

Collaborator No.: 3939533
Reference / Verwysing: Erf 13153, George
Date / Datum: 02 October 2026
Enquiries / Navrae: Petro Botha

Jan Vrolijk Town Planner
P O Box 710
GEORGE
6530

Attention: Jan Vrolijk

Email: janvrolijk@jvtownplanner.co.za

**APPLICATION FOR PERMANENT DEPARTURE
ERF 13153, GEORGE**

Your application in the above regard refers.

The Senior Manager: Town Planning (Authorised Official) has, under delegation 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 Erf 13153, George:

1. Relaxation of the Robin Close eastern street boundary building line from 5.0m to 2.722m varying to 0.528m to regularise the existing tandem carport on Erf 13153, George;
2. Relaxation of the western side boundary building line from 3.0 metres to 0.0 metres to regularise the existing outbuilding comprising of a laundry room, storeroom and covered area for the swimming pools pump on Erf 13153, George;
3. To deviate from Section 45(4)(a) of the George Integrated Zoning Scheme By-law, 2023 to regularise the existing second vehicle carriageway crossing of Erf 13153, George;

BE APPROVED in terms of Section 60 of said Bylaw for the following reasons:

REASONS:

- (a) The proposed departures will not have an adverse impact on the surrounding residential character or the streetscape.
- (b) There will be no negative impacts on surrounding neighbours' rights or amenity in terms of views, privacy or overshadowing.
- (c) There will be no negative impact on the traffic and parking in the surrounding area.
- (d) No negative comments or objections were received from the public.

CONDITIONS:

1. That in terms of Section 18(2) 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 plans, Plan no. BA22-026 0-01 MS to 04 MS & BA22-026 4-01 MS (5 plans) drawn by Blue Architects dated July 2022 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. A contravention levy of **R22 717.88 (VAT Included)** is payable on the submission of building plans for the unauthorized structures erected over the building line.
4. The access gates and boundary wall structures encroaching into the Stander Street road reserve must be removed and relocated to within the property boundary as indicated on the approved site layout plan prior to the issuing of an occupation certificate for the abovementioned structures. No encroachment onto adjacent public or private property shall be permitted.
5. The above approval will be considered as implemented on the issuing of the occupation certificate in accordance with the approved building plans.

Notes:

- (i) *A building plan be submitted for approval in accordance with the National Building Regulations (NBR).*
- (ii) *Stormwater must be dispersed responsibly, and the stormwater management and erosion measures must be addressed on the building plans.*
- (iii) *The owner should not commit any further interference with the municipal sewer infrastructure.*
- (iv) *In terms of the Municipal Tariff Book for 2026/2027 contravention levies are calculated as follows:*
 - Encroachment= 51.5 m²
 - Property value: **R3835.86 /m²**
 - Contravention = 10% x R3835.86/m² x 51.5m² = **R19 754.68 (Excluding VAT)**
 - Plus, VAT (15%) = **R2 963.20**
 - **Total: R22 717.88 (VAT Included)**
- (v) *The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.*
- (vi) *The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.*

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 23 October 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

A handwritten signature in black ink, appearing to be 'C. Petersen', written over a circular stamp or seal.

C PETERSEN
SENIOR MANAGER: TOWN PLANNING

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LEVELS AND DIMENSIONS.

THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIER MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE AND DESIGN/PIONEER MUST BE REPORTED TO THE ARCHITECT BEFORE COMMENCING ANY SHOP DRAWING AND/OR WORK.

FOUNDED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO CALLED DIMENSIONS AND LARGE SCALE DETAILS SUPERSEDES SMALL SCALE DRAWINGS.

Revisions		Wysings	
No.	Date	Description	By
Nr.	Datum	Beschrijving	Door



Tel: +27 83 3953 009 • Fax: +27 86 6904 942 •
E-mail: raan@ba.co.za • Address: 120 Vero Street,
Johannesburg, George, 5529 • Postal:
P O Box 4232, George East, 6535

Mr. & Ms.
Nortie

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as built plans
Erf 13153
130 Stander Street, Eden
George

