



Marisa Arries
Administrator, Planning Department
Planning and Development
E-mail: marries@george.gov.za
Tel: +27 (044) 801 9473

**Beplanning en Ontwikkeling
Planning and Development**

Collaborator No.: 3439134
Reference / Verwysing: Erf 7163, George
Date / Datum: 18 July 2025
Enquiries / Navrae: Marisa Arries

Email: vincent@a4arc.co.za

LONGHOUSE DESIGN STUDIO
PO BOX
GEORGE
6530

APPLICATION FOR PERMANENT DEPARTURE: ERF 7163, AKASIA STREET, GEORGE

Your application in the above regard refers.

The Senior Manager: Planning (Authorised Official) has, under delegated authority, 4.17.3.13 of 24 April 202 decided that the following applications for Permanent Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 applicable to Erf 7163, George:

1. relaxation of the eastern side boundary building line from 3.0m to 1.0m for a home office, study and lounge area;
2. relaxation of the southern street boundary building line from 5.0m to 4.72m for a home office/study;
3. relaxation of the western side boundary building line from 3.0m to 0.5m for a staff quarters/room;
4. relaxation of parameter (e)(i)(cc) under "Dwelling House" in the Zoning Scheme to increase the allowable combined length of the carport and staff room along the western boundary from 12m up to 23.5m;

BE APPROVED in terms of Section 60 of said Bylaw for the following reasons:

REASONS:

- a) The proposed departures will not have an adverse impact on the surrounding residential character or the streetscape.
- b) There will be no negative impact on surrounding neighbours' right or amenities in terms of views, privacy or overshadowing.
- c) The proposed additions are normal extensions to a dwelling house and can be accommodated within the property.
- d) No negative comments or objections were received.

Subject to the following conditions imposed of Section 66 of said Bylaw, namely:

CONDITIONS:

1. That in terms of the Land Use Planning By-law for the George Municipality 2023, the approval shall lapse if not implemented within a period of five (5) years from the date it comes into operation.
2. This approval shall be taken to cover only the Departure applications as applied for and indicated on the site layout plan, Plan no. A1-01 & A1-02 (2x plans) drawn by Longhouse Design Studio dated 28 October 2024 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. A contravention levy of R5 951.02 (VAT Included) is payable on the submission of building plans for the unauthorized structures erected over the building lines.
4. The above approval will be considered as implemented on the issuing of an occupation certificate in accordance with the approved building plan.

Note:

- *Building plans be submitted for approval in accordance with the National Building Regulations (NBR).*
- *A building plan for the signage must be submitted to the municipality in line with the Outdoor Advertising By-law for George Municipality as well as with Section (f) and (g) applicable to Home Occupation in terms of the George Integrated Zoning Scheme By-law.*
- *Stormwater must be dispersed responsibly, and the stormwater management and retention must be addressed on the building plans.*
- *The contravention levy was calculated as follows:*
 - *Encroachments = 20.22m² (conversion of garage area into home/office)*
 - *Encroachment = 18.75m² (staffroom and bathroom)*
 - *Total illegal encroachments: 38.97m²*
 - *Property value: R1,790,000.00/1 348m² = R1 327.90/m²*
 - *Contravention = 10% x R1 327.90/m² x 38.97m² = R5 174.80 (VAT Excluded)*
 - *VAT @ 15% = R776.22*
 - *Total: **R5 951.02***

