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**Beplanning en Ontwikkeling
Planning and Development**

Collaborator No.: 3697434
Reference / Verwysing: Erf 3933, George
Date / Datum: 21 November 2025
Enquiries / Navrae: Marisa Arries

Email: neldek@mweb.co.za

NEL & DE KOCK TOWN PLANNERS
PO BOX 1186
GEORGE
6530

APPLICATION FOR DEPARTURE (BUILDING LINE RELAXATION): ERF 3933, VAN DER RIET 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 notwithstanding the objections received, the application for Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for the following on Erf 3933, George:

- a) western common boundary building line from 2.0m to 0.0m for an existing braai room;
- b) western common boundary building line from 2.0m to 1.0m for a proposed new second dwelling unit on top of the existing garage;
- c) south-western common boundary building line from 2.0m to 0.62m for an existing braai room;
- d) south-western common boundary building line from 2.0m to 1.41m and 0.25m respectively for an existing dwelling house;

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

REASONS:

- (i). The proposed departures will not have any significant adverse impact on the surrounding residential character or the streetscape. Consideration was given to the fact that the reduction of the distance to the boundary ensures that no windows will be erected on that boundary, which safeguards privacy.
- (ii). Due to the locality of the subject erf in relation to the objectors the proposed development will not result in any significant overshadowing onto neighbour's properties, and with the proposed mitigations, it will not have any significant adverse impact of surrounding neighbours' rights and amenities in terms of loss of privacy, views or sunlight.
- (iii). Appropriate conditions will be imposed to ensure that the second dwelling design and placement of future windows do not adversely affect neighbouring properties.

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

CONDITIONS:

General

1. That in terms of Section 18(2) of the Land Use Planning By-law for the George Municipality 2023, the approval for the existing buildings shall lapse if not implemented within a period of two (2) years, and the approval of the second dwelling shall lapse in a period of five (5) years from the date it comes into operation.
2. This approval shall be taken to cover only the Departures as approved and as indicated on the Site Plan no. 100 D dated 25 June 2025 & 201 D dated 10 April 2025 drawn by "J.V.H Architecture" 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 second dwelling be limited a height of 7.58m to top of the roof.
4. No windows are permitted on the elevation for the second dwelling facing Erf 3926, George.

Implementation of Rights

5. A contravention levy of **R 7 833.17 (VAT Included)** is payable for the unlawful use of the property for the enclosed vegetable garden and shall be payable on submission of building plans.
6. The Departure approvals will be deemed implemented upon the approval of building plans for the existing structures and upon the commencement of building works as per the approved building plans for the second dwelling.

Notes:

- (i) A building plan be submitted for approval in accordance with the National Building Regulations (NBR).
- (ii) Stormwater management needs to be addressed to the satisfaction of the Civil Engineering Department in the Building Plans.
- (iii) The contravention levy is calculated as follows:
 - a. 40.44m² is used directly for purposes of the existing dwelling and braai room encroaching the building lines.
 - b. The present municipal value of the property is R1 430 000.00.
 - c. The property area is 849m².
 - d. The m² value of the property is thus, R 1 684.33/m².
 - e. The contravention levy payable by the owner in accordance with the municipality's tariff list is: 10% x R1 684.33 x 40.44m² = R 68 11.45 Plus VAT (15%) = R 7 833.17 (VAT INCLUDED)

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 12 DECEMBER 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

