

Collaborator No.: 3770827
Reference / Verwysing: Erf 13415, George
Date / Datum: 24 April 2026
Enquiries / Navrae: Andrea Griessel

Email: janvrolijk@jvtownplanner.co.za

JAN VROLIJK TOWN PLANNER
P O Box 710
GEORGE
6530

APPLICATION FOR PERMANENT DEPARTURE: ERF 13415, 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 13415, George for:

1. Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for the relaxation of the following buildings lines applicable to Erf 13415, George:
 - (a) the side boundary building line (Caledon Street side) from 3.0m to 0.0m to allow for the legalization of an existing covered pedestrian entrance;
 - (b) the side boundary building line (Caledon Street side) from 3.0m to 2.1m varying to 2.3m to legalize the existing manager's unit;
 - (c) the street boundary building line (Sandy McGregor Street) from 5.0m to 0.2m varying to 0.2m to allow for the legalization of an existing garage;
 - (d) the western side boundary building line from 3.0m to 0.0m to allow for the legalization of an existing garage;
 - (e) the western side boundary building line from 3.0m to 0.0m to allow for the legalization of the existing pergola;
 - (f) the northern side building line from 3.0m to a distance varying between 0.15m to 0.2m to allow for the legalization of the existing covered braai area;
2. Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure from development parameter (k)(aa) applicable to a "guest lodge" in the George Integrated Zoning Scheme By-law, 2023 to allow for a manager unit of a size of 136.81m² in lieu of 60m²;

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

REASONS FOR DECISION

- (i) The proposed departures will not have an adverse impact on the surrounding residential character, the natural environment or the streetscape.

- (ii) There will be no negative impact on the surrounding neighbours' rights or amenity in terms of views, privacy or overshadowing.
- (iii) The proposed addition/encroachments forms part of a residential/guest lodge development and can be accommodated within the property.
- (iv) The increased size of the manager's unit, accommodated within an existing structure, remains comparable to that of a typical second dwelling unit and will not adversely affect the character of the surrounding area.
- (v) No negative comments or objections were received.

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

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

General

1. That in terms of the Land Use Planning By-law for the George Municipality, 2023, the above approvals shall lapse if not implemented within a period of two (2) years from the date it comes in operation.
2. This approval shall be taken to cover only the applications applied for and indicated on the site layout plan, Plan No. E 2453_SHEET 1 and 2 (3x plans) dated 18 August 2025, drawn by Tertius Conradie Argitektuur 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. A contravention levy of R11 976.47 (VAT Included) is payable on the submission of building plans for the unauthorized structures erected over the building lines.
4. The above approval will be considered as implemented on the issuing of the occupation certificate in accordance with the approved building plans.

Notes

- i) *A building plans must be submitted for approval in accordance with the National Building Regulations (NBR).*
- ii) *Stormwater must be dispersed responsibly, and the stormwater management and erosion measures must be addressed on the building plans.*
- iii) *All signage and advertisement to be addressed in the building plan submission in line with the Outdoor Advertisement By-law, 2023.*
- iv) *The necessary permissions in terms of the National Heritage Act must be obtained if applicable.*
- v) *Payment for the contravention levy will be payable on submission of building plans and is calculated as follows:*
 - *Encroachments = 50.9m²*
 - *Square metre value of property is Property value: R4 000000 / 1955m² = R2046.03/m²*
 - *Contravention = 10% x R2046.03/m² x 50.9m² = R 10 414.32 + VAT*
 - *Grand Total: **R11 976.47 (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 15 MAY 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 13415, George approval letter.docx

GENERAL NOTES:
 1. The applicant is responsible for ensuring that the proposed development is in compliance with applicable town planning schemes, zoning regulations, and conditions of approval.
 2. All air areas and boundaries to be defined by a registered land surveyor.
 3. Final erf numbering to be allocated by the Surveyor General and approved by the local authority.
 4. All building lines, coverings, height restrictions, and services are to comply with applicable zoning and air energy saving conditions.
 5. Access to all proposed areas to be provided in accordance with applicable traffic department approval, where applicable.
 6. Existing structures to be retained where feasible. Any proposed removal to be confirmed with the municipality and/or environmental authorities.
 7. This SDP is not a working drawing and is intended for planning and land use application purposes only.

