



Marisa Arries
Administrator, Planning Department
Planning and Development
E-mail: marries@george.gov.za
Tel: +27 (044) 801 9473

**Beplanning en Ontwikkeling
Planning and Development**

Collaborator No.: 3579575
Reference / Verwysing: Farm Kleinkrantz 192 portion 283, Division George
Date / Datum: 12 September 2025
Enquiries / Navrae: Marisa Arries

Email: vincent@a4arc.co.za

A4 ARCHITECTURE
69 YORK STREET
GEORGE
6530

**APPLICATION FOR DEPARTURE (BUILDING LINE RELAXATION): FARM KLEINKRANTZ 192 PORTION 283,
DIVISION GEORGE**

Your application in the above regard refers.

The Deputy Director: Town Planning (Authorised Official) has, under delegated authority, 4.17.3.13 of 24 April 2025 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 western boundary building line from 20m to 10m for an outbuilding/non interleading rooms;

BE APPROVED in terms of Section 60 of the said By-law for the following reasons:

REASONS

- (a) The proposed departure will not negatively impact the surrounding rural residential character of the area or streetscape.
- (b) The proposed departure will not have a negative impact on views, privacy or sunlight in respect of any adjacent erf.
- (c) The proposed departures will not have a negative impact on development, public facilities or traffic circulation in the surrounding area.
- (d) Written consent was received from all adjacent property owners.

Subject to the following conditions imposed of Section 66 of said Bylaw, namely:

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

- 1. That in terms of the Land Use Planning By-law for the George Municipality, 2023, the applications shall respectively 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 application as applied for and as indicated on the site layout plan Drawing No. 01-03 (3xplans) drawn by A4 Architecture (WH) dated 26 August 2025, 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 approval will be considered as implemented on the commencement of building works in accordance with the approved building plan.

Notes:

- (i) *A building plan be submitted for approval in accordance with the National Building Regulations (NBR).*
- (ii) *The owner must submit an application to obtain a permit in terms of OSCAE Regulations to the Directorate for consideration and approval. No clearing or ground works may commence prior to the issuing of the OSCAE permit.*
- (iii) *Stormwater management needs to be addressed to the satisfaction of the Civil Engineering Department in the Building Plans.*
- (iv) *The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.*
- (v) *Locating the structure close to the MV overhead power lines is considered to be a high risk. It is required that the necessary clearances of at least 3m be maintained from the overhead lines. ETS need to be contacted before the work is done so that the lines can be made safe if so required. No work to be done under the lines without contacting ETS.*
- (vi) *Building Control must check that this structure is not converted to a second dwelling prior to the issuing of an occupation certificate.*

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 03 OCTOBER 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

