

**Collaborator No.:** 3899807  
**Reference / Verwysing:** Portion 277 of the Farm Kraaibosch 195, Division George  
**Date / Datum:** 19 June 2026  
**Enquiries / Navrae:** Andrea Griessel

**Email:** [marius.swart@gmail.com](mailto:marius.swart@gmail.com)

MARIUS SWART  
6 Hortensia Avenue  
**GEORGE**  
6529

**APPLICATION FOR DEPARTURE: PORTION 277 OF THE FARM KRAAIBOSCH 195,  
DIVISION GEORGE**

Your application in the above regard refers.

The Deputy Director: Development and Environmental Management (Authorised Official) has, under delegated authority, 4.17.3.13 of 24 April 2025 decided that the application for Permanent Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law of George Municipality, 2023 for the relaxation of the north-western side boundary building from 20.0m to 14.8m for an existing carport, to 15.1m for an existing labourer's cottage and to 8.0m for an existing storage room on Portion 277 of the Farm Kraaibosch 195, Division George;

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

**REASONS:**

- A. The proposed departure will not have an adverse impact on the existing rural character.
- B. There will be no negative impact on surrounding neighbours' rights or amenity in terms of views, privacy or overshadowing as a result of the building line relaxation.
- C. The proposed addition forms part of a rural residential development and can be accommodated within the property.
- D. No negative comments or objections were received.

Subject to the following conditions imposed of Section 66 of said Bylaw, namely:

**CONDITIONS:**

1. That in terms 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 Departure as applied for and as indicated on the site layout plan (Plan no. PJ22510D), drawn by MS Drafting dated October 2025 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. In accordance with Section 66(2)(z) of the Land Use Planning By-Law for George Municipality, 2023, a contravention levy of R12 171.60 (VAT included) shall be payable to the Directorate: Planning and Development on submission of building plans.
4. The above approval will be considered as implemented on the approval of the building plans.

Town planning Notes:

- *As built building plan be submitted for approval in accordance with the National Building Regulations (NBR).*
- *Stormwater must be dispersed responsibly, and the stormwater management and erosion measures must be addressed on the building plans.*
- *Applicant to show all existing structures on site as well as the respective uses when submitting Building Plans for approval.*
- *Encroachments: 63m<sup>2</sup> for the existing carport that encroaches*
  - *Property value: R8 800 000.00/5 4 745m<sup>2</sup>= R160.75/m<sup>2</sup> or to the min. of R168.00/m<sup>2</sup>*
  - *Contravention = R168/m<sup>2</sup> x 63m<sup>2</sup> =R10 584 (VAT Excluded)*
  - *plus VAT@15%= R1 587.60*
  - *Total: R12 171.60 (VAT Included).*

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 10 JULY 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\Portion 277 of the Farm Kraaibosch 195, Division George\_approval letter

**NOTES :**

1. All dimensions must be checked on site before commencing work.
2. All work must be carried out in accordance with the National Building Regulations.
3. All building material must be SABS approved.

**AREA:**

Existing Ground Storey	509m <sup>2</sup>
Existing First Storey	107m <sup>2</sup>
Existing Labourers Cottage	49m <sup>2</sup>
Existing Store 1	36m <sup>2</sup>
Existing Store 2	49m <sup>2</sup>
Existing Wendy House	20m <sup>2</sup>
As Built Chicken Run	60m <sup>2</sup>
As Built Carport	19m <sup>2</sup>
As Built Total	20m <sup>2</sup>
<b>Total</b>	<b>122m<sup>2</sup></b>
Position 277 Coverage	77m <sup>2</sup>
	5474m <sup>2</sup>
	1.8%



