

Collaborator No.: 3847750
Reference / Verwysing: Erf 16620, George
Date / Datum: 27 February 2026
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JAN VROLIJK TOWN PLANNER
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APPLICATION FOR PERMANENT DEPARTURES: ERF 16620, GEORGE

Your application in the above regard refers.

The Deputy Director: Development and Environmental Management (Authorised Official) has, under delegated authority, 4.17.3.13 of 24 April 2025 decided that the following applications in terms of the Land Use Planning By-law for George Municipality, 2023 applicable to Erf 16620, George:

- A. Application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the King George Drive street boundary building line on Erf 16620 George from 4.0 metres to 0.62m to allow for the legalisation of an existing triple shade-net carport;
- B. Application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure from development parameter (g)(i) for a “dwelling house” to increase the allowed amount of garaging on Erf 16620, George from four to six vehicles;

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

REASONS:

- (i) The proposed departures will not have an adverse impact on the surrounding residential character, the natural environment or the streetscape.
- (ii) There will be no negative impact on surrounding neighbours’ rights or amenity in terms of views, privacy or overshadowing.
- (iii) The proposed addition forms part of residential development and can be accommodated within the property boundaries.
- (iv) No negative comments or objections were received from the adjacent property owners.

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

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

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 approval.
2. This approval shall be taken to cover only the departure as applied for and as indicated on the site layout plan, Plan No. 2024/68 dated 2 October 2024, drawn by R. Smit 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 **R27 645,91 (including VAT)** 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:

- (i) *An as-built building plan must be submitted for approval in accordance with the National Building Regulations.*
- (ii) *Stormwater must be dispersed responsibly, and the stormwater management and erosion control measures must be addressed on the building plans.*
- (iii) *Applicant to show all existing structures on the site when submitting building plans for approval.*
- (iv) *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.*
- (v) *All structures must comply with the development parameters and definitions as stipulated in the George Integrated Zoning Scheme By-law, 2023.*
- (vi) *The contravention levy was calculated as follows:*
 - *Encroachment area: 34.72m²*
 - *Per m² value of property: Municipal value / property extent = R6 190 000 / 894m² = R6 923,94 /m²*
 - *10% x R6 923,94 x 34.72m² = R24 039,92(excluding VAT)*
 - *VAT @ 15% = R3 605,99*
 - *Total = R27 645,91 (including VAT)*

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 MARCH 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

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