Overcoming the Technology Threat

SITE PLAN

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BA22-026 C-01 MS

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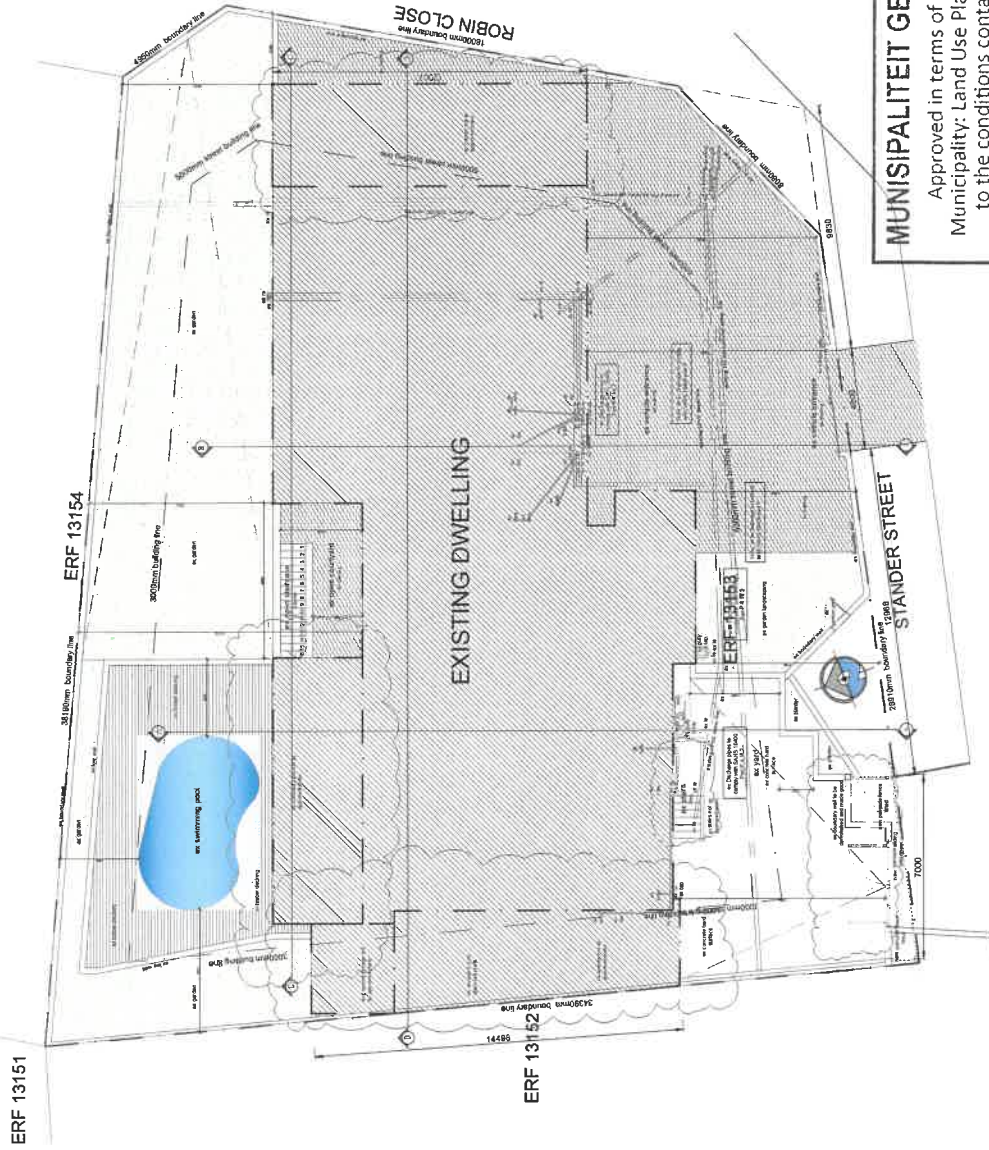
AS SHOWN

RIAAN LE ROUX	
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Date d'émission
 III Y 2022
 Caisse d'Allocations Familiales
 RUAAN LE ROUX

On 12/12/2012

Que todos los señores



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.

02/10/2026

DATE
DATUM

SITE PLAN - scale 1 : 100

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LEVELS AND DIMENSIONS.

THE CONTRACTOR, SUBCONTRACTOR AND SUPPLIER MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE AND DISCREPANCIES MUST BE REPORTED TO BLUE ARCHITECTS IMMEDIATELY BEFORE COMMENCEMENT OF WORK AND/OR POURING.

POURING DIMENSIONS ARE TO BE GIVEN IN REFERENCE TO SEALAR FINISHES AND LARGE SCALE DETAILS IMPROVED SMALL SCALE FINISHES.

No.	Date	Description	By	For
1	2023/07/07	Revisions	Mr. N. Nortje	Mr. N. Nortje
2	2023/07/07	Revisions	Mr. N. Nortje	Mr. N. Nortje
3	2023/07/07	Revisions	Mr. N. Nortje	Mr. N. Nortje
4	2023/07/07	Revisions	Mr. N. Nortje	Mr. N. Nortje
5	2023/07/07	Revisions	Mr. N. Nortje	Mr. N. Nortje
6	2023/07/07	Revisions	Mr. N. Nortje	Mr. N. Nortje
7	2023/07/07	Revisions	Mr. N. Nortje	Mr. N. Nortje
8	2023/07/07	Revisions	Mr. N. Nortje	Mr. N. Nortje
9	2023/07/07	Revisions	Mr. N. Nortje	Mr. N. Nortje
10	2023/07/07	Revisions	Mr. N. Nortje	Mr. N. Nortje



