

**Collaborator No.:** 3697809  
**Reference / Verwysing:** Erf 5029, George  
**Date / Datum:** 30 January 2026  
**Enquiries / Navrae:** Primrose Nako

**Email:** [info@a4arc.co.za](mailto:info@a4arc.co.za)

VINCENT MOOS  
62 Cathedral Street  
GEORGE  
6530

#### **APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION): ERF 5029, 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 Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law of George Municipality, 2023 for the relaxation of the street boundary building line from 4.0m to 0.0m to accommodate a shade car port on Erf 5209, George **BE APPROVED** in terms of Section 60 of said Bylaw for the following reasons:

#### **REASONS:**

- A. The proposed departure will not have an adverse impact on the surrounding residential character or the streetscape.
- B. There will be no negative impact on surrounding neighbours' rights or amenity in terms of views, privacy or overshadowing.
- C. The proposed addition forms part of residential development 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 two (2) years from the date it comes into operation.
2. This approval shall be taken to cover only the Departures as applied for and generally as indicated on the site layout plan, Plan no.001, drawn by A4 Architecture dated 23 May 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. In accordance with Section 66(2)(z) of the Land Use Planning By-Law for George Municipality, 2023, a contravention levy of R7 646.78 (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 the issuing of the occupation certificate in accordance with the approved building plans.

**Note:**

- The Directorate: Planning and Development wish to bring to the owner's attention that the two existing accesses to the site have been in existence since prior to 2003 (prior to the 2017 zoning scheme) and is deemed a non-conforming land use. Thus, the owner may retain and utilise this 2<sup>nd</sup> access for the shade-net carport (and not close the access) should he/she wish to do so – provided that the width and/or position of this 2<sup>nd</sup> access (carriageway crossing) may not be altered in any way.
- As-built building plans must be submitted for approval in accordance with the National Building Regulations.
- Stormwater must be dispersed responsibly, and the stormwater management and erosion measures must be addressed on the building plans.
- Applicant to show all existing structures on site when submitting Building Plans for approval.
- The applicant is required to indicate on the submitted plan that the second access will be closed off and to implement the physical closure of that access.
- The contravention levy was calculated as follows:
  - Encroachments: 23.4m<sup>2</sup> for the existing carport
  - Property value: R1 830 000.00/644m<sup>2</sup> = R2841.61/m<sup>2</sup>
  - Contravention = 10% x R2841.61/m<sup>2</sup> x 23.4m<sup>2</sup> = R6649.37 plus VAT@15% = R997.41
  - Total: **R7646.78**

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.

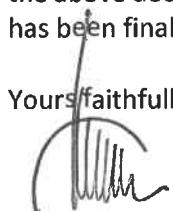
A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Planning and Development, P O Box 19, George, 6530 or Directorate: Planning and Development, 46 Market Street (Old York Hostel Building), George on or before 20 FEBRUARY 2026, and simultaneously 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 5029, George (Permanent Departure Approval)\\Moos.docx

