

**Beplanning en Ontwikkeling
Planning and Development**

Collaborator No.: 4323107
Reference / Verwysing: Portion 292 of the farm 192, Klein Krantz
Date / Datum: 14 August 2026
Enquiries / Navrae: Primrose Nako

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JAN VROLIJK TOWN PLANNER
P O Box 710
GEORGE
6530

**APPLICATION FOR PERMANENT DEPARTURE: PORTION 292 OF THE FARM KLEIN KRANTZ NO. 192,
DIVISION 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 application for Permanent Departures in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for the following building line relaxations on Portion 292 of the Farm Klein Krantz No. 192, Division George:

- a) The eastern side boundary building line from 10m to 1.065m for the veranda of the second dwelling unit.
- b) The eastern side boundary building line from 10m to 1.081m & 1.126m for the bedroom and bathroom of the second dwelling unit.
- c) The eastern side boundary building line from 10m to 1.126m & 1.145m for the bathroom and bedroom of the non-interleading rooms of the primary dwelling house.
- d) The eastern side boundary building line from 10m to 4.145m for the living room of the non-inter-leading rooms of the primary dwelling house.
- e) The rear boundary building line from 10m to 4.688m for the bathroom of the existing primary dwelling house.
- f) The rear boundary building line from 10m to 2.904m & 3.477m for the dressing room of the existing primary dwelling house.
- g) The rear boundary building line from 10m to 6.667m & 7.932m for the kitchen of the existing primary dwelling house.
- h) The rear boundary building line from 10m to 4.32m & 5.423m for the storeroom of the existing primary dwelling house.
- i) The rear boundary building line from 10m to 9.365m for the pergola in front of the bedroom of the existing primary dwelling house.

- j) The western side boundary building line from 10m to 3.349m & 3.391m for the pergola in front of the bedroom, bathroom and lounge of the existing primary dwelling house.
- k) The western side boundary building line from 10m to 0m for the veranda at the swimming pool.
- l) The western side boundary building line from 10m to 2.556m & 2.578m for the storeroom and garden tool shed.

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

REASONS

- (i). The site plan is unclear and does not correspond with the wording of the motivation report.
- (ii). Distances in the motivation report do not all reflect on the site plan.
- (iii). The site plan indicates the non-interleading rooms as second dwelling.
- (iv). It is noted that the report refers to the non-interleading room of the main dwelling; however, the non-interleading rooms form part of the second dwelling unit, which are not permitted as per the land use description of a second dwelling unit.
- (v). The second dwelling unit and non-interleading rooms all present as non-interleading rooms on the site plan specifically and it is recommended that the layout be accurately indicated on future plans to enable an approved plan to correspond with the wording of the approval.
- (vi). There are structures on the plan which did not form part of the application, such as the water tanks, the pergola in the southern boundary building line and the pergola on the veranda in the western boundary building line, as well as the pool pump.
- (vii). The motivation report refers to a street boundary building line of 5m; however, the site plan indicates a street boundary building line of 10m with a structure encroaching the building line.
- (viii). Height of the retaining walls and whether these require building line relaxation is not available.

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 04 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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