

**Beplanning en Ontwikkeling
Planning and Development**

Collaborator No.: 3493307
Reference / Verwysing: Erf 2855, George
Date / Datum: 31 October 2025
Enquiries / Navrae: Marisa Arries

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**APPLICATION FOR REMOVAL OF RESTRICTION AND DEPARTURE (BUILDING LINE RELAXATION):
ERF 2855, FICHAT STREET, GEORGE**

Your application in the above regard refers.

The Deputy Director: Town Planning (Authorised Official) has, under delegated authority, 4.17.1.17 of 24 April 2025 decided that the application for following applications applicable to Erf 2855, George for:

1. Removal in terms of Section 15(2)(f) of the Land Use Planning By-Law for George Municipality, 2023 of restrictive title deed Conditions B.1, B.2 and B.3 from Title Deed T42161/2023 of Erf 2855, George;
2. Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 to relax the following buildings lines applicable to Erf 2855, George:
 - (a) North-eastern (Fichat Street) street boundary building line from 4.0m to 3.231m to legalize an existing stoep/carport;
 - (b) South-eastern side boundary building line from 2.0m to 0.0m to convert an existing double garage into a second dwelling; and
 - (c) South-western side boundary building line from 2.0m to 1.2m to legalize an existing bathroom;

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

REASONS FOR DECISION

- A. The proposed departures will not have an adverse impact on the surrounding residential character, the natural environment or the streetscape.
- B. There will be no negative impact on the 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. The Removal of Restrictive conditions will not have a negative or financial impact on the property owner of a third party, as all land use related matters are sufficiently controlled and managed by the Zoning Scheme.

Subject to the following conditions imposed in terms of Sections 66 of the said By-law, namely:

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

General

1. That in terms of the Land Use Planning By-law for the George Municipality, 2023, the above approvals shall lapse if not implemented within a period of two (2) years from the date it comes in operation.
2. This approval shall be taken to cover only the applications applied for and indicated on the site layout plan, Plan No. H23 - 34 dated 12 September 2023, drawn by Blueprint Draughting (1x plan) 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.

Removal of title deed restrictions

3. That in terms of Section 34(1) the owner/applicant must apply to the Registrar of Deeds to make the appropriate entries in, and endorsements on, any relevant register or title deed to reflect the removal of the restrictive conditions, after the publication of a notice contemplated in Section 33(7) in the Provincial Gazette.
4. Proof of endorsement in the title deed must be submitted with the building plans for the development.

Implementation:

5. The proposal will be considered implemented on the commencement of works in accordance with the approved building plans.

Notes

- i) All structures which encroach over the building lines, which did not form part of this application, and or does not comply with the Zoning Scheme provisions must be removed.
- ii) The 3rd dwelling unit must be repurposed/integrated into the main dwelling house in line with the primary land use rights of the property.
- iii) The property to adhere to Section 45 of the Zoning Scheme with regards to the number of accesses and width. All illegal access to be closed to the satisfaction of the Civil Engineering Department.
- iv) A building plans must be submitted for approval in accordance with the National Building Regulations (NBR).
- v) The above approval will be considered as implemented on the issuing of the occupation certificate in accordance with the approved building plans.
- vi) Stormwater must be dispersed responsibly, and the stormwater management and erosion measures must be addressed on the building plans.
- vii) Development contributions for Civil Engineering and Electrotechnical services will be charged for the second dwelling on the submission of the building plans.

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 21 NOVEMBER 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



CLINTON PETERSEN

SENIOR MANAGER: TOWN PLANNING

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George South
for Mr & Mrs VermbahDrawing :
Site Plan

1. All information on the plan must be checked and any discrepancies must be brought to the arch professional's attention before any building work commences.
2. All levels and dimensions must be checked on site.
3. Drawings must not be scaled.

Area Covered:	
Total Floor Area :	421.08 m ²
Eating House Area :	254.12 m ²
Eating Store Room :	56.80 m ²
Cooking Kitchen :	53.97 m ²
Eating Second Dining :	78.44 m ²
Eating Third Dining :	16.18 m ²
Eating Clean Storage :	9.00 m ²
Eating Waste Storage :	
Occupancy :	M4
Zoning :	Ras.1

Owner/authorized Signature

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