**

- i) *Parking is calculated on 8 units – it is noted that there is an additional unit next to the garages – calculations to be revisited on building plans.*
- ii) *Parking dimensions and carriageway crossing width to be indicated on building plans and to comply with the Zoning Scheme.*
- iii) *All zoning scheme development parameters must be indicated on building plan submission and complied with. Any structure not applied for that requires an additional application approval must be applied for before building plans can be considered.*
- iv) *Building plan should indicate the correct erf extent (2019m<sup>2</sup>) with the accompanying recalculations of the development parameters.*
- v) *A building plan must be submitted for approval in accordance with the National Building Regulations.*
- vi) *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.*
- vii) *Stormwater must be dispersed responsibly, and the stormwater management and erosion control measures must be addressed on the building plans.*

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.

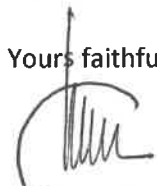
A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Planning and Development, P O Box 19, George, 6530 or Directorate: Planning and Development, 46 Market Street (Old York Hostel Building), George **on or before 29 MAY 2026**, and simultaneously 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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