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



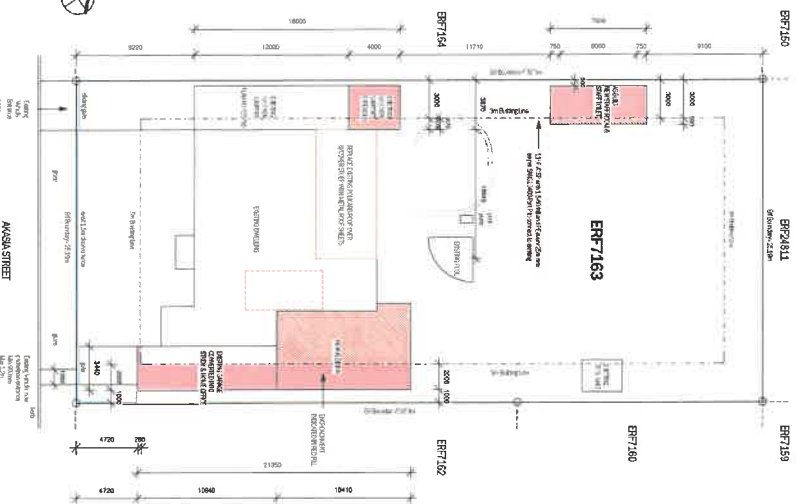
C. PETERSEN

SENIOR MANAGER: TOWN PLANNING

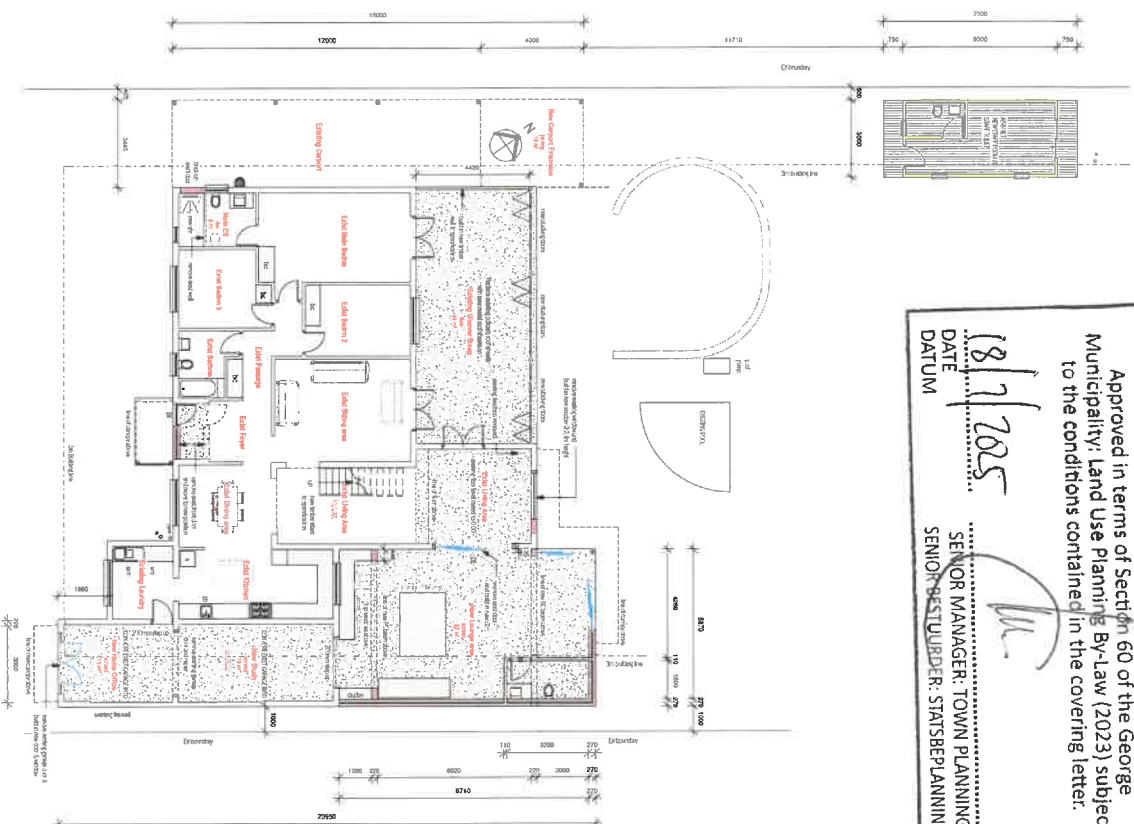
C:\Marisa\Decisions_New By-Law Pro formas_(applicant)\Erf 7163, George(departure_approval)\charl opperman.docx



AREA MAP



1 SITE PLAN
1 : 200



2 GROUND FLOOR PLAN
1 : 100

MUNICIPALITEIT GEORGE MUNICIPALITY
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.

