

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

Collaborator No.: 2535241
Reference / Verwysing: Portion 2 of the Farm Camfer Kloof No. 96
Date / Datum: 22 September 2023
Enquiries / Navrae: Primrose Nako

Email: marlize@mdbplanning.co.za

MARLIZE DE BRUYN
P O BOX 2359
GEORGE
6530

**APPLICATION FOR CONSENT USE AND DEPARTURE: PORTION 2 OF THE FARM CAMFER KLOOF
NO. 96, DIVISION GEORGE**

Your application in the above regard refers.

The Deputy Director: Planning (Authorised Official) has, under delegated authority, 4.16.18.1 of 30 June 2023 decided that the the following applications for Portion 2 (Leliehof) of the Farm Camfer Kloof No. 96, Division George;

1. **CONSENT USE** in terms of Section 15(2)(o) of Land Use Planning By-Law for George Municipality, 2023 for an additional dwelling unit on Portion 2 (Leliehof) of the Farm Camfer Kloof No. 96, Division George;
2. **DEPARTURE** in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 to depart from development parameter (c) applicable to Portion 2 (Leliehof) of the Farm Camfer Kloof No. 96, Division George for an additional dwelling unit with a different architectural style to that of the primary dwelling house;

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

REASONS FOR DECISION

- (i). The proposed additional dwelling unit will not have a negative impact on the rural character of the area;
- (ii). The proposed development is in line with the provision of municipal spatial policies; and
- (iii). Although the additional dwelling unit have a flat roof and the main dwelling a pitched roof, similar architectural features were used to ensure similarities between the primary and additional dwelling unit.

Subject to the following conditions imposed in terms of Sections 66 of the said By-law, namely:

CONDITIONS OF THE DIRECTORATE: HUMAN SETTLEMENTS, PLANNING AND DEVELOPMENT

1. That in terms of the provisions of the Land Use Planning By-law for George Municipality, 2023, the application as applied for shall lapse if not implemented within a period of five (5) years from the date that the approval comes into effect.

2. This approval shall be taken to cover only the structure applied for as indicated on site and building plan number **B100, B101 and C300** dated **02 September 2022** (Attached as **Annexure A**) drawn by: **CH** 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 Bylaw for George Municipality, 2023, a contravention levy of **R 3 504,45 (including VAT)** shall be payable to the Directorate Planning and Development on submission of as-built building plans.
4. The above approval will be considered as implemented on the approval of building plans.

Notes:

(a) A building plan must be submitted for approval in accordance with the National Building Regulations (NBR).

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

5. The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
6. The amounts of the development contributions are reflected on the attached calculation sheet dated 30/03/2023 and are as follows:

Roads:	R	-	Excluding VAT
Sewer:	R	-	Excluding VAT
Water:	R	-	Excluding VAT
Total:	R	-	Excluding VAT

7. The total amount of the development charges of **R0 000,00** shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
8. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in Condition 6 above, which might lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.

Note: The Development Charges indicated above are based on the information available to the respective engineering departments at the time of approval. It is advised that the owners consult with these departments prior to submission of building plans for a final calculation.

9. As provided in section 66(5B)(b) of the Land Use Planning By-Law, using the date of approval as the base month, the amount of R0 000,00 shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of Condition 7 above.
10. Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
11. All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.
12. Any, and all, costs directly related to the development remain the developers' responsibility.
13. Only one connection permitted per registered erf (water and sewer connections). Condition 11 applies.
14. Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf. Condition 11 applies.

15. Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. Condition 11 applies.
16. Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. Condition 11 applies.
17. Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
18. Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
19. 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.
20. Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
21. The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
22. No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
23. No potable municipal water service is available at present. Should a municipal network in future be extended to this area, the owner will be compelled, at own cost, to connect to the network. A Development Charge for water will then become payable in accordance with the approved DC Guidelines at the time of connection.
24. No municipal waterborne sewer service is available at present. Should a municipal network in future be extended to this area, the owner will be compelled, at own cost, to connect to the network. A Development Charge for sewer will then become payable in accordance with the approved DC Guidelines at the time of connection.
25. A conservancy tank, or alternative approved sewer disposal method, must be installed at the Developer/owner's cost. The Developer/owner is to appoint a private contractor, at own expense, to service the tank, and the disposal of the content is to be via an approved disposal method. The installation of a septic tank may be considered if the required percolation tests are within the accepted norms.
26. No municipal road network is currently available. Should a municipal network in future be extended to this area, the owner will be compelled, at own cost, to link to the road network. A Development Charge for roads will then become payable in accordance with the approved DC Guidelines at the time of connection.
27. The discharge of surface stormwater is to be addressed by the developer. Condition 10 applies. All related costs are for the developer. The developer is to consult with the Dir: CES to ensure that stormwater planning is done on line with the available stormwater master plans.
28. Internal parking requirements (i.e., within the development area), position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic must be addressed and all measures indicated on plans and drawings submitted for approval.
29. Adequate parking with a hardened surface must be provided on the premises of the proposed development.
30. No private parking will be allowed in the road reserve.
31. Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.

