

**Collaborator No.:** 3095446  
**Reference / Verwysing:** Erf 4755, George  
**Date / Datum:** 14 June 2024  
**Enquiries / Navrae:** Marisa Arries

**Email:** [planning@mdbplanning.co.za](mailto:planning@mdbplanning.co.za)

MARLIZE DE BRUYN PLANNING  
PO BOX 2359  
GEORGE  
6530

**APPLICATION FOR DEPARTURE (BUILDING LINE RELAXATION): ERF 4755, NORTIER STREET,  
GEORGE**

Your application in the above refers.

The Senior Manager: Town Planning (Authorised Official) has, under delegated authority, 4.16.1.18 of 30 June 2023 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 the northern street (Nortier Street) boundary building line on Erf 4755, George from 5.0m to 1.982m to accommodate a permanent ATM structure;

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

**REASONS:**

- (i) The proposed departures will not have an adverse impact on the character of the area, traffic or pedestrian movement or the streetscape.
- (ii) There will be no negative impacts on surrounding neighbours' rights or amenity in terms of views, privacy or overshadowing.
- (iii) The proposed additions form part of filling station development and can be accommodated within the property.
- (iv) 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 Section 18(2) of the Land Use Planning By-law for the George Municipality 2023, the approval shall lapse if not implemented within a period of five (5) years from the date it comes into operation.

2. This approval shall be taken to cover only the Departure as applied for and as indicated on the site layout plan, Plan no. P1149-100 and P1149-707 drawn by Thembela Architects dated Feb 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. The above approval will be considered as implemented on the commencement of building works in accordance with the approved building plans.

*Note:*

- *A building plan be submitted for approval in accordance with the National Building Regulations (NBR).*

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: Human Settlements, Planning and Development, P O Box 19, George, 6530 or Directorate: Human Settlements, Planning and Development, 5th floor, Civic Centre, York Street, George **on or before 05 JULY 2024** 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**

C:\Marisa\Decisions\_New By-Law Pro formas\_(applicant)\Decisions\Erf 4755, George (departure\_building line relaxation\_approval) mdebruy.n.docx





**THEMBELA**  
MUNICIPALITY



Member of the Union of Municipalities  
of the Free State Province  
1996

Approved in terms of Section 10 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

ENGEN  
George 1-Plus

CLIENT  
New ATM Subst cc-Shop Wilgen  
Seymour

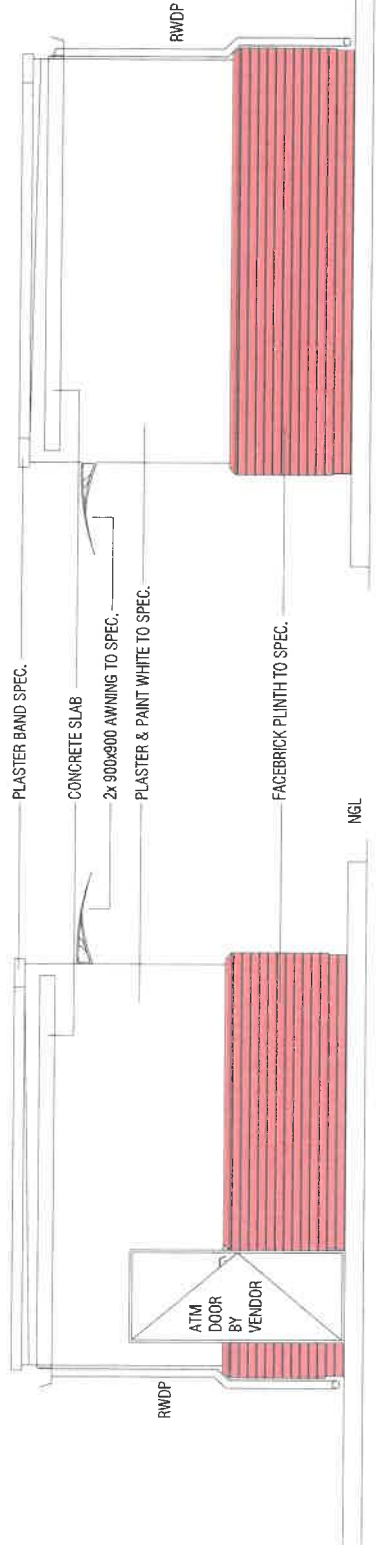
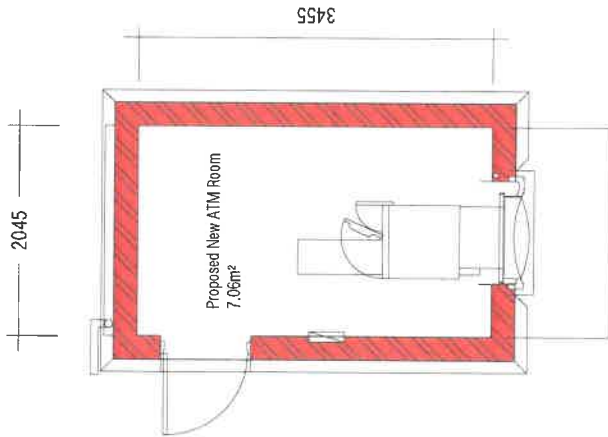
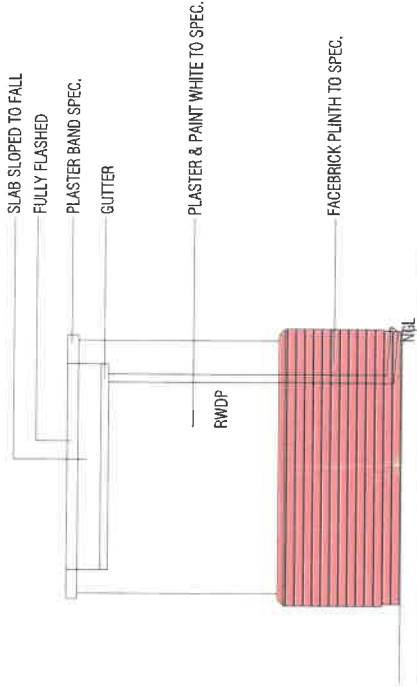
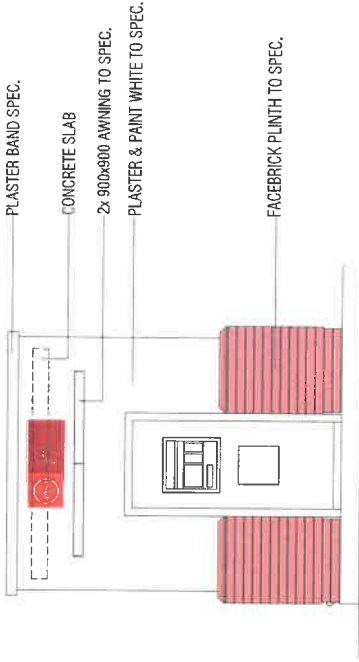


PROJECT  
Proposed New ATM AT 1-Plus  
Service Station For  
Engen Petroleum Ltd On  
Erf 227 B 4236  
George

TITLE  
Proposed ATM  
Architect: Giese Schutte  
Project No: 1371  
Scale: 1:50  
Date: 15/05/2024  
Page No: 1/2

Submission  
Drawing No:  
P1149-707

1  
REVISION



**MUNISIPALITEIT GEORGE MUNICIPALITY**  
Approved in terms of Section 10 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

14/06/2024  
DATE  
DATUM

*[Signature]*  
SENIOR MANAGER: TOWN PLANNING  
SENIOR BESTUURDER: STADSBEPLANNING