

Collaborator No.: 4145411
Reference / Verwysing: Erf 13613, George
Date / Datum: 23 October 2026
Enquiries / Navrae: Petro Botha

Marius Swart
6 Hortensia Avenue
GEORGE
6529

Email: marius.swart@gmail.com

**APPLICATION FOR PERMANENT DEPARTURE
ERF 13613, GEORGE**

Your application in the above regard refers.

The Senior Manager: Town Planning (Authorised Official) has, under delegation 4.17.1.17 dated 24 April 2025, decided:

That the application for Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for the relaxation of the north-western side boundary building line of Erf 13613, George from 2m to 1m to accommodate the proposed servants quarters;

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

REASONS:

- (a) The proposed departures will not have a significant adverse impact on the surrounding residential character or the streetscape.
- (b) There will be no substantive negative impacts on surrounding neighbours' rights or amenity in terms of views, privacy or overshadowing.
- (c) The proposed additions form part of 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 Section 18(2) 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 Departures as applied for and as indicated on the unnumbered site layout plan, drawn by Don van Niekerk dated September 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. The above approval will be considered as implemented on the commencement of building works in accordance with the approved building plans for the abovementioned structure.

Note:

- *A building plan be submitted for approval in accordance with the National Building Regulations (NBR).*
- *The encroaching boundary wall to be demolished must be reflected as such on the building plan.*
- *The existing carport on the property is not reflected on the approved site layout plan. The structure must either be removed or be shown on the submitted building plans.*
- *Stormwater must be dispersed responsibly, and the stormwater management, retention and erosion 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.*
- *The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.*

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 13 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

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.

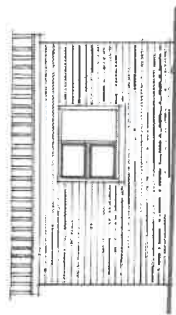
23/10/2023

DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSBEPLANNING

General Notes

- Sanitary fittings discharging to a gully to discharge over first gully as per Part P of SANS 10400 (4.2.1)
- Drainage installations to comply with SANS 10400 Part P.
- Drainage installations under building work must be protected in terms of Part P of SANS 10400 (4.1.2.4).
- Drainage installations under building work must be protected in terms of Part P of SANS 10400 (4.2.2.3).
- Roofwater not to discharge onto neighbouring property.
- 17 Gm 38 kg allowed on premises without a Flammable Substance Certificate in terms of Section 27(1) of the Community Safety Act 1977.
- No structure or any portion thereof to encroach the property boundary.



WEST VIEW



EAST VIEW



SOUTH VIEW

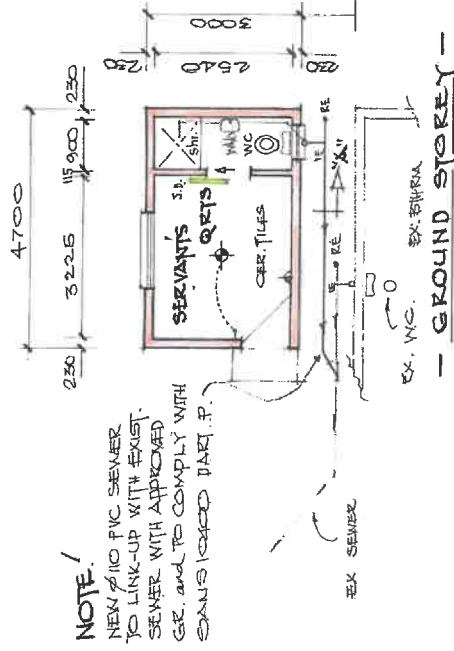


NORTH VIEW

NOTE: ALL STRUCTURAL ROOF TIMBERS TO BE GR.7 AND TO COMPLY WITH SANS 10400 PART 1

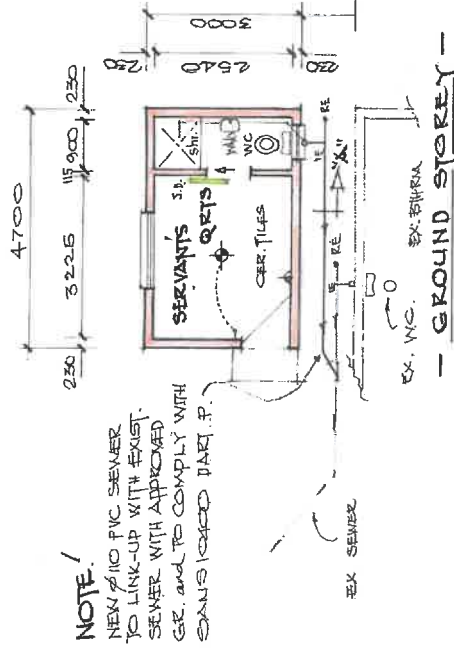
AREA of EXIST. HOUSE = 250 m²
" " ADDITIONS = 14.1 m²
TOTAL AREA = 264.1 m²
AREA of ERF = 559 m²
COVERAGE = 47.2%

demolish existing boundary wall in road reserve



NOTE!

NEW 110 PVC SEWER TO LINK-UP WITH EXIST. SEWER WITH APPROVED GE. and TO COMPLY WITH SANS 10400 PART P.



ROOF CONSTR.

CER. TILES ON GRASS SCREENED ON 75mm THICK CONC. SURFACE BED ON 250mm GUNPLAS MEMBRANE ON SAND-BED ON WELL COMPACTED HARD CORE FILLING

ROOF SPECS.

18R ROOF SHEETING ON 50x75 PURLINS @ 800% ON 150x385 RAFTERS @ 11% ON 114x385 W/AT. ALL TIED DOWN WITH GALV. ROOF STRAPS 3-COURSES DOWN AND MADE GOOD.

IRON AND MADE GOOD.
ROOF PITCH = 5°
GUM NUTEC CEILING ON 38x38 BRANDING @ 4000%

SECTION A-A

EX. MUN. M/HOLE

3m. WIDE SEWER SERVITUDE

EX. Ø 160 MAIN SEWER

EX. SLOPE LINE

EX. SEWER

EX. R.W. TANK

EX. VIC.

NOTE! EX. VIC. SEE SEWER NOTE ELSEWHERE

EXIST. RESIDENCE

Area of Encroachment = 3.0 Sqm

EX. PAN HANDLE

EX. PAN HANDLE

EX. PAN HANDLE

EX. PAN HANDLE

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ERF 13611

ERF 13612

ERF 13614

ERF 13613

ERF 13612

ERF 13611

EXIST. PAVEMENT

CONC. RD. KERB

PARK ROAD

Site plan 1:200

DON VAN NIEKERK
22 CANDLEWOOD STR.
GEORGE

PROFESSIONAL ARCHITECTURAL
DRAUGHTSMAN
REGISTRATION NO. DQ391
CELL. NO. 083 731 1281
EMAIL: donvsn2@gmail.com

OWNER: ... SCALE: 1:100; 200 DATE: SEPT. 25

PROPOSED AMENDED PLAN

SHOWING REVISED SERVANTS

QRTS. ON ERF 13613 FOR

MR. R. EAGAN LA VALIA