

Collaborator No.: 3940326
Reference / Verwysing: Erf 314, George
Date / Datum: 16 October 2026
Enquiries / Navrae: Petro Botha

Jan Vrolijk Town Planner
P O Box 710
GEORGE
6530

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APPLICATION FOR PERMANENT DEPARTURES
ERF 314, 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:

- A. That the applicant be informed 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 on Erf 314, George:
1. from development parameter (e)(i)(bb) of the land use description of “dwelling house” to allow for a double garage and carport with a façade of 12.73m along Darling Street; and
 2. from development parameter (e) (iii) of the land use description of “dwelling house” to allow a double garage and carport to between 0.485m and 0.775m from the street boundary;

IS NOT REQUIRED for the following reasons:

REASONS

- (a) The applications for departure from the width of the façade is not required as the carport does not have a façade and thus there is only a double door façade facing the street.
 - (b) The application for departure from the street boundary setback is not required as the application for relaxation of the street boundary building line is already applied for.
- B. 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 on Erf 314, George:
1. relaxation of the south western street boundary building line from 5m to between 0.485m and 0.46m to accommodate a new carport on Erf 314, George;
 2. relaxation of the south western street boundary building line from 5m to between 0.61m and 0.775m to accommodate the extension of the existing garage on Erf 314, George;

3. relaxation of the south-eastern side boundary building line from 3m to 1.22m and 1.8m in order to accommodate a second dwelling unit and pergola on Erf 314, George;
4. relaxation of the south-eastern side boundary building line from 3m to 0.955m and 1.22m in order to accommodate the extension of the existing garage on Erf 314, George
5. increase in the maximum width of the motor vehicle carriageway crossing along Darling Street from 8m to 12.095m on Erf 314 George;

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

REASONS

- (i). The proposed departure will not negatively impact the surrounding character of the area, streetscape or natural environment.
- (ii). The proposed departure will have no negative impact on sunlight, views or privacy in respect of any adjacent property.
- (iii). The proposed departure will not have a negative impact on development, public facilities or traffic circulation in the surrounding area.
- (iv). The proposed departure will not have a negative impact on surrounding property rights.

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 will lapse if not implemented within a period of five (5) 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 Drawing No. MD/24653/25/001 dated 02 December 2025, drawn by WVN Studio Architects and 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. It is noted that existing vegetation in the road reserve has been removed to accommodate unlawful on-street parking. Sufficient landscaping must therefore be implemented to enhance the streetscape and soften the visual, and stormwater impacts of the hardened surfaces on the property and in the road reserve. Mitigation measures must also be introduced to prevent damage to the tree located in the road reserve in front of the proposed garage.
4. Landscaping mitigation measures must be indicated on the building plans to the satisfaction of the Town Planning Department.
5. The owner must restore the road reserve and implement mitigating measures to prevent on-street parking. These measures must also be indicated on the building plans..
6. These mitigation measures must be implemented prior to an occupation certificate being issued for the approved structures.
7. The above approval will be considered as implemented on the issuing of the occupation certificate for in accordance with the approved building plans for the approved structures.

Town Planning Notes:

- (i). *Development charges to be imposed for the second dwelling unit – this unit must be indicated as “new” on the building plan.*
- (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 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). *A permit from Heritage Western Cape must be obtained for the additions and alterations to the existing garage. The heritage permit must be submitted with the building plan application.*
- (v). *It is incumbent on the owners / developers to ensure compliance with the approvals, permissions and authorisations required and granted by the respective provincial and national authorities.*

- (vi). *Stormwater must be dispersed responsibly, and the stormwater management and erosion control measures must be addressed on the building plans.*
- (vii). *The boundary wall encroachment on the south-western corner be rectified. The boundary wall must splay to allow for vehicle sight distances clearing.*
- (viii). *The 2nd water tank on the south-western street boundary exceeds the height of the boundary wall, thus conflicting with the provisions of the zoning scheme. This situation must be rectified prior to building plan submission.*

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 06 November 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

These drawings were prepared in cooperation with other architects and engineers, and the author assumes no responsibility for the accuracy of the data or the interpretation of the drawings. All construction work to comply with the standards of the relevant local authority as well as the national building regulations.