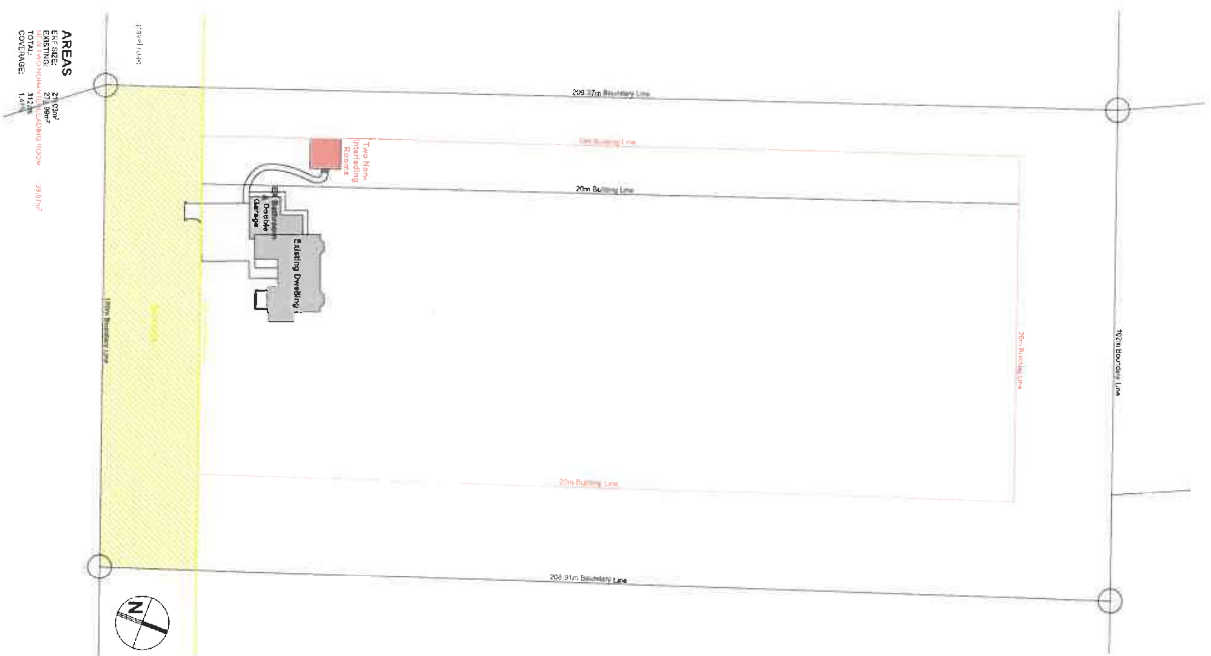


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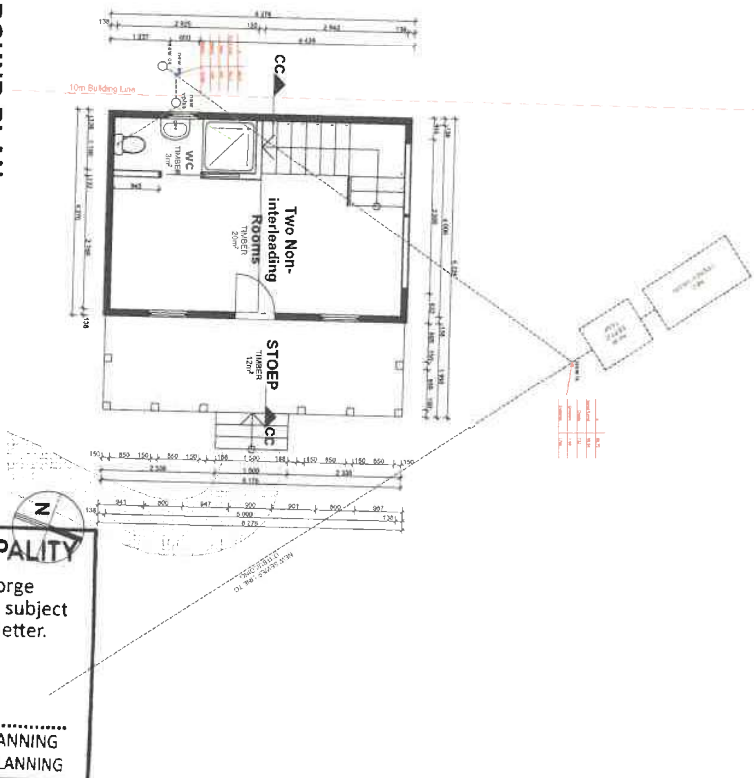
SENIOR MANAGER: TOWN PLANNING

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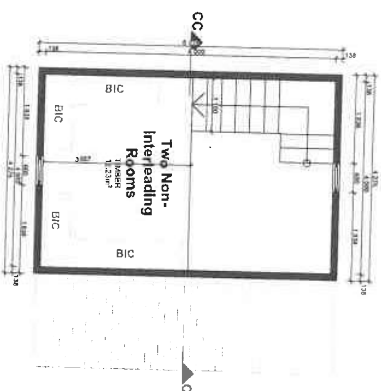




SITE PLAN
SCALE 1:500



GROUND PLAN
SCALE 1:50



FIRST FLOOR
SCALE 1:50

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.

12/09/2025
DATE
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SACAP NO. T0674
DRAWING STATUS
STAGE 4: FINAL SUBMISSION
DRAWINGS
PROJECT TITLE

DATE	AS SHOWN
ISSUED	2014/04/24
DRAWN BY	VHM
CHECKED BY	cyw
ARCHITECT	

A4 ARCHITECTURE

PROJECT NO:	DRAWING NO:	REVISION:
2024-06-013	01	00

