Petro Botha
Senior Land Use Officer (Administration)
Directorate: Planning and Development
E-mail: pbotha@george.gov.za
Tel: +27 (0) 44 801 9435

Beplanning en Ontwikkeling
Planning and Development

Collaborator No.: **4428860**
Reference / Verwysing: **Erf 499, Hoekwil**
Date / Datum: **30 October 2026**
Enquiries / Navrae: **Petro Botha**

Nel & De Kock Town Planners

Attention: Alexander Havenga **Email:** neldek@mweb.co.za

APPLICATION FOR BUILDING LINE RELAXATION: ERF 499, HOEKWIL

Your application in the above refers.

The South Cape Joint Municipal Planning Tribunal – George Municipality, meeting held on 27 October 2026 resolved:

That the Permanent Departure in terms of Section 15(2)(a) Land Use Planning By-Law for George Municipality, 2023 for the relaxation of the northern street boundary building line from 5m to 1m to accommodate an ablution facility on Erf 499, Hoekwil;

BE APPROVED in terms of Section 60 of the Land Use Planning Bylaw for George Municipality, 2023 for the following reasons:

REASONS FOR DECISION:

1. The proposed ablution facilities will not have a significant negative impact on the character of the surrounding area or the rights and amenities of adjacent property owners.
2. The proposal is not expected to have a significant negative impact on the surrounding road network, traffic or parking arrangements, or the provision of municipal services.
3. The proposed ablution facility forms part of a community upliftment project aimed at providing much-needed ablution facilities to serve the existing community facility and the general public.
4. The proposed positioning of the ablution facility is considered appropriate, taking into consideration the location of the existing structures on the property and the need for the facility to be readily accessible from the road network.
5. The proposal is consistent with and gives effect to the Memorandum of Agreement concluded on 27 September 2023.

Subject to the following conditions imposed in terms of Section 66 of the said Planning By-Law:

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT:

1. That in terms of the provisions of the Land Use Planning By-law for the George Municipality, 2023, the approval shall lapse if not implemented within a period of five (5) years from the date it comes into operation.
2. This approval shall be taken to cover only the departure application as applied for and as indicated on the site layout plan, plan no. P2331, drawn by Draftek dated 02.10.2023 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 issuing of the occupation certificate in accordance with the approved building plans.

Notes:

a) *A building plan must be submitted for approval in accordance with the National Building Regulations.*
b) *The applicant must show all existing structures on the property when submitting the building plans for approval.*
c) *The applicant/developer to address the existing encroachments over the property boundaries, within twelve (12) months of the date of this decision coming into operation.*
d) *Stormwater must be managed and discharged responsibly. Appropriate stormwater management and retention measures must be indicated on the building plans. The building plans must also indicate the natural drainage patterns on the property.*
e) *This is Eskom area of supply. Please coordinate with Eskom relating to Existing services in the area. All safety clearances to be maintained from overlines that may exist in these Rural areas.*

You have the right to appeal to the Appeal Authority against the decision of The South Cape Joint Municipal Planning Tribunal – George Municipality, 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 20 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.

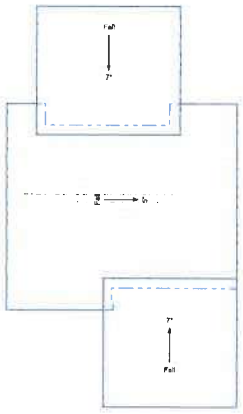
Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

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.

