

**Menslike Nedersettings, Beplanning en Ontwikkeling  
Human Settlements, Planning and Development**

**Collaborator No.:** 3097796  
**Reference / Verwysing:** Erf 1051, Hoekwil  
**Date / Datum:** 06 September 2024  
**Enquiries / Navrae:** Marisa Arries

**Email:** [marlize@mdbplanning.co.za](mailto:marlize@mdbplanning.co.za)

MARLIZE DE BRUYN TOWN PLANNER  
PO BOX 2359  
GEORGE  
6530

**APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION):  
ERF 1051, HOEKWIL**

Your application in the above regard refers.

The Senior Manager: Town Planning (Authorised Official) has, under delegated authority, 4.17.1.17 of 30 June 2022 decided that the application for Permanent Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for the following on Erf 1051, Hoekwil:

1. The relaxation of the northern boundary building line from 20.0m to 3.772m to accommodate a carport;
2. The relaxation of the eastern boundary building line from 20.0m to 7.26m for replacing the existing greenhouse structures with one upgraded greenhouse structure;

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

**REASONS:**

- (a) The proposed departures will not have an adverse impact on the surrounding smallholding character, or the streetscape.
- (b) The areas where these structures are located comprise old pastureland (disturbed areas) that hold no environmental value.
- (c) There will be no negative impact on surrounding neighbours' rights or amenities in terms of views, privacy or overshadowing.
- (d) The proposed additions form compliments the character of the area and can be accommodated within the property.
- (e) 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 two (2) 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 site layout plan, Plan no. 2401-02 (x2 plans), drawn by M Smith Architectural Group dated 07 February 2024 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. A contravention levy of R12 880.00 (VAT Included) is payable for the unlawful structures on the and shall be payable on submission of building plans.
4. The above approval will be considered as implemented on the issuing of the occupation certificate in accordance with the approved building plans.

**Note:**

- As 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.
- All other illegal structures and/or land uses on the property must be demolished/removed/ceased. Accommodation in caravans is not permitted under the zoning of Erf 1051, Hoekwil (viz. Smallholding) and must ceased as per the contravention notice issued.
- The contravention Levey was calculated as follows (as per the Municipal tariff (2024/2025):
  - Encroachment= 93,38m<sup>2</sup>
  - Property value:  $\frac{R2000000/.00}{31\ 072\text{sqm}}\text{sqm} = R64,37/\text{m}^2$  to a minimum amount of R160.00/m<sup>2</sup>
  - Contravention = 10% x R160/m<sup>2</sup> x 93,38m<sup>2</sup> = R1494.08
  - VAT @ 15% = R224.11
  - Total: R17 18.19 (VAT Included)
  - Minimum Contravention levy for first offenders on properties more than 2 500m<sup>2</sup> in extent is R11 200 (plus VAT @15%)
  - **TOTAL R12 880.00**

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: Human Settlements, Planning and Development, P O Box 19, George, 6530 or Directorate: Human Settlements, Planning and Development, 5th floor, Civic Centre, York Street, George **on or before 27 SEPTEMBER 2024** 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:\Marisa\Decisions\_New By-Law Pro formas\_(applicant)\Erf 1051, Hoekwil(departure (building line relaxation approval)mdebruyn.docx