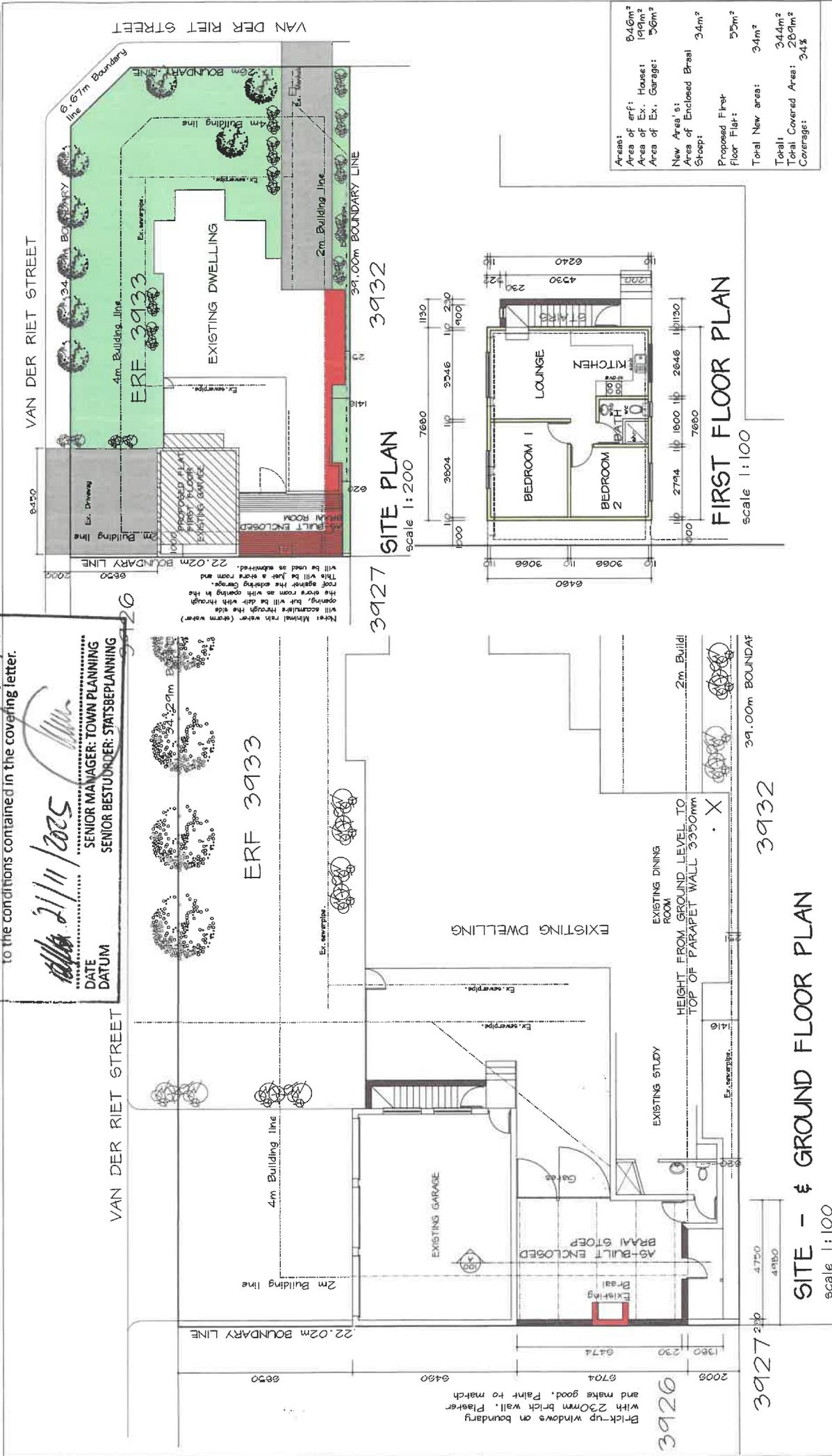
SENIOR MANAGER: TOWN PLANNING

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Annexure 6

MUNICIPALITEIT 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.

Johan 21/11/2025
 DATE: 21/11/2025
 SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STADSBEPLANNING



Areas:	846m ²
Area of ex. House:	1919m ²
Area of ex. Garage:	56m ²
New Area's:	34m ²
Area of Enclosed Braai Group:	34m ²
Proposed First Floor High:	34m ²
Total New area:	34m ²
Total:	344m ²
Total Covered Area:	2891m ²
Coverage:	34%

JH ARCHITECTURE
 ND ARCHITECTURE - SACAP REG: P5Archit
 Tel: 044 873 3600 - 082 375 3026
 mail: joh@jehkomisa.net

JACQUES van HEERDEN
 87A Victoria Street
 George 6530

Scale: 1:25/1:100/1:200
 Date: 25 JUNE 2025
 Dwg: Johan01_dwg1

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Client: **J W & R BRUWER**

Project: **PROPOSED AS-BUILT ADDITIONS ON ERF 3933, VAN DER RIET STR. GEORGE SOUTH**

LAYOUT PLANS

Ref	Date	Description
B	7/12/2021	Revised submission
C	13/12/2021	Revised submission with additional information as requested
D	10/04/2025	Planning application

General notes:
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MUNISIPALITEIT GEORGE MUNICIPALITY

