

**Collaborator No.:** 3850158  
**Reference / Verwysing:** Erf 1021, George  
**Date / Datum:** 29 May 2026  
**Enquiries / Navrae:** Primrose Nako

**Email:** [keithart18@gmail.com](mailto:keithart18@gmail.com)

Keith Hartzenberg  
2 Porter Street  
Denneoord  
**GEORGE**  
6529

**APPLICATION FOR PERMANENT DEPARTURE: ERF 1021, 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 the application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for the relaxation of the western boundary building line from 3.0m to 0.0m to accommodate a second dwelling and carport on Erf 1021, George;

**BE APPROVED** in terms of Section 60 of said Bylaw for the following reasons:

**REASONS:**

- A. The development will not have an adverse impact on the natural environment, residential character or surrounding built regime as both the second dwelling and carport are exiting and forms part of the character of the area.
- B. There will be no negative impact on surrounding neighbours' rights or amenity in terms of views, privacy or overshadowing.
- C. The structures are existing and are already accommodated within the boundaries of 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 as indicated on the Site Layout Plan, plan no 2025/ADT/07, drawn by K-M-H Architectural Drafting Services dated 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. A contravention levy of **R3 289.99 VAT Included** shall be payable on submission of building plans for the illegal second dwelling that encroaches over the building line.
4. The above approval will be considered as implemented on the approval of building plans.

Note:

- (a) The swimming pool pump must be relocated at least 1 m from the western boundary or otherwise adjusted to comply with the applicable building line requirements in terms of the Zoning Scheme. The amended position of the pump must also be reflected on the building plans.
- (b) The property owner shall remove (as confirmed by the applicant in writing) the portion of the boundary fence/wall encroaching onto Porter Street as indicated on the Land Surveyor Certificate drawn by GS Savage & Associated, Ref 1021 Geor.mal, attached hereto as 'Annexure B' for record purposes, prior to the approval of the building plans.
- (c) A building plan must be submitted for approval in accordance with the National Building Regulations.
- (d) Stormwater must be dispersed responsibly, and the stormwater management and erosion measures must be addressed on the building plans.
- (e) Applicant to show all existing structures on site (including pool and pool pump) when submitting Building Plans for approval.
- (f) The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
- (g) The owner to take note of the sewer line that traverses the property. The latter to be indicated on building plans and to be protected at all times.
- (h) 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.
- (i) The contravention levy was calculated as follows:
  - Encroachments = 25.77m<sup>2</sup> for a portion of the second dwelling that encroaches.
  - Property value: R1 280 000/1153m<sup>2</sup> = R1110.15/m<sup>2</sup>
  - Contravention = 10% x R1110.15/m<sup>2</sup>x 25.77m<sup>2</sup>=R2 860,86 (VAT Excluded)
  - VAT @ 15% = R429,23
  - **Total: R3 289,99 (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 19 JUNE 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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