Area of erf:	1555,00m ²
% Coverage:	%
Coverage:	m ²
Ex. Ground Floor House:	m ²
Ex. Covered Patio:	m ²
Ex. Covered Garage:	m ²
Total Coverage Area:	m ²

ANY DISCREPANCIES OR CONTRADICTIONS MUST BE CORRECTED BY THE APPLICANT BEFORE COMMENCING CONSTRUCTION WORKS. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE RELEVANT AUTHORITIES.

Project Description:
 ERF 13415,
 GEORGE

Drawings:
 Building line relaxation
 REV 4

Scale:
 1:100

Drawing No.:
 E 2453, SHEET 1

Scale:
 1:100

Scale:
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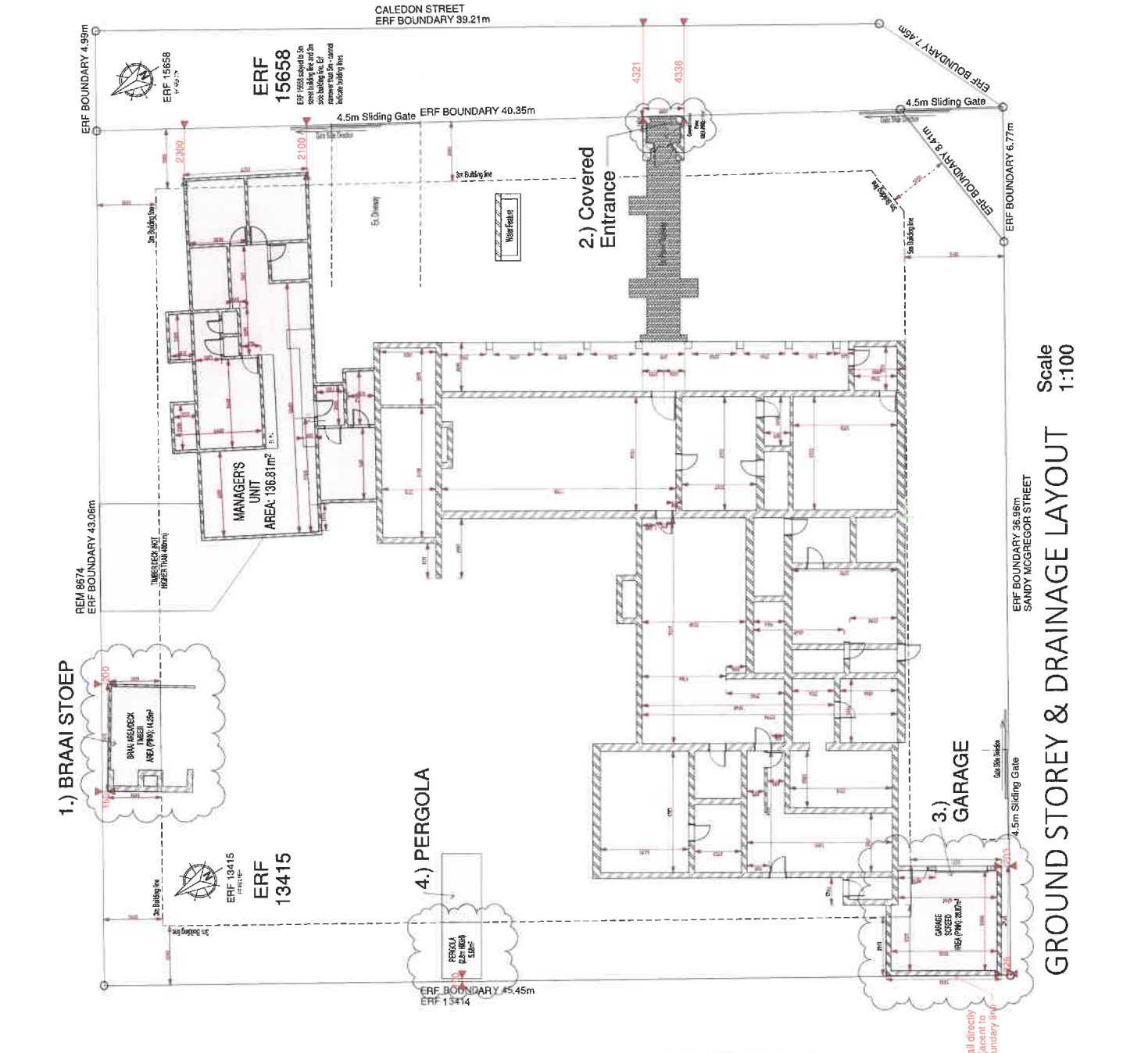
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MUNISIPALITEIT GEORGE MUNICIPALITY
 Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.
 24/4/2026
 DATE
 DATUM
 SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STADSBEPLANNING