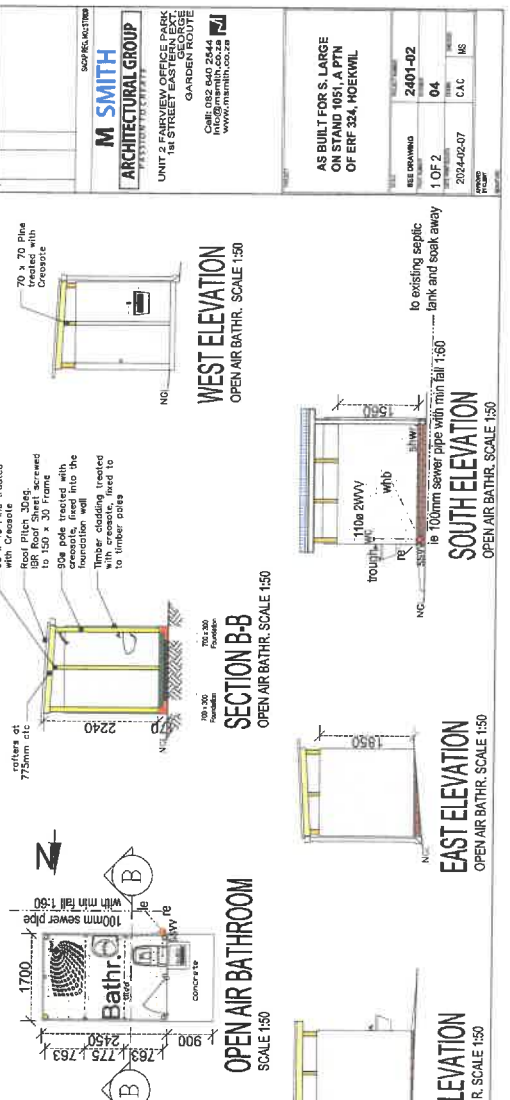
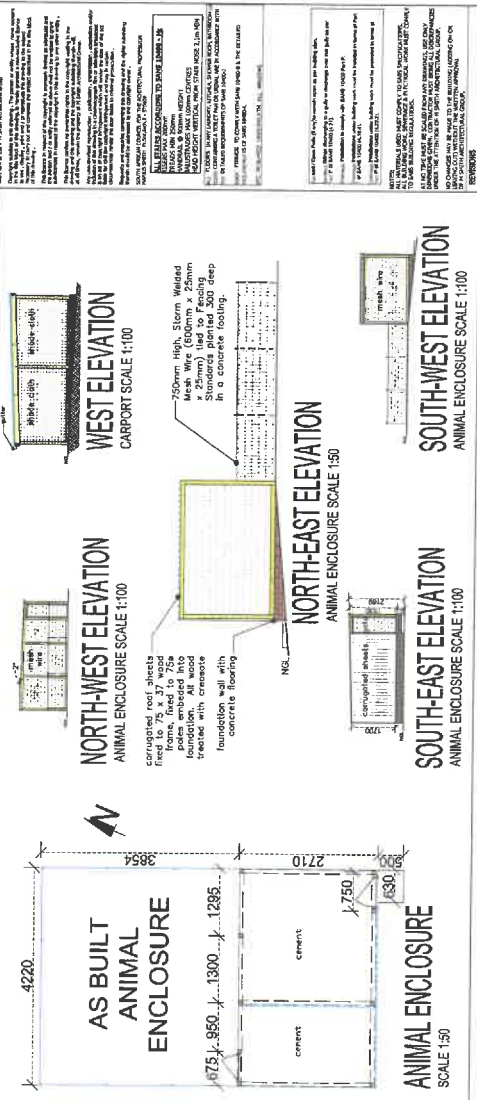
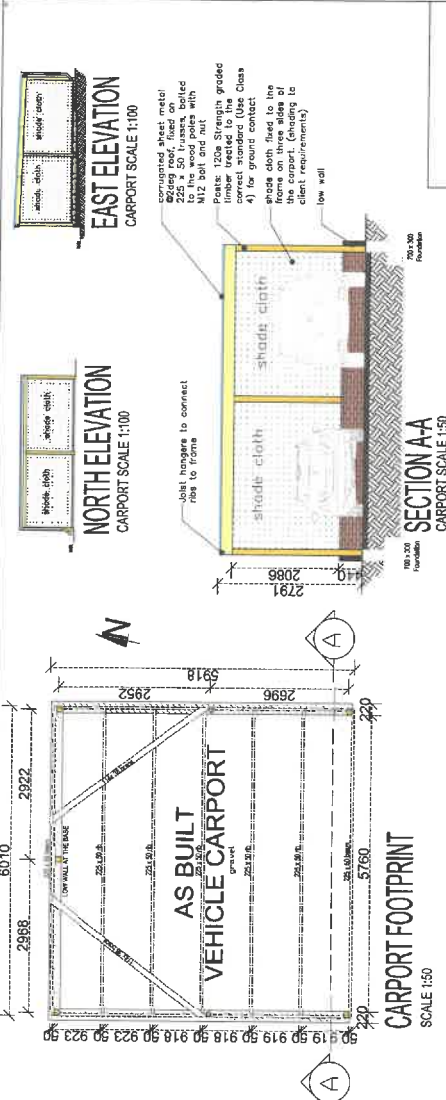
**MUNICIPALITY OF GEORGE MUNICIPALITY**  
 Approved in terms of Section 60 of the George Municipality Land Use Planning By-law (2023) subject to the conditions contained in the covering letter.

