

Collaborator No.: 3212179
Reference / Verwysing: Portion 16 of the farm 226, Diepe Kloof
Date / Datum: 18 July 2025
Enquiries / Navrae: Primrose Nako

Email: janvrolijk@jvtownplanner.co.za

Jan Vrolijk Town Planner
PO BOX 710
GEORGE
6530

**APPLICATION FOR PERMANENT DEPARTURE AND EXTENSION OF THE VALIDITY OF AN EXISTING
APPROVAL: PORTION 16 OF FARM DIEPE KLOOF NO 226, DIVISION GEORGE**

Your application in the above regard refers.

The Senior Manager: Town Planning (Authorised Official) has, under delegated authority, 4.17.3.13 of 24 April 2025 decided that the following applications applicable to Portion 16 of the Farm Diepe Kloof No 226, George Division:

1. Departure, in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023, for the relaxation of the following western common boundary building lines on Portion 16 of the Farm Diepe Kloof No 226, George Division:
 - a) from 30m to 15.3m to accommodate an existing carport.
 - b) from 30m to 15.9m to accommodate two existing rooms on top of the garage.
 - c) from 30m to 8.4m to accommodate animal shelters.
 - d) from 30m to 16.8m to accommodate an existing chicken coop.
 - e) from 30m to 7.9m to accommodate existing horse stables.
2. Extension of the validity period of an approval, in terms of Section 15(2)(i) of the Land Use Planning By-law for George Municipality, 2023, for Consent Use and Departures on Portion 16 of the Farm Diepe Kloof No 226, George Division as per approval letter dated 19 July 2019 for a further two (2) years (i.e. until 18 July 2026).

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

REASONS:

- (i). The proposals were not opposed and from this perspective it can be derived that it does not affect public interest.

- (ii). The proposed development is an appropriate fit within the current and future land use planning contexts.
- (iii). The proposal will not have a negative impact on surrounding property rights.
- (iv). The development proposal will not result in any significant negative changes to the bio-physical characteristics of the property.
- (v). No negative impacts on engineering services are foreseen.
- (vi). The circumstances prevailing at the time of the original approval have not changed materially.
- (vii). The legislative or policy requirements applicable to the approval that prevailed at the time of the original approval have not changed materially.

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

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT:

Conditions applicable to the Departure Approval

1. That in terms of the provisions of the Land Use Planning By-law for the George Municipality, 2023, the above-mentioned departure approval shall lapse if not implemented within a period of two (2) years from the date of when the approval comes into operation.
2. This approval shall be taken to cover only the departure application as applied for and as indicated on Plan No W01 – W04 dated 21 June 2024 drawn by Tertius Conradie Argitektuur 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. In accordance with Section 66(2)(z) of the Land Use Planning By-Law for George Municipality, 2023, a contravention levy of R5081.16 (VAT included) shall be payable to the Directorate: Planning and Development on submission of building plans.
4. The approval will be considered as implemented on approval of building plans.

Conditions applicable to the extension of approval

5. The conditions as per approval dated 19 July 2019 remain applicable.

Notes:

- a) *Other structures that do not comply with the development parameters and/or land use description of “agriculture” on the subject property have been noted on the aerial photography but were not included with this application. These structures must be rectified in accordance with the provisions of Section 87(2) of the Land Use Planning Bylaw, 2023 – i.e. they must either be removed, moved, or an additional application for Departure must be submitted.*
- b) *All structures to be indicated on building plan submission.*
- c) *It is incumbent on the owners / developers to ensure compliance with the approvals, permissions and authorisations granted by the respective provincial and national authorities – i.e. Heritage, Environmental, Provincial Roads, etc, as may be applicable.*
- d) *Building plans must be submitted for approval in accordance with the National Building Regulations.*
- e) *Stormwater management needs to be addressed on building plans to the satisfaction of the Civil Engineering Department.*
- f) *According to the Rural Guidelines, additional dwelling units (including agricultural units) may not be alienated, whether by individual erven, sectional title, share block or by any other means.*
- g) *Rooms may not be used as dwelling units.*
- h) *The contravention levy was calculated as follows:*

Factor	Calculations
Floor area (directly related)	263m ² (size of the structures encroaching the building lines).
Floor Area (Indirectly related)	n/a