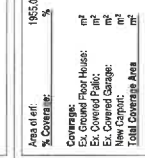
GROUND STOREY & DRAINAGE LAYOUT
 Scale 1:100

Wall directly adjacent to boundary line

GENERAL NOTES:
 1. This development is subject to approval by the relevant local authority and in compliance with applicable town planning, zoning, zoning regulations, and conditions of approval.
 2. All erf areas and boundaries to be confirmed by a registered land surveyor.
 3. Final erf numbering to be allocated by the Surveyor General and approved by the local authority.
 4. All building lines, coverage, height restrictions, and servitudes are to comply with applicable zoning and any other applicable regulations.
 5. Access to all proposed erven to be provided in accordance with applicable zoning and any other applicable regulations, where applicable.
 6. Existing nature trees to be retained where possible. Any proposed removal to be confirmed with the municipality and/or environmental authorities.
 7. This SDP is not a working drawing and is intended for planning and land use application purposes only.

Area of erf:	1855,00m ²
% Coverage:	%
Coverage:	
Ex. Ground Floor House:	m ²
Ex. Covered Patio:	m ²
Ex. Covered Garage:	m ²
Ex. Covered Porch:	m ²
Total Coverage Area:	m²

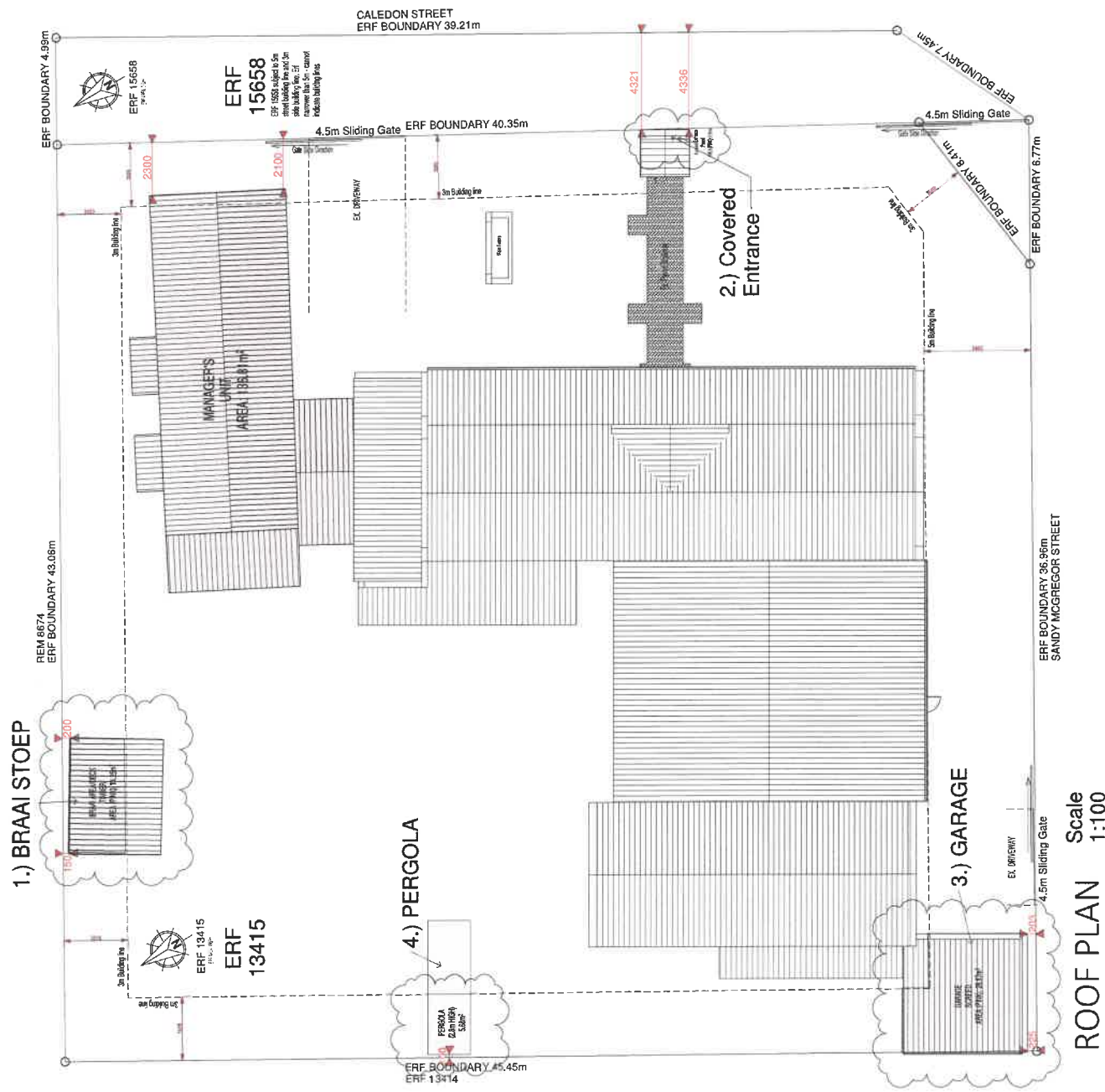
ANY DISCREPANCIES OR INCONSISTENCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY UPON IDENTIFICATION OF SUCH DISCREPANCIES OR INCONSISTENCIES BEFORE ANY CONSTRUCTION COMMENCES.



