

**Beplanning en Ontwikkeling
Planning and Development**

Collaborator No.: 3640059
Reference / Verwysing: Erf 5082, George
Date / Datum: 24 October 2025
Enquiries / Navrae: Primrose Nako

Email: marius.swart@gmail.com

Marius Swart
6 Hortensia Avenue
GEORGE
6530

APPLICATION FOR PERMANENT DEPARTURE: ERF 5082, GEORGE

Your application in the above regard refers.

The Senior Manager: Town Planning (Authorised Official) has, under delegated authority, 4.16.18.1 of 30 June 2023 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 on Erf 5082, George:

- a) Relaxation of the western side boundary building line from 3m to 1.25m to accommodate the bedroom and bathroom;
- b) Relaxation of the western side boundary building line from 3m to 2.5m to accommodate the existing stoep;

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

REASONS

- (i). The proposed departures will not negatively impact the surrounding residential character of the area, streetscape or natural environment.
- (ii). The location of the structures in their current position has no impact on natural resources.
- (iii). The proposed departures will have no negative impact on sunlight, views or privacy in respect of any adjacent property.
- (iv). The proposed departures will not have a negative impact on development, public facilities or traffic circulation in the surrounding area.
- (v). The proposed departures 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 shall lapse if not implemented within a period of two (2) years 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 Site Plan No. NL22502D dated February 2025, drawn by MS Drafting Services 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. The above approval will be considered as implemented on approval of the building plan for the relevant as-built structures.

Notes:

- *An as-built building plan must be submitted for approval in accordance with the National Building Regulations.*
- ***All zoning scheme development parameters must be indicated on building plan submission and complied with, for example the height of the water tank and tool shed in the building line.***
- *Stormwater must be dispersed responsibly, and the stormwater management and erosion control measures must be addressed on the building plans.*
- *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.*

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 14 NOVEMBER 2025**, 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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NOTAS :

1. Alle mure moet op terrein nagegaan word voordat met bouwerk begin word.
2. Alle bouwerk moet voldoen aan die Nasionale Bouregulasies.
3. Alle materiaal moet deur die SARS goed-gekeur wees.
4. Alle afwykings wat mag voorkom moet dadelik met die eienaar bespreek word.

AREA:

Existing House	202m ²
As Built Additions	72m ²
Totaal	274m ²
Erf 5082 Dekking	1011m ²
	27%

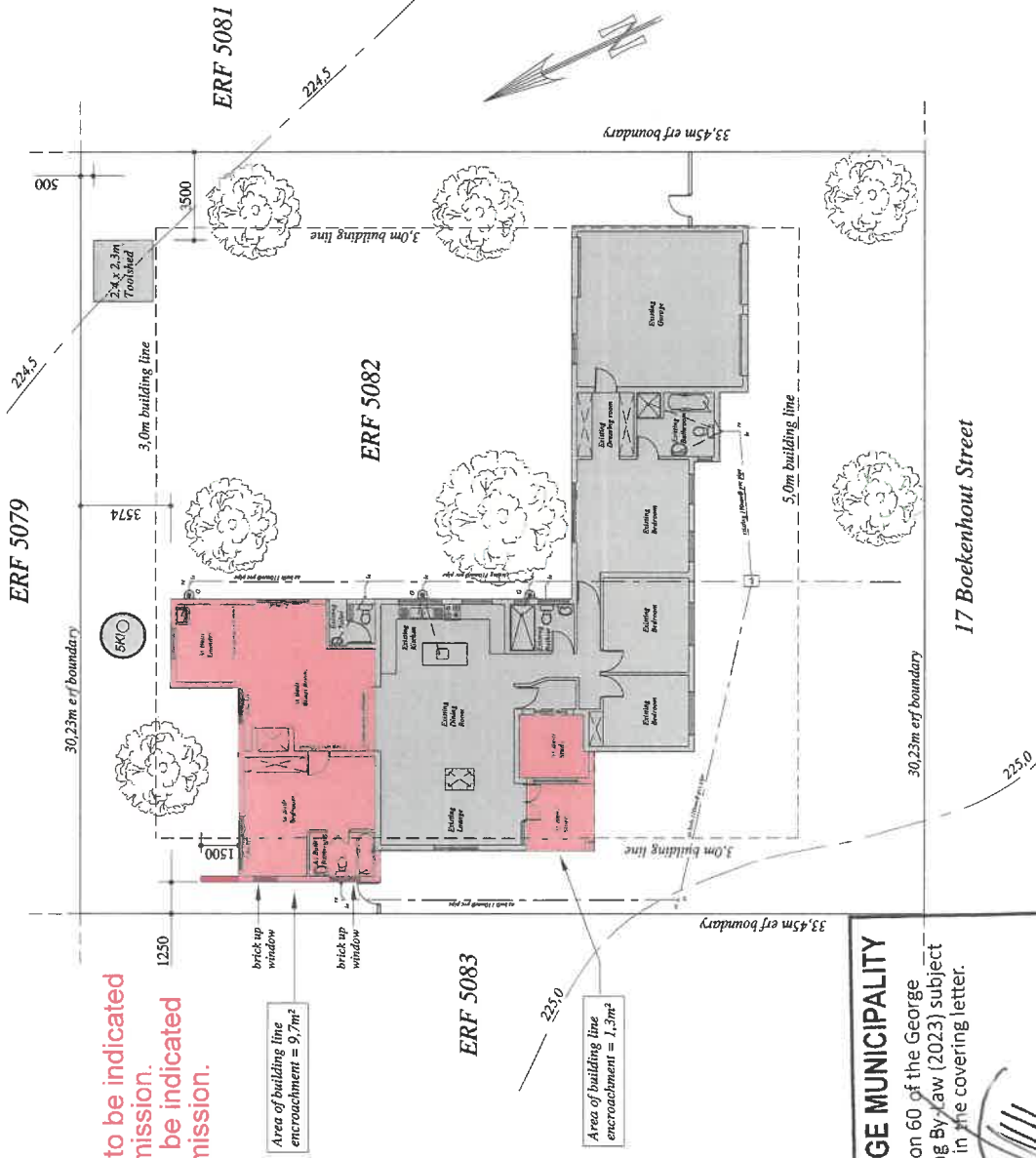
Drafting Services

Mr. Swart P-ArchT Reg.No. T1463
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082 3419000
marinus.swart@gmail.com

AS BUILT ADDITIONS
ON ERF 5082
GEORGE

SITE PLAN

OWNER:	N. Liebenberg
17 Boekenhout Str	084 603 0448
SIGNATURE:	
DATE:	February 2025
SCALE:	1:100 1:200
PLAN NO:	NL22502D



Notes:

- Height of water tank to be indicated on building plan submission.
- Height of toolshed to be indicated on building plan submission.

Area of building line encroachment = 9.7m²

Area of building line encroachment = 1.3m²

MUNISIPALITEIT 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.

24/10/2025
DATE
DATUM
SENIOR MANAGER: TOWN PLANNING
SENIOR TESTURDER: STATISBEPLANNING