

**Collaborator No.:** 3919256  
**Reference / Verwysing:** Erf 5955, George  
**Date / Datum:** 21 August 2026  
**Enquiries / Navrae:** Primrose Nako

**Email:** [janvrolijk@jvtownplanner.co.za](mailto:janvrolijk@jvtownplanner.co.za)

JAN VROLIJK TOWN PLANNER  
P O Box 710  
**GEORGE**  
6530

**APPLICATION FOR PERMANENT DEPARTURES (BUILDING LINE RELAXATION): ERF 5955, 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 for Permanent Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 applicable to Remainder Erf 5955 George:

- Relaxation of the northern side boundary building line from 2.0m to 1.5m to accommodate the existing second dwelling;
- Relaxation of the southern side boundary building line from 2.0m to distance varying between 1.01m to 1.06m to allow for a double garage and carport with a total length of 12.2m;
- Relaxation of the western street boundary building line from 4.0 metres to a distance varying between 3.8m to 2.2 to accommodate the dwelling house and second dwelling;
- from development parameter (e)(iii) applicable to "dwelling house" to allow for garages 3.8m and 4.3m from the street boundary in lieu of 5m;

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

**REASONS**

- The departures will not negatively impact the surrounding character of the area, streetscape or natural environment.
- The proposed departures will have no negative impact on sunlight, view or privacy in respect of any adjacent erf.
- The proposed departures will not have a negative impact on development, public facilities or traffic circulation in the surrounding area.
- The proposed addition forms part of residential development and can be accommodated within 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 the George Municipality 2023, the approval shall lapse if not implemented within five (5) five year from the date of when the approval comes into operation.
2. This approval shall be taken to cover only the departure application as applied for and as indicated on the site layout plan, drawing number: Bergsig-5955 dated July 2026 drawn by W.S. Opperman attached as “Annexure A” which bears Council’s stamp and shall not be construed as to depart from any other Council requirements or legal provisions.
3. That a contravention levy of **R3726.28 (VAT Included)** shall be payable for the unlawfully erected structures / alteration to existing structures on submission of building plans.
4. The above approval will be considered as implemented on approval of building plans for the respective structures.

#### **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.*
- *Letter of approval acquired from Heritage Western Cape must be submitted with the Building Plans.*
- *The applicant/owner has indicated that they will comply with the matters raised by the neighbouring property owner (Erf 5957, George) regarding the 1.01m building line, stormwater drainage, vegetation and the length and height of the proposed garage and carport. These matters constitute an agreement between the neighbouring property owners and do not form part of the Municipality’s statutory conditions of approval.*
- *The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.*  
*In terms of the Municipal Tariff Book for 2026/2027 contravention levies, for properties up to 2500m<sup>2</sup> in extent, are calculated as follows:*
  - *Encroachment= 25.06m<sup>2</sup>*
  - *Property value: R1 015 000.00sqm= R3240.23/m<sup>2</sup>*
  - *Contravention = 10% x R 1292.99/m<sup>2</sup> x 25.06m<sup>2</sup> = R3240.24 VAT Excluded*
  - *Plus, VAT (15%) = R486.04*
  - *Total: R3726.28 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 11 SEPTEMBER 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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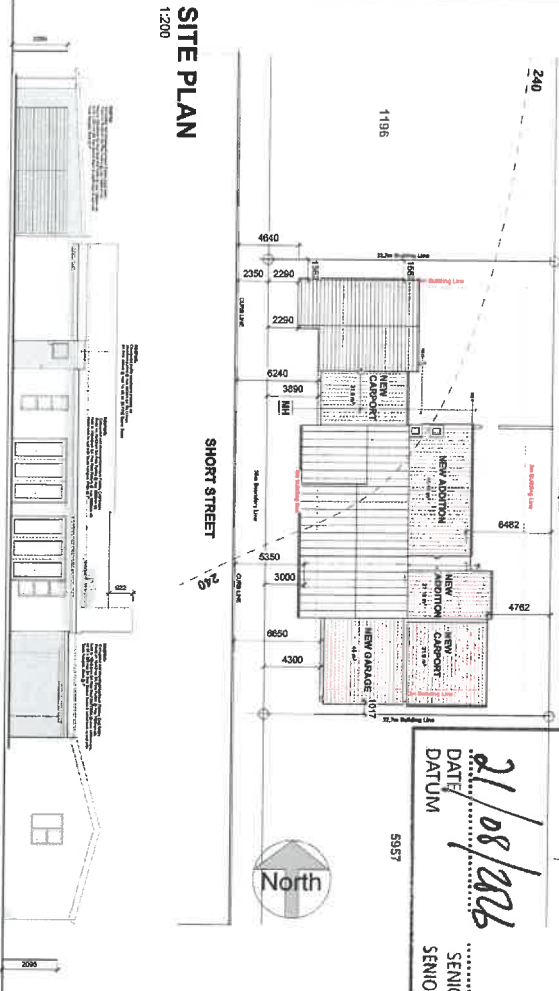
Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