Dimensions scaled on the drawings are not valid.

Dimensions and construction details shall be checked before any construction work is carried out. The author assumes no responsibility for the accuracy of the data or the interpretation of the drawings.

Any discrepancies and queries must be directed to the architect for approval.

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The author assumes no responsibility for the accuracy of the data or the interpretation of the drawings.

Any unauthorised infringement will be suitably dealt with.

The author's rights are reserved.

AREAS TABLE	ACTUAL
EXISTING PAVEMENT	27 sqm
EXISTING PATIO	68 sqm
EXISTING COVERED ENTRANCE	14 sqm
EXISTING OUTBUILDING	130 sqm
TOTAL EXISTING:	459 sqm
NEW ADDITION TO OUTBUILDING	15 sqm
NEW CAR PORT	27 sqm
TOTAL ADDITION:	42 sqm
AREA OF COVERAGE	492 sqm
AREA OF ERF	2037 sqm
% COVERAGE	24 %
OUTBUILDING AREAS:	
AREA OF SECOND DWELLING	72 sqm
AREA OF LAUNDRY & GARAGE	73 sqm
AREA OF STOEP WITH PERGOLA	77 sqm

		ARGITEKTE ARCHITECTS Visselweg 10 • 1071 PN Amsterdam • T +31 (0)20 690 5500 info@wvnstudio.nl • wvnstudio@gmail.com www.wvnstudio.nl	
HOUSE KUNING PROPOSED ADDITIONS & ALTERATIONS TO EXISTING OUTLINE, INTERIOR AND EXTERIOR		PROJECT LOCATION Visselweg 10 Amsterdam	
PROJECT ADDRESS Visselweg 10 Amsterdam NL 1071 PN E-POB		PROJECT DESCRIPTION CONTEMPORARY ADDITIONS TO EXISTING OUTLINE / ROOF PLAN	
PROJECT APPROVED DATE: 12-06-2009 BY: [Signature]		PROJECT APPROVED DATE: 12-06-2009 BY: [Signature]	

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.

16/10/2026



DATE

DATUM

..... SENIOR MANAGER: TOWN PLANNING

..... SENIOR BESTUURDER: STATSBEPANNING

SITE / ROOF PLAN scale 1:100

EXISTING HOUSE | ERF 314 | GEORGE

ACTUAL	ALLOWED
21 sqm	382 sqm
4 sqm	16 sqm
40 sqm	14 sqm
130 sqm	17 sqm
	14 sqm
	63 sqm
	445 sqm
	203 sqm
	242 %
	22 %

ERF 314 | GEORGE

BOUNDARY FENCE:
Road View Type, 1800 mm High by specialist
Black Gully Posts with cap.
50 x 50 mm

ARTISTIEKE ARCHITECTS
Versie van Heliant Pr. Arch. Reg. No. 7267
VICTORIA STREET
CENTRAL
GEORGE
T.L.
-POB
6530
602 225 3735 | 902 859 4147
versie@ymail.com
mailto:versie@ymail.com

HOUSE KING
PROPOSED ADDITIONS & ALTERATIONS TO EXISTING HOUSE,
ON ERF 314, GEORGE

PROJECT NO.	PROJECT NAME	DRAWING DESCRIPTION
TD2-11042007W40	MUNICIPAL DRAWINGS SITE / ROOF PLAN	

[illegible]

MUNICIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 50 of the George Municipality Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

