

Collaborator No.: 3775826
Reference / Verwysing: Erf 1133, George
Date / Datum: 16 January 2026
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 1133, 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 Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 to allow for the following on Erf 1133, George:

1. The relaxation of the street boundary building line from 5.0m to 3.29m to accommodate an existing carport on Erf 1133, George;
2. The relaxation of the western side boundary building line from 3.0m to 0.635m to accommodate an existing second dwelling on Erf 1133, George;
3. The relaxation of the eastern side boundary building line from 3.0m to 2.666m to accommodate the existing dwelling house on Erf 1133, George; and
4. To deviate from Section 45(4)(a) of the George Integrated Zoning Scheme By-law, 2023 to allow for a second vehicle carriageway crossing from Cathcart Street to Erf 1131 George;

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

REASONS:

- A. The proposed departures will not have any significant adverse impact on the surrounding residential character or the streetscape.
- B. There will be no substantive negative impact on surrounding neighbours' rights or amenity in terms of views, privacy or overshadowing.
- C. The structures are existing and are already accommodated within the boundaries of the property.
- D. No negative comments or objections were received.

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

CONDITIONS:

1. That in terms of the Land Use Planning By-law for the George Municipality 2023, the approval shall lapse if not implemented within a period of two (2) years from the date it comes into operation.

2. This approval shall be taken to cover only the Departures as applied for and as indicated on the site layout plan, Plan no.H25-05, dated 1/04/2025 drawn by Blueprint Draughting 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 above approval will be considered as implemented on the issuing of the occupation certificate in accordance with the approved building plans.

Note:

- *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.*
- *Applicant to show all existing structures on site when submitting Building Plans for approval.*
- *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 coastal environment.*
- *The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.*

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 06 FEBRUARY 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:\scan\Erf 1133, George (Permanent Departure Approval)Jan Vrolijk.docx

BLUEPRINT DRAFTING
TIAN KHOON
982 233 0622 | TIAN@BLUEPRINTWC.COM

Project Description:
As-Built Structures on Erf 1133
George
for Van Schaikwyk

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Project Description:
As-Built Structures on Erf 1133
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Drawing Nr: H25 - 05
CLVS - 01 - 02
01/04/2025
Drawing:
Site & Dimension Plan And Section

NOTES:
1. All information on the plan must be checked and any discrepancies must be brought to the architect's attention.
2. All building work must be completed within the stipulated time frame.
3. Drawings must not be scaled.

HOA Approval Stamp if Applicable:

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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.

16/01/2026
DATE
-DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSBEPLANNING

Area Covered:	120.68 m²
Existing Main House:	33.68 m²
Existing Second Dwelling:	72.84 m²
Total Area:	236.02 m²
Total Site Area:	1028.00 m²
Site coverage percentage:	23.05 %
Occupancy:	RES 1
zoning:	RES 1

Applicable Party Approval:

