

**Menslike Nedersettings, Beplanning en Ontwikkeling  
Human Settlements, Planning and Development**

**Collaborator No.:** 2960180  
**Reference / Verwysing:** Erf 18815, George  
**Date / Datum:** 26 July 2024  
**Enquiries / Navrae:** Marisa Arries

**Email: charlopperman@hotmail.com**

CHARL OPPERMAN  
PO BOX  
**GEORGE**  
6530

**APPLICATION FOR DEPARTURE (BUILDING LINE RELAXATION): ERF 18815, GEORGE**

Your application in the above regard refers.

The Senior Manager: Town Planning (Authorised Official) has, under delegated authority, 4.17.1.24 of 30 June 2022 decided that the following 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 street boundary building line on Erf 18815, George from 5m to 3.5m to accommodate a pantry;

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

**REASONS:**

- a) The proposed departures will not have an adverse impact on the surrounding residential character, or the streetscape.
- b) There will be no negative impacts on surrounding neighbours' rights or amenity in terms of views, privacy or overshadowing.
- c) The proposed additions form part of residential development and can be accommodated within the property.
- d) Written consent was obtained from the adjacent property owners.

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 two (2) 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. A1-A drawn by Long House Design dated 18-10- 2023 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 R853.47 (VAT Included) is payable on the submission of building plans for the unauthorized structure erected over the building line.
4. The above approval will be considered as implemented on the issuing of the occupation certificate in accordance with the approved building plans.

*Note:*

- 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.
- Additional building plan application fees, calculated in terms of the approved tariffs, will be applicable for structures already commenced with or completed without the approval of the Local Authority.
- Note, provisions for the removal of solid waste are to be addressed in conjunction with the Dir: Environmental Services.
- The contravention Levey was calculated as follows:
  - Encroachment= 3m<sup>2</sup>
  - Property value:  $\frac{R260000.00}{1051sqm} = R2\ 473.83/m^2$
  - Contravention = 10% x R2 473.83/m<sup>2</sup> x 3m<sup>2</sup> = R742.15
  - VAT @ 15% = R111.32
  - Total: **R853.47**

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 16 AUGUST 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.

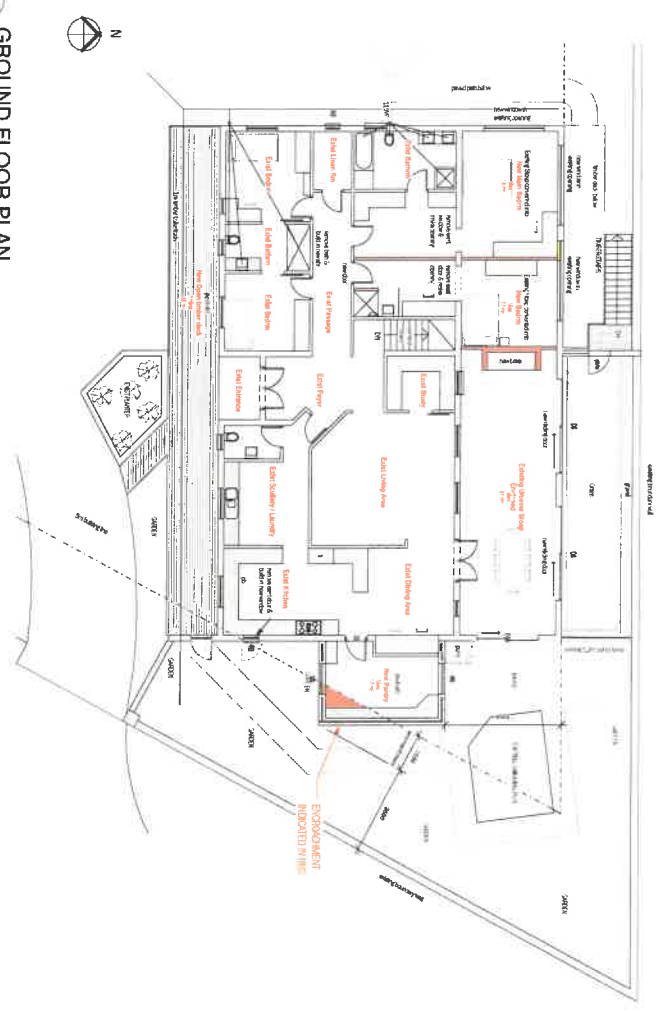
Yours faithfully



**C. PETERSEN**  
**SENIOR MANAGER: TOWN PLANNING**

C:\Marisa\Decisions\_New By-Law Pro formas\_(applicant)\Erf 18815, George (building line relaxation\_charl opperman).docx

2 GROUND FLOOR PLAN.  
1 : 100



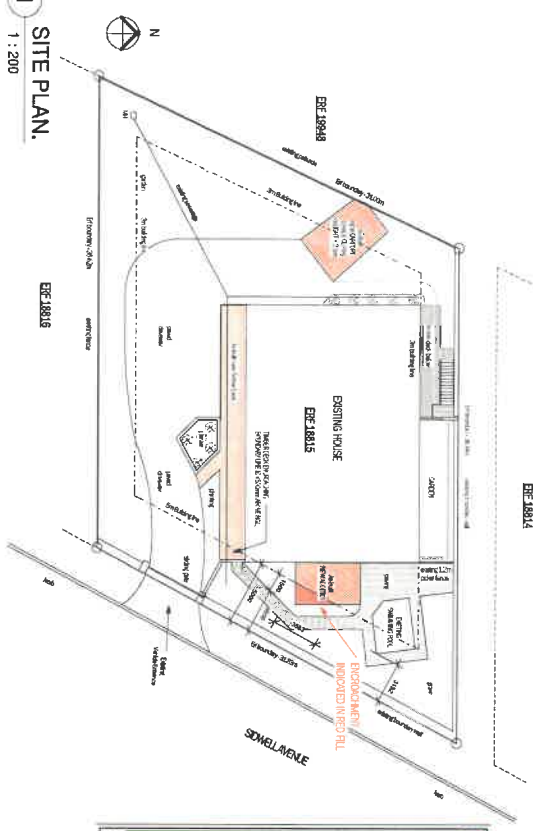
4 SOUTH ELEVATION.  
1 : 100



3 EAST ELEVATION.  
1 : 100



1 SITE PLAN.  
1 : 200



LOCALITY PLAN



**Neighborhood's consent:**

Erft number	Owner Name	Datunner	Signature
18814			
18815			
18204			
18184			

I the owner of above property have seen the attached plan mentioned (A/LA) showing the proposed building the encroachment on Erf 18815, and have no objection to the departure.

**MUNISIPALITEIT 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.

26/07/2024  
 DATE SENIOR MANAGER: TOWN PLANNING  
 DATUM SENIOR BESTUURDER: STATSBEPANNING

DATE	26/07/2024
BY	[Signature]
FOR	LONGHOUSE
PROJECT NO.	18815
CLIENT	LONGHOUSE
ADDRESS	FRONTENRUA, SEVELLAENE
SCALE	1:200
DATE	26/07/2024
BY	[Signature]
FOR	LONGHOUSE
PROJECT NO.	18815
CLIENT	LONGHOUSE
ADDRESS	FRONTENRUA, SEVELLAENE
SCALE	1:200