



Marisa Arries
Administrator, Planning Department
Planning and Development
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**Beplanning en Ontwikkeling
Planning and Development**

Collaborator No.: 3433991
Reference / Verwysing: Erf 4527 George
Date / Datum: 27 June 2025
Enquiries / Navrae: Marisa Arries

Email: sanzonette@mscdraftdesign.co.za

MSC DRAFT AND DESIGN

Attention: Sansonette Meintjies

**APPLICATION FOR THE PERMANENT DEPARTURE (BUILDING LINE RELAXATION):
ERF 4527, 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 (building line relaxation) in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for the relaxation of the western side boundary building line from 3.0m to 1.440m to accommodate a covered patio/braai area on Erf 4527, George;

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

REASONS

- A. The proposed departure will not have an adverse impact on the surrounding residential character or the streetscape.
- B. There will be no negative impact on surrounding neighbours' rights or amenity in terms of views, privacy or overshadowing.
- C. The proposed addition forms part of residential development and can be accommodated within the property.
- D. 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 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. JVGMWC/06.24/A3.001, drawn by MSC Draft and Design dated June 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. A contravention levy of **R12 880** (VAT Included) is payable on the submission of building plans for the unauthorized structures erected over the building lines.
4. The above approval will be considered as implemented on the issuing of the occupation certificate in accordance with the approved building plans.

Notes:

- *A building plan must be submitted for approval in accordance with the National Building Regulations.*
- *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 (including Pool) when submitting Building Plans for approval.*
- *The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.*
- *In terms of the Municipal Tariff Book for 2024/2025 contravention levies, for properties up to 2500m² in extent, are calculated as follows:*
 - *Encroachment = 3.26m²*
 - *Property value: R3 320 000 1090 sqm = R3 057.09/m²*
 - *Contravention = 10% x R 3 057.09/m² x 3.26m² = R999.61*
 - *Plus VAT (15%) = R1 146.10 to a minimum amount of R11 200.00 + VAT = R12 880.00*

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 18 JULY 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



C. PETERSEN

SENIOR MANAGER: TOWN PLANNING

C:\Marisa\Decisions_New By-Law Pro formas_(applicant)\eRF 23863, George(departure_approval)mdebruyn.docx



DO NOT SCALE FROM PLAN

8 500mm HEIGHT RESTRICTION
3m BUILDING LINE

Erf boundary

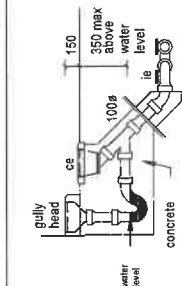
Metal swivel cowl
Chimney to comply
to SANS 10400 - V
Concrete roof tiles @
- Colour as per owner
Facebrick to match
existing as per owner

NORTH ELEVATION

SCALE 1:100

AREA SCHEDULE	
ERF 4527 - GEORGE	1806,00m ²
TOTAL EXISTING AREAS	
EXISTING DWELLING GROUND STOREY	236,25m ²
EXISTING DWELLING FIRST STOREY	229,98m ²
EXISTING STAIRCASE	7,44m ²
EXISTING TOOL-SHED	10,00m ²
TOTAL EXISTING	470,80m ²
NEW COVERED PATIO	25,12m ²
NEW ADDITION (SCULLERY EXTENDED)	4,58m ²
NEW ADDITION (BATHROOM)	5,54m ²
TOTAL NEW	35,24m ²
TOTAL AREA	506,04m ²
COVERAGE	281,50m ²
% COVERAGE	15,59%

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GULLY DETAIL

SIGNATURES

OWNER:
J & CL Viljoen

ENGINEER:

ARCHITECT / DRAUGHTSPERSON:
S Meinjes PAD24751266

[Signature]

TITLE
BUILDING LINE

SCALE DATE
As shown JUNE 2024

DRAWING Nr.
JVGMMWC/06.24/A3.001

CONSTRUCTION AND SPECIFICATIONS AS PER ENGINEER
DETAILS. NO CONSTRUCTION TO COMMENCE WITHOUT
ENGINEER & OWNER APPROVAL. ALL DIMENSIONS TO BE
CONFIRMED AND CHECKED ON SITE PRIOR TO CONSTRUCTION.

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.