141 127 81 1013 0017 - Tel: 127 46 6004 9612
Email: nortje@bluearchitects.co.za
P.O. Box 4212, George 614 0218

Client: Mr. & Ms. Nortje

Mr. & Ms. Nortje

Project: as built plans

Erf 13153
130 Stander Street, Eden
George

Drawing Title: Roof Plan

ROOF PLAN

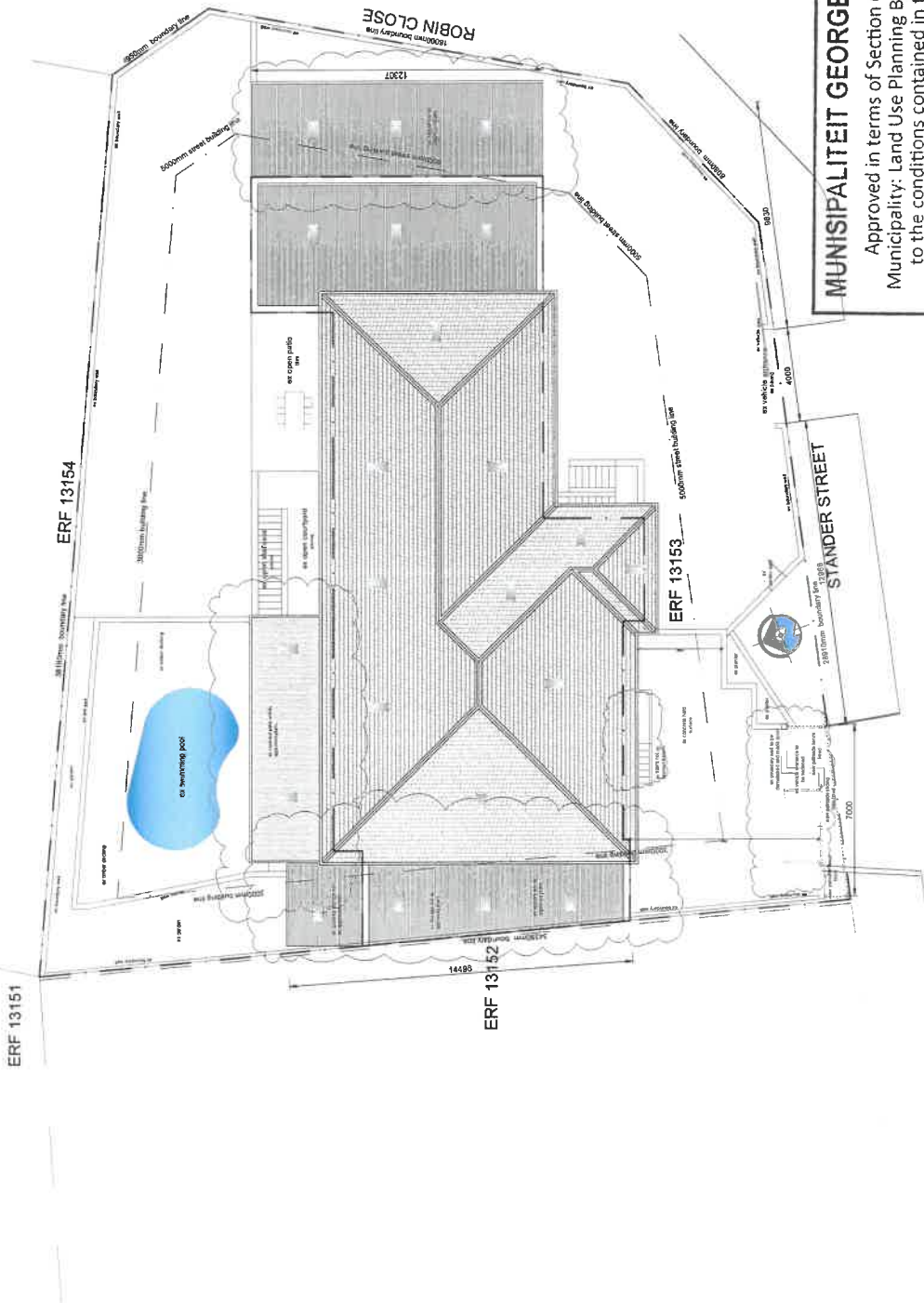
Drawing Number: B422-018 (42 MS)

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Author: ROMAN LE ROUX
Reviewed: ROMAN LE ROUX
Date: JULY 2023
Project: ROMAN LE ROUX

By: Mr. N. Nortje

For: Mr. N. Nortje



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02/10/2023
DATE
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SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSBEPLANNING