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 13 OCTOBER 2023** 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

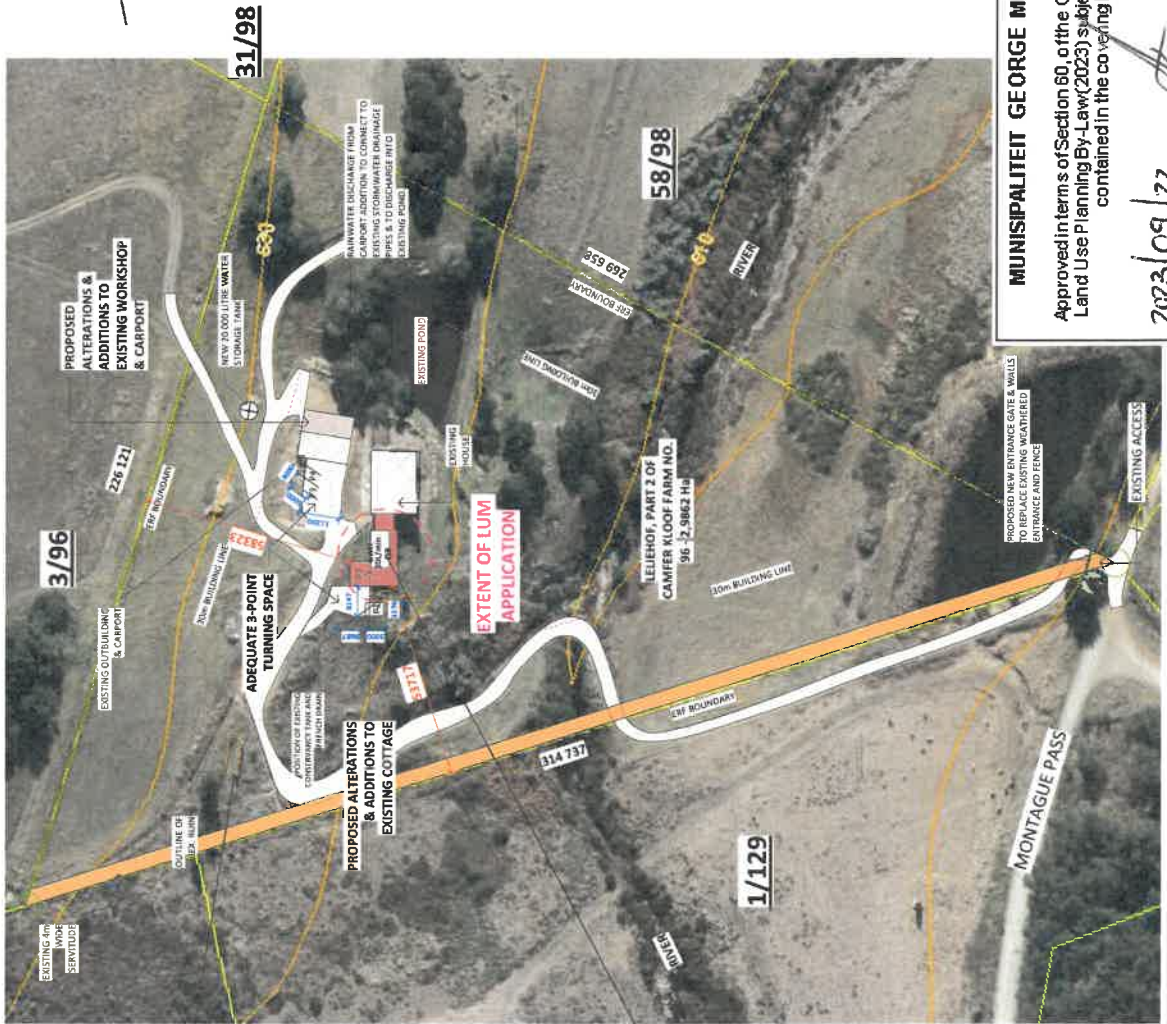


C. PETERSEN
SENIOR MANAGER: TOWN PLANNING

C:\scan\Portion 2_96 Camfer Kloof (Consent Use & Departure Approval)M De Bruyn.docx