*06/09/2024*  
 DATE: 06/09/2024  
 SENIOR MANAGER: TOWN PLANNING  
 SENIOR BOUNDARY: STATSBEPANNING

**SITE PLAN**  
 SCALE 1:500

Existing Sewer Layout, as perceived from the site inspection - and cannot be construed as an accurate representation. Our practice take no responsibility for the compliance of existing structures or installations to any standards. This remain the responsibility of the property owner.

AREAS	Area	310720000.00000000m <sup>2</sup>
Existing Dwelling	217.50	
Existing Garage/Workshop	187.75	
Total Existing	405.25	
As Built Car Port	36.68	
As Built Animal Enclosure	11.73	
As Built Horticultural Area	67.38	
As Built Open Air Bathroom	5.69	
Total As Built	121.48	
TOTAL	526.71	
Total Existing	60.19	
Total Coverage	1.05%	



**M SMITH ARCHITECTURAL GROUP**  
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**AS BUILT FOR S. LARGÉ ON STAND 1051, A PTN OF ERF 324, HOEKWIL**

RES. DRAWING: 2401-02  
 DATE: 04  
 2024-02-07  
 CAC  
 MS





### EAST ELEVATION SCALE 1:75

**OWNER + BUILDING CONTRACTORS AND SUB-CONTRACTORS TO COMPLY WITH THE FOLLOWING REQUIREMENTS OF SANS 10400 / SANS 204 / SANS 204:**

**B. Structural:** The structural system of the building; Part H + Part J + Part K + Part L + Part M + Part N - as well as a competent person (structures) to design and inspect the structures.

**D. Public Safety:** A change in level, the construction of ramps, stairways, or access to swimming pools is in accordance with the detailed requirements of SANS 10400-D.

**F. Site Operations:** The provision of sanitary facilities is in accordance with the detailed requirements of SANS 10400-F.

**G. Excavations:** The excavations must be less than 3 meters deep and is in accordance with the detailed requirements of SANS 10400-G.

**H. Foundations:** New structures will necessitate geotechnical investigations with the applicable rules. The foundations for the building are in accordance with SANS 10400-B and detailed requirements of SANS 10400-H.

The foundations to the extension / addition to an existing building are the same as the existing foundations, which have performed satisfactory. Should any soil improvements be required - a competent person (civil engineering / geotechnical) are to be appointed.

**J. Floors:** Floors in any laundry, kitchen, shower room, bathroom or room containing a toilet pan or urinal are in accordance with the detailed requirements of SANS 10400-J (waterproofing or applicable areas).

Suspended floors are in accordance with the detailed requirements of SANS 10400-B and SANS 10400-J.

**K. Walls:** The structural strength and stability of a wall is in accordance with the detailed requirements of SANS 10400-B and SANS 10400-T and or detailed requirements of SANS 10400-K. The roof fixing to the wall is in accordance with the detailed requirements of SANS 10400-B and or detailed requirements of SANS 10400-K.

The water penetration through a wall is in accordance with the detailed requirements of SANS 10400-K.

**L. Roofs:** Roof coverings and waterproofing systems are in accordance with the detailed requirements of SANS 10400-L. Flat roofs or related gutters are in accordance with the detailed requirements of SANS 10400-L and or subject of a rational design or rational assessment. The roof assembly and any ceiling in addition to complying with the requirements of SANS 10400-C are in accordance with the detailed requirements of SANS 10400-L and the roof assembly is supported on walls that comply with the requirements of SANS 10400-K and or in accordance with SANS 10400-B and SANS 10400-L. Gutters and downpipes are sized in accordance with the requirements of SANS 10400-R. The fire resistance and combustibility of the roof assembly or ceiling are in accordance with the detailed requirements of SANS 10400-L and or SANS 10400-T.

