

**Collaborator No.:** 3916794  
**Reference / Verwysing:** Erf 25825, George  
**Date / Datum:** 17 April 2026  
**Enquiries / Navrae:** Andrea Griessel

**Email:** [bianca@ardstudio.co.za](mailto:bianca@ardstudio.co.za)

ANDRIES B WOLMARANS  
5 Lofty Nel Street  
Voorbaai  
**MOSSEL BAY**  
6501

**APPLICATION FOR PERMANENT DEPARTURE: ERF 25825, 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 Departure application submitted in terms of Section 15(2)(b) of the Land Use Planning By-Law of George Municipality, 2023 for the relaxation of the southern site external boundary building line from 1.5m to 0.379m in order to allow for protective roof cover for storage purposes;

**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 2 years (2) years from the date it comes into operation.
2. This approval shall be taken to cover only the departure application as applied for and as indicated on the site layout plan (Plan no. LA 100), drawn by ARD Architecture dated 27 August and 23 September 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 R1 932.00 (VAT Included) is payable on the submission of building plans for the unauthorized structures erected over the building lines.
4. The above approval will be considered as implemented on the approval of the building plans.

Town planning Notes:

- A building plan be submitted for approval in accordance with the National Building Regulations (NBR).
- Stormwater must be dispersed responsibly, and the stormwater management and erosion measures must be addressed on the building plans.
- Additions to the unit may require an amendment of the Section Title Scheme. Owner and Body Corporate to take the necessary steps in this regard, as may be required.
- The contravention levy was calculated as follows:
- As the property forms part of a sectional title scheme, the calculation of the contravention levy is complex, as the area of encroachment constitutes common property. For the purposes of this report, the minimum levy amount of R1 680.00 has been applied.
  - Total minimum fee: R1680 + VAT as per the Municipal tariffs 2025/2026
  - Grand Total: **R1932.00 (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 8 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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