

**Collaborator No.:** 3867556  
**Reference / Verwysing:** Portion 131 of the Farm Boven Lange Valley 189, Division George  
**Date / Datum:** 26 June 2026  
**Enquiries / Navrae:** Andrea Griessel

**Email:** [sanzonette@mscdraftdesign.co.za](mailto:sanzonette@mscdraftdesign.co.za)

SANZONETTE MEINTJES  
19 Pienaar Street  
PIENAAR STRAND  
6525

**APPLICATION FOR PERMANENT DEPARTURE: PORTION 131 OF THE  
FARM BOVEN LANGE VALLEY 189, DIVISION GEORGE**

Your application in the above regard refers.

The Deputy Director: Development and Environmental Management (Authorised Official) has, under delegated authority, 4.17.3.13 of 24 April 2025 decided that, notwithstanding the objections received, 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 the northern boundary building line from 10m to 7m and 8.7m to accommodate a partial roof cover, new studio room and existing timber deck on Portion 131 of the farm Boven Lange Valley No. 189, Division George;

**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 rural 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 proposed addition forms part of rural (smallholding) development and can be accommodated within the property.

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 JMWWC/12.25/A3.001 and JMWWC/12.25/A3.002, drawn by MSC Draft and Design dated December 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. The above approval will be considered as implemented on the issuing of the occupation certificate in accordance with the approved building plans.

**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.*
- *Applicant to show all existing structures on site when submitting Building Plans for approval.*
- *Comment from Electro Technical Services: Relaxation of the building line supported from GM Elec. Electrical overhead line infrastructure may be in close proximity of the erf as this is an Eskom Area of Supply. If applicable, a minimum clearance of 3m shall be maintained from the existing electrical lines according to safety regulation to any proposed buildings or structures. Eskom should be contact for enquiries regarding electrical infrastructure.*
- *Comment from Environment: Existing and proposed structures are clustered on the northern boundary, which is desirable given the property’s proximity to the Rondevlei Lake wetlands to the south. Discharge of the swimming pool must be appropriately managed to prevent contamination of the adjacent protected lake.*

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 17 JULY 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\Portion 131 of the Farm Boven Lange Valley 189, Division George\_approval letter

AREA SCHEDULE	
PTN 189 OF ERF 131 - WILDERNESS	5037,00m <sup>2</sup>
<b>TOTAL AREAS</b>	<b>389,53m<sup>2</sup></b>
EXISTING DWELLING - GROUND STOREY	95,78m <sup>2</sup>
EXISTING DWELLING - FIRST STOREY	95,85m <sup>2</sup>
STAIRWAY	-3,92m <sup>2</sup>
EXISTING BALCONY - FIRST STOREY	5,70m <sup>2</sup>
<b>TOTAL EXISTING</b>	<b>184,41m<sup>2</sup></b>
NEW BATHROOM - GROUND STOREY	2,98m <sup>2</sup>
NEW DECK - FIRST STOREY	34,04m <sup>2</sup>
NEW ENCLOSED AREA UNDER DECK	34,17m <sup>2</sup>
NEW ROOF OVER DECK - FIRST STOREY	18,15m <sup>2</sup>
NEW SWIMMING POOL	47,98m <sup>2</sup>
<b>TOTAL NEW</b>	<b>138,33m<sup>2</sup></b>
<b>COVERAGE</b>	<b>187,48m<sup>2</sup></b>
<b>% COVERAGE</b>	<b>4,85%</b>

