

**Beplanning en Ontwikkeling
Planning and Development**

Collaborator No.: 3755666
Reference / Verwysing: Portion 20 of the Farm Woodville No 172, Division George
Date / Datum: 10 July 2026
Enquiries / Navrae: Andrea Griessel

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JAN VROLIJK TOWN PLANNER
P O Box 710
GEORGE
6530

**APPLICATION FOR PERMANENT DEPARTURE: PORTION 20 OF THE FARM WOODVILLE NO 172,
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 the following applications for Departure in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023 applicable to Portion 20 of the Farm Woodville No. 172, Division George:

1. Relaxation of the southern boundary building line from 20m to 2.32m to legalise the existing chicken-coop on Portion 20 of the Farm Woodville No. 172, Division George;
2. Increase in the height restriction applicable to a second dwelling from 6.5m to 6.78m to the top of the roof (excluding the parapet), to legalise the existing second dwelling on Portion 20 of the Farm Woodville No. 172, Division George;
3. Increase in the total floor space for a second dwelling from 175m² to 274.2m² which includes the floor space of all ancillary buildings, to legalise the existing second dwelling on Portion 20 of the Farm Woodville No. 172, Division George;

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

REASONS:

- (i) The proposed development as amended is not regarded as having an adverse impact on the character of the surrounding rural area or the environment or adjacent property owners' rights.
- (ii) The property is located within a rural area, with significant distance from any other neighbouring structures.
- (iii) The proposal will not have a negative impact on the adjacent neighbouring properties' amenity and rights to privacy, sunlight and views.
- (iv) Surrounding property owners had no comments or objections to the proposed development. The one objection resulted in the removal of the toilet within the building lines.
- (v) The height departure relates to a heritage building of which demolition or alteration is best avoided.



- (vi) The height of the second dwelling is lower than the height restriction for a main dwelling (i.e. 8.5m) and lower than the permitted height (15m) of all other agricultural buildings. Therefore, the minor addition of approximately 30cm will not have a negative impact in any manner.
- (vii) Although sufficient space exists on the property to accommodate the chicken coop at an alternative location outside the building line, it is not anticipated that the chicken coop in its current position will have a negative impact on neighbours. The chicken coop is located next to the road and is a reasonable location in relation to the other structures and natural areas on the property.

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

CONDITIONS:

1. That in terms of the provisions of the Land Use Planning By-law for George Municipality, 2023, the approval shall lapse if not implemented within a period of two (2) years from the date of approval.
2. This approval shall be taken to cover only the departures as applied for and as indicated on the site plan no. 15/24/100 dated 28 May 2026, drawn by PGL.ARCH and attached as “**Annexure A**”, which bears Council’s stamp and will not be construed as to depart from any other Council requirements or legal provisions.
3. The above approval will be considered as implemented on the approval of building plans.

Town Planning Notes:

- (i) The structure referred to as the manager’s dwelling does not seem to comply with the provisions of the George Integrated Zoning Scheme By-law, 2023 (floor space). Any additional departure needs to be addressed by means of a new land use application.*
- (ii) A water tank is located over the building line which did not form part of the application. This must be rectified*
- (iii) Building plan to be submitted in terms of section 4 of the National Building Regulations.*
- (iv) Additional building plan application fees, calculated in terms of the approved tariffs, will be applicable should construction of structures have already commenced or completed without the approval of the Local Authority.*
- (v) Building plans to comply with SANS 10400, and any other applicable legislation.*
- (vi) The property may only be used for the intended purpose once a Certificate of Occupation has been issued.*
- (vii) Stormwater must be dispersed responsibly, and the stormwater management and erosion measures must be addressed on the building plans.*

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 31 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

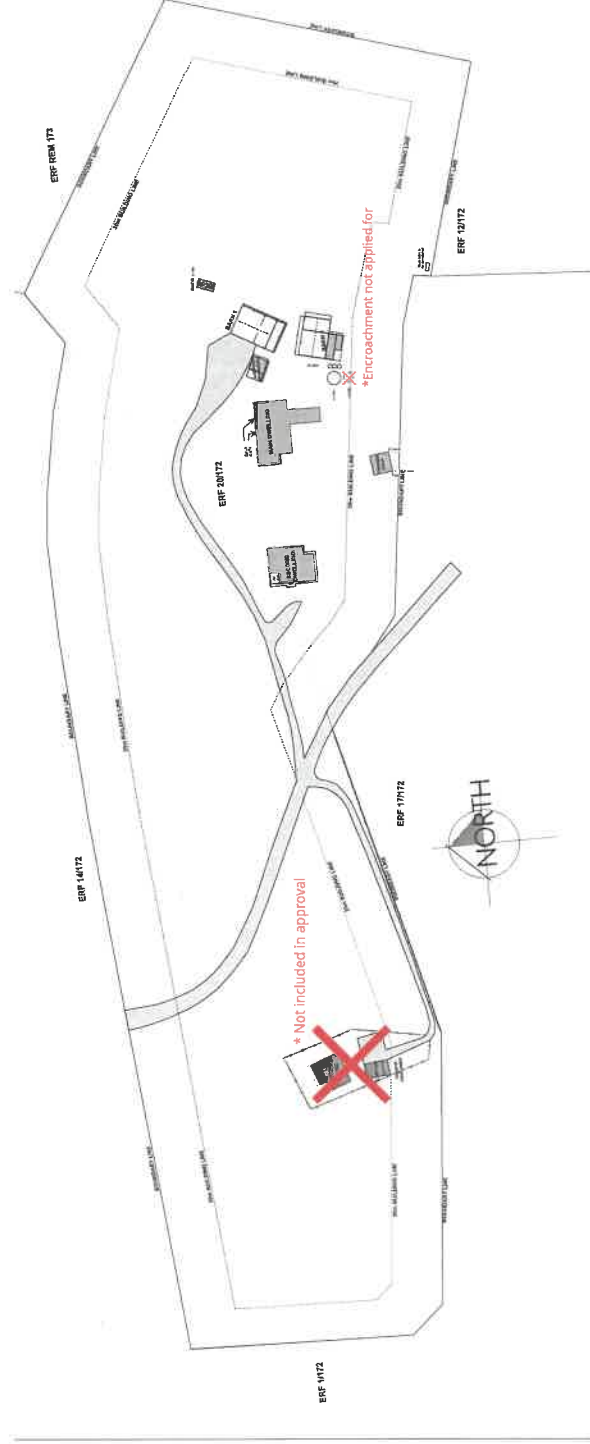
SENIOR MANAGER: TOWN PLANNING

C:\Town Planning\Approvals\Portion 20 of the Farm Woodville No 172, Division George_approval letter

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.

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTILLER: STATSREPLANNING

- Manager's unit not approved as part of this application.
- Water tank not approved as part of this application.
- Toilet in building line to be demolished.



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