Per m ² value of the Property	$\frac{\text{Total Municipal Value of property (R7 920 000)}}{\text{Total area of property (171 306m}^2\text{)}} = \text{R46.23/m}^2$ <p><i>Note: The municipal value is R46.23 per m². By implication, R168 per m² (for direct use) will be used for calculations (refer to table above).</i></p>
Contravention levy 10% (directly)	$10\% \times \text{R168/m}^2 \times 263\text{m}^2 = \text{R4418.40 (VAT Excluded)}$ <p>Plus VAT (15%) = R662.76 Total = R5081.16 (VAT Included)</p>

- i) The rooms on top of the garage were not constructed by the current landowner and do not form part of the above-mentioned calculation.
- j) The extension is only granted for two (2) years as the approval related to existing illegal structures which the owners are obligated to rectify. The time provided is a sufficient for the owners to obtain building plan approval for these structures.

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 08 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:\scan\Portion 16_226 Diepe Kloof (Permanent Departure & Extension of Approval)Jan Vrolijk.docx

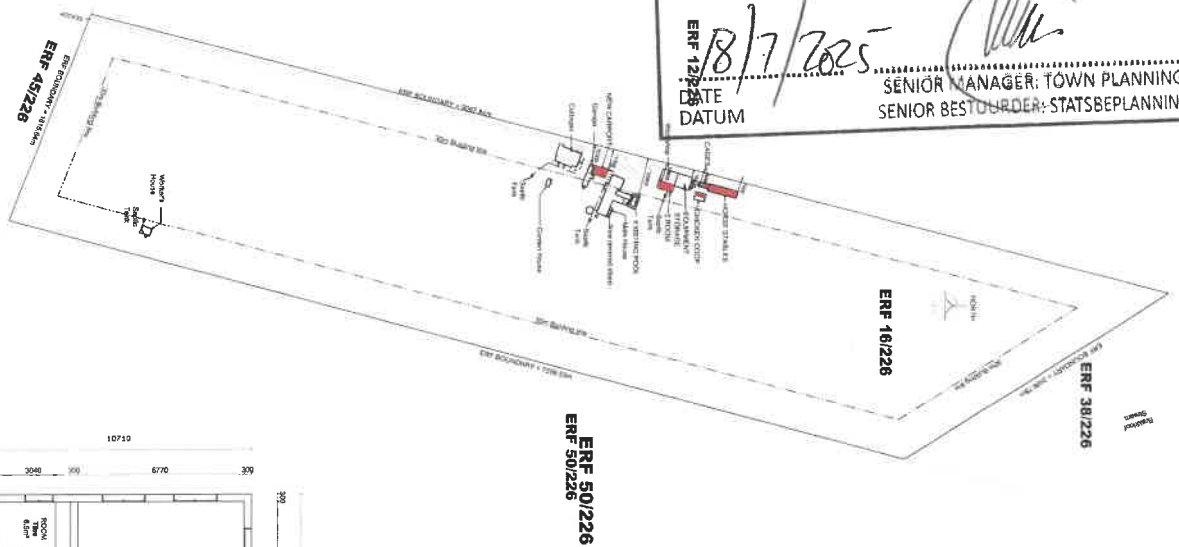
MUNICIPALITEIT GEORGE MUNICIPALITY

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.

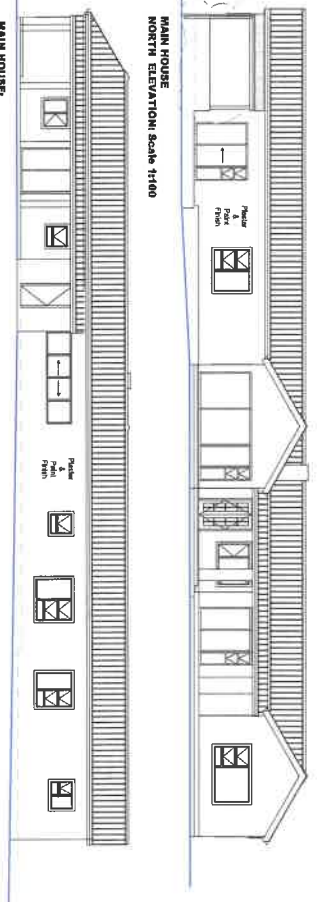
18/7/2025
DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPANNING