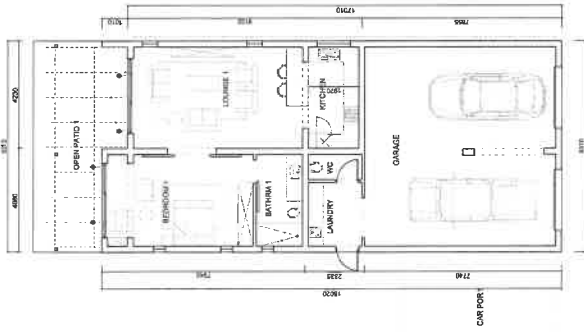
025 019

DATE	7
SENIOR MANAGER: TOWN PLANNING	
SENIOR BEST ORDER: STADSBEPLANNING	

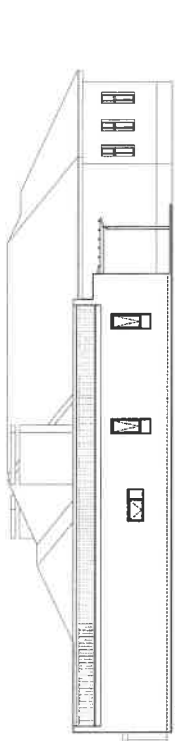
SITE / ROOF PLAN scale 1:100

EXISTING HOUSE | ERF 314 | GEORGE

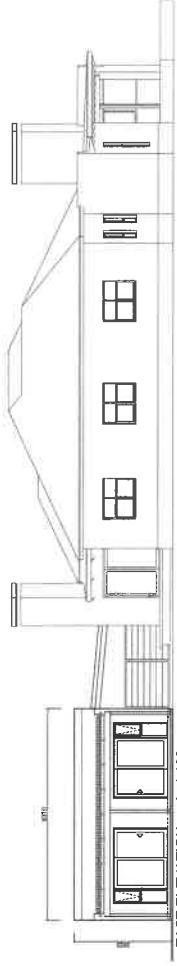
NOTE:
DRAWINGS TO BE READ IN CONJUNCTION
WITH FLOOR PLANS



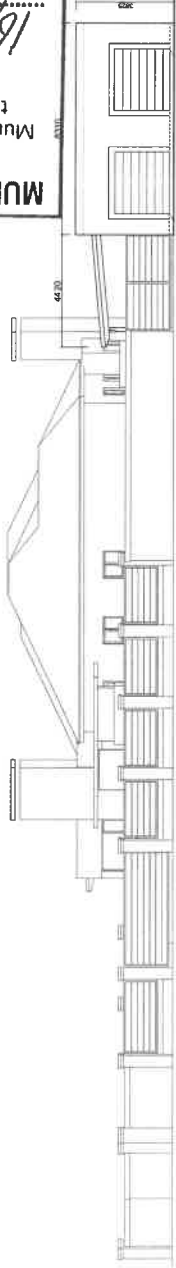
OUTBUILDING FLOOR PLAN scale 1:100



SOUTH ELEVATION scale 1:100



EAST ELEVATION scale 1:100



WEST ELEVATION scale 1:100

MUNICIPALITEIT GEORGE MUNICIPALITY
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 Municipality: Land Use Planning By-Law (2023) subject
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 DATE 16/10/2026
 SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STADSBEPLANNING

These drawings are to be used in conjunction with all other
 drawings and specifications and are not to be used
 for any other purpose. All construction work to comply
 with the drawings must be done in accordance with
 the specifications and standards of the relevant local authority as well
 as the National Building Regulations and Standards Act of 1977.
 All drawings and dimensions must be double checked before any
 construction work commences. The architect is not responsible for
 any discrepancies and omissions that may occur. The architect
 is not responsible for any errors or omissions that may occur.
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 The architect's name and logo must be included on all drawings.
 The architect's name and logo must be included on all drawings.

WVN STUDIO
 ARGITEKTE ARCHITECTS

Wesley van Nieuwenhuizen, Architect
 VICTORIA STREET
 GEORGE
 6530
 082 955 3268 | 082 659 4147
 082 955 3268 | 082 659 4147

PROJECT NO	MD240525002
CLIENT	HOUSE KING
DATE	16/10/2026
SCALE	1:100
PROJECT NAME	HOUSE KING
PROJECT ADDRESS	PROPOSED ADDITIONS & ALTERATIONS TO EXISTING OUTBUILDING, ON ERF 314, GEORGE
PROJECT DESCRIPTION	MUNICIPAL DRAWINGS - OUTBUILDING FLOOR PLAN - 3D IMAGES
DATE	16/10/2026
SCALE	1:100
PROJECT NAME	HOUSE KING
PROJECT ADDRESS	PROPOSED ADDITIONS & ALTERATIONS TO EXISTING OUTBUILDING, ON ERF 314, GEORGE
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