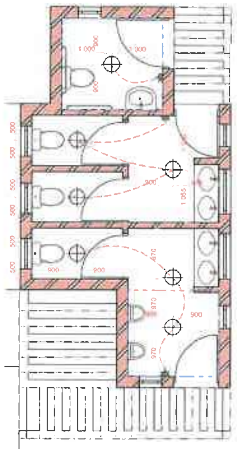
Yours faithfully

C PETERSEN
SENIOR MANAGER: TOWN PLANNING

Annexure 7



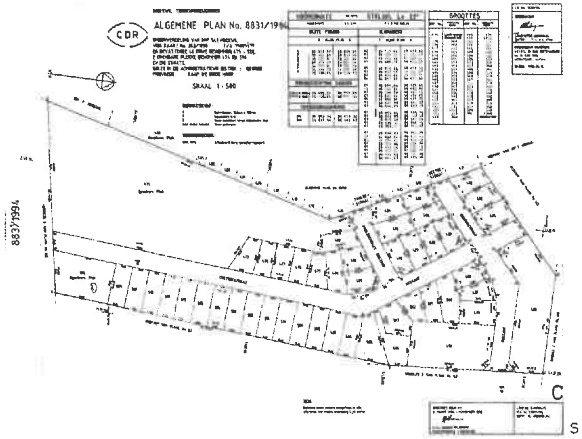
Roof Layout 1:50

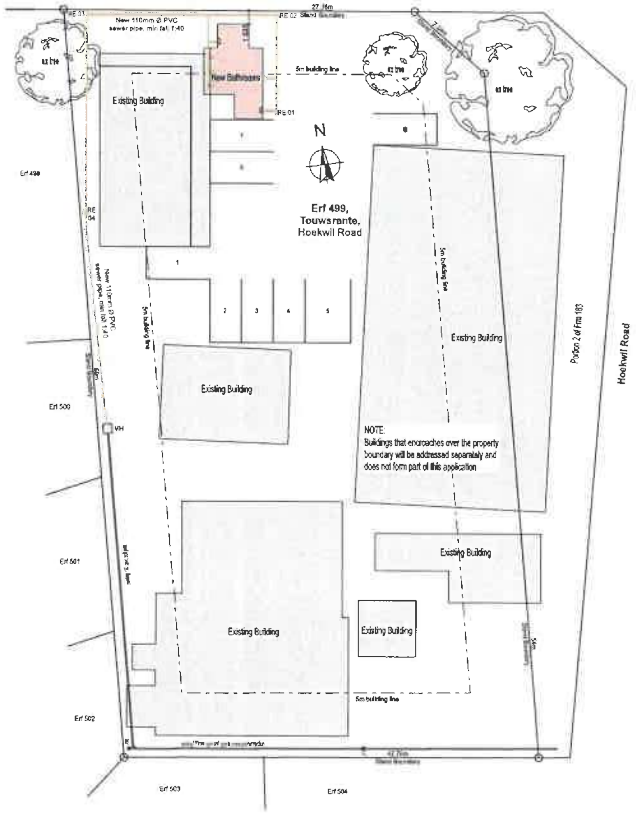


Electrical Layout 1:50

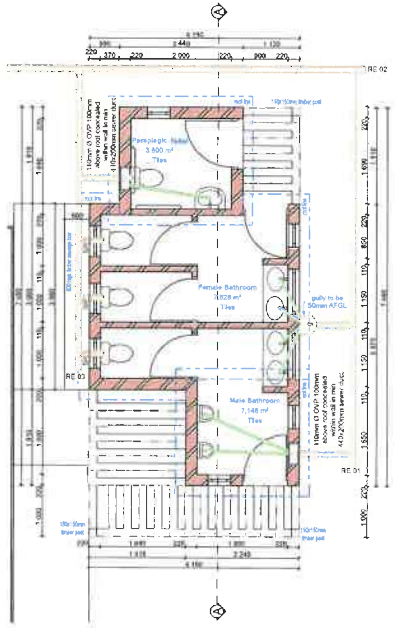
Electrical Legend

- 2x 20W fluorescent light
- LED strip light to match to illuminated light
- recessed downlight LED lamp
- pendant light fitted LED lamp
- strip lights mounted under cabinets LED
- wall mounted light LED lamp
- weather proof wall mounted light, LED lamp
- wall mounted light, external, LED lamp, with or without motion sensor or daylight switch in whole plant
- weather proof surface mounted fitting
- double socket plug point, distance from FFL indicated
- single socket plug point, distance from FFL indicated
- single socket plug point, waterproof, distance from FFL indicated
- light switch single
- light switch 1 way
- light switch single
- light switch 2 way
- dimmer light switch
- distribution board 1200mm above FFL
- TV aerial point
- heated bathroom towel
- pan heater





Site Layout 1:200



Ground Floor Layout 1:50

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.

