

Collaborator No.: 3550360  
Reference / Verwysing: Farm Hoogekraal 238 portion 11, Division George  
Date / Datum: 05 September 2025  
Enquiries / Navrae: Marisa Arries

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NEL & DE KOCK  
PO BOX 1186  
GEORGE  
6530

**APPLICATION FOR DEPARTURE (BUILDING LINE RELAXATION): FARM HOOGEKRAAL 238 PORTION 11,  
DIVISION GEORGE**

Your application in the above regard refers.

The Deputy Director: Town Planning (Authorised Official) has, under delegated authority, 4.17.1.17 of 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 following applicable to Portion 11 of the Farm Hoogekraal 238, Division George:

1. Relaxation of the northern boundary building line from 10.0m to  $\pm 5.21$ m for an existing previously approved carport;
2. Relaxation of the western boundary building line from 10.0m to  $\pm 2.45$ m,  $\pm 1.31$ m,  $\pm 7.86$ m and  $\pm 2.79$ m respectively for existing carport, outbuilding and additional dwelling;
3. Relaxation of the southern boundary building line from 10.0m to  $\pm 5.65$ m for an existing non-interleading room;
4. Relaxation of the eastern boundary building line from 10.0m to  $\pm 0.7$ m and  $\pm 7.60$ m respectively for an existing dwelling house, proposed new stoep and new carport;

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

**REASONS**

- (i). The departures are existing and has proven not to impact the surrounding rural character of the area, streetscape or natural environment, negatively.
- (ii). The departures have no negative impact on sunlight, view or privacy in respect of any adjacent properties.
- (iii). The departures do not have a negative impact on development, public facilities or traffic circulation in the surrounding area.
- (iv). No opposition was recorded against the application from the neighbouring properties or TRANSNET.

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

**CONDITIONS**

1. That in terms of the provisions of the Land Use Planning By-law for the George Municipality 2023, the approval shall lapse if not implemented within a period of twelve (12) months from the date the approval comes into operation.

2. This approval shall be taken to cover only the departure application as applied for and as indicated on the site layout plan, drawing number GT/H/200-1, drawn by A.H Nel & de Kock town planners dated April 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 provisions.
3. A contravention levy of **R10 952.51** (VAT Included) is payable on the submission of building plans for the unauthorized structures erected over the building lines.
4. The above approval will be considered as implemented on issuing of the occupation certificate in accordance with the approved building plans.

**Notes:**

- i. *As-built building plans must be submitted for approval in accordance with the National Building Regulations.*
- ii. *Stormwater must be dispersed responsibly, and the stormwater management and erosion measures must be addressed on the building plans.*
- iii. *All illegal structures/uses must be demolished/converted as per the approved plans, and the fence of the property must be realigned with the property's correct cadastral boundary.*
- iv. *The applicant must comply with the National Forestry Act, Act No 84 of 1998, should it be required.*
- v. *The contravention levy was calculated as follows:*
  - *Encroachments = 56.69m<sup>2</sup>*
  - *Property value: R3 880 000.00/3 812m<sup>2</sup> = R1 017.84/m<sup>2</sup>*  
*10%/m<sup>2</sup> or to a minimum amount of R168/m<sup>2</sup>*
  - *Contravention = R168 x 56.69m<sup>2</sup> = R9 523.92*
  - *VAT @ 15% = R1 428.59*
  - *Total: **R10 952.51***

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 25 SEPTEMBER 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**

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Locality Map: 1:20 000(A3)



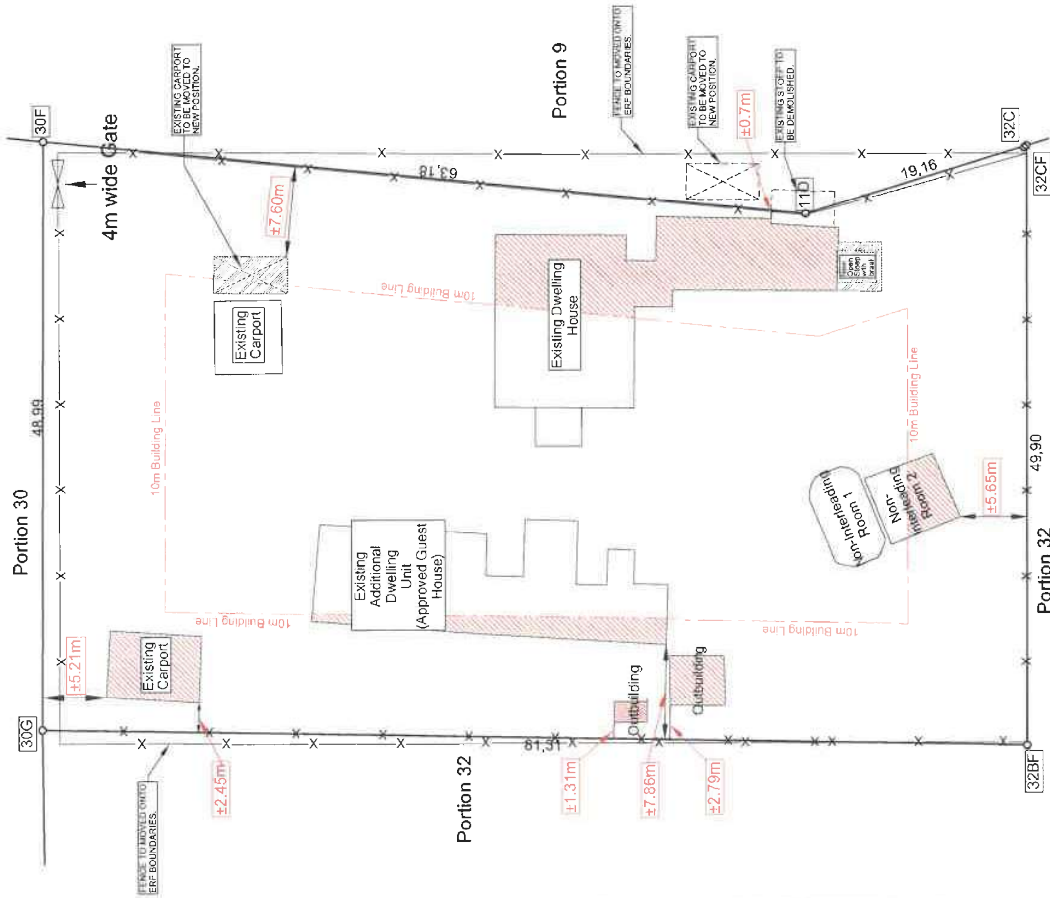
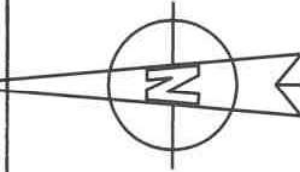
## MUNISIPALITEIT GEORGE MUNICIPALITY

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.

05/09/2023

DATE  
DATUM

SENIOR MANAGER: TOWN PLANNING  
SENIOR BESTUURDER: STATSBEPANNING



## PROPOSED PERMANENT DEPARTURES IN TERMS OF SECTION 15.(2)(b) OF THE LAND USE PLANNING BY-LAW OF GEORGE MUNICIPALITY, 2023, FOR PORTION 11 OF THE FARM HOOGE KRAAL No. 238, GEORGE

Application is being made for permanent departures to allow for