DATE
27/6/2025
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING

PROVIDE FLASHING
METAL SWIVEL COWL
CHIMNEY TO COMPLY
TO SANS 10400 - V
CONCRETE ROOF TILES @ 10° ON
APPROVED UNDERLAY (SISALATION) TO
MANUFACTURER SPECIFICATION ON
114 x 38mm SA PINE ROOF BATTENS @ 320mm c/c on
152 x 38mm SA PINE BEARER BEAM
38 x 38mm SA PINE BRANDING ON
GYPSUM CEILING ON
55 x 55mm GYPSUM CORNICE
25mm CEMENT SPEED ON 75mm CONCRETE
SURFACED (15kPa min.) ON SABS
APPROVED (250micron) GUNDELL GREEN
PLASTIC UNDERLAY ON 40mm SAND LAYER
ON HARDCORE FILLING COMPACTED IN
LAYERS NOT EXCEEDING 150mm

SECTION A - A
SCALE 1:100

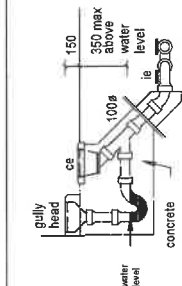
8 500mm HEIGHT RESTRICTION
3m BUILDING LINE

NORTH ELEVATION

SCALE 1:100

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GULLY DETAIL

TITLE
BUILDING LINE

SCALE DATE
As shown JUNE 2024

DRAWING Nr.
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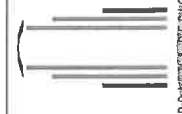
PROJECT
BUILDING LINE
PROPOSED NEW ADDITIONS TO
EXISTING DWELLING FOR OWNER
J. VILJOEN OF ERF 4527 GEORGE
MEENT STREET

**SOUTH AFRICAN COUNCIL
ARCHITECTURAL PROFESSION**

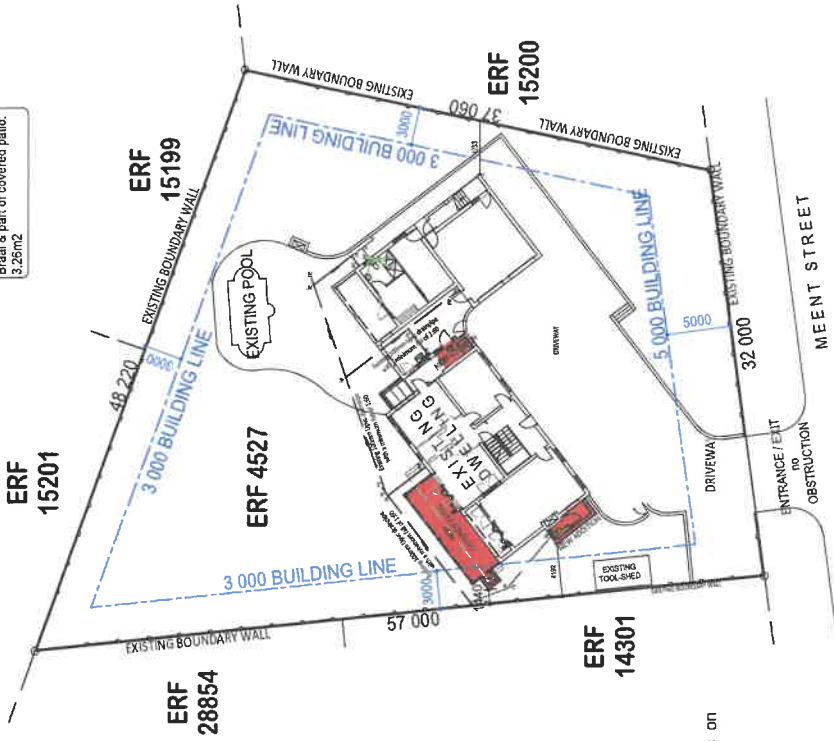
MSC DRAFT & DESIGN

Sanzonette Meintjes LLB (Unisa)
SACAP / SAIAI Registered
19 Pienaar Street, Pienaarstrand
Cell: 082 825 8832
Fax: 086 641 6651

MSC DRAFT & DESIGN
sanzonette@mscdraftdesign.co.za



NOTE:
Area over building line -
Brass & part of covered patio:
3,29m²



SITE PLAN
SCALE 1:400



SANZONETTE MEINTJES
19 Pienaar Street, Pienaarstrand
Cell: 082 825 8832
Fax: 086 641 6651