DATE 30/10/2025

DATUM

SENIOR MANAGER: TOWN PLANNING

SENIOR BESTUURDER: STATSBEPLANNING

DRAFTEK

PLAN. BUILD. INSPIRE

10 Pine Road
Heatherpark
George
SACAP : PAD5786246Z

STAMPS / SIGNATURES:

ERF 499 TOUWSRANTE

Areas:

ACTUAL

Revision History

Revision	Date	Revision Details
00	30/10/2025	Issued for discussion
01		Issued for discussion
02		Issued for discussion
03		Issued for submission

Proposed new bathrooms on Erf 499, Hoekwil, for owner: George Municipality

Drawing Name: Floor, Roof, Electrical & Site Layouts

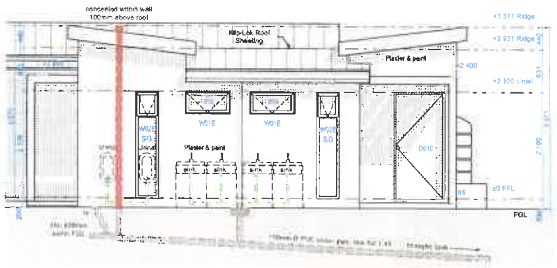
Drawing Status: Municipal Submission

Drawn by: Jenno Cornelius

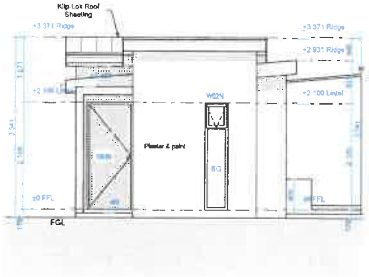
Drawing Scale: As Shown

Layout no: 1

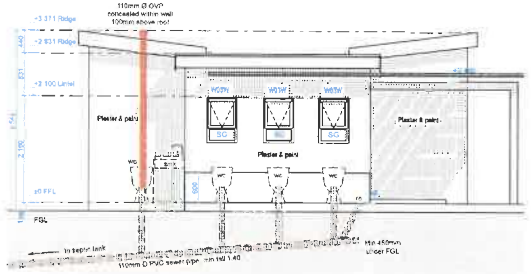
Project No: P2331



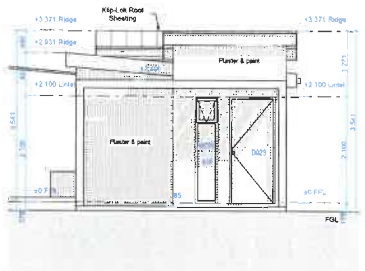
East Elevation 1:50



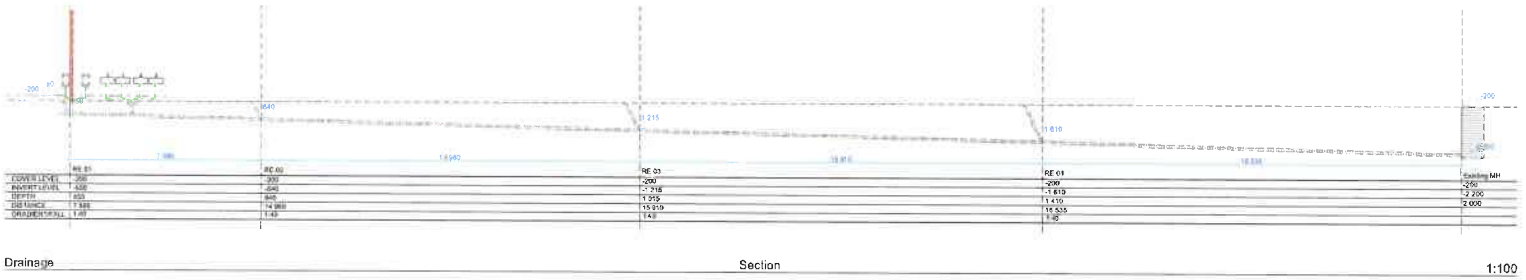
North Elevation 1:50



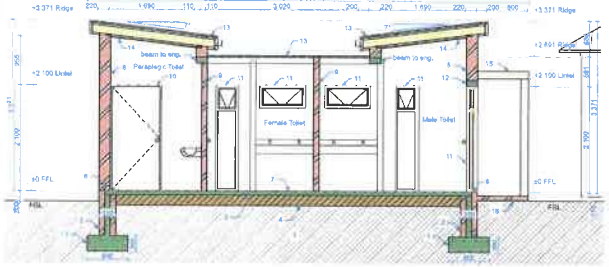
West Elevation 1:50



South Elevation 1:50



Drainage Section 1:100



A Building Section 1:50

SECTION LEGEND:

All external and internal colours and finishes to client specification.

FFL - final floor level, NGL - natural ground level
FFL min 150mm from NGL
All retaining walls: suspended floors and reinforced concrete work to be according to structure engineer's design and detail.

1. RC strip foundations by engineer. All foundations to conform to SANS 10400 Part H.
2. 230mm brick clamp walls with brick/face each course, 20mpa concrete infill to floor level.
3. Well compacted level hardcore.
4. Hardcore filling.
5. 65mm RC Surface bed on min 250u DPM on 50mm sand blinding. Expansion joints to engineer's detail.
