

Collaborator No.: 3893797
Reference / Verwysing: Erf 4330, George
Date / Datum: 07 August 2026
Enquiries / Navrae: Primrose Nako

Email: planning@mdbplanning.co.za

MARLIZE DE BRUYN PLANNING
P O Box 2359
GEORGE
6530

APPLICATION FOR PERMANENT DEPARTURE: ERF 4330, GEORGE

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 Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for the relaxation of the northern rear boundary building line from 2m to 0.1m to accommodate the existing entertainment room on Remainder Erf 4330, 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 Plan No. 2025/53 dated 29 July 2025, drawn by R & R Designs 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. In accordance with Section 66(2)(z) of the Land Use Planning By-Law for George Municipality, 2023, a contravention levy of **R 3 269,74 (inclusive of VAT)** shall be payable to the Directorate: Planning and Development upon submission of as-built building plans.
4. The above approval will be considered as implemented on approval of as-built building plans.

Town Planning Notes:

- (i). 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.
- (ii). A building plan must be submitted for approval in accordance with the National Building Regulations.
- (iii). The new additions to match that of existing structures on site (brick and mortar).
- (iv). 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.
- (v). Stormwater must be dispersed responsibly, and the stormwater management and erosion control measures must be addressed on the building plans.
- (vi). The contravention levy was calculated as follows:
 - ~ Total extent of contravention area = 12.12m² (directly related)
 - ~ The per m² value of the property is R2 345.92/m²
 - ~ The contravention levy payable by the owner in accordance with the Municipality's tariff list is:
 - ~ Directly: 10% x R per m² (R2 345.92) x contravention area (12.2m²) = R2 843.25 Plus VAT (15%) = R3 269.73(inclusive of VAT)

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 28 August 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.

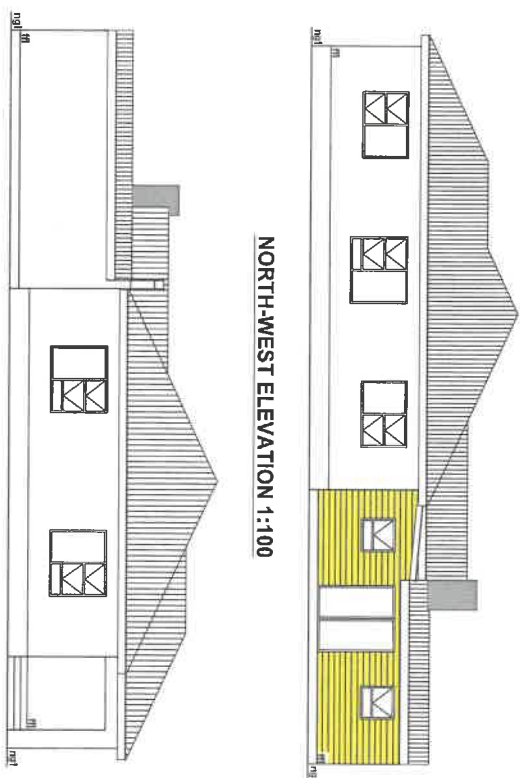
Yours faithfully



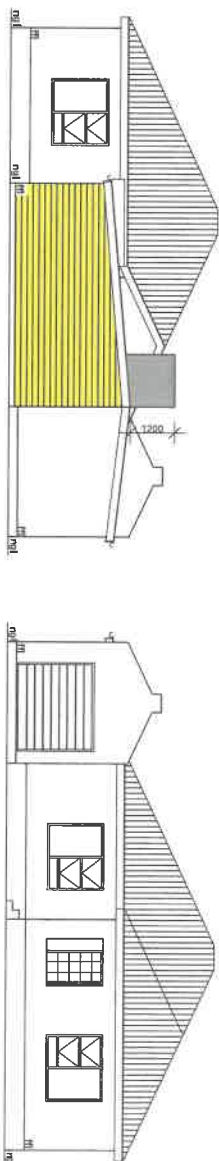
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SENIOR MANAGER: TOWN PLANNING

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SOUTH-EAST ELEVATION 1:100

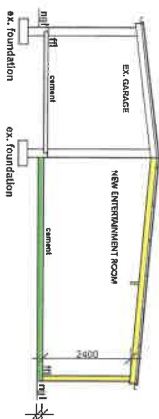


NORTH-WEST ELEVATION 1:100



SOUTH-WEST ELEVATION 1:100

SECTION A-A 1:100



CONCRETE ON ROOFSHEETS ON Y8.5-60 PURLINS ON 20 Y8.5-60
SYNTHETIC ON Y8.5-60 BEAMS @ 900 C/C MAX. ON 220 X 90 CARRIER
BEAM @ 1500 C/C MAX.

125mm PVC GUTTERS WITH 75mm DOWMPIPS,

SURFACE CLADDING ON 14 Y8.5-60 SLATS ON 75mm ISOTHELM
RHOBOARD ON 14 Y8.5-60 PLANKS @ 900 C/C MAX. WITH 75mm
RHOBOARD ON THE INSIDE.

200mm CONCRETE SLAB ON WELL REINFORCED FILLING.

ALL CHIMNEY INSTALLATIONS UNDER BUILDING
WORK MUST BE PROTECTED IN TERMS OF PART P
OF SANS 10400, 4.4.2.1

ALL CHIMNEYS TO COMPLY WITH SANS 10400
PART P.

RAINFALLER TO BE DISCHARGE ONTO STREET,
NO PART OF THE STRUCTURE MUST ENROACH
THE NEIGHBOURING PROPERTY.

AREA:
EX. HOUSE: 149.67 m²
NEW AREA HOUSE: 35.96 m²
TOTAL NEW AREA: 185.63 m²
NEW FOOTPRINT: 185.63 m²
ERF AREA: 503 m²
COVERAGE: 36.90 %

Approved in terms of Section 60 of the George Municipality Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

07/08/2026
DATE

SENIOR MANAGER: TOWN PLANNING
SENIOR BEST UNDER: STATE PLANNING

Client: **C & A VAN DER BANK.**

Date: 2025/07/29
Scale: 1:100
Plot No: 2026/53

R & R DESIGNS
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