

Collaborator No.: 2905268
Reference / Verwysing: Portion 25 of the Farm Kleinkrantz 192, Division George
Date / Datum: 11 July 2025
Enquiries / Navrae: Marisa Arries

URBAN ARROW TOWN PLANNING AND DEVELOPMENT CONSULTING (PTY) LTD
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**APPLICATION PERMANENT DEPARTURE AND REMOVAL OF RESTRICTIVE CONDITIONS:
PORTION 25 OF THE FARM KLEINKRANTZ 192, DIVISION GEORGE**

Your application in the above regard refers.

The Acting Deputy Director: Development and Environmental Planning (Authorised Official) has, under delegated authority, 4.17.1.17 of 24 April 2025 decided that the following applications applicable to Portion 25 of the Farm Klein Krantz No 192, Division George:

1. Permanent Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for the relaxation of the southern street boundary building line from 20m to 7.994m to accommodate an existing second dwelling on Portion 25 of the Farm Klein Krantz No 192, Division George;
2. Permanent Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 to increase the size of the second dwelling from 175m² to 252.30m² (*all areas viz. open and close stoep, storage area and garage inclusive*) developed on Portion 25 of the Farm Klein Krantz No 192, Division George;
3. Removal in terms of Section 15(2)(f) of the Land Use Planning By-Law for George Municipality, 2023 to remove restrictive conditions B(2), B(3) and B(4) of Deed of Transfer T50515/2018 for Portion 25 of the Farm Klein Krantz No 192, Division George;

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

REASONS:

- (i). The proposed departures will not have an adverse impact on the surrounding rural residential character, the natural environment or the streetscape.
- (ii). There will be no negative impacts on surrounding neighbours' rights or amenity to views or privacy.
- (iii). The proposed additions form part of rural residential development and can be accommodated within the property.
- (iv). The proposed removal of restrictive conditions aligns with the parameters outlined in the Zoning Scheme.
- (v). The competent authority, the Western Cape Government (Department of Infrastructure), has provided written consent for the removal of title deed conditions.
- (vi). No negative comments or objections were received.

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

CONDITIONS:

General

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.

Removal of Restrictions

2. In terms of Section 34(1) of the Land Use Planning By-law for the George Municipality, 2023 the owner/applicant must apply to the Registrar of Deeds to make the appropriate entries in, and endorsements on, any relevant register or title deed to reflect the removal of the restrictive condition, after the publication of a notice contemplated in Section 33(7) in the Provincial Gazette.
3. The removal of restrictions approval will be deemed implemented on the publication of the notice in the Provincial Gazette.

Departure

4. The Departure approvals shall be taken to cover only the structures as indicated on the site layout plan, Plan no. A100 -B, drawn by T&B Group (x2 plans) respectively dated 17 October 2024 and 18 October 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.
5. The Departure approval will be considered as implemented on the approval of the as-built building plans for the abovementioned structures.

Notes:

- A building plan be submitted for approval in accordance with the National Building Regulations (NBR).
- The provincial gazette notice must be submitted with the building plan application.
- Stormwater must be dispersed responsibly, and the stormwater management and erosion measures must be addressed on the building plans.

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 01 AUGUST 2025** 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)\Farm Kleinkrantz 192 portion 25, division george(permanent departure_approval)urban dynamics.docx



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S.A. PATENT 900989
http://www.landgroup.co.za

Warning
This drawing is the property of T&B Log Homes and may not be copied, altered or used for any purpose other than that for which it was prepared without the consent of T&B Log Homes.

Please note:
All dimensions and areas are indicated on the site plan to be used, drawings are not to be scaled.