6. Stepped DPC level between foundation walls and above. Insert uniform slitted weepholes minimum every 3 bricks at junction of floor slab with cavity walls.
7. Floor finish to client's specification. Expansion joints to engineer's design.
8. 220mm brick wall with 75mm gab. Bindstone min. Every 4th course. Exterior colour to be "...Interior to client's specifications.
9. 110mm internal brick wall with 75mm gab. Bindstone min. Every 4th course, plastered & painted to owner's specification.
10. External & internal doors as per schedule. All glass to be according to SANS 10400 Part N, Res energy calculations for glass spec.
11. Windows as per schedule. All glass to be according to SANS 10400 Part N. See energy calculations for glass spec.
12. Place lintels above openings unless specified otherwise by engineer. Use thickness each course above lintels. Stepped DPC layer between lintel and above. Insert uniform slitted weep holes minimum every 3 bricks at junction of lintel with cavity walls.
13. Roof: Pitch 7 & 5°. Colourbond AZ 200 sheeting on 50x75mm CCA SA Pine purlins at 900mm ctc max on DOUBLE RADIN SHIELD with 50x225mm rafters at 900mm ctc. on 38x114mm wallplates.
Ensure roof is anchored down to wall as per NDR. All to be done to engineer's details and specifications. 10x225mm Mutec Fascias. Industrial "25x150mm G9 Aluminium extruded gutters & 100x100mm downpipes by specialist.
14. Nutec Ceilings and Cornices with H Slops fixed to 38x38 roof purlins at 450mm ctc.
Painted to client's specification.
75mm Rabo® insulation.
Blanket to be layed on all ceilings.
15. Pergola: 150x150mm Tanalith treated SA Pine beams on 150x150mm Tanalith treated SA Pine posts.
16. Paving to client's specification on min. 150mm compacted fill.

