

Collaborator No.: 3714848
Reference / Verwysing: Erf 4622, George
Date / Datum: 21 November 2025
Enquiries / Navrae: Primrose Nako

Email: janvrolijk@jvtownplanner.co.za

Jan Vrolijk Town Planner
P O Box 710
GEORGE
6530

APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION): ERF 4622, 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 Departures in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023, for the relaxation of the following building lines applicable to Erf 4622, George:

- (i) Street boundary building line from 5 metres to 4 metres to accommodate an existing carport; and
- (ii) Southern side boundary building line from 3 metres to 1.83 metres to accommodate an existing carport;

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

REASONS

1. The proposal will not have an adverse impact on the streetscape or traffic and pedestrian movement.
2. The proposal will not have an impact on the character of the area and outside appearance of the dwelling.
3. The proposal will not have a negative impact on the rights and amenity of the neighbouring properties in terms of privacy, sunlight and/or views.
4. The application was not opposed.

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

CONDITIONS

1. That in terms of the provisions of the Land Use Planning By-law for George Municipality, 2023, the approval shall lapse if not implemented within a period of two (2) years from the date of when the approval comes into operation.
2. This approval shall be taken to cover only the departure application as applied for and as indicated on the Site Plan No. DJM 57-2024 dated 21 January 2025, drawn by DJM Draughting and attached as "Annexure A" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provisions.

3. The encroachment onto and use of a portion of Erf 4958, George must cease prior to the building plan being approved. Alternatively, the necessary agreement for the said encroachments must be included with building plan submission.
4. The above approval will be considered as implemented on the approval of the building plans for the as-built structures.

Notes:

- (a) Applicant to show all existing structures on site when submitting Building Plans for approval. Structures located within the building lines and not included with this application, may be subject to a separate land use application process.
- (b) Stormwater must be dispersed responsibly, and the stormwater management and retention must be addressed on the building plans.
- (c) 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.
- (d) Building plan to be submitted in terms of Section 4 of the National Building Regulations and Building Standards Act, 103 of 1977, for the development.
- (e) Building plans to comply with SANS 10400, and any other applicable legislation.

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: Planning and Development, P O Box 19, George, 6530 or Directorate: Planning and Development, 46 Market Street (Old York Hostel Building), George **on or before 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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PROPERTY OF THE ARCHITECT

ALL DIMENSIONS (CREAKS, LEVELS AND DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM MISINTERPRETATION OF THE DRAWINGS. ALL DIMENSIONS ARE GIVEN IN MILLIMETERS

GENERAL SPECIFICATIONS:

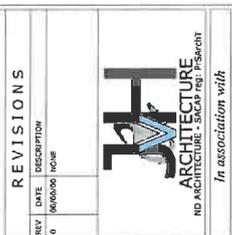
- Sanitary fittings discharging to a gully to discharge over (4.21) gully as per Part P of SANS 10400
- Drainage installation to comply with SANS 10400
- Drainage installations under building work must be installed
- In terms of Part P of SANS 10400 (4.19-4), drainage installations under building work must be protected
- In terms of Part P of SANS 10400 (4.22.2), all existing drainage as per previous approved plan.

Register number & electrician must provide a certificate of compliance for the work to be certified by the Local Authority.

Steps to remain open as per building plan.

REVISIONS

REV	DATE	DESCRIPTION
0	06/06/2024	HOME



DAVAN AMERICA
CAD 41333270
53 HIBISCUS STREET
PACALTEDDORP
GEORGE
393 9531
EMAIL: djm@djmagh11@gmail.com

