

Collaborator No.: 3701065
Reference / Verwysing: Erf 13333, George
Date / Datum: 24 April 2026
Enquiries / Navrae: Andrea Griessel

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HENK VAN DER WALT
8 Kraaibosch Boulevard
Kraaibosch Country Estate
GEORGE
6529

APPLICATION FOR PERMANENT DEPARTURE: ERF 13333, 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 of George Municipality, 2023 for the relaxation of the northern side boundary building line from 3m to 0m and the western street boundary building line from 5m to 0.93m to accommodate a carport on Erf 13333, George;

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

REASONS

- (i) The proposed departures will have no significant adverse impact the surrounding residential character of the area, streetscape or traffic movement.
- (ii) There will be no significant negative impact on surrounding neighbours' rights or amenity in terms of views, privacy or overshadowing.
- (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 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. Erf 13333 – R1 1000, drawn by Evergreen Designs dated 22 July 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 R6 724.16 (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 approval of building plans.

Note:

- *This application was assessed based on the development proposal submitted. The latest Google Earth images do however indicate that the existing carport on the property is about 8m and not 7m in width and on (and not 0.93m from) the street boundary. Thus, the owner will be required to demolish or remove any parts of the existing carport structure that deviates from the approved site layout plan prior to an occupation certificate being issued.*
- *Building plans for the structure as approved above must be submitted for approval in accordance with the National Building Regulations.*
- *Applicant to show all existing structures on site and dimensions when submitting Building Plans for approval.*
- *The southern boundary of the property abuts a public street. Thus, a 5m building line and not a 3m building line must be indicated on the building plan submitted.*
- *Stormwater must be dispersed responsibly, and the stormwater management and erosion measures must be addressed on the building plans.*
- *The owner must take note of the existing sewer main located within the property. With regard to the water and Sanitation By-law Clause 87, no structure may be erected over a municipal service, such as a sewer main. The municipal service must remain accessible at all times, and access must be provided to the municipality or its appointed agent (note from Civil Engineering Services).*
- *The contravention levy was calculated as follows:*
 - *Encroachments: 26.7m² for the existing carport*
 - *Property value: R2 260 000.00/1 032m²= R2 189.92/m²*
 - *Contravention = 10% x R2 189.92/m² x 26.7m² = R5 847.09 plus VAT@15% = R877.07*
 - *Total: **R6 724.16 (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 15 MAY 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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