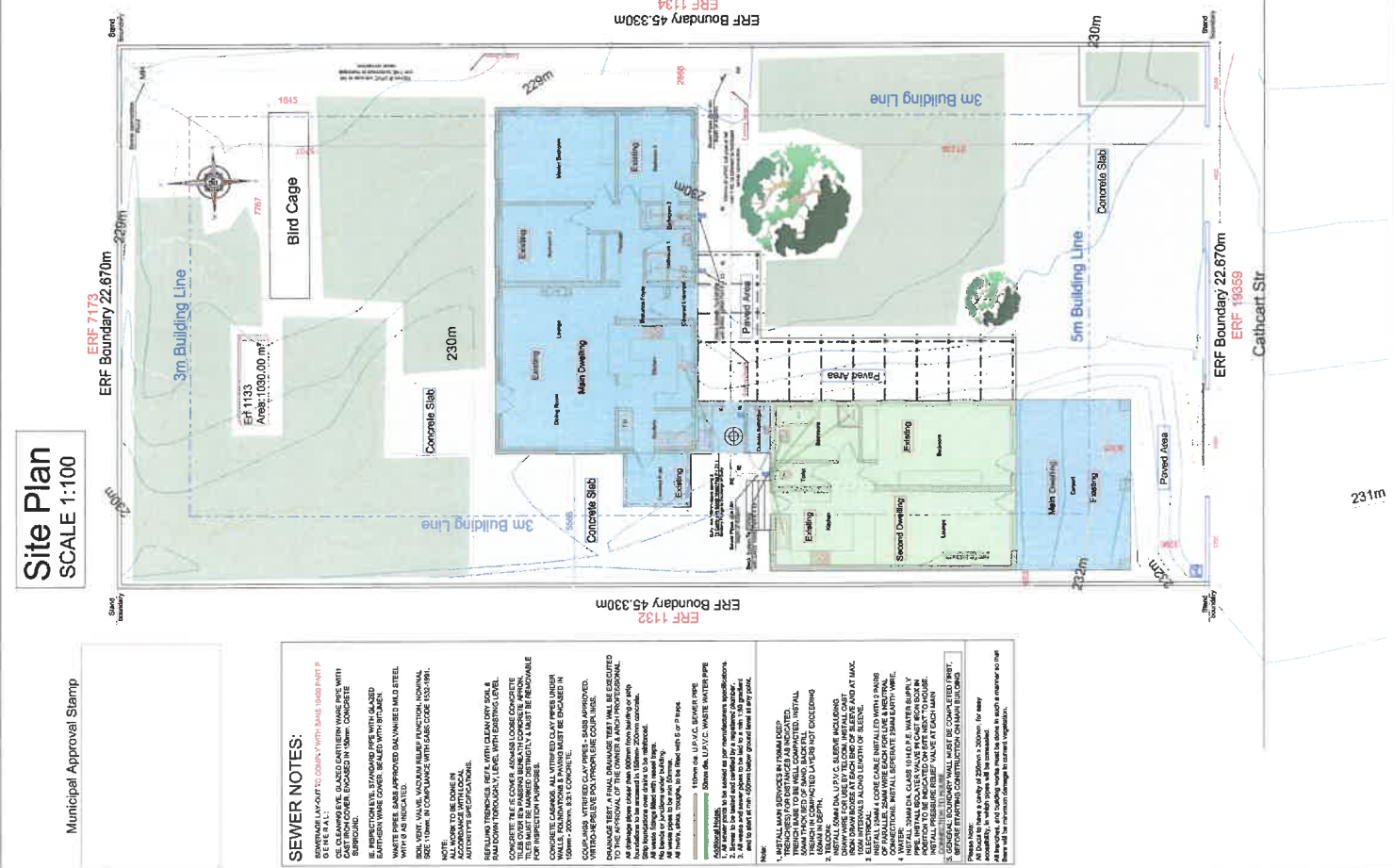
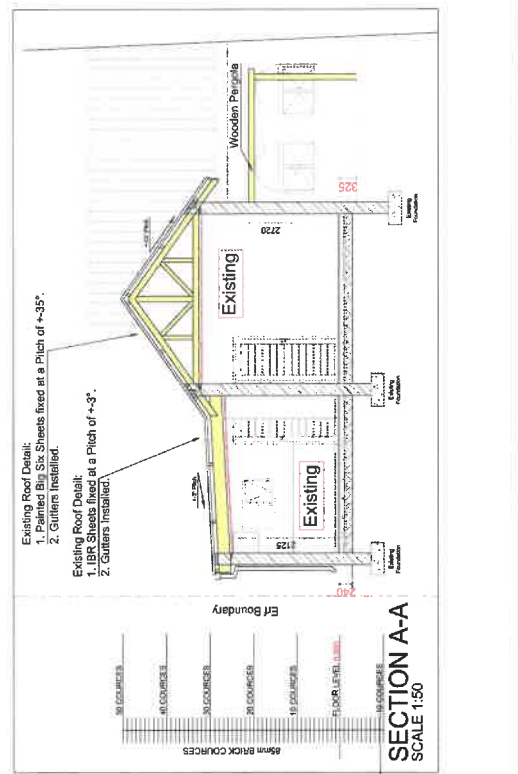
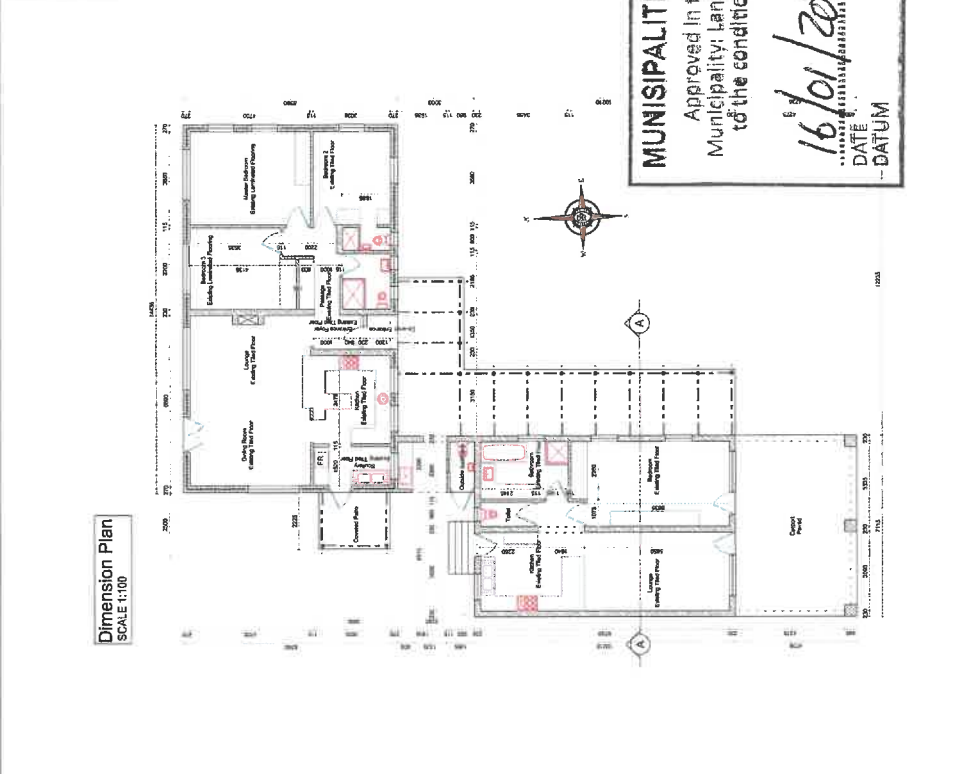
Owner/authorized Signature: _____ Date: _____

T Schoon Signature: _____ Date: _____

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ACTS OF PARLIAMENT
All drawings shall ensure that, before any work is put in hand, they comply with all the necessary Acts of Parliament of the Republic of South Africa.



Municipal Approval Stamp

SEWER NOTES:
1. ALL SEWER LINES SHALL BE 150mm DIA. UPVC. SLOPE SHALL BE 1:100.
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