NO RAINWATER TO DISCHARGE ONTO ADJACENT PROPERTIES.
RAINWATER TO DISCHARGE ONTO GRASS OR INTO EXISTING POND

NO STRUCTURE OR PART THEREOF TO ENCRoACH PROPERTY BOUNDARY



EXISTING HOUSE - TO BE INCORPORATED INTO EXISTING HOUSE



LOCALITY PLAN 1 : 100

Name	Area
EXISTING COTTAGE COVERAGE AREA	76 m ²
EXISTING HOUSE COVERAGE AREA	198 m ²
EXISTING OUTBUILDING COVERAGE AREA	70 m ²
TOTAL EXISTING COVERAGE AREA	344 m ²

EXISTING COVERAGE PERCENTAGE: 1.15%

Number	Name	Area
1	EXISTING HOUSE WITH INTERNAL ALTERATIONS	197 m ²
2	EXISTING COTTAGE WITH ALTERATIONS & ADDITIONS NEW COVERAGE AREA	139 m ²
3	EXISTING OUTBUILDING WITH ALTERATIONS & ADDITIONS NEW COVERAGE AREA	150 m ²
TOTAL NEW COVERAGE AREA		487 m ²

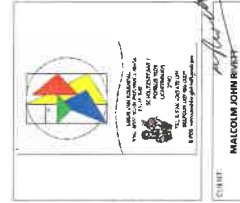
PROPOSED NEW COVERAGE PERCENTAGE: 1.63%

Name	Area
EXISTING WORKSHOP WITH NEW INVERTER ROOM	35 m ²
EXISTING CARPORT ALTERED TO COVERED STORAGE ROOM	12 m ²
EXISTING CARPORT ENCLOSED TO FORM LAUNDRY ROOM	12 m ²
INTERNAL ALTERATIONS	70 m ²
EXISTING COTTAGE AREA	53 m ²
EXISTING COTTAGE COVERED STOOP WITH NEW ROOF	22 m ²
TOTAL EXISTING COTTAGE AREA	76 m ²
EXISTING HOUSE OF AREA	144 m ²
EXISTING HOUSE COVERED STOOP	54 m ²
EXISTING HOUSE FF AREA	05 m ²
TOTAL EXISTING HOUSE AREA	289 m ²
NEW COVERED ENTRANCE PATIO AREA	7 m ²
NEW MIDDOROUGH ENTRANCE AREA	17 m ²
NEW COTTAGE BEHIND WING ADDITION	39 m ²
PROPOSED NEW WASH & DRYER	38 m ²
PROPOSED NEW PERGOLA COVERED STAFF FACILITIES ENTRANCE	9 m ²
PROPOSED NEW CARPORT AREA	43 m ²
PROPOSED NEW STAFF FACILITIES	15 m ²
TOTAL NEW AREA	188 m ²

COTTAGE NEW AREA: 115 m²

No.	Description	Date
1	AMENDMENTS	2023/09/20

NOTE:
GROUND LEVEL TO BE MINIMUM 250mm BELOW FFL.
ALL EXTERNAL DOORS TO HAVE A MINIMUM 75mm WEATHERSTEP.
ANY CHANGES TO THE DESIGN MUST BE APPROVED BY BOTH THE CLIENT AND THE ARCHITECT BEFORE IT MAY BE EXECUTED ON SITE.



