

**Collaborator No.:** 3216057  
**Reference / Verwysing:** Erven, 5950, 20781, 25871, 26209 and 28572, George  
**Date / Datum:** 18 July 2025  
**Enquiries / Navrae:** Primrose Nako

**Email:** [planning@delplan.co.za](mailto:planning@delplan.co.za)

Delplan Consulting  
PO BOX 9956  
**GEORGE**  
6530

**APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION): ERVEN 5950, 20781, 25871, 26209 and 28572, GEORGE**

Your application in the above regard refers.

The Acting 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 Departures, in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality 2023, for the relaxation of the following building lines:

- 1) North-eastern rear boundary building line for Erf 20781, George from 5m to 1.3m to accommodate existing carports.
- 2) Northern rear boundary building line for Erf 20781, George from 5m to 2.1m to accommodate existing carports.
- 3) North-eastern rear boundary building line for Erf 20781, George from 5m to 0m to accommodate existing carports.
- 4) North, north-eastern, eastern, southern, north-western, south-western and south-eastern side boundary building lines for Erf 25871, George from 3m to 0m to accommodate existing carports.
- 5) South-eastern side boundary building line for Erf 25871, George from 3m to 2.3m to accommodate existing carports.
- 6) South-eastern side boundary building lines for Erf 25871, George from 3m to 0m to accommodate existing carports.
- 7) North-eastern and southern side boundary building lines for Erf 26209, George from 3m to 0m to accommodate existing carports.
- 8) Northern and north-western side boundary building lines for Erf 5950, George from 3m to 0m to accommodate existing carports.
- 9) South-western, north-western and southern side boundary building lines for Erf 28572, George from 3m to 0m to accommodate existing carports.

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

### **REASONS:**

- (i). The proposed uses will not have an impact on surrounding property rights.
- (ii). The additions form part of a business development and do not encroach onto external cadastral boundaries.
- (iii). The position of existing engineering services infrastructure has been considered.
- (iv). There will be no adverse impact on the natural environment.
- (v). The proposal was not opposed and from this perspective it can be derived that it does not affect public interest.

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

### **CONDITIONS:**

1. That in terms of the provisions of the Land Use Planning By-law for George Municipality, 2023, the above-mentioned approval shall lapse if not implemented within a period of two (2) years from the date of when the approval comes into operation, or the below conditions have not been complied with.
2. This approval shall be taken to cover only the departure application as applied for and as indicated on Drawing No WD/001 (dated 14 August 2024) drawn by SDK 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 approval will be considered as implemented on approval of building plans.
4. In accordance with Section 66(2)(z) of the Land Use Planning By-Law for George Municipality 2023 a contravention levy of R20 334.30 (VAT included) shall be payable to the Directorate: Planning and Development on submission of building plans.

### **Notes:**

- *A building plan must be submitted for approval in accordance with the National Building Regulations.*
- *Building plans to comply with SANS 10400, and any other applicable legislation.*
- *Small-Scale Embedded Generation (SSEG) applications must be submitted for approval.*
- *The levy is calculated as follows:  $10\% \times R168/m^2 \times 1052.5m^2 = R17682$  (VAT Excluded) plus VAT (at 15%) = R2652.30. Total = R20 334.30 VAT included*
- *Any existing or future municipal services within the building line must remain accessible to the Municipality or its agents for maintenance and/or upgrade purposes.*
- *The orientations and directions referred to above differ from the applicant's motivation report but are believed to correspond with the proposed site plan.*
- *Any structures not included with this application require additional departure applications.*

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 before 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.

DATE .....

SENIOR MANAGER: TOWN PLANNING

SENIOR BESTUURDER: STADSBEPLANNING

SENIOR MANAGER: TOWN PLANNING  
SENIOR ESTUDER: STATSBEPLANNING



2217

SDX ARCHITECTS

complex design writing

project description

**PROPOSED NEW CARPORTS TO  
EXISTING GEORGE SURGICAL CENTRE  
ON REMAINDER ERF 20781**

drawing description	date/revision
<b>SITE PLAN: Carports with Solar Panels</b>	

**SITE DEVELOPMENT PLAN**  
scale 1:250

scale 1:250