PROJECT DESCRIPTION:
ERF 13415, GEORGE

DRAWING / S:
Building line relaxation REV 4

CLIENT: SANDY MCGREGOR
 SCALE: 1:100
 DRAWING NO: E 2453_SHEET 2



ROOF PLAN
 Scale 1:100

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24/4/2026
 DATE: 24/4/2026
 DATUM: SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STATSBEPLANNING

GENERAL NOTES:
 All site conditions and development is to be in accordance with applicable zoning, local authority and in compliance with applicable laws, planning, and zoning regulations, and conditions of approval.
 All erf areas and boundaries to be confirmed by a registered land surveyor.
 Final erf numbering to be allocated by the Surveyor General and approved by the local authority.
 All building lines, coverage, height restrictions, and setbacks are to comply with applicable zoning and/or other zoning conditions.
 Access to all proposed erven to be provided in accordance with applicable requirements and traffic engineering approval, where applicable.
 Existing erfen to be retained where possible. Any proposed removal to be confirmed with the municipality and/or environmental authorities.
 This SPP is not a working drawing and is intended for planning and land use application purposes only.

Area of erf: 1965,00 m²
 Coverage: %
 Coverage: m²
 Ex. Ground Floor: m²
 Ex. Covered Park: m²
 Ex. Covered Garage: m²
 Total Excluded Area: m²