Door Schedule

Label on plan	D01E	D02	D02N	D02S
Quantity	1	3	1	1
W x H Size	1 000x2 100	900x2 100	900x2 100	900x2 100
Lintel Height (m) above FFL	2 100	2 100	2 100	2 100
View from Reveal Side				
Door area including frame	2.10	1.89	1.89	1.89
Orientation	East	Internal	North	South
Position	Passageway Toilet	Multiple	Female Toilets	Male Toilets
Type	Single Swing	Single Swing	Single Swing	Single Swing
Frame Material	Aluminium	Aluminium	Aluminium	Aluminium
Finish	Colour to be confirmed by HOA coating finish to be met	Colour to be confirmed by HOA coating finish to be met	Colour to be confirmed by HOA coating finish to be met	Colour to be confirmed by HOA coating finish to be met
Ironmongery	Allowed for in amount; PC s. Contractor to allow for installation.	Allowed for in amount; PC s. Contractor to allow for installation.	Allowed for in amount; PC s. Contractor to allow for installation.	Allowed for in amount; PC s. Contractor to allow for installation.

Window Schedule

Label on plan	W01E	W02E	W02N	W02S	W03W
Quantity	2	2	2	1	1
W x H Size	600x600	450x2 100	450x2 100	600x600	600x900
Lintel Height (m) above FFL	2.10	2.10	2.10	2.10	2.10
Sill Height	1 500	0	0	1 500	1 200
Elevation View					
Window area including frame	0.41	0.96	0.96	0.36	0.54
Position	Multiple	Multiple	Passageway Toilet	Male Toilet	Multiple
Home Story	Ground floor	Ground floor	Ground floor	Ground floor	Ground floor
Orientation	East	East	North	South	West
Type	Top Hung	Top Hung	Top Hung	Top Hung	Top Hung
Frame Specification	Aluminium	Aluminium	Aluminium	Aluminium	Aluminium
Finish Specification	Colour to be confirmed by HOA coating finish to be met	Colour to be confirmed by HOA coating finish to be met	Colour to be confirmed by HOA coating finish to be met	Colour to be confirmed by HOA coating finish to be met	Colour to be confirmed by HOA coating finish to be met
Glass	Single - Clear	Single - Clear	Single - Clear	Single - Clear	Single - Clear

GENERAL NOTES:
All work to comply with National Building Regulations SANS 10400. No measurements to be scaled. All levels and dimensions to be verified on site. ANY DISCREPANCIES MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE ANY WORK IS STARTED. Read drawings in conjunction with all other relevant drawings. ALL DIMENSIONS ARE TO BE ACCORDING TO STRUCTURAL ENGINEER'S DESIGN AND DETAIL. The building owner is responsible for ensuring that work proposed is SANS compliant and aligned with by a qualified engineer.

MASONRY: SANS 10400 Part K. Brickwork in stretching bond with minimum joint 8-10 mass of 10mm. Interior walls minimum 110mm thick, unless noted otherwise. Brick lintels to be used above all internal openings. Provide concrete lintels above all openings in external walls. Provide steel angle lintels above windows and doors and at 2 courses intervals. Use stainless steel at 75mm built/brick and butterfly bedding, for all other 230mm brickwork. Provide brick on edge bond to each course every 6 brows for 110mm and 225mm wide walls.

FOUNDATIONS: SANS 10400 Part H:
All foundations courses and formworks unless revealed. Concrete minimum 15MPa after 28 days.

FILLING: SANS 10400 Part H 11.2.2.(3)
Sand fill to be compacted in layers not more than 150mm thick in thickness. Compact to min. 98% MOD. AASHTO or alternative as required by Engineer.

DAMP PROOFCOURSE: SANS 10400 Part T:
All damp proofcourses to be laid in such a way to have been satisfied if the design, construction and installation of buildings complies with SANS 10400 Part T and satisfies the local authority.

GLAZING:
SANS 10400 Part N: SANS 0137-200, SANS 1263 Clear Glass unless specified. Safety glazing to sliding doors, SAFETY GLASS BOTTOM AND WINDOWS LOWER THAN 800MM FROM GROUND LEVEL AND WITHIN THAN 1 m². SG = Safety Glass.

DETAILS: SANS 0254
With reference.