ROOF PLAN - scale 1 : 100

Revisions		Wysiażnings	
No. Nr.	Date Datum	Description Beskrifning	By Deu



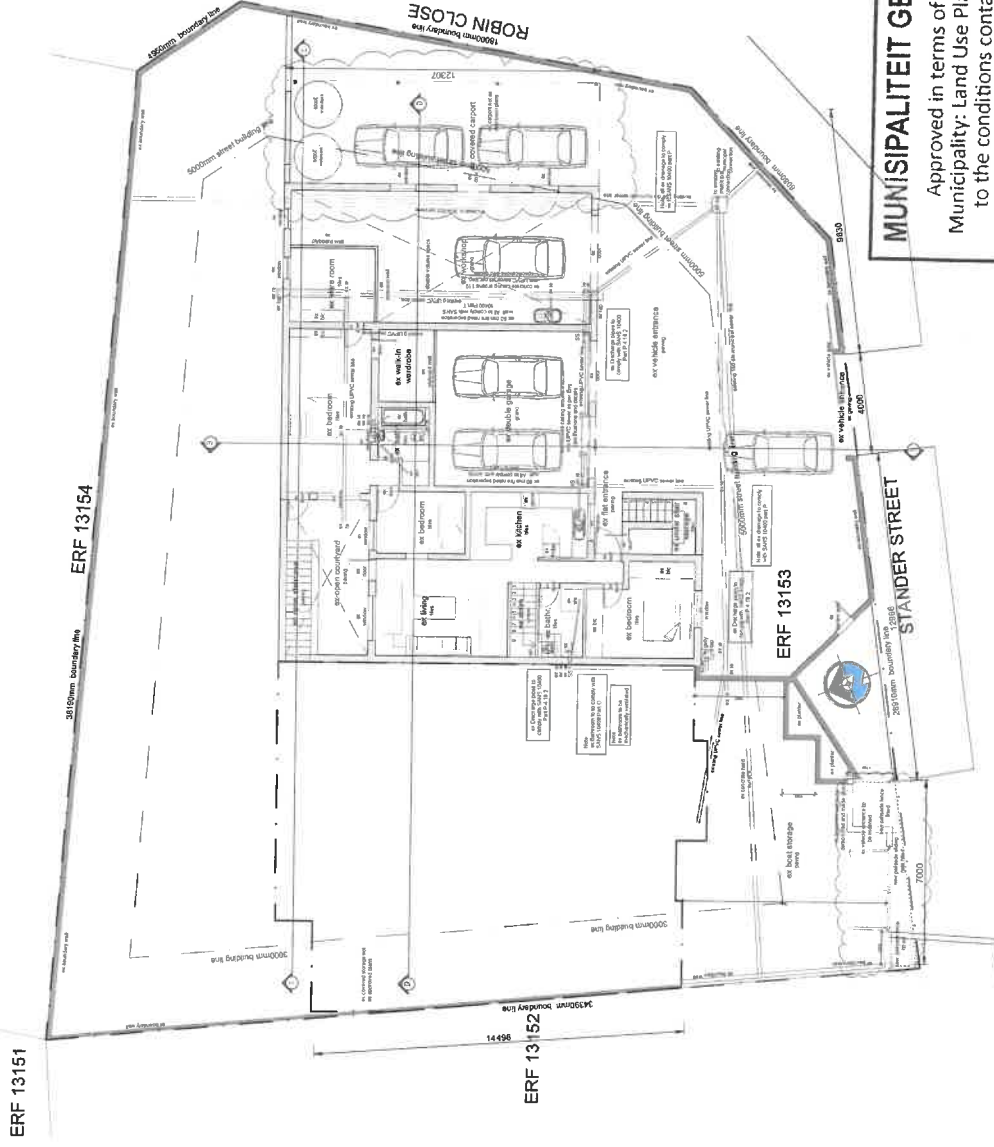
Mr. & Ms.
Nortje

as built plans
Erf 13153
130 Stander Street, Eden
George

GROUND STOREY PLAN

BA22-026 0-04 MS

Event/Weekend	Event/Weekend	Days/Spreads/Charge	Days/Spreads/Charge
AS SHOWN		RIAAAN LE ROUX	RIAAAN LE ROUX
		Drumset/Celebrity	Drumset/Celebrity
Event/Weekend	Event/Weekend	Charge/Spreads/Spots/Rate	Charge/Spreads/Spots/Rate
JULY 2022		RIAAAN LE ROUX	RIAAAN LE ROUX
		Chorus/Drumming/Spots/Rate	Chorus/Drumming/Spots/Rate
		RIAAAN LE ROUX	RIAAAN LE ROUX
		Drumset/Celebrity	Drumset/Celebrity



MUNICIPALITEIT GEORGE MUNICIPALITY

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GROUND STOREY PLAN - scale 1:100