**Drafting Services**

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www.mswart@gmail.com

**AS BUILT ADDITIONS AND ALTERATIONS ON PORTION 277 OF KRAAIBOSCH 195 GEORGE**

**SITE PLAN**

For: Rosa Holdings Properties cc  
jansvanderlind@gmail.com

DATE: OCTOBER 2023

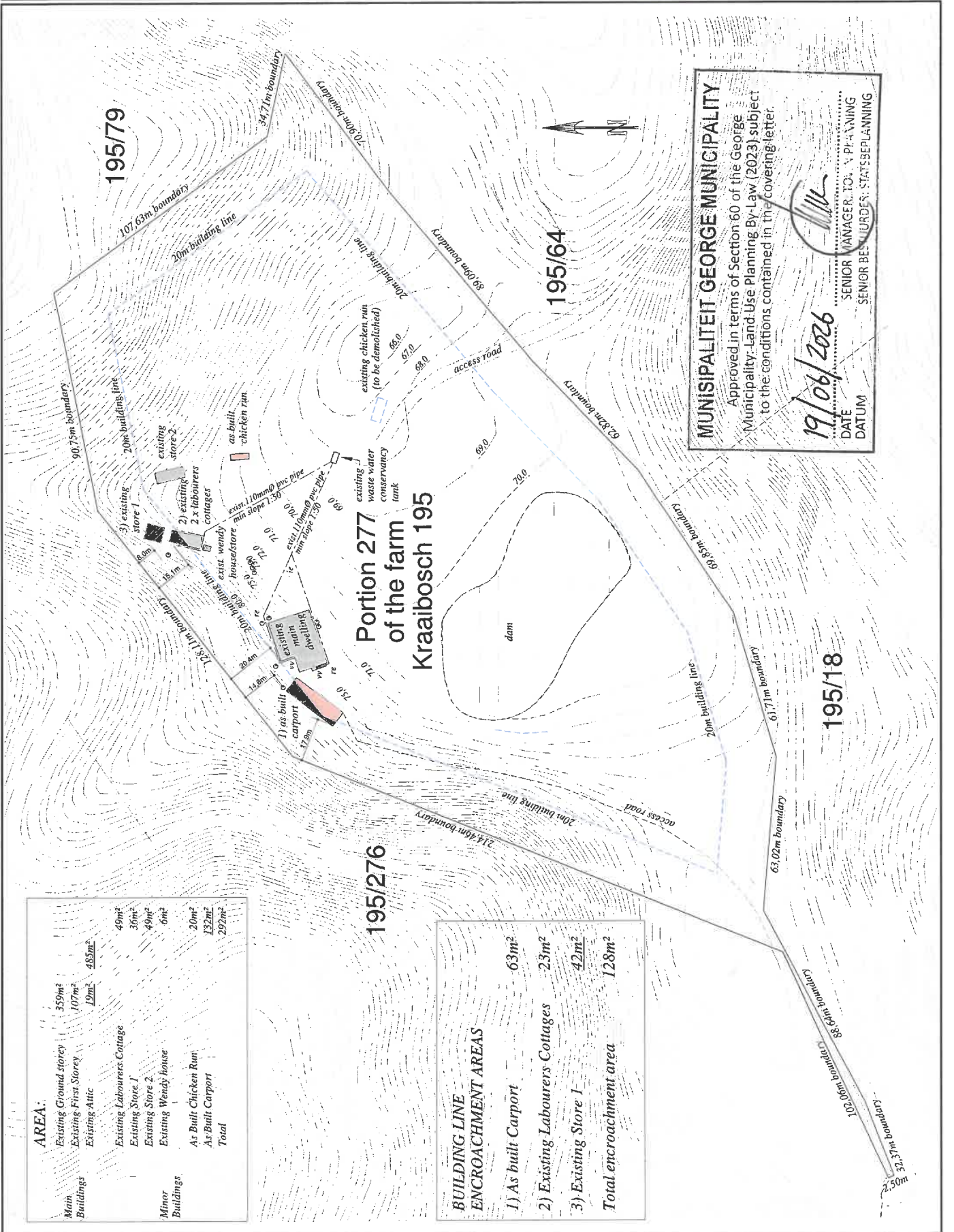
SCALE: 1:1000

PLAN NO: P/223/00

**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.

19/06/2026  
DATE  
DUMUM

SENIOR MANAGER: TO: V. P. F. VAN NING  
SENIOR BESTUURDES: STATE PLANNING



**AREA:**

Existing Ground storey	359m <sup>2</sup>
Existing First Storey	107m <sup>2</sup>
Existing Attic	19m <sup>2</sup>
<b>Total</b>	<b>485m<sup>2</sup></b>
Existing Labourers Cottage	49m <sup>2</sup>
Existing Store 1	36m <sup>2</sup>
Existing Store 2	49m <sup>2</sup>
Existing Wendy house	6m <sup>2</sup>
As Built Chicken Run	20m <sup>2</sup>
As Built Carport	132m <sup>2</sup>
<b>Total</b>	<b>292m<sup>2</sup></b>

**BUILDING LINE ENCROACHMENT AREAS**

1) As built Carport	63m <sup>2</sup>
2) Existing Labourers Cottages	23m <sup>2</sup>
3) Existing Store 1	42m <sup>2</sup>
<b>Total encroachment area</b>	<b>128m<sup>2</sup></b>

195/276

Portion 277  
of the farm  
Kraaibosch 195

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