CLIENT	MALCOLM JOHN RIVETT
ARCHITECT	E.F. VAN ROOIJENAL - P. ARCH 5008
SITE	PORTION 2/FARM 96
SITE ADDRESS	PORTION 2 BEHIND OF THE FARM CAMFER KLOOF NO. 96 HEROLD
PROJECT DESCRIPTION	PROPOSED NEW ALTERATIONS & ADDITIONS
PROJECT STATUS	COUNCIL
SHEET DESCRIPTION	SITE PLAN
DRAWN BY	CH
CHECKED BY	E.M.A.
SCALE (P&T)	As Indicated
DATE	2023/09/20
REVISED BY	REV.
REVISED DATE	1:100

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.

2023/09/22
DATE
D.A.TUM
SENIOR RESTAURER-ST. ADS. BEPLANNING

SENIOR MANAGER: TOWNPLANNING

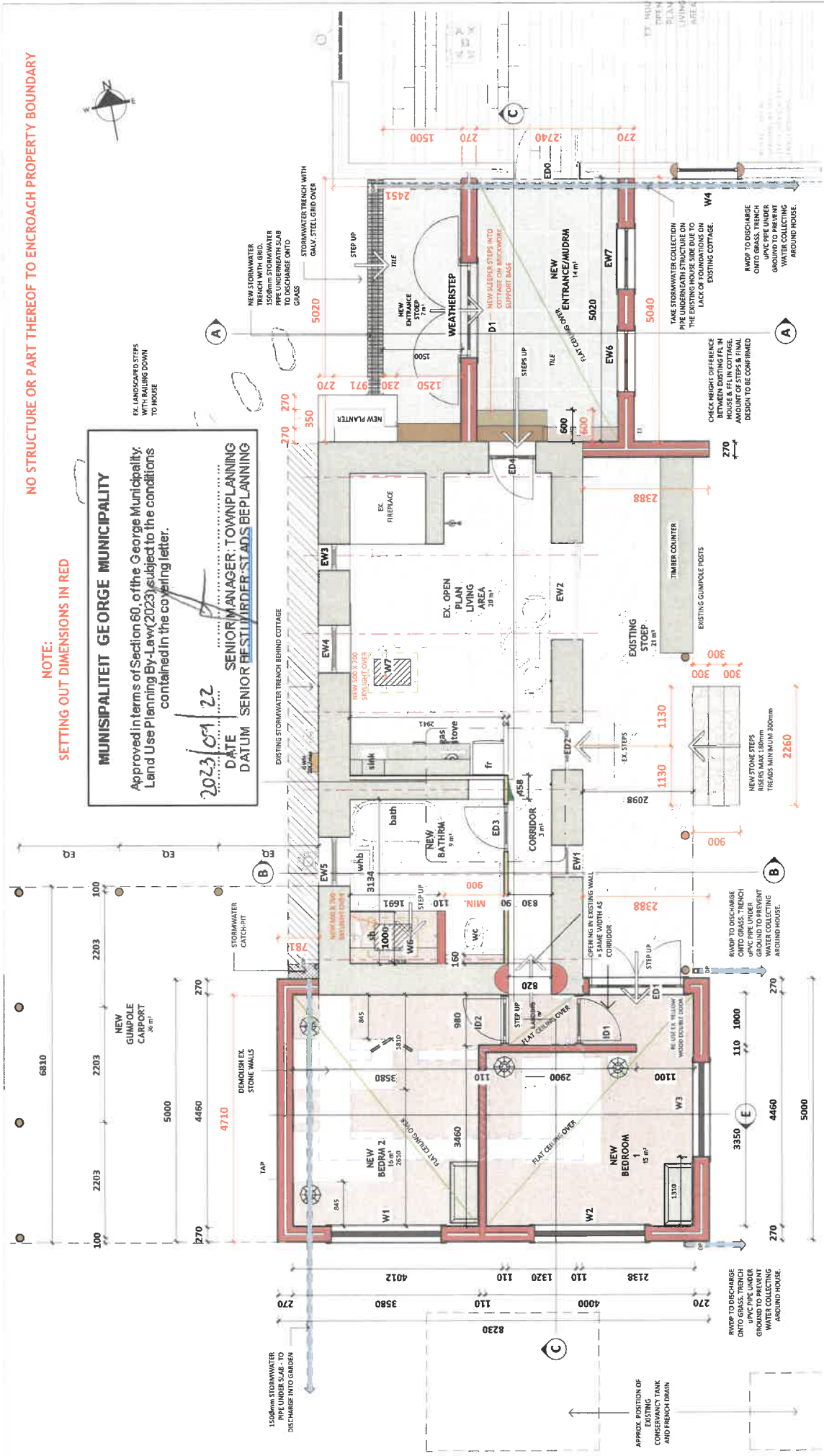
SITE PLAN 1 : 1000

NO STRUCTURE OR PART THEREOF TO ENCRoACH PROPERTY BOUNDARY

NOTE:
SETTING OUT DIMENSIONS IN RED

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: 2023/09/22
 SENIOR MANAGER: TOWN PLANNING
 DATUM: SENIOR BESTUURDER: STADS BEPLANNING



