

Collaborator No.: 3786245
Reference / Verwysing: Erf 8087, George
Date / Datum: 6 March 2026
Enquiries / Navrae: Andrea Griessel

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NEL & DE KOCK TOWN AND REGIONAL PLANNERS
P O Box 1186
GEORGE
6530

APPLICATION FOR DEPARTURE: ERF 8087, 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 for George Municipality, 2023 for the relaxation of following building lines applicable to Erf 8087, George:

1. Eastern street boundary building line from 4.0m to 0.0m to accommodate a new carport and garage;
2. Northern side boundary building line from 2.0m to between 1.9m and 1.6m to accommodate an existing chimney and a section of the garage;
3. Southern side boundary building line from 2.0 from 0.0m to accommodate additions and alterations to the existing dwelling house;

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

REASONS

- (i) The proposed departures will not negatively impact the surrounding character of the area, streetscape or natural environment.
- (ii) The proposed departures will have no negative impact on adjacent property owners in terms of view, privacy and access to sunlight.
- (iii) No negative comments or objections were received.

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 the George Municipality 2023, the approval shall lapse if not implemented within a period of two (2) years from the date the approval comes into operation.
2. This approval shall be taken to cover only the departures applied for and as indicated on the site layout plan, drawing number: CL 1325/2 and CL 1325/4 dated 11th February 2026 drawn by New Architectural

Design 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 section of the carport facing the street must be built up and plastered to match and represent the appearance of the boundary wall, as indicated on the site layout plans. The latter to also reflect on the 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 R3 115,22 (VAT included) shall be payable to the Directorate: Planning and Development on submission of building plans.
5. The above approval will be considered as implemented on approval of building plans for the respective structures.

Notes:

- A 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 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 to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
- In terms of the Municipal Tariff Book for 2025/2026 contravention levies, for properties up to 2500m² in extent, are calculated as follows:
 - Encroachment= 18.49m²
 - Property value: R1 090 000 = R1 465,05/m²
 - Contravention = 10% x R 1 465,05/m² x R18.49m² = R2 708,89 VAT Excluded
 - Plus, VAT (15%) = R406,33
 - Total: R3 115,22 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 27 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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