

Collaborator No.: 35675616
Reference / Verwysing: Erf 3981, George
Date / Datum: 6 March 2026
Enquiries / Navrae: Andrea Griessel

Email: sorina@arcxl.co.za

ARCXL Architects CC
Office 5, 27 March Street
MOSSEL BAY
6500

APPLICATION FOR DEPARTURE: ERF 3981, 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 following applications applicable to Erf 3981, George:

- a) Extension in terms of Section 15(2)(i) of the Land Use Planning By-law for George Municipality, 2023 of the validity period of the approval dated 05 March 2021 on Erf 3981, George for 12 months to 05 March 2027;
- b) Permanent Departure in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023 for the relaxation of the rear boundary building line from 4.5 to 4.0m for a scullery;

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

REASONS:

- a) The application for extension complies with the requirements of Section 67 of the Land Use Planning By-Law for George Municipality, 2023.
- b) The amended Zoning Scheme (2023) now accommodates the proposed use viz. Student accommodation and the appropriate zoning can be allocated to the erf.
- c) The proposed relaxation will not have a detrimental impact on the surrounding area or adjacent properties and will become redundant once the zoning rectification is concluded.

Note:

- The owner to submit a request for zoning rectification from "General Residential Zone IV" with consent for 'Boarding House' to "Single Residential Zone I" with consent for 'Student Accommodation' with Permanent Departure to accommodate 12 students in lieu of 10 prior to the submission/approval of the building plans.
- The building line relaxation will become redundant once the zoning rectification is concluded. Thus, no site layout plan is stamped with the approval.

- All other conditions in the prevailing approval letter dated 5 March 2021 is still applicable.
- Development Contributions (if not paid already) will be payable on submission of building plans in accordance with the Municipal Development Charge Policy.
- A building plan must be submitted for approval in accordance with the National Building Regulations (NBR).
- The existing carport must be removed as reflected on the building plans.
- A clear visible and readable notice board with a maximum size of 650mm x 450mm or 1.5m² must be affixed at the entrance of the property, indicating the name and twenty-four-hour contact number of the manager/owner/agent for purposes of the submission of any complaints in the event of any adverse noise, disturbance or unbecoming behaviour. The notice board must form part of the building plan submission.

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 Director: Planning and Development, 46 Market Street (Old York Hostel Building), George **on or before 27 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

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GENERAL NOTES 1. SEE ARCHITECT'S CONTRACT AND SPECIFICATIONS FOR ALL DETAILS. 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS (NBR) AND THE NATIONAL ELECTRICAL REGULATIONS (NER). 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. 4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE RELEVANT AUTHORITIES. 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL SERVICES AND UTILITIES AT ALL TIMES. 6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SERVICES AND UTILITIES. 8. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE RELEVANT STANDARDS AND SPECIFICATIONS. 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SERVICES AND UTILITIES. 10. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE RELEVANT STANDARDS AND SPECIFICATIONS.	
EXISTING HOUSE: MINOR WORKS: ON ERF 3881 LEVALUA GEORGE DRAWING REVISION PLANS ELEVATIONS DETAIL	
SCALE: AS SHOWN DRAWN BY: [NAME] CHECKED BY: [NAME] APPROVED BY: [NAME]	PROJECT NO: 1831 DRAWING NO: 001 REVISION: 2

REVISIONS 01 11/09/24 [REVISIONS] 02 11/09/24 [REVISIONS]	ASBLS SCHEDULE: ERF 3881 11 Days EXISTING GROUND STOREY 23 Days EXISTING COVERED PATIO 1 Day TOTAL: 28 Days COVERED PATIO 1 Day TOTAL: 28 Days
REVISIONS 01 11/09/24 [REVISIONS] 02 11/09/24 [REVISIONS]	REVISIONS 01 11/09/24 [REVISIONS] 02 11/09/24 [REVISIONS]

