

Collaborator No.: 3994504
Reference / Verwysing: Erf 18305, George
Date / Datum: 24 April 2026
Enquiries / Navrae: Andrea Griessel

Email: marius.swart@gmail.com

MARIUS SWART
6 Hortensia Avenue
GEORGE
6529

APPLICATION FOR PERMANENT DEPARTURE: ERF 18305, 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 western and northern side boundary building lines from 2m to 1.5m for a second dwelling on Erf 18305, George;

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

REASONS:

- (i) The proposed development will not have a negative impact on the character of the area, natural environment or adjacent property owners' rights and amenities.
- (ii) The position of existing engineering services infrastructure has been considered.
- (iii) The proposed second dwelling forms part of the primary right for a 'Residential Zone I' property and can be accommodated within the boundaries of the property.
- (iv) The adjacent property owners have no comments or objections to the proposed development.

Subject to the following conditions imposed in terms of Section 66 of the 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 five (5) years from the date the approval comes into operation.
2. This approval shall be taken to cover only the departure applications as applied for and as indicated on the site layout plan, plan no. 'Unknown', drawn by 'Unknown' dated February 2025 attached as "Annexure A" which bears Council's stamp and shall not be construed as to depart from any other Council requirements.

3. The above approval will be considered as implemented on commencement of building works in accordance with approval of building plans.

Notes:

- (i) *A building plan must be submitted for approval in accordance with the National Building Regulations.*
- (ii) *Stormwater must be dispersed responsibly, and the stormwater management and erosion measures must be addressed on the building plans.*
- (iii) *Applicant to show all existing structures on site as well as structures to be removed when submitting Building Plans for approval.*
- (iv) *The second dwelling must be constructed in a style similar to the architecture of the main dwelling house, unless otherwise permitted by the Municipality.*
- (v) *Development charges will be payable on submission of building plans for the second dwelling in accordance with Section 52 of the George Integrated Zoning Scheme By-Law, 2023.*

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 15 MAY 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.

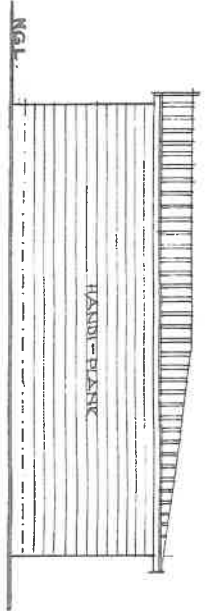
Please also note that in terms of Section 80(14) of the Land Use Planning By-Law for George Municipality, 2023, the above decision is suspended until such time as the period for lodging an/appeal(s) has lapsed, any appeal(s) has been finalised and you have been advised accordingly.

Yours faithfully

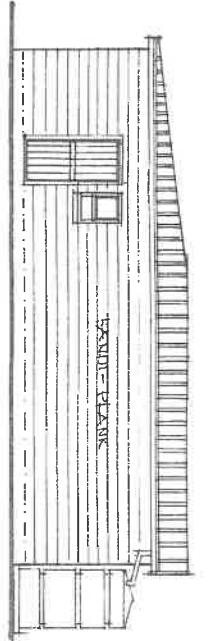


C PETERSEN
SENIOR MANAGER: TOWN PLANNING

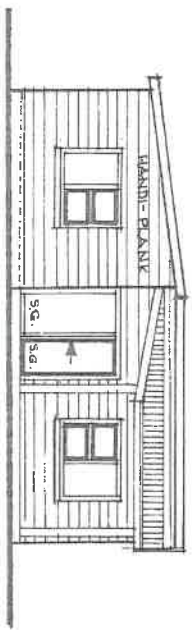
C:\Town Planning\Approvals\Erf 18305, George approval letter.docx