Barwick

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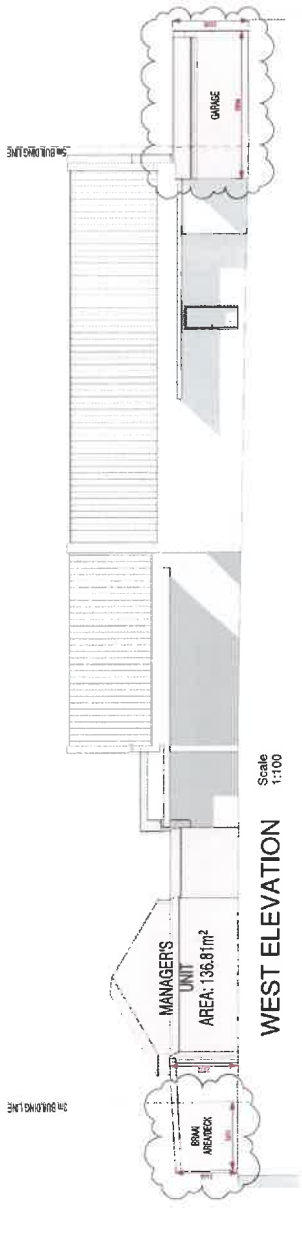
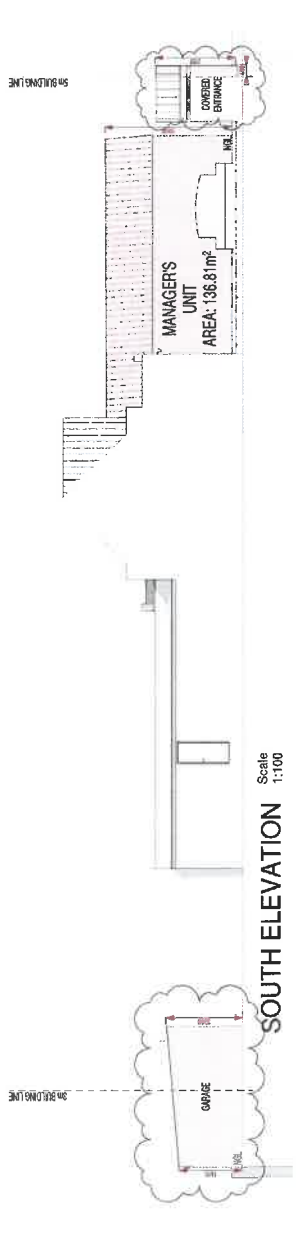
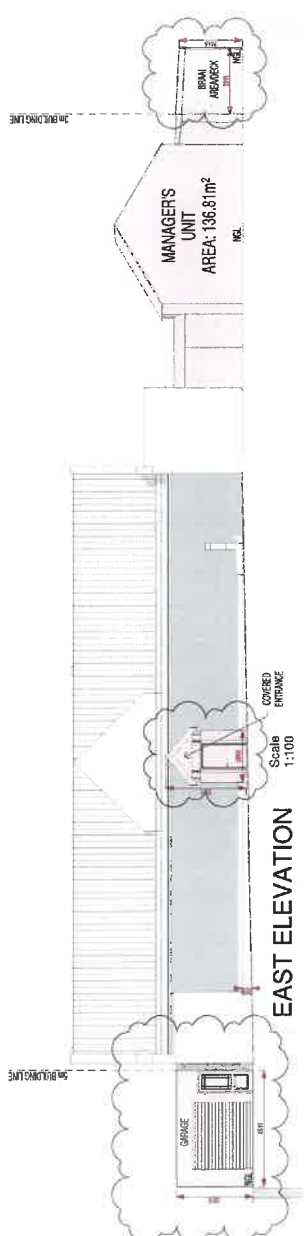
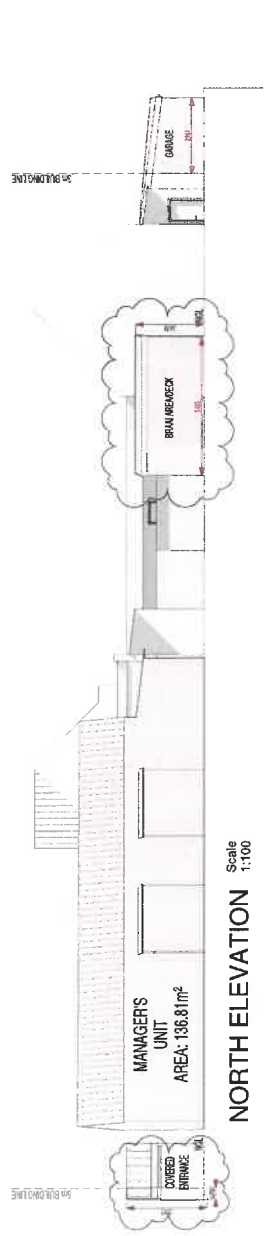
Architect
 081 737 2121
 021 232 2222
 www.architect.co.za

ARCHITECT
ICONRADIE
 1178, Conradië @ 27 229 214
 1178, Conradië @ 27 229 214
 1178, Conradië @ 27 229 214

PROJECT DESCRIPTION:
**ERF 13415,
 GEORGE**

DRAWING IS:
**Building line relaxation
 REV 4**

CLIENT:
 DATE: 08/08/23
 SCALE: 1:100
 DRAWING NO.:
 E 2483, SHEET 1



MUNISIPALITEIT GEORGE MUNICIPALITY

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24/6/2023

DATE
 DATUM

SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTURDER: STATSBEPLANNING