18/7/2025
DATE
DATION

SENIOR MANAGER: TOWN PLANNING
SENIOR SUPERVISOR: STASBEPLANNING

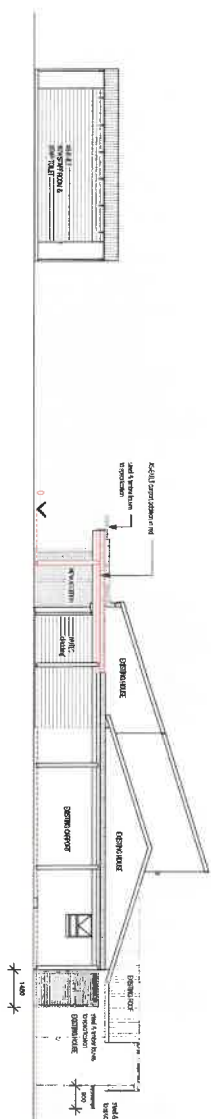
General Notes:

- 1. The site is located within the George Municipality: Land Use Planning By-Law (2023) and is subject to the conditions contained in the covering letter.
- 2. The site is located within the George Municipality: Land Use Planning By-Law (2023) and is subject to the conditions contained in the covering letter.
- 3. The site is located within the George Municipality: Land Use Planning By-Law (2023) and is subject to the conditions contained in the covering letter.
- 4. The site is located within the George Municipality: Land Use Planning By-Law (2023) and is subject to the conditions contained in the covering letter.
- 5. The site is located within the George Municipality: Land Use Planning By-Law (2023) and is subject to the conditions contained in the covering letter.
- 6. The site is located within the George Municipality: Land Use Planning By-Law (2023) and is subject to the conditions contained in the covering letter.
- 7. The site is located within the George Municipality: Land Use Planning By-Law (2023) and is subject to the conditions contained in the covering letter.
- 8. The site is located within the George Municipality: Land Use Planning By-Law (2023) and is subject to the conditions contained in the covering letter.
- 9. The site is located within the George Municipality: Land Use Planning By-Law (2023) and is subject to the conditions contained in the covering letter.
- 10. The site is located within the George Municipality: Land Use Planning By-Law (2023) and is subject to the conditions contained in the covering letter.

REVISION	DATE	BY	CHKD	DESCRIPTION
1	18/7/2025	SENIOR MANAGER: TOWN PLANNING	SENIOR SUPERVISOR: STASBEPLANNING	Final Design
2	18/7/2025	SENIOR MANAGER: TOWN PLANNING	SENIOR SUPERVISOR: STASBEPLANNING	Final Design
3	18/7/2025	SENIOR MANAGER: TOWN PLANNING	SENIOR SUPERVISOR: STASBEPLANNING	Final Design
4	18/7/2025	SENIOR MANAGER: TOWN PLANNING	SENIOR SUPERVISOR: STASBEPLANNING	Final Design
5	18/7/2025	SENIOR MANAGER: TOWN PLANNING	SENIOR SUPERVISOR: STASBEPLANNING	Final Design
6	18/7/2025	SENIOR MANAGER: TOWN PLANNING	SENIOR SUPERVISOR: STASBEPLANNING	Final Design
7	18/7/2025	SENIOR MANAGER: TOWN PLANNING	SENIOR SUPERVISOR: STASBEPLANNING	Final Design
8	18/7/2025	SENIOR MANAGER: TOWN PLANNING	SENIOR SUPERVISOR: STASBEPLANNING	Final Design
9	18/7/2025	SENIOR MANAGER: TOWN PLANNING	SENIOR SUPERVISOR: STASBEPLANNING	Final Design
10	18/7/2025	SENIOR MANAGER: TOWN PLANNING	SENIOR SUPERVISOR: STASBEPLANNING	Final Design

3 SOUTH ELEVATION
1:100

1:10C



1:100

[illegible]

1:100

1:100

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.

18/7/2025

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING

[illegible]