PLASTER WORK:
One layer plaster minimum 13mm thick.

ROOF:
Construction is selected to comply with SANS 10400 Part L and SANS 1400:2008

RAINWATER DISPOSAL:
Roof water from the proposed building with fall away from structure where practical. GUTTER & DOWN PIPES TO BE INSTALLED WHERE PRACTICAL. We highly recommend installing as many rainwater pipes as is ethically possible.

STORM WATER: SANS 10400 Part R:
The owner of any site shall provide suitable means for the control and disposal of storm water run-off. Storm water run-off from paved areas, roofs and other hard surfaces SHALL NOT BE DISCHARGED ONTO ADJACENT PROPERTIES. STORM WATER DOES NOT DAMAGE EXISTING BUILDING WORK OR AN EMBANKING PROPERTIES DURING CONSTRUCTION AND FINAL STORMWATER DRAINAGE IS SATISFACTORY.

STAIRS AND RAILINGS: A NON-COMPLIANT BALUSTRADE IS A SAFETY RISK. ENSURE THAT BALUSTRADE SYSTEM IS INSTALLED CORRECTLY. SANS 10400 Part S, Part D and Part M. SANS 10400-M:2011 Part M: Stairs, ramps and handrails. Handrails and rail as indicated on drawing. Balusters maximum height 900mm. Opening holes on rails and / or strappers not to exceed 90mm. Any balustrade or wall provided to protect a change in level shall comply with the requirements of SANS 10400-M

DEVIATIONS: All written specifications to be submitted with application, basis another mentioned according to NBR requirements, will at all times be considered as deviations. Any deviations must be approved by the architect. Sufficient manual control shall be installed in all circuits to enable members/users to be responsible. Damage above water levels or buildings not to damage structure and must be introduced in SANS specifications.

SITE WORKS SECTION:
Perform top-soil and organic material within vicinity footprint of building and paving. Above material not to be used as backfill. Topsoil into dry. Remove top-soil and re-use where required.

EARTHWORKS:
Maximum 150mm thick 150MPa on OPC. Retainable point to be provided 20m² max.

PAINTWORK AND DRAINAGE:
Painting & sanitizing where required as specified.

SPACE HEATING & DRAINAGE:
To comply with SANS 10400 Part V.

WATERPROOFING: SANS 10400 Part M:(2) and Sec. KKA:1(2):
Provide 2nd course DPC underneath all surface beds and 110 cavities. Provide DPC in each wet side, 150mm overlap at joints. Provide "Bitumen Sheet" underneath all window sills, all joints sweeping to specifications.

DRAFTEK
PLAN. BUILD. INSPIRE

10 Pine Road
Heatherpark
George
SACAP - PAD5769245Z

STAMPS / SIGNATURES:

ERF 499 TOWNSHIPS



Areas

PREMISES TO BE APPROVED	
Existing 1st + Storey	179,750 m²
Total building	179,00 m²
Cover type (Floor plan)	179,34 m²
Lot	179,34 m²
To be included in Coverage	
Other (specify)	
New Bathrooms	24,238 m²
Existing	24,238 m²
Coverage (Footprint)	24,23 m²
Lot	24,23 m²
To be included in Coverage	
ACTUAL	
Erf Size	1 979,23 m²
Coverage (Footprint)	1324,05 m² 52,85 %
Lot	1324,05 m² 6,00

Revision History

Revision	Date	Revision Details
01		Issued for Submission
02		Issued for discussion
03		Issued for discussion
04	10/2023	Issued for municipal submission

Proposed new bathrooms on Erf 499, Hoekwil, for owner: George Municipality

Drawing Name
Elevations & Sections

Drawing Status
Municipal Submission

Drawn by
James Cornelius

Drawing Scale
As Shown

Layout No
2

Project No
P2331

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.

30/10/2026
DATE
SENIOR MANAGER: TOWN PLANNING
DATUM
SENIOR BESTUURDER: STATSBEPLANNING