

**Beplanning en Ontwikkeling
Planning and Development**

Collaborator No.: 3884205
Reference / Verwysing: Erf 6844, George
Date / Datum: 04 September 2026
Enquiries / Navrae: Primrose Nako

Email: janvrolijk@jvtownplanner.co.za

JAN VROLIJK TOWN PLANNER
P O Box 710
GEORGE
6530

APPLICATION FOR PERMANENT DEPARTURE: ERF 6844, 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 relaxation of the following building lines applicable to Erf 6844, George:

- (i) Street boundary building line along Stuurman Street from 4m to 0.589m for the north-eastern corner of the existing garage.
- (ii) Street boundary building line along Stuurman Street from 4m to 3.317m for the north-eastern corner of the existing carport (garage).
- (iii) Street boundary building line along Stuurman Street from 4m to 2.314m for the north-eastern corner of the existing dwelling house (braai room and bathroom).
- (iv) Street boundary building line along George Koerts Street from 4m to 0.540m for the existing outdoor braai area.

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

REASONS:

1. The application is to regularise the existing structures that were developed without/not in accordance with approved building plans. These structures are common land uses on properties zoned Single Residential Zone I.
2. The proposal will not have an adverse impact on the character of the area or the streetscape.
3. The proposal will not have a substantive negative impact on the rights and amenity of the affected neighbouring properties in terms of privacy, overshadowing and/or views, especially since no objections were received from the adjoining property owners.

Subject to the following conditions imposed in terms of Section 66 of 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 departure application as applied for and as indicated on the site layout plans number **DJM 01-2025 dated 21 November 2025**, drawn by **JVH Architecture** 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. In accordance with Section 66(2)(z) of the Land Use Planning By-Law for George Municipality, 2023, a contravention levy of **R 3 081,09 (VAT Included)** is payable to the Directorate: Planning and Development upon submission of as-built building plans.
4. The above approval will be considered implemented on the approval of the as-built building plans.

Town Planning Notes

- (i). *It is noted that the sight distance of the existing carriageway crossing may not be sufficient and has been relayed to the property owner.*
- (ii). *All zoning scheme development parameters must be indicated on building plan submission and complied with. Any structure not applied for that requires an additional application approval must be applied for before building plans can be considered.*
- (iii). *A building plan must be submitted for approval in accordance with the National Building Regulations.*
- (iv). *Contravention levy was calculated as follows:*
 - *Encroachments: 19m²*
 - *Property value: R 1 200 0000, 00/851m² = R1 410,11/m²*
 - *Contravention: 10% x R 1 410,11/m² x 19m² = R 2 679,21 Excluding VAT*
 - *Total: R 3 081,09 Including VAT*

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 25 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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NOTES

PROPERTY OF THE ARCHITECT

ALL RELEVANT DETAILS, LEVELS AND DIMENSIONS MUST BE PROVIDED PRIOR TO COMMENCEMENT OF WORK. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THE DRAWINGS. ALL DIMENSIONS ARE GIVEN IN MILLIMETERS

GENERAL SPECIFICATIONS :

1. Sanitary fittings discharging to a gully to discharge over

2. Drainage installation to comply with SANS 10400 (4.21), gully as per Part P of SANS 10400

3. Drainage installation to comply with SANS 10400 Part P

4. In terms of Part P of SANS 10400 (4.13.4), all sanitary installations under building work must be installed

5. In terms of Part P of SANS 10400 (4.22.2), all existing drainage as per previous approved plan.

Registered plumber & electrician must provide a certificate of compliance for the work done. The certificate must be issued by the Local Authority. Sloop to remain open as per building plan.

REVISIONS

REV DATE DESCRIPTION

0 00/00/00 NONE

ARCHITECTURE

IN ASSOCIATION WITH

DUJ M DRAYOTING

DANIEL M. DRAYOTING

53 HIBISCUS STREET

PACALUTSDOORP

GEORGE

TEL: 084 393 9531

EMAIL: dmdrayoting1@gmail.com

CLIENT: HOUSE WILLIAMS

PROJECT: AS-BUILT ALTERATION ON ER 6844, CHRIS APRIL STREET, LAMALU, GEORGE.

DRAWING: FLOOR PLAN, ELEVATIONS, SECTION & SITE PLAN

SCALE: 1:100 / 1:200

DATE: 21 Nov. 2025

DRAWN: DJM

CHECKED: JCWH

DRAWING NO. DJM 01-2025

SHEET 1 OF 1

SOUTH ELEVATION
scale 1:100

EAST ELEVATION
scale 1:100

NORTH ELEVATION
scale 1:100

WEST ELEVATION
scale 1:100

SECTION A-A
scale 1:100

FLOOR PLAN
scale 1:100

SITE & ROOF PLAN
scale 1:200

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.

04/09/2026

DATE

DATUM

SENIOR MANAGER: TOWN PLANNING

SENIOR BESTUURDER: STATSBEPANNING

Area:

Area of erf: 851m²

Area of Ex. House: 222m²

Area of Ex. Covered Stoop: 28m²

Area of Ex. Carport: 18m²

Total Area: 297m²

Coverage: 35%

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