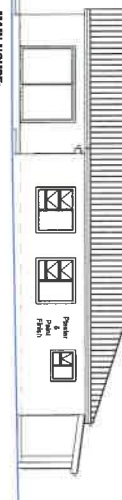
SITE PLANS Scale 1:100



MAIN HOUSE
SOUTH ELEVATION Scale 1:100



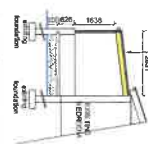
MAIN HOUSE
WEST ELEVATION Scale 1:100



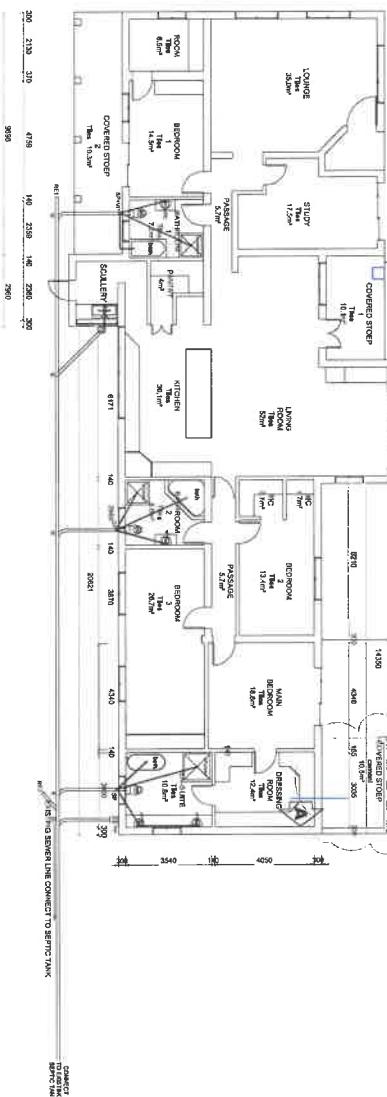
MAIN HOUSE
EAST ELEVATION Scale 1:100



SECTION A-A Scale 1:100



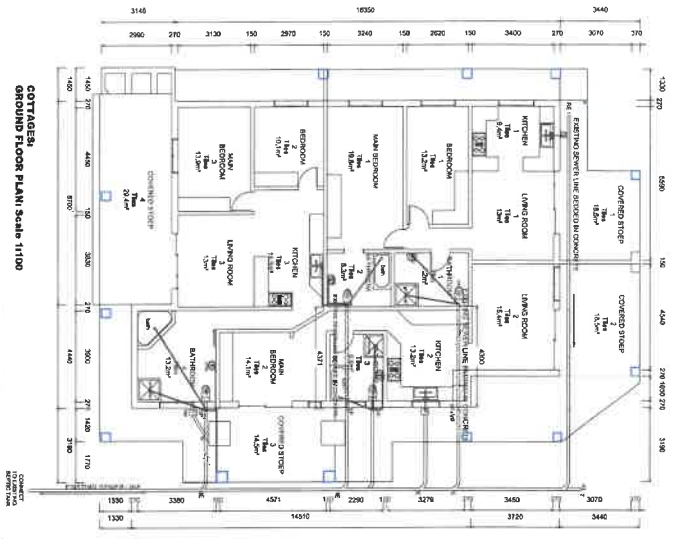
MAIN HOUSE
GROUND FLOOR PLAN Scale 1:100



Specifications

1. The drawings shall be in accordance with the latest edition of the South African Standards (SANS) and the latest edition of the International Standards (ISO).
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COTTAGES
GROUND FLOOR PLAN Scale 1:100

