

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

**Collaborator No.:** 3148875  
**Reference / Verwysing:** Erf 2454, George  
**Date / Datum:** 14 April 2025  
**Enquiries / Navrae:** Primrose Nako

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**APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION): ERF 2454, GEORGE**

Your application in the above regard refers.

The Deputy Director: Town Planning (Authorised Official) has, under delegated authority, 4.17.1.17 of 30 June 2022 decided that the applications submitted on Erf 2454, George for Permanent Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 to allow for the relaxation of the western side boundary building line from 1.5m to 0.00m for a proposed covered patio with a braai area **BE REFUSED** in terms of Section 60 of said Bylaw for the following reasons:

**REASONS:**

- a) The applicant has not provided sufficient information to properly assess the overall impact of the proposed additions on the sectional title scheme development.
- b) The applicant has failed to address the presence of unauthorized structures on common property.
- c) The applicant has not demonstrated compliance with the Zoning Scheme By-Law, particularly regarding coverage and open space requirements.
- d) Evaluating this application in isolation would be remiss, as it does not consider the other encroachments and additions within the scheme. These unaccounted additions/structures could have a negative impact on other sectional title owners.

**Note:**

- *All unauthorized structures on-site must be surveyed, and resultant departures must be addressed along with any proposed additions to be developed on Erf 2454, George.*
- *It is evident that the property holds deviations from the Zoning Scheme Bylaw and the National Building Regulations and needs to be regularized as a single application.*

- *No new additions will be supported unless they fully comply with the zoning parameters applicable to General Residential Zone III (town housing) or have received the necessary departures through formal approval.*

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 MAY 2025** 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



**I HUYSER**  
**ACTING SENIOR MANAGER: TOWN PLANNING**

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