

Collaborator No.: 3881023
Reference / Verwysing: Erf 8423, George
Date / Datum: 20 February 2026
Enquiries / Navrae: Andrea Griessel

Email: janvrolijk@jvtownplanner.co.za

JAN VROLIJK TOWN PLANNER
P O Box 710
GEORGE
6530

APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION): ERF 8423, 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 Departure in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023 for the relaxation of following building lines applicable to Erf 8423, George:

1. southern side boundary building line from 3.0m to 0.300m to accommodate existing second dwelling;
2. southern side boundary building line from 3.0m to 2.938m to accommodate the existing lean-to covered stoep;
3. southern side boundary building line from 3.0m to 1.365m to accommodate the existing free-standing covered stoep;
4. western side boundary building line from 3.0m to 1.611m to accommodate the existing free-standing covered stoep;

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

REASONS:

- A. The proposed departure will not have an adverse impact on the surrounding residential character or the streetscape.
- B. There will be no negative impact on surrounding neighbours' rights or amenity in terms of views, privacy or overshadowing.
- C. The additions form part of the residential development and are accommodated within 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. DJM 65 - 2025, drawn by DJM Draughting dated 20 October 2025 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. In accordance with Section 66(2)(z) of the Land Use Planning By-Law for George Municipality, 2023, a contravention levy of **R7 851.79 (VAT included)** shall be payable to the Directorate: Planning and Development on submission of building plans.
 4. The above approval will be considered as implemented on the approval of 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.*
- *In terms of Section 52(2) of the Zoning Scheme, Development Contributions for the second dwelling may be payable in accordance with the Development Charges Policy upon submission of the building plans.*
- *The contravention levy was calculated as follows:*
 - *Encroachments: 41m² for the existing encroachments (second dwelling and covered stoeps)*
 - *Property value: R2 000 000.00/1021m²= R1665.28/m²*
 - *Contravention = 10% \times R1665.28/m² \times 41m²=R6827.64 (VAT Excluded)*
 - *VAT@15%= R1024.15*
 - *Total: **R7851.79 (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: 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 13 MARCH 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:\Town planning\Approvals\Erf 8423 George (Permanent Departure Approval)

PROPERTY OF THE ARCHITECT

NOTES:

ALL RELEVANT DETAILS, LEVELS AND DIMENSIONS TO BE CHECKED BY THE ARCHITECT BEFORE CONSTRUCTION. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM MISRENDERING OR MISUNDERSTANDING. ALL DIMENSIONS ARE GIVEN IN MILLIMETERS.

GENERAL SPECIFICATIONS:

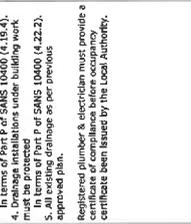
DRAINAGE INSTALLATION:

- Sanitary fittings discharging to a gully to discharge over a 150mm dia. pipe.
- Drainage installation to comply with SANS 10400 (4.22).
- Drainage installations under building work must be installed.
- In terms of Part P of SANS 10400 (4.19.4), all drainage installations under building work must be protected.
- In terms of Part P of SANS 10400 (4.22.2), all drainage installations must be protected as per previous approved plans.

Registered plumber's specification must provide a certificate of compliance before occupancy.

REVISIONS

REV	DATE	DESCRIPTION
C		ISSUED



CLIENT: ANDREW KRUGER

PROJECT: AS-BUILT PLANS ON ERF 8423, SMITH STREET, BERGSIG, GEORGE.

DRAWING: FLOOR PLANS, ELEVATIONS, SECTION & SITE PLAN

SCALE: 1:100 / 1:200

DATE: 20 OCT. 2025

DRAWN: DJM

CHECKED: JCVH

DRAWING NO.: DJM 65-2025

SHEETS: 1 OF 1