2 Cottage Floor Plan
1 : 50

NOTES	
<p>GROUND LEVEL TO BE MINIMUM 250mm BELOW FFL.</p> <p>NEW MUDROOM DOUBLE DOOR TO HAVE 75mm MINIMUM WEATHERSTEP AS PER DETAIL.</p> <p>ANY CHANGES TO THE DESIGN <u>MUST</u> BE APPROVED BY BOTH THE CLIENT AND THE ARCHITECT BEFORE IT MAY BE EXECUTED ON SITE.</p>	

REVISIONS		
No.	Description	Date
		2023/09/20

AMENDMENTS	
No.	Description

COPYRIGHT BELONGS TO THE ARCHITECTS
 ALL INFORMATION MUST BE CHECKED AND ANY
 ALTERATIONS TO THE DESIGN MUST BE APPROVED BY THE ARCHITECTS
 ALL WORKING DRAWINGS MUST BE CHECKED WITH
 THE ARCHITECTS BEFORE BEING USED FOR CONSTRUCTION
 ALL DRAWINGS MUST BE ACCORDING TO SAN AND MAT
 STANDARDS
 PROVIDE SAFETY GLASSES TO ALL WORKERS & COLLABORATORS BELOW
 3M FROM PERMANENTLY EXISTING STRUCTURES THAT MAY BE A SOURCE OF
 FALLING OBJECTS
 AT THE LAST DRAWING DATE

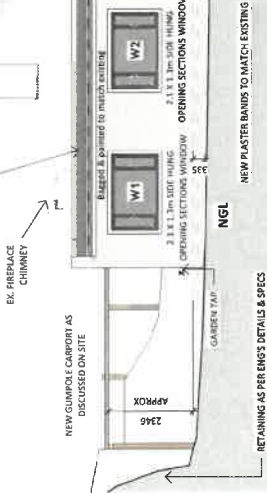
PROJECT DESCRIPTION	
PROJECT STATUS	PROPOSED ALTERATIONS & ADDITIONS
PROJECT STATUS	COUNCIL
SHEET DESCRIPTION	GROUND STOREY PLAN
DRAWN BY	CH
CHECKED BY	E.V.R.
SCALE (B2)	1:50
DATE	2023/09/02
SHEET NUMBER	B.101

CLIENT: MALCOLM JOHN RIVETT
 ARCHITECT: E.F. VAN ROOIJAL - P. ANCI 5088
 SITE ADDRESS: PORTON'S FARM 96
 SCALE (B2): 1:50
 DATE: 2023/09/02
 SHEET NUMBER: B.101

MUNICIPALITEIT GEORGE MUNICIPALITY

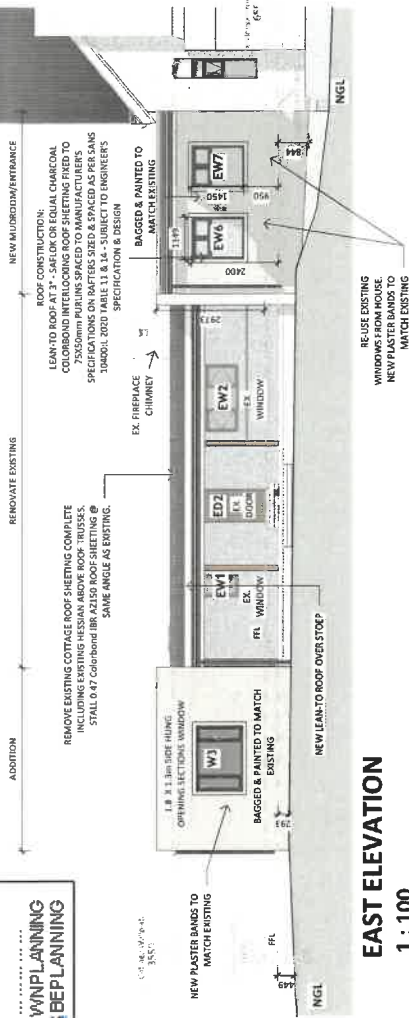
Approved in terms of Section 60, of the George Municipality Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