**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.

DATE  
DATUM

26/06/2026

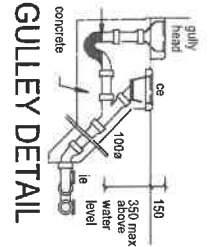
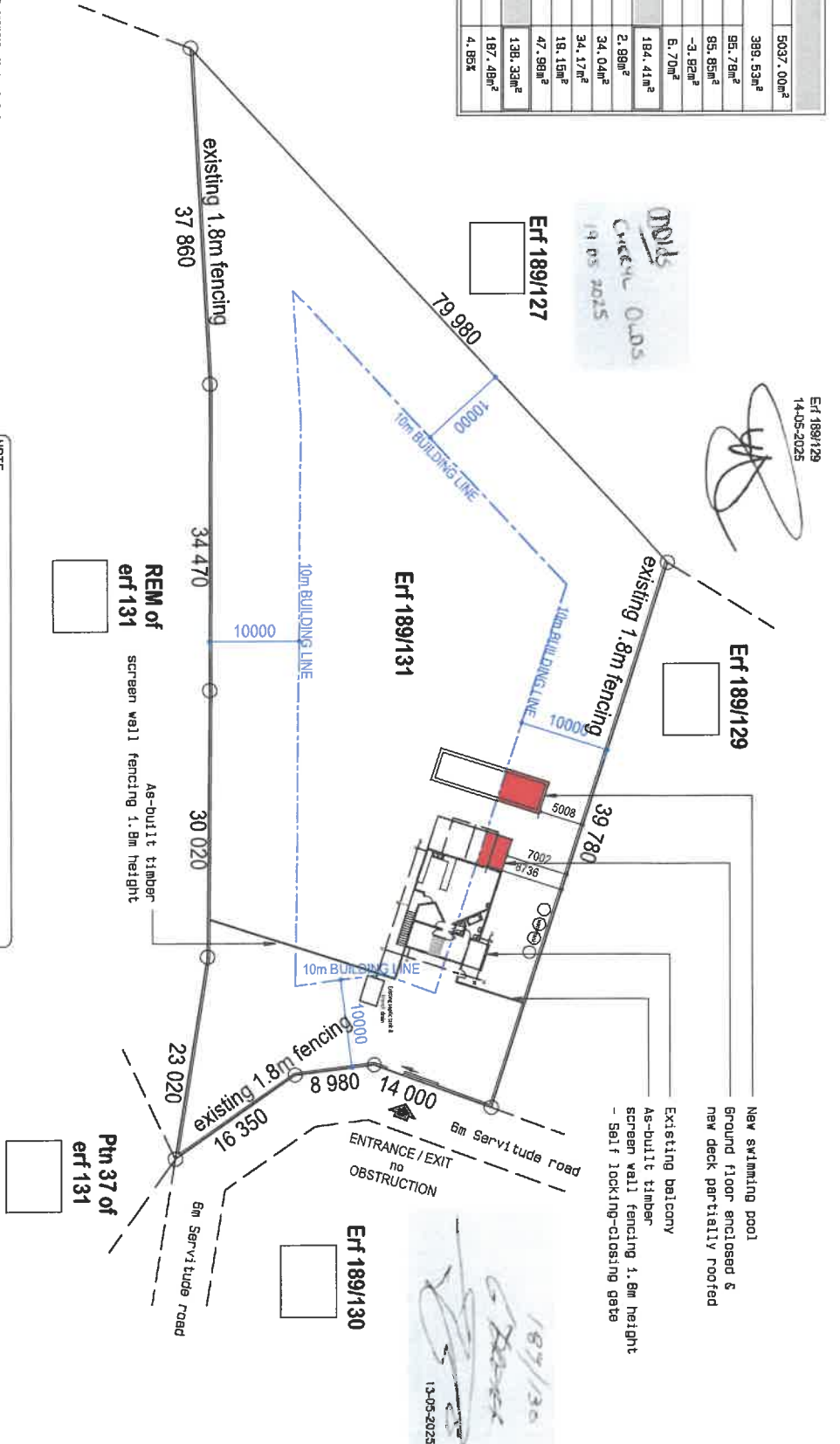
SENIOR MANAGER: TOWN PLANNING  
SENIOR BESTUURDER: STADSBEPLANNING