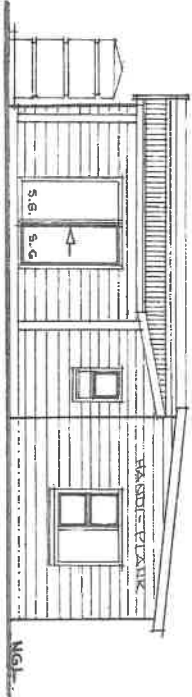
— NORTH VIEW —



— WEST VIEW —



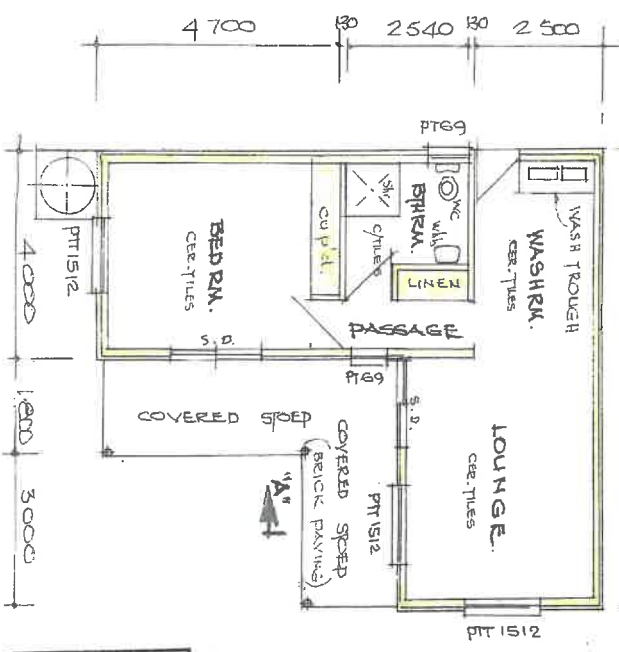
— SOUTH VIEW —



— EAST VIEW —

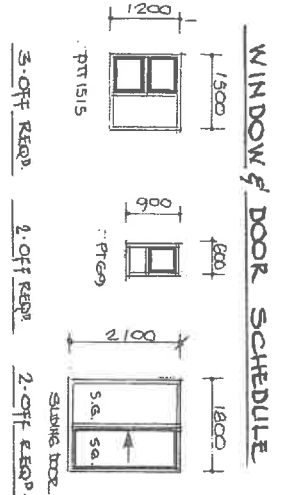
AREA of GLAZING			
WINDOWS & DOORS	L.	W.	AREA
PT 1512	1.512m	1.2m	1.8144 m ²
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PT 69	0.6m	0.9m	0.54 m ²
PT 69	0.6m	0.9m	0.54 m ²
SLIDING DOOR	1.8m	2.1m	3.78 m ²
SLIDING DOOR	1.8m	2.1m	3.78 m ²
TOTAL AREA OF GLAZING			14.04 m ²
			20%

FENESTRATION	
NET FLOOR AREA	NET AREA
LOUNGE	17.39 m ²
WASH RM.	8.51 m ²
BATH RM.	5.20 m ²
BED ROOM	14.80 m ²
PASSAGE	3.00 m ²
TOTAL NET FLOOR AREA	48.90 m ²
	9.78%



— GROUND STOREY —

(AREA = 70.2 m²)



WINDOW & DOOR SCHEDULE

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.