AREA SCHEDULE:

MAIN HOUSE:	154.08 m ²
Ground - Internal:	170.03 m ²
Covered Deck:	60.00 m ²
Open patio:	82.92 m ²
Total area:	376.93 m ²
Second Dwelling:	285.36 m ²
Workers Ablution Block:	28.46 m ²
Rondavel Storage:	13.00 m ²
Open Workshop:	25.00 m ²
Total buildings on site:	740.83 m ²
Site Area:	93 491.38 m ² (9.3 ha)
Coverage:	0.79 %

No.	Description	Date
A	Use of existing building added to Site plan	18.10.2024
B	Room Planning Requirements	25.10.2024

Project
MAIN HOUSE
for
MARK ALLNUTT
in
Kleinfontein, Western Cape
Site plan, Floorplans & Elevations

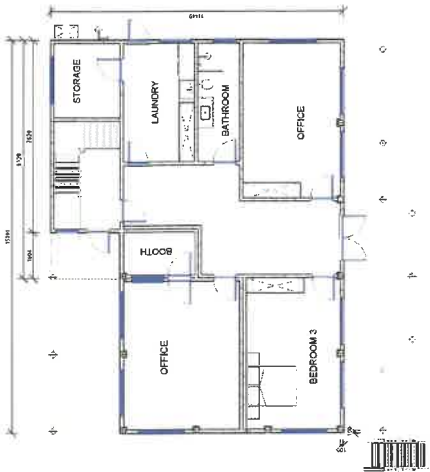
Project number	J734
Date	17.10.2024
Drawn by	KB
Checked by	DS
Sheet No.	A100 - B
Scale	As indicated

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.

11/7/2025
DATE
DATUM
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPANNING



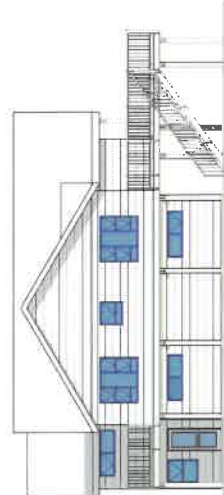
2 First - Floorplan
1 : 100



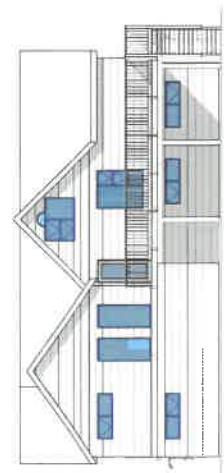
1 Ground - Floorplan
1 : 100



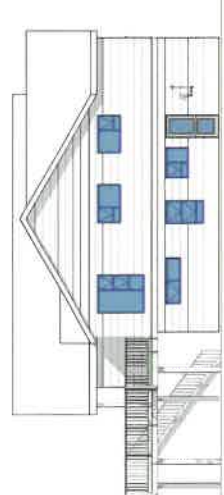
4 North Elevation
1 : 100



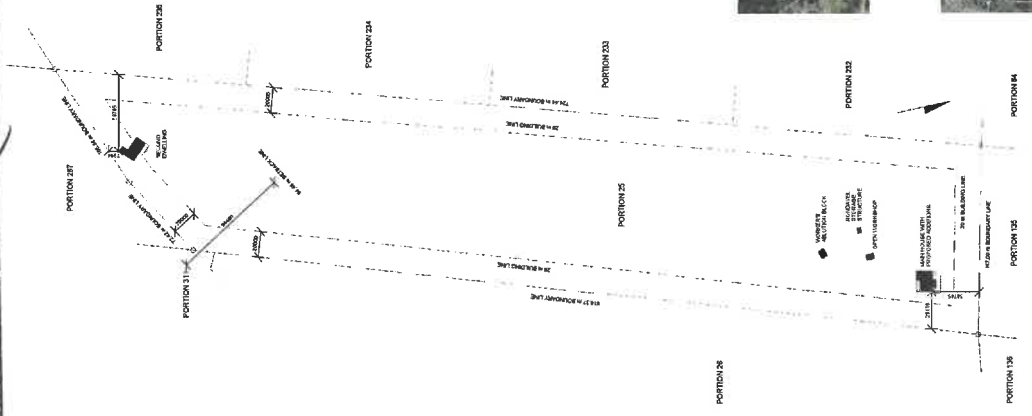
5 East Elevation
1 : 100



6 South Elevation
1 : 100



7 West Elevation
1 : 100



3 Site Plan
1 : 2000



WORKERS ABLUTION BLOCK



RONDVEL STORAGE



OPEN WORKSHOP