© Copyright Protected



**SITE PLAN**  
SCALE 1:500

**NOTE:**  
Area of New studio under deck, over building line: 11,68m<sup>2</sup>  
Area of new roof on first floor, over building line: 4,80m<sup>2</sup>  
Area of new balcony on first floor, over building line: 11,63m<sup>2</sup>  
Area of New swimming pool, over building line: 18,77m<sup>2</sup>  
Total area over building line: 46,88m<sup>2</sup>



**SIGNATURES**

OWNER:  
BJ Meyer

ENGINEER:

ARCHITECT / DRAUGHTSPERSON:  
S Mearns PADZ/191280

**TITLE**

BUILDING LINE - SITE PLAN

**SCALE**

As shown

**DATE**

DEC 2025

**DRAWING NR.**

JMMWC/12.25/A3.001

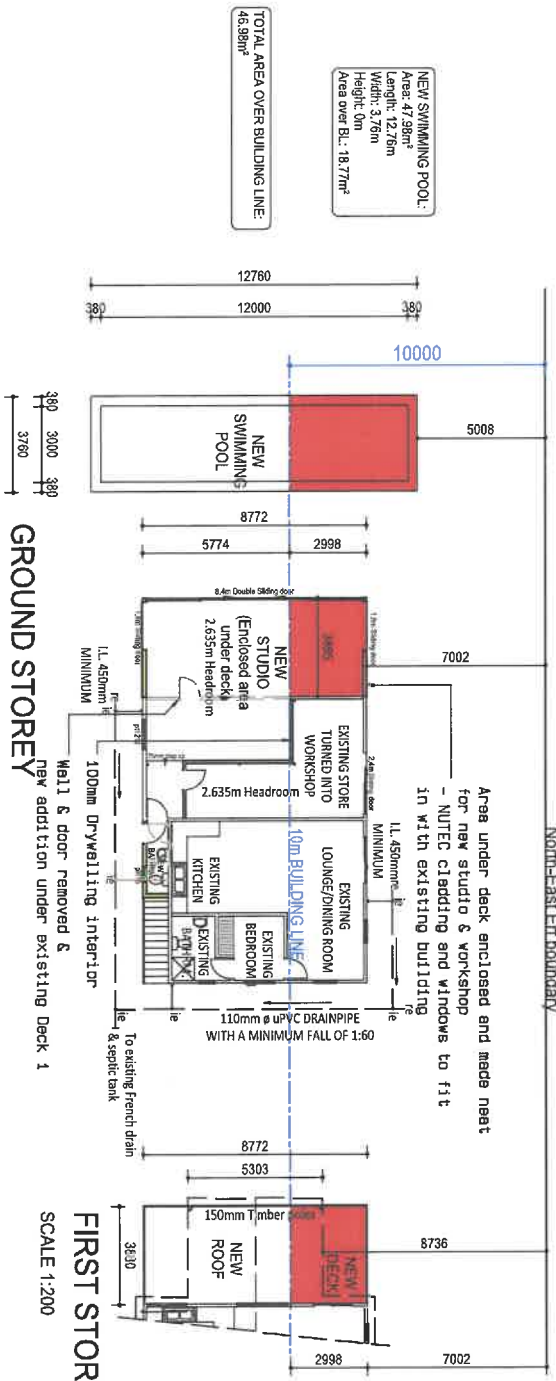
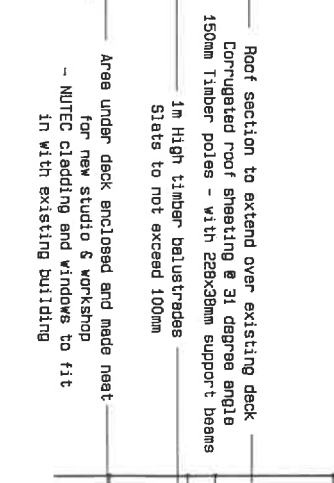
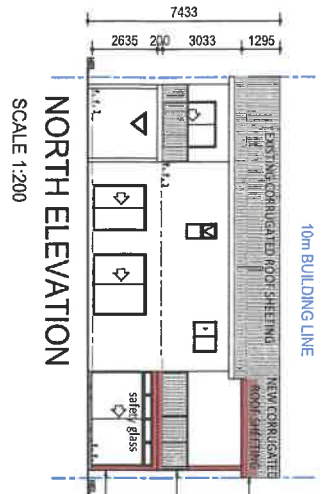
**PROJECT**