26/11/2026

DATE: 26/11/2026
 SENIOR MANAGER, TOWN PLANNING
 SENIOR BESTUURDER, STATUSPLANNING



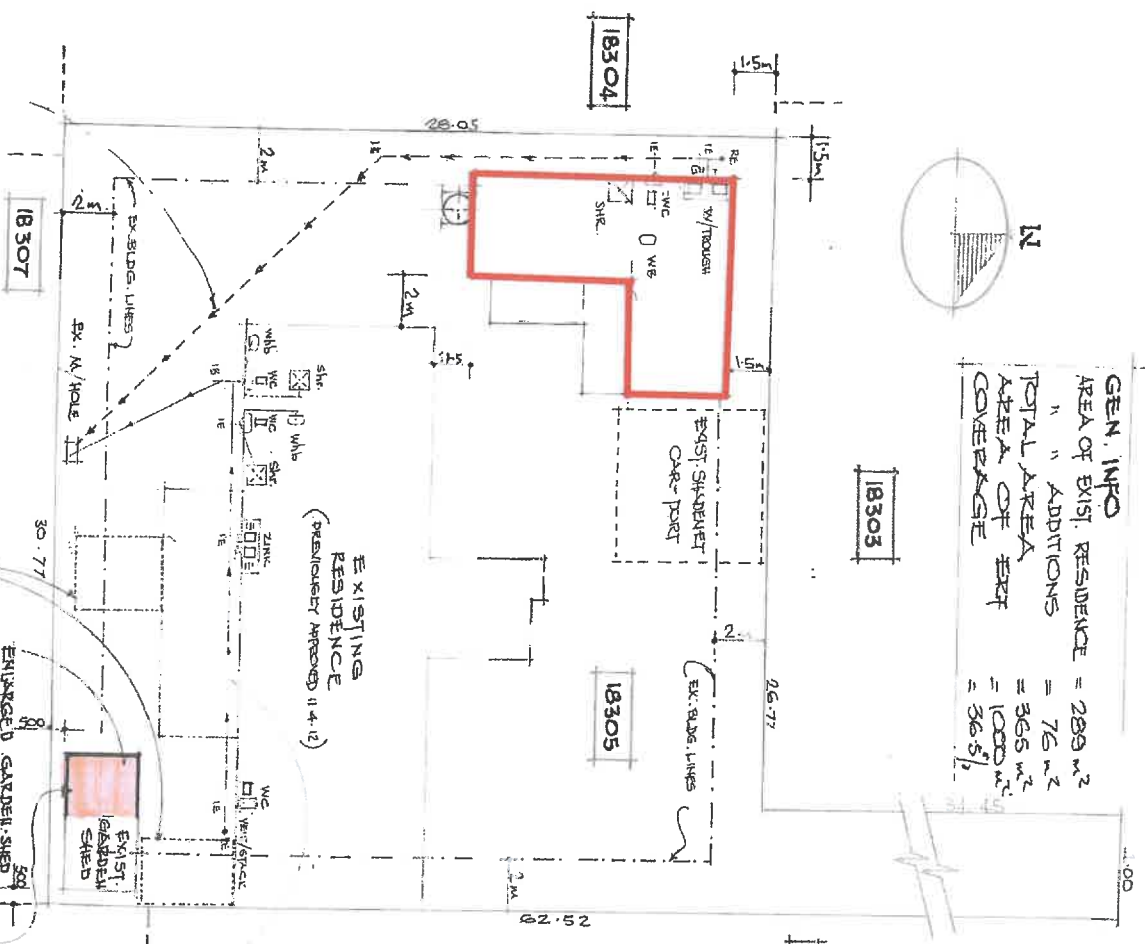
SCALE: 1:100; 200 DATE: FEB. 2025

OWNER: MR. & MRS. M. TAIT
 PROPOSED SERVANTS/CAREER'S QUARTERS ON ERF 18305 for HEATHER PARK

DRY WALLING
 INSTALL 12mm x 75mm NUTEC TIMBER GRAIN HANDBLANK PLANKS ON 50mm BOARDING TO EXTERIOR OF 14.130m. TIMBER FRAMES WITH 14.130m SPACED LOGGING BRACES BETWEEN SUPPORT STUDS @ 600mm c/c WITH 14.130m BASE TO ON 225 x 50mm BEARING BEAMS OF 75mm WALL # ABOVE FRAMEWORK TO SUPPORT ROOF RAFTERS. FIT 6mm INTERIOR NUTEC PLASTER BOARD MOUNTED ON 14.130m TIMBER FRAMES. INSTALL INSULATION FRAGS MEMBRANE TO INSULATE PANELS & STAPLE 155mm ISOTHERM CLADDING BLANKETS IN DRY WALL CAVITIES. SKIN & PAINT INTERIOR BOARDING AND EXTERIOR PLANKING TO NUTEC RECOMMENDED SPECS.
 NOTE:
 ALL TIMBER TO BE SABS GRATED AND COME OUT TIMBER CONSOLE. PROCEDURES TO BE CARRIED OUT & SUPPLIED BY RECOGNISED SPECIALISTS

