

Collaborator No.: 3624191
Reference / Verwysing: Erf 4984, George
Date / Datum: 19 September 2025
Enquiries / Navrae: Primrose Nako

Email: louis.wessels@yahoo.com

Louis Wessels
120 Le Roux Street
REEBOK
6503

APPLICATION FOR PERMANENT DEPARTURES: ERF 4984, 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 western side boundary building line from 2m to 0m for the existing staff quarters applicable to Erf 4984, George:

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

REASONS

- (i). The proposed departure will not negatively impact the surrounding residential character of the area, streetscape or natural environment.
- (ii). The location of the structure in its 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.
- (vi). 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 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 shall lapse if not implemented within a period of two (2) years from the date of when the approval comes into operation.

2. This approval shall be taken to cover only the departure application as applied for and as indicated on the Site Plan No. 24001/M/4100 dated 2 October 2025 (2024), drawn by Emile Rall in association with Louis Wessels 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 **R3 507.10** (VAT included) shall be payable to the Directorate: Planning and Development on submission of building plans.
4. The above approval will be considered as implemented on approval of the building plan for the relevant as-built structure.

Notes:

- *It is noted that the date of the plan is a date in the future.*
- *An as-built building plan must be submitted for approval in accordance with the National Building Regulations.*
- *Stormwater must be dispersed responsibly, and the stormwater management and erosion control measures must be addressed on the building plans.*
- *Applicant to show all existing structures on the site when submitting building plans for approval.*
- *The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.*
- *All structures must comply with the development parameters and definitions as stipulated in the George Integrated Zoning Scheme By-law, 2023.*
- *The contravention levy was calculated as follows:*

Factor	Calculations
Floor area (directly related)	13.2m ² (size of the structure encroaching the building line).
Floor Area (Indirectly related)	n/a
Per m ² value of the Property	$\frac{\text{Total Municipal Value of property (R2 010 000)}}{\text{Total area of property (870m}^2\text{)}} = \text{R2310.34/m}^2$
Contravention levy: 10% (directly)	$10\% \times \text{R2 310.34} \times 13.2\text{m}^2 = \text{R3 049.65}$ Plus VAT (15%) = Total: R3 507.10

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 10 OCTOBER 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:\scan\Erf 4984, George(Permanent Departure Approval)Louis Wessels.docx

Application for building line relaxation of existing structures over side building line, for municipal record purposes
(NO NEW WORKS TO BE DONE)

Drawn:

@: emilemarx6@gmail.com



DOI: 10.1002/for

SACAP Registration number : PrArch

project

Site Plan

scale	drawn
as shown	E.R
date	checked
2025/10/02	L.W
drawing no.	revision
24001/M/4100	000



NEIGHBOR'S CONSENT

signature: _____

contact: (+27) 82 456 0802

signature:

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.

19/09/2025

-----DATE-----
 SENIOR PLANNING
 SENIOR MANAGER; TOWN PLANNING
 SENIOR SURVEYOR; STATE PLANNING