ROOF CONSTRUCTION:
LEAN-TO ROOF AT 3° - S4E10K OR EQUAL CHARCOAL
COLORBOND INTERLOCKING ROOF SHEETING FIXED TO
7500mm PURLINS SPACED TO MANUFACTURER'S
SPECIFICATION & DESIGN
2000x1100 TABLE 11 & 14 - SUBJECT TO ENGINEERS
SPECIFICATION & DESIGN
EX. FIREPLACE CHIMNEY
NEW GUMPOLE CANTHARY AS
DISCUSSED ON SITE



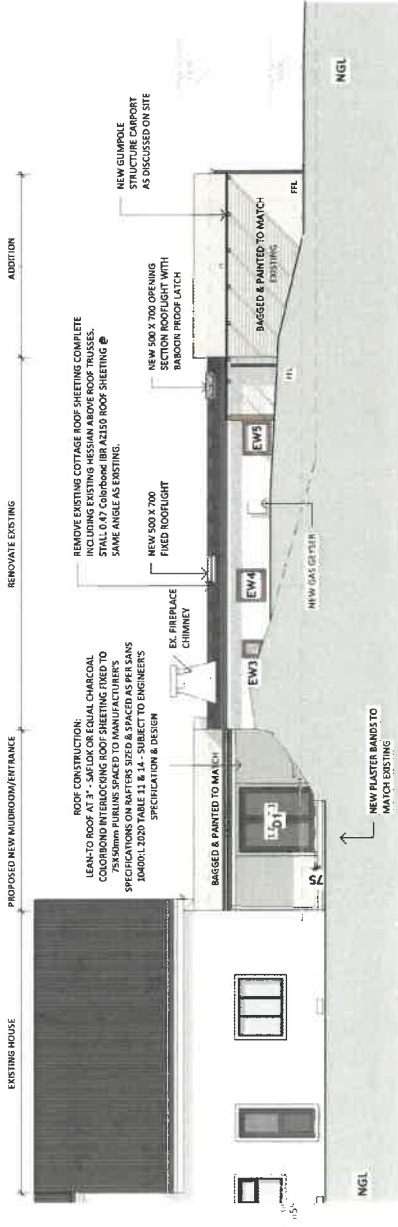
SOUTH ELEVATION

1 : 100



EAST ELEVATION

1 : 100



WEST ELEVATION

1 : 100

GENERAL NOTES:
ALL EXTERNAL & INTERNAL WINDOW SILLS TO MATCH EXISTING HOUSE, UNLESS SPECIFIED OTHERWISE.

NOTE:
GROUND LEVEL TO BE MINIMUM 250mm BELOW FFL.
ALL EXTERNAL DOORS TO HAVE A MINIMUM 75mm WEATHERSTEP.
ANY ROCKS AND STONES ENCOUNTERED DURING CONSTRUCTION, TO BE KEPT AND STORED ON SITE AS INDICATED BY CLIENT. USE THESE STONES FOR BUILDING THE NEW STONE STEPS.
ANY CHANGES TO THE DESIGN MUST BE APPROVED BY BOTH THE CLIENT AND THE ARCHITECT BEFORE IT MAY BE EXECUTED ON SITE.

NOTES

No.	Description	Date

REVISIONS

No.	Description	Date

CLIENT: MALCOLM JOHN RINNEY

PROJECT: E.F. VAN ROOYENAL - 17. APRIL 2008

SITE: PORTION 2/FARM 96

SITE ADDRESS: PORTION 2 (HEEROP) OF THE FARM CAMPER FLOOD RD. 96 HEROLD

SCALE (P&T): 1 : 100

DATE: 2023/09/02

CELL NUMBER: C300

PROJECT DESCRIPTION: PROPOSED ALTERATIONS & ADDITIONS

PROJECT STATUS: COUNCIL

SHEET DESCRIPTION: ELEVATIONS

DRAWN BY: CH

CHECKED BY: E.V.R.

DATE: 2023/09/02

