

Collaborator No.: 3662162
Reference / Verwysing: Erf 298, Le Grand
Date / Datum: 07 November 2025
Enquiries / Navrae: Primrose Nako

Email: philip@formaplan.co.za

Phillip Theron
PO Box 9824
GEORGE
6530

APPLICATION FOR PERMANENT DEPARTURE: ERF 298, LE GRAND

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 Bylaw for George Municipality, 2023 for the relaxation of the street boundary building line from 4.0m to between 2.0m and 2.468m to accommodate a garage on Erf 298, Le Grand;

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

REASONS:

1. The departures will not have an adverse impact on the character of the area or the streetscape.
2. The proposed development will not have a negative impact on the amenities of the affected neighbouring properties in terms of privacy, overshadowing and/or views.
3. Written consent was obtained from the owners of the affected neighbouring properties and the Le Grand HOA.
4. A garage is part of the dwelling house and can be accommodated within the boundaries of the property.

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

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

1. That in terms of Section 18(2) of the Land Use Planning By-law for the George Municipality 2023, the approval shall lapse if not implemented within a period of two (2) years from the date thereof.
2. This approval shall be taken to cover only the departure application as applied for and as indicated on the site layout plan sheet 3 of 3 (revision 27), drawn by Beatrice Eybers Architecture dated 24 March 2025 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 R7142,94 (VAT included) is payable on the submission of building plans for the unauthorized structures erected over the building line.
4. The above approval will be considered implemented on commencement of building works in accordance with the approved building plan.

Notes:

- a) Building plan to be submitted in terms of section 4 of the National Building Regulations and Building Standards Act, 103 of 1977, for the development.
- b) Building plans to comply with SANS 10400 and any other applicable legislation.
- c) No construction may be commenced with until such time as a building plan has been approved.
- d) The property may only be use for the intended purpose once a Certificate of Occupation has been issued.
- e) Additional building plan application fees, calculated in terms of the approved tariffs, will be applicable should structures already be commenced with or completed without the approval of the Local Authority.
- f) Stormwater must be dispersed responsibly, and the stormwater management and retention must be addressed on the building plans.
- g) The contravention levy was calculated as follows:

Factor	Calculation
Floor Area Directly Related	12.89m ²
m ² Value of the property	$\frac{\text{Total Municipal Value of the Property}}{\text{Total Area of the Property}} = \frac{R3\,720\,000,00}{772\text{sqm}} = R\,4\,818,65 / \text{m}^2$
Contravention Levy 10% (Directly)	$10\% \times 4\,818,65 / \text{m}^2 \times 12.89\text{m}^2 = R\,6\,211,25 \text{ (Excluding VAT)}$ Plus VAT (15%) = R931,69
Total	R7142,94 (VAT included)

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 November 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 298 George (Permanent Departure Approval)\Philip Theron.docx

Reyhano

ERF 299

NEW 1800mm HIGH BOUNDARY WALL
SMOOTH PLASTERED & PAINTED TO
MATCH DWELLING ON BOTH SIDES.

Approved in terms of Section 5 of the Gender Mainstreaming and Policy Planning Law (2023) subject to the conditions contained in the covering letter.

07/11/2025
DATE
TIME
SENIOR MANAGER TOWN PLANNING
SENIOR DEVELOPER TOWN PLANNING



Victor Castles

Ben

OSSEC

**Professional Structural
Technologist**

Essex Reg No 2004/00231

083 707 8070

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beatrice eybers

082 338 2104 • ibeatr@mweb.co.za

saccap registration

ST0702

signature  date 30 January 2024

Signature: _____

PROPOSED NEW DWELLING
BUILDING LINE RELAXATION

MR. J. C. DE WET

ERF 298

GREEN ROAD
LE GRAND ESTATE

WESTERN CAPE

signature

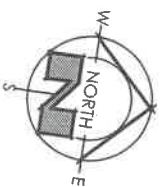
30 January 2024

owners details

Cell no 084 207 6506

drawings on sheet

SITE PLAN

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SITE PLAN

SCALE 1:200

NEW 1800mm HIGH BOUNDARY WALL
SMOOTH PLASTERED & PAINTED TO MATCH DWELLING ON BOTH SIDES

