

**Beplanning en Ontwikkeling
Planning and Development**

Collaborator No.: 3791297
Reference / Verwysing: Erf 5625, George
Date / Datum: 14 August 2026
Enquiries / Navrae: Andrea Griessel

Email: rossouw@rstpc.co.za

R S TOWN PLANNING CONSULTANTS
P O Box 116
MOSSEL BAY
6500

APPLICATION FOR PERMANENT DEPARTURE: ERF 5625, 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 following applicable to Erf 5625, George:

1. To allow for a second carriageway crossing on Erf 5625, George;
2. To increase the height of a portion of the street boundary wall of Erf 5625, George from 2.1m to 2.4m as per plan No. 2409 dated 3 September 2024;
3. The relaxation of the following building lines applicable to Erf 5625, George:
 - a) eastern side boundary building line from 3m to a distance that vary between 0.7m to 1.9m to accommodate the existing flat;
 - b) eastern side boundary building line from 3m to 0.0m to accommodate the existing carport;
 - c) southern street boundary building line from 5m to 0m to accommodate the existing carport and small portion of the flat;

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 or 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.
- (iv) 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 in operation.
2. This approval shall be taken to cover only the departures as applied for and generally as indicated on the site layout plan, Project No. P2409 (*3x plans*), drawn by Drahtek dated 3 September 2024 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 **R12 224.11** (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 approved building plans.

Note:

- *As-built building plans must be submitted for approval in accordance with the National Building Regulations.*
- *The owner shall be liable for the payment of any applicable municipal development charges in respect of the second dwelling unit upon the submission of as-built building plans*
- *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 contravention levy was calculated as follows:*
 - *Encroachments: 56.5m^2 for the existing structures over the building lines*
 - *Property value: $\text{R}2\,220\,000.00 / 1\,180\text{m}^2 = \text{R}1\,881.36/\text{m}^2$*
 - *Contravention = $10\% \times \text{R}1\,881.36/\text{m}^2 \times 56.5\text{m}^2 = \text{R}10\,629.66$ plus VAT@15% = $\text{R}1\,594.45$*
 - *Total: **R12 224.11 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 4 SEPTEMBER 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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ANNEXURE A

MUNICIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

14/08/2028

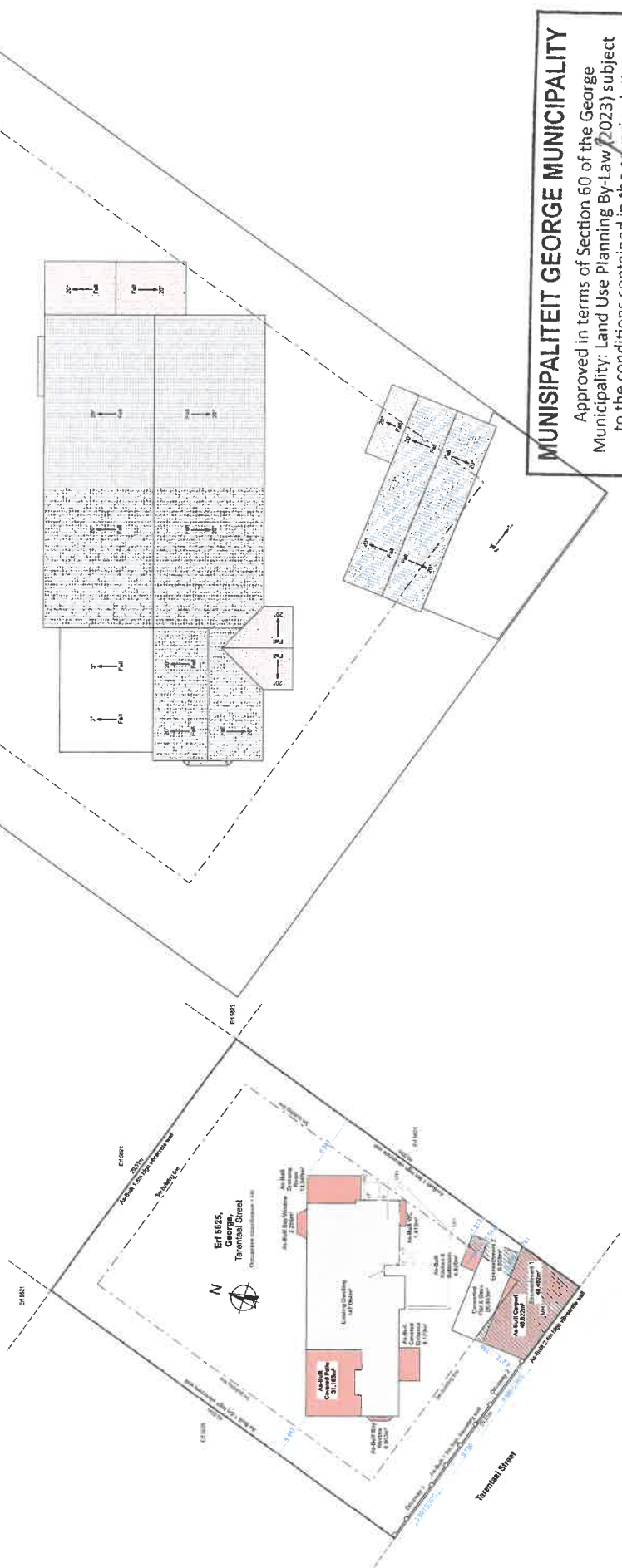
DATE: 14/08/2028
DATUM: 14/08/2028

SENIOR MANAGER: TOWN PLANNING
SENIOR BEPLANNING

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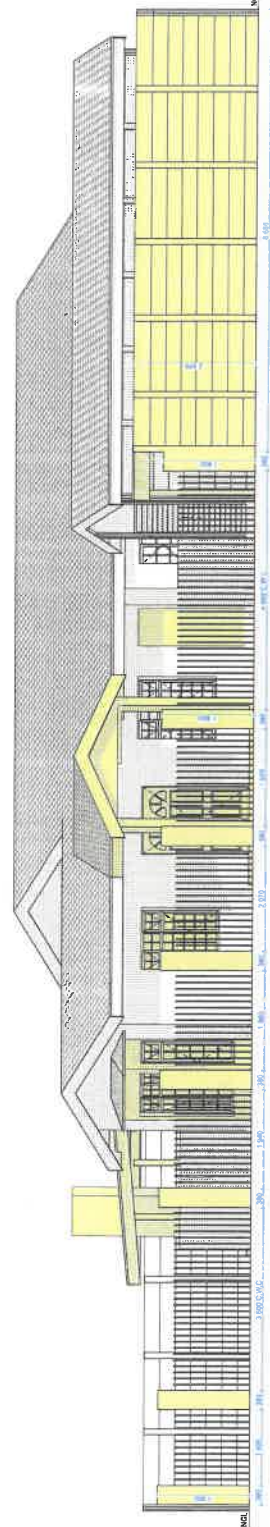
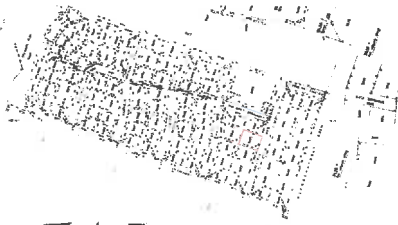
14/08/2028
DATE: SENIOR MANAGER: TOWN PLANNING
DATUM: SENIOR BETUURDER: STATSBEPANNING

1. Name of the person or organization: DRAPER 2. Address: 1000 15th St NW, Suite 1000, Washington, DC 20004 3. City: Washington State: DC Zip: 20004 4. Phone: (202) 462-1000 5. Fax: (202) 462-1000 6. E-mail: draper@draper.com 7. Website: www.draper.com 8. Description of the project: Design and construction of a new office building for the U.S. Department of Justice. 9. Date of completion: 2000 10. Name of the person or organization: U.S. Department of Justice 11. Address: 1000 15th St NW, Suite 1000, Washington, DC 20004 12. City: Washington State: DC Zip: 20004 13. Phone: (202) 462-1000 14. Fax: (202) 462-1000 15. E-mail: draper@draper.com 16. Website: www.draper.com 17. Description of the project: Design and construction of a new office building for the U.S. Department of Justice. 18. Date of completion: 2000 19. Name of the person or organization: U.S. Department of Justice 20. Address: 1000 15th St NW, Suite 1000, Washington, DC 20004 21. City: Washington State: DC Zip: 20004 22. 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