COTTAGES
EAST ELEVATION Scale 1:100

COTTAGES
SOUTH ELEVATION Scale 1:100

COTTAGES
WEST ELEVATION Scale 1:100

COTTAGES
NORTH ELEVATION Scale 1:100

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DATE 18/7/2025
DUTYMAN

SENIOR MANAGER: TOWN PLANNING
SENIOR BUILDING: STAFF PLANNING

WORKSHOP
SOUTH ELEVATION Scale 1:100

WORKSHOP
WEST ELEVATION Scale 1:100

WORKSHOP
NORTH ELEVATION Scale 1:100

2 ROOM + 1ST FLOOR PLAN Scale 1:100

WORKSHOP: GROUND FLOOR PLAN Scale 1:100

SPECIFICATIONS

1. **CONSTRUCTION:**
Buildings to be constructed in accordance with the relevant building regulations and standards.
2. **FOUNDATION:**
Foundations to be constructed in accordance with the relevant building regulations and standards.
3. **ROOFING:**
Roofs to be constructed in accordance with the relevant building regulations and standards.
4. **WALLS AND FLOORS:**
Walls and floors to be constructed in accordance with the relevant building regulations and standards.
5. **DOORS AND WINDOWS:**
Doors and windows to be constructed in accordance with the relevant building regulations and standards.
6. **PAINTING:**
Painting to be done in accordance with the relevant building regulations and standards.
7. **FINISHES:**
Finishes to be done in accordance with the relevant building regulations and standards.
8. **MECHANICAL AND ELECTRICAL:**
Mechanical and electrical services to be installed in accordance with the relevant building regulations and standards.
9. **LANDSCAPING:**
Landscaping to be done in accordance with the relevant building regulations and standards.
10. **OTHER:**
Other services to be installed in accordance with the relevant building regulations and standards.

1.1. GENERAL:
The drawings are to be read in conjunction with the specifications and the relevant building regulations and standards.

1.2. MATERIALS:
Materials to be used in the construction of the buildings shall be of the highest quality and shall be approved by the relevant authorities.

1.3. WORKMANSHIP:
The workmanship shall be of the highest quality and shall be approved by the relevant authorities.

1.4. FINISHES:
The finishes shall be of the highest quality and shall be approved by the relevant authorities.

1.5. MECHANICAL AND ELECTRICAL:
Mechanical and electrical services shall be installed in accordance with the relevant building regulations and standards.

1.6. LANDSCAPING:
Landscaping shall be done in accordance with the relevant building regulations and standards.

1.7. OTHER:
Other services shall be installed in accordance with the relevant building regulations and standards.

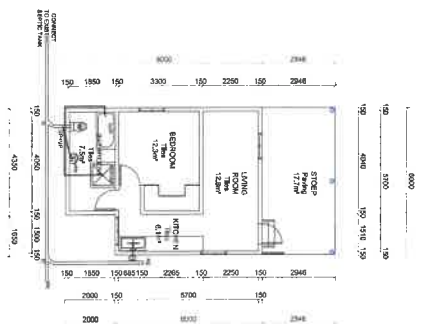
Plans for Accord Plunge

024 223 9154
024 223 9155
info@accordplunge.co.za

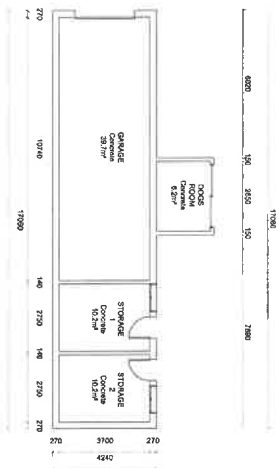
Accord Plunge
Member of SKAP
024 223 9154
024 223 9155
info@accordplunge.co.za

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info@accordplunge.co.za

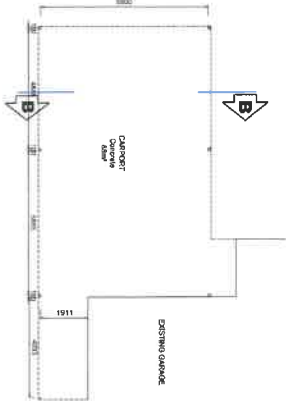
Accord Plunge
Member of SKAP
024 223 9154
024 223 9155
info@accordplunge.co.za



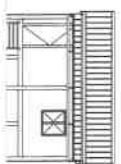
**WORKERS HOUSE
GROUND FLOOR PLAN: Scale 1:100**