BUILDING LINE PROPOSED ADDITION FOR OWNER J. MEYER OF ERF 189 OF 131 SHEET 1

PROFESSIONAL ARCHITECTURAL DRAUGHTSPERSON  
**SAMZONETTE MERITIJS**  
14-03-19 (Registration No. 244 529)

**MSC DRAFT & DESIGN**  
Samzonnette Meritjies LLB (Unk) SACAP / SAJAI Registered  
19 Phenox street, Pterodactyl strand  
Cell: 082 823 8832  
mscdraftdesign.co.za

AREA SCHEDULE	
PTN 189 OF ERF 131 - WILDERNESS	6037.00m <sup>2</sup>
<b>TOTAL AREAS</b>	<b>389.53m<sup>2</sup></b>
EXISTING DWELLING - GROUND STOREY	99.78m <sup>2</sup>
EXISTING DWELLING - FIRST STOREY	88.89m <sup>2</sup>
STAIRWAY	-3.92m <sup>2</sup>
EXISTING BALCONY - FIRST STOREY	5.79m <sup>2</sup>
<b>TOTAL EXISTING</b>	<b>194.41m<sup>2</sup></b>
NEW BATHROOM - GROUND STOREY	2.99m <sup>2</sup>
NEW DECK - FIRST STOREY	34.04m <sup>2</sup>
NEW ENCLOSED AREA UNDER DECK	34.17m <sup>2</sup>
NEW ROOF OVER DECK - FIRST STOREY	19.15m <sup>2</sup>
NEW SWIMMING POOL	47.98m <sup>2</sup>
<b>TOTAL NEW</b>	<b>138.33m<sup>2</sup></b>
<b>COVERAGES</b>	<b>187.48m<sup>2</sup></b>
<b>% COVERAGES</b>	<b>4.85%</b>



**MUNICIPALITEIT GEORGE MUNICIPALITY**

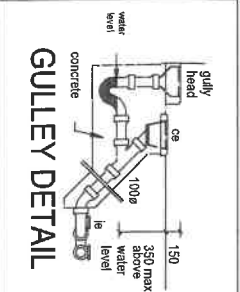
Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

26/06/2026

DATE / DATUM: 26/06/2026

SENIOR MANAGER: TOWN PLANNING  
SENIOR BESTUURDER: STATSBEPLANNING

© Copyright Protected



SIGNATURES	
OWNER:	BJ Meyer
ENGINEER:	
ARCHITECT/DRAWNIGHTSPERSON:	S Mearns P/AD24/19/288

TITLE	
BUILDING LINE - FLOORPLANS & ELEVATIONS	
SCALE	DATE
As shown	DEC 2025
DRAWING NR.	JMMWC/12.25/A3.002

**PROJECT**

BUILDING LINE PROPOSED ADDITION FOR OWNER J. MEYER OF ERF 189 OF 131 SHEET 2

**PROJECT**

SAZONETTE MEINTJES

MEMBERSHIP: ARCHITECTURAL ASSOCIATION OF SOUTH AFRICA

MEMBERSHIP: SOUTH AFRICAN ASSOCIATION OF ARCHITECTS

MEMBERSHIP: SOUTH AFRICAN ASSOCIATION OF ARCHITECTS

**MSC DRAFT & DESIGN**

Sazonette Meintjes Ltd (Unisa) SACAP / SAATA Registered  
19 Plover street, Plover strand  
Cell: 082 825 8832

MSC

sazonette@mscdraftdesign.co.za