DATE: 21/08/2026  
DRAFT

SENIOR MANAGER: TOWN PLANNING  
SENIOR BESTUDER: TOWN PLANNING

## SITE PLAN

1:200



## EAST ELEVATION

1:100



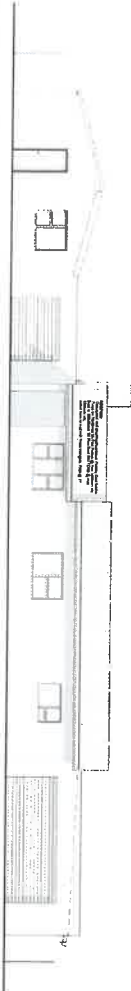
## NORTH ELEVATION

1:100



## WEST ELEVATION

1:100



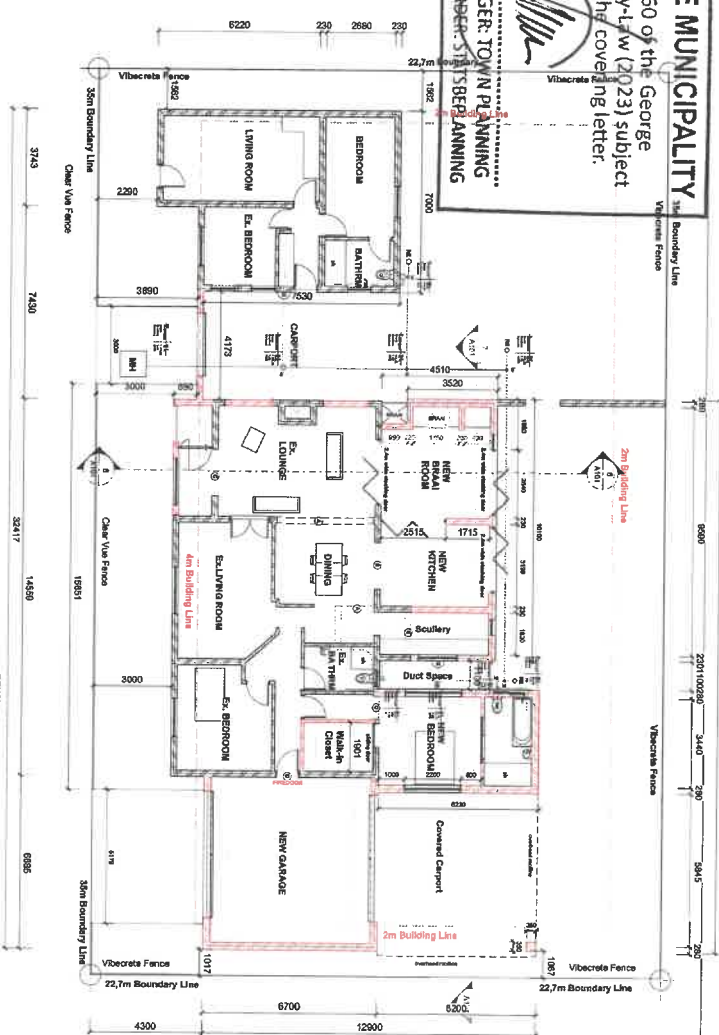
## SOUTH ELEVATION

1:100



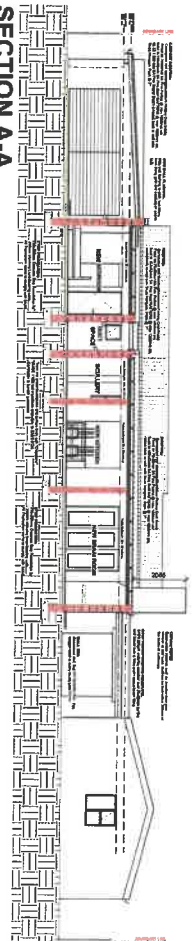
## FLOOR PLAN

1:100



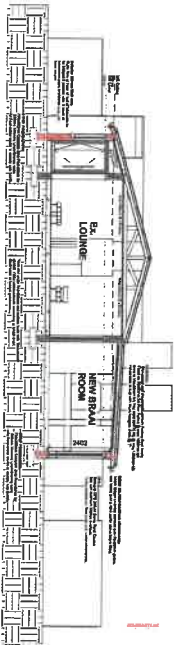
## SECTION A-A

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## SECTION B-B

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### Amendments

| No. | Date      | Drawn | Approved | Description      |
|-----|-----------|-------|----------|------------------|
| A   | 07/7/2025 | WO    | WO       | BUILDING CONTROL |

### Client

W.S. Opperman  
SACAP No: D2243  
P.O.Box 337  
Pocalsdorp 6534  
Cell: 083 233 4139  
Email: woperman1@gmail.com

### Project description

ADDITIONS TO EXISTING HOUSE ON ERF 5955, BERGSIG,  
GEORGE – FLOORPLAN/SITEPLAN/ELEVATIONS

### Scale

AS SHOWN

DATE: JULY 2025  
DRAWING NUMBER: BERGSIG – 5955

EXISTING: 177.8 sqm  
ADDITIONS: 66.63 sqm  
ERF SIZE: 789.40 sqm

EXISTING: –  
ADDITIONS: 63.5 sqm (Carports)  
COVERAGE: 44.7%

EXISTING: –  
ADDITIONS: 45 sqm (GARAGE)

Drawing number: BERGSIG – 5955