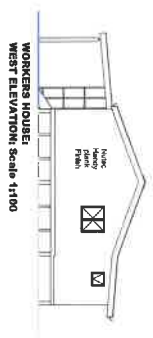
GARAGE!
GROUND FLOOR PLAN: Scale 1:100



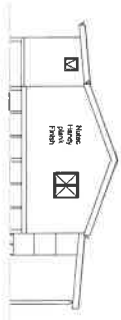
CARPORT: Scale 1:100



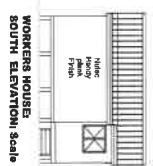
WORKERS HOUSE:
NORTH ELEVATION: Scale 1:100



WORKERS HOUSE
WEST ELEVATION; Scale 1:100



**WORKERS HOUSE!
EAST ELEVATION: Scale 1:100**



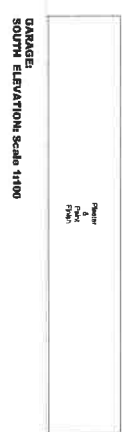
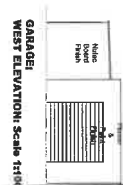
WORKERS HOUSE
SOUTH ELEVATION, Scale 1:100



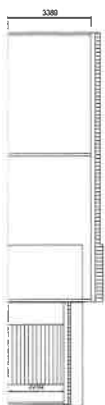
GARAGE:
EAST ELEVATION: 8 scale 1:100



DARAGE:
NORTH ELEVATION: Scale 1:100

DAMAGE:
SOUTH ELEVATION: Scale 1:100

GARAGE:
WEST ELEVATION: Scale 1:100



CARPORI:
WEST ELEVATION: Scale 1:100



CARPORT:
NORTH ELEVATION: Scale 1:100



CARPORIS
SECTION B-B Scale 1:100

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DATE 12/7/2025
DUTY SENIOR MAINTENANCE TOWN PLANNING
SENIOR BEST OF THE SEASIDE PLANNING

SPECIFICATIONS

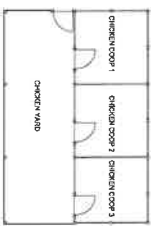
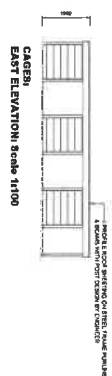
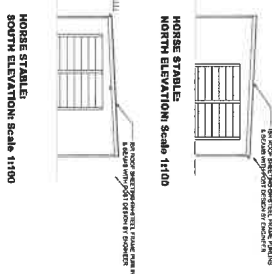
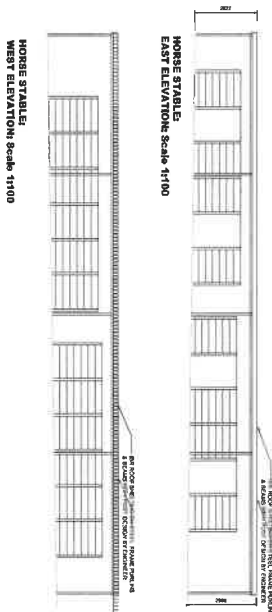
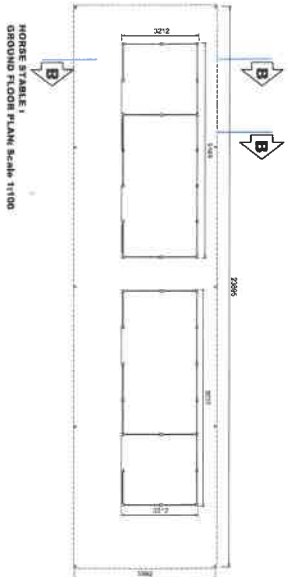
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Tentius Cordale
Argitekt uur
F.S.ArchT
15 PONTIENNES STRAAT
1070XK1 IL DUTCH 4
BRUXELLES
4150
TEL. 067 721 725
P.O. Box 10000/10000
1000 BRUXELLES



Inge Conradi
P.Arch.
Member of SACAP
078 325 9154
083 7227 203
inge.architect@gmail.com

PLANS FOR RECORD PURPOSE ON PORTION 16726 DIEPPE KLOOF GEORGE	
MINUTE 1741, DRAWINGS	
DATION 1900	SCALE 1:100
REMARKS	W33



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18/7/2025
 DATE

SENIOR MANAGER: TOWN PLANNING
 SENIOR DEPUTY MANAGER: TOWN PLANNING