

**Collaborator No.:** 3399294  
**Reference / Verwysing:** Erf 25091, George  
**Date / Datum:** 18 July 2025  
**Enquiries / Navrae:** Marisa Arries

**Email:** [neldek@mweb.co.za](mailto:neldek@mweb.co.za)

NEL & DE KOCK TOWN AND REGIONAL PLANNERS  
P O Box 2359  
**GEORGE**  
6530

**APPLICATION FOR TEMPORARY DEPARTURE AND PERMANENT DEPARTURE:  
ERF 25091, GEORGE**

Your application in the above regard refers.

The Senior Manager: Town Planning (Authorised Official) has, under delegated authority, 4.17.1.17 of 24 April 2025 decided that the following applications applicable to Erf 25091, George:

1. Temporary Departure in terms of Section 15(2)(c) of the Land Use Planning By-Law for George Municipality, 2023 for a Remediation Plant on Erf 25091, George to remediate contaminated land of Shell South Cape Motors situated on Erf 23011, George;
2. Permanent Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 to allow for the relaxation of the northeastern common boundary building line from 3.0m to 1.087m for the proposed remediation plant on Erf 25091, George;

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

**REASONS FOR DECISION**

- a. The proposal cannot be considered in conflict with the George Municipal Spatial Development Framework, 2023.
- b. The proposal for the temporary remediation structure is not in conflict with and will not undermine the future spatial planning proposals for the area as the intension is to allow for the
- c. execution of the remediation order as instructed by DFFE until the remediation is complete or up to 5 years whichever comes first.
- d. In the context of the area the proposed location is the most feasible solution to accommodate the required remediation structure considering safety, access, proximity to the polluted source and impact on neighbouring properties.
- e. The temporary change in use will not lead to additions or alterations which cannot be reconciled with the original use of the buildings – i.e. it can be reverted to carports on lapsing of the approval.
- f. The proposed building line relaxation will have no significant negative impact on the streetscape or the character of the area.
- g. The proposed building line relaxation will have no significant negative impact on surrounding neighbours' rights and amenity in terms of privacy, views, or sunlight.

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

**CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT**

1. That in terms of the Land Use Planning By-law for the George Municipality, 2023, the Temporary Departure approval shall lapse within a period of five (5) years from the date of approval or until the remediation is complete, whichever comes first.
2. This approval shall be taken to cover only the temporary departure and building line departure as applied for and indicated on the site and structure plan no. A -100 Rev 0 dated 05/09/2024, drawn by Vitruvius Consulting attached as "**Annexure A**" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision.
3. The above approval will be deemed implemented on the approval of the as-built building plans for the abovementioned structures.

**Notes**

- (i) *The owner must inform the Municipality once the Remediation action is complete.*
- (ii) *As-built building plans for the abovementioned structures must be submitted for approval in accordance with the National Building Regulations (NBR).*
- (iii) *Stormwater management needs to be addressed to the satisfaction of the Civil Engineering Department in 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: Human Settlements, Planning and Development, P O Box 19, George, 6530 or Directorate: Human Settlements, Planning and Development, 5th floor, Civic Centre, York Street, George **on or 08 AUGUST 2025** 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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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.

SENIOR MANAGER: TOWN PLANNING  
SENIOR BESTUORDER: STATSBEPLANNING



## STATUTORY DRAWINGS

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**VITAEVIVUS CONSULTING**  
Pty (Ltd)



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PO Box 2287,  
Sunninghill 2157  
Call 0844 777 100  
E Mail [info@hmv.co.uk](mailto:info@hmv.co.uk)

**REMIEDIATION COMPOUND FOR  
SOUTH CAPE MOTORS ON ERF  
25091, GEORGE**

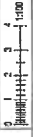
## CONCRETE SURFACE BED AND DETAILS

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**COUNCIL SUBMISSION**





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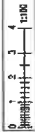
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Signature and date:

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**COUNCIL SUBMISSION**



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SENIOR MANAGER: TOWN PLANNING  
SENIOR BESTUURDER: STATSBEPLANNING



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Municipality: Land Use Planning By Law (2023) subject  
to the conditions contained in the covering letter.

DATE	SENIOR MANAGER: TOWN PLANNING
DATUM	SENIOR RESTURDER: STATSBEPLANNING

DATE / DATUM



Rev	Date	By	VS	ISSUED FOR APPROVAL	Revision Notes
0	05-09-2024				

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REMIATION COMPOUND FOR  
SOUTH CAPE MOTORS ON ERF  
25091, GEORGE

STEEL FRAME ELEVATIONS

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**COUNCIL SUBMISSION**

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