CLIENT: MR. & MRS. DREYER

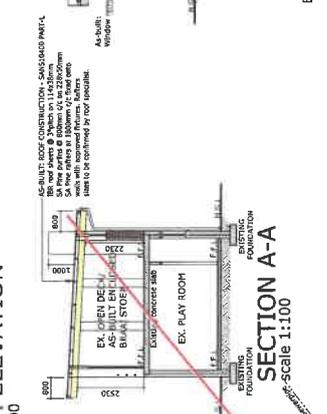
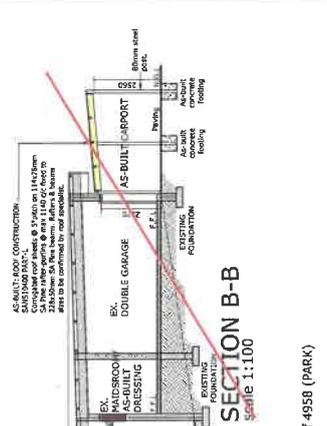
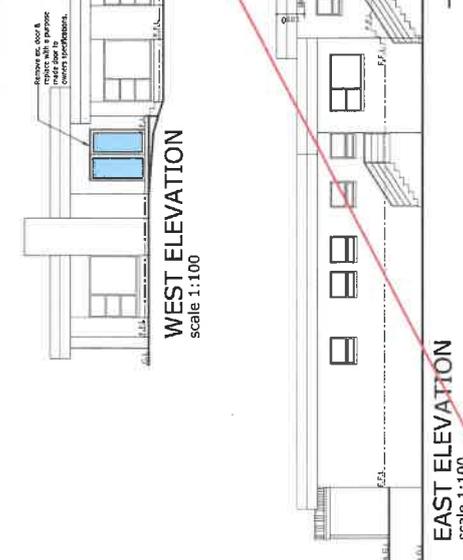
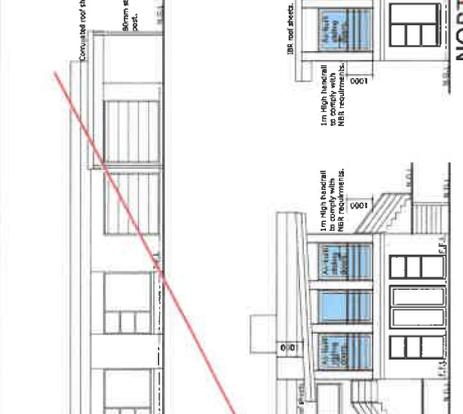
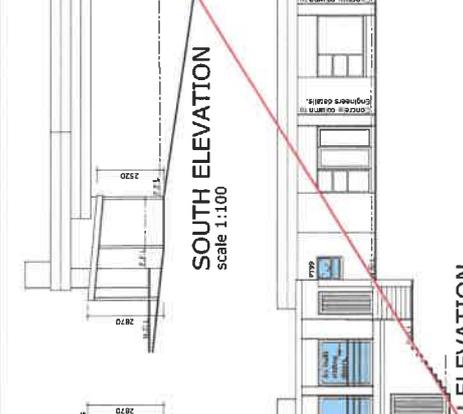
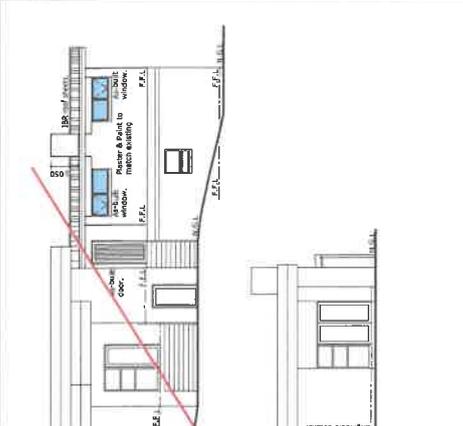
PROJECT: AS-BUILT PLANS ON ERF 4622, AANDBLOM STREET, BERGSIG, GEORGE.

DRAWING: FLOOR PLANS, ELEVATIONS, SECTIONS & SITE PLAN

SCALE: 1:500 / 1:1000 DATE: 21 Jan. 2025

DRAWN BY: DJM CHECKED BY: JCVH

DRAWING NO.: DJM 57-2024 SHEETS: 1 of 1



Note:
Approval only for the carport in the building line.
All other structures to comply with Zoning Scheme,
or previous approvals to be presented.

AREAS:

Area of erf:	137m ²
Area of House:	381m ²
Area of Ex. Garage:	39m ²
Area of Ex. Playroom:	30m ²
Area of Enclosed front slope:	43m ²
Area of Carport:	21m ²
Total As-built Area:	64m ²
Total Area:	381m ²
Total Covered Area:	347m ²
Coverage:	25%
Area of Ex. Pool:	39m ²

DRAINAGE INSTALLATION in a gully in accordance with Part P of SANS 10400 (4.21), (4.22.1), (4.22.2), (4.22.3), (4.22.4) and (4.22.5).
1. All drainage installations under building work must be installed.
2. Drainage installations under building work must be protected.
3. In terms of Part P of SANS 10400 (4.22.2), all existing drainage as per previous approved plan.
4. All drainage installations under building work must be certified by the Local Authority.

Approved in terms of section 60 of the Geographical Information Act (Law 2023) subject to the conditions contained in the covering letter to the Municipality: Land Use Planning & Development Department, George Municipality.

o.k. / 2025
DATE: 21/01/2025
SENIOR MANAGER: TOWN PLANNING