CANDLEWOOD STREET

GEN. INFO
 AREA OF EXIST. RESIDENCE = 289 m²
 " " ADDITIONS = 76 m²
 TOTAL AREA = 365 m²
 AREA OF EXF = 1000 m²
 COVERAGE = 36.5%



NOTE!
 NEW 110 PVC SEWER WITH
 MIN. GR. 1:80 TO LINK-UP WITH
 EXIST. M.H. AND TO COMPLY
 WITH SANS 10400 PART F.

NOTE!
 EXIST. SHADE CLOTH STRUCTURES
 SHOWN IN DOTTED LINES MUST BE
 REMOVED & MADE GOOD

NOTE! EXIST. 110 PVC SEWER
 (PREVIOUSLY APPROVED) WITH MIN.
 GR. LINK-UP WITH EX. M.H.
 AND COMPLY WITH SANS
 10400 PART F.

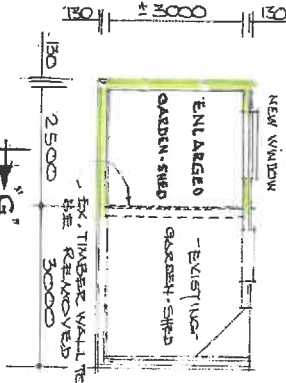
NOTE! AREA OF ENCROACHMENT = 3.75 m²

**PROPOSED DETAIL OF REVISED GARDEN
 SHED ON ERF 18305 HEATHER PARK**

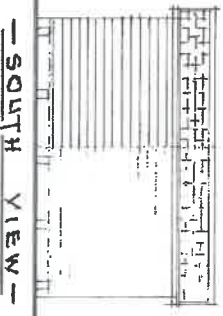
FOR MR. & MRS. M. TAIT

OWNER: SCALE: 1:100; 200 SEPT '25

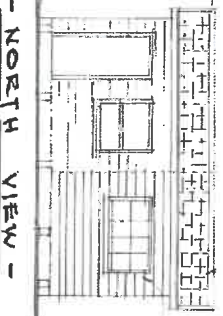
NEW WINDOW
 ENLARGED GARDEN-SHED
 EXISTING GARDEN-SHED
 EX. TIMBER WALL TO BE REMOVED
 2500
 3000
GROUND STOREY



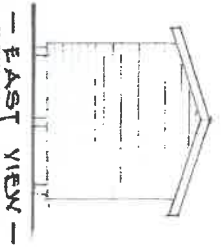
SOUTH VIEW



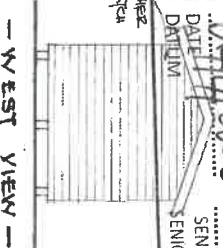
NORTH VIEW



EAST VIEW

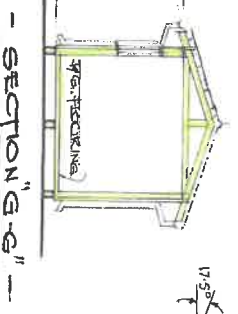


WEST VIEW



ROOF NOTE! CONTINUE CEILING ROOF LINES TO MATCH EXIST.
 ON 50x50 BATTENS @ 320% ON 14x25 200PT BRACES
 BY SPECIALIST'S FIXED TO VERTICAL STRUTS WITH GALV.
 ROOF STRAPS, ALLOW FOR PVC R/W. GOODS TO
 MATCH EXIST.

FLOOR SPECS.
 CONTINUE T&G FLOORING TO MATCH EXIST.
 TO COMPLY WITH CODE ORZ OF
 SANS 10400



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CEILING FEATURES TO MATCH EXIST.
 TIMBER WEIGHTED BOARDS TO MATCH EXISTING

DATE: 24/11/2026
 SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUDER: STATSEBPLANNING