



Marisa Arries  
Administrator, Planning Department  
Planning and Development  
E-mail: marries@george.gov.za  
Tel: +27 (044) 8019477

**Beplanning en Ontwikkeling  
Planning and Development**

**Collaborator No.:** 3659308  
**Reference / Verwysing:** Erf 1023, George  
**Date / Datum:** 09 January 2026  
**Enquiries / Navrae:** Marisa Arries

**Email:** [janvrolijk@jvtownplanner.co.za](mailto:janvrolijk@jvtownplanner.co.za)

JAN VROLIJK TOWN PLANNER  
PO BOX 710  
GEORGE  
6530

**APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION):  
ERF 1023, PORTER STREET, GEORGE**

Your application in the above regard refers.

The Senior Manager: Town Planning has, under delegation no. 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 following applicable to Erf 1023, George:

1. Relaxation of the southern street boundary building line from 4.0 to 2.750m to accommodate additions to the dwelling house;
2. Relaxation of the southern street boundary building line from 4.0m to 0.0m to accommodate open stoep/driveway;
3. Relaxation of the eastern side boundary building line from 2.0m to 0.800 to accommodate additions to the dwelling house;

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

**REASONS**

- (i). The proposed departures will not negatively impact the surrounding residential character of the area, streetscape or natural environment.
- (ii). The proposed departures will not have a negative impact on surrounding property owners in terms of sunlight, view or privacy.
- (iii). The proposed departures will not have a negative impact on development, public facilities or traffic circulation in the surrounding area.
- (iv). 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 provisions of the Land Use Planning By-law for the George Municipality, 2023, the approval shall lapse if not implemented within a period of five (5) 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 layout plan, drawing number: T0699, drawn by Mr. E.P. Spies 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. A contravention levy of R2 310.94 (VAT Included) is payable on the submission of building plans for the unauthorized structures/outbuilding erected over the building lines.
4. The above approval will be considered as implemented on approval of building plans for the respective structures.

**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.
- The owner of the property is reminded of their duty of care in terms of Section 28 of the National Environmental Management Act, 1998 (Act No. 107 of 1998), to take all reasonable measures to prevent environmental degradation and to protect the environment.
- In terms of the National Forests Act, 1998 (Act No. 84 of 1998), no person may cut, disturb, damage, destroy, or remove any protected tree species without a licence issued by the Department of Forestry, Fisheries and the Environment (DFFE). Any proposed pruning or removal of protected trees or tree clumps must be formally authorised through the granting of such a licence prior to commencement of any activity.
- In terms of the Municipal Tariff Book for 2025/2026 contravention levies, for properties up to 2500m<sup>2</sup> in extent, are calculated as follows:

Factor		Calculations
Floor area (directly related)		13m <sup>2</sup> for the street boundary building line encroachment
Floor Area (Indirectly related)		N/A
Per m <sup>2</sup> value of the Property		Municipal Value of property (R1 300 000) / Area of property (841m <sup>2</sup> ) = 1545.78/m <sup>2</sup>
Contravention 10%(directly)	levy	10% x R1545.78 x 13m <sup>2</sup> = R2009.51 Plus VAT (15%) = R301.43 <b>Total: = R2310.94 (VAT Included)</b>

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.

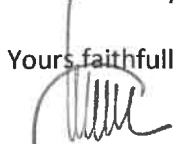
A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Human Settlements, Planning and Development, P O Box 19, George, 6530 or Directorate: Human Settlements, Planning and Development, 5th floor, Civic Centre, York Street, George **on or 30 January 2026** 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 1023,George( permanent departure approval \_jvrolijk).docx

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.

09/01/2026



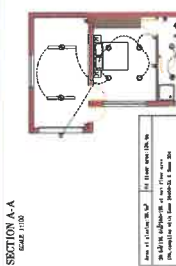
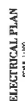
ARTISTS GROUPED  
FRONT BOUNDARY WALL.



NEW DRAINAGE SECTION (A)



**FLOOR PLAN**  
SCALE 1:100



Roof construction: Gable



SECTION B-B



NEW DRAINAGE SECTION (B)