**M. Stairways:** Stairways are in accordance with SANS 10400-B and SANS 10400-T and or the detailed requirements of SANS 10400-M. Walls, screens, railings or balustrades to such stairway are in accordance with requirements of SANS 10400-B and SANS 10400-T / SANS 10400-K and SANS 10400-T.

**N. Glazing:** The type of fixing of glazing is in accordance with SANS 10400-C / the detailed requirements of SANS 10400-N.

**O. Lighting and Ventilation:** The lighting and ventilation in a habitable room, bathroom, shower room and room containing a toilet pan complies with the requirements of SANS 10400-T and the detailed requirements of SANS 10400-O.

**P. Sewer Drainage:** The construction of the drainage system is in accordance with the detailed requirements of SANS 10400-P.

**Q. Non-water borne means of sanitary disposal:** The means of sewerage disposal where water-borne sewerage disposal is not available is in accordance with the detailed requirements of SANS 10400-Q.

**R. Storm water disposal:** The means for the control and disposal of storm water is in accordance with the detailed requirements of SANS 10400-R.

**S. Persons with Disabilities:** The means of providing facilities for persons with disabilities is in accordance with the detailed requirements of SANS 10400-S.

**T. Fire protection:** The fire protection measures provided are in accordance with the detailed requirements of SANS 10400-T.

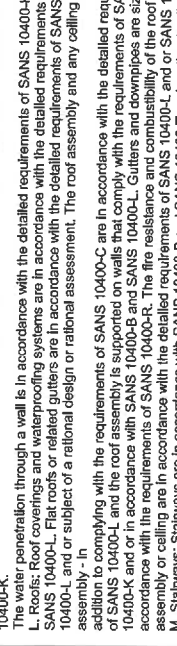
**V. Space heating:** The provision for space heating is in accordance with the detailed requirements of SANS 10400-V.

**W. Fire installation:** The fire installations and supply of water comply with the detailed requirements of SANS 10400-W.

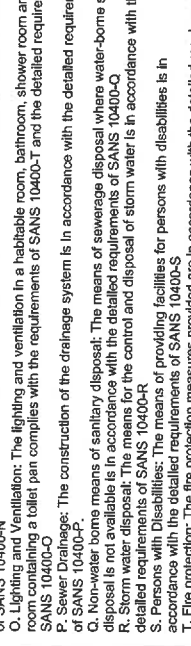
Contractor to take responsibility that all details and reports of SANS 10400-XA & SANS 204 and it will be adhered to.

Main Contractor to comply with above requirements of SANS 10400 / SANS 204 / SANS 10400-XA (See attached report of SANS 10400-XA and SANS 204)

### NORTH ELEVATION SCALE 1:50



### WEST ELEVATION / SECTION C-C SCALE 1:50



**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.

DATE: 06/09/2024

DATUM: SENIOR MANAGER: TOWN PLANNING

SENIOR BEPLANNING: SENIOR BEPLANNING

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**AS BUILT FOR S. LARGE**  
**ON STAND 1051, A PTN**  
**OF ERF 324, HOEKWIL**

PROJECT: 2401-02  
 DRAWING NO: 2 OF 2  
 DATE: 2024-02-07  
 DRAWN BY: CAC  
 CHECKED BY: IMS

NO.	DATE	REVISIONS

**NOTES:**  
 ALL MATERIALS USED MUST COMPLY TO SANS SPECIFICATIONS.  
 ALL WORKMANSHIP MUST BE IN ACCORDANCE WITH THE SANS SPECIFICATIONS.  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AUTHORITIES.  
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**REVISIONS:**

**SMITH ARCHITECTURAL GROUP**  
 PASSION TO CREATE

UNIT 151 FAIRVIEW OFFICE PARK  
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