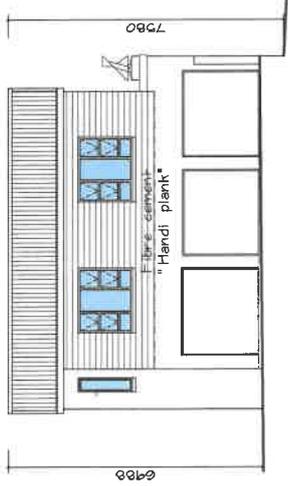
Approved in terms of Section 60 of the George Municipality Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

21/11/2025
DATE
DATUM

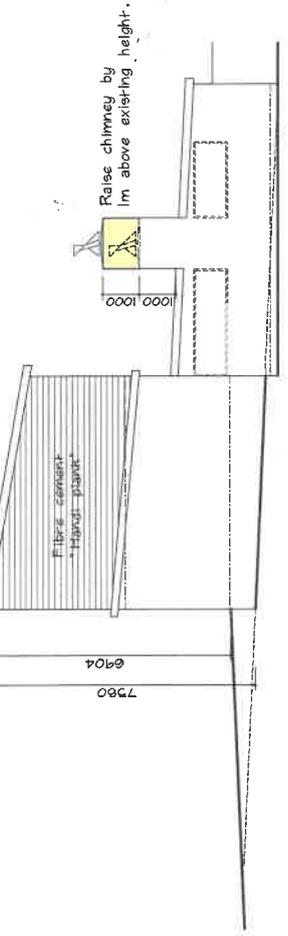
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SENIOR BESTUURDER: STADSBEPLANNING

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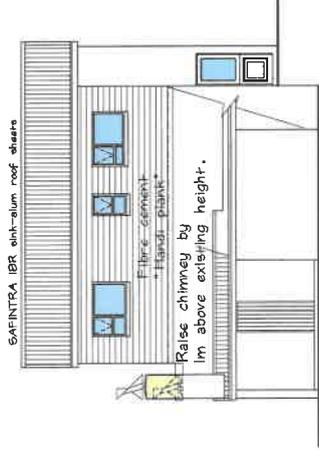
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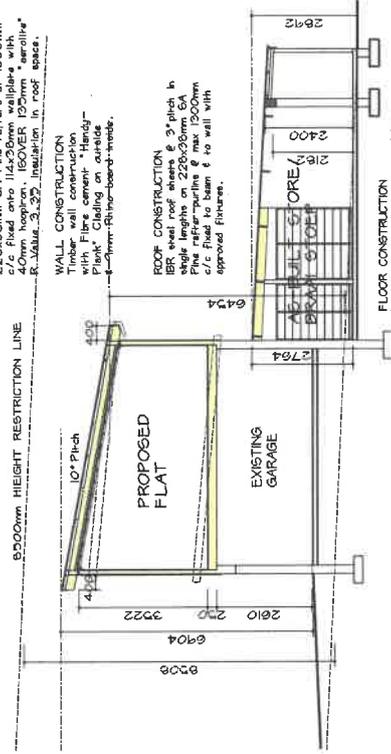
NORTH ELEVATION
scale 1:100



WEST ELEVATION
scale 1:100



SOUTH ELEVATION
scale 1:100



SECTION A-A
scale 1:100

ROOF CONSTRUCTION
SAFINTRA IBR anti-alum roof sheets & 10° pitch on 76x20mm 6A Plus purlins with 220x30mm 6A Plus rafters @ 1000mm c/c fixed onto 114x28mm wallplate with 40mm hoopline 160x69 192mm "serralle" R. Value 3.32 insulation in roof space.

WALL CONSTRUCTION
Timber wall construction with Fibre cement "Handi-plank" cladding. 40mm Fibre-cement board inside.

ROOF CONSTRUCTION
IBR steel roof sheets @ 3° pitch in single lengths on 220x30mm 6A Plus rafters purlins @ max 1000mm c/c. 40mm hoopline & 16 wall with approved fixtures.

FLOOR CONSTRUCTION
Existing paving finished laid on 30mm screed on 250 micron dpc in wall completed fill. (Existing floor construction)

JWH ARCHITECTURE
ND ARCHITECTURE - SACAP REG. PS&RCHT
Tel: 044 873 3680 - 082 375 3026
mail: jwh@jwhkomesa.net

JACQUES van HEERDEN
87A Victoria Street
George 6530

Client:
J W & R BRUWER

Project:
PROPOSED AS-BUILD ADDITIONS ON ERF 3933, VAN DER RIET STR. GEORGE SOUTH

ELEVATIONS & SECTIONS

Scale: 1:100 / 1:200

Date:	10 April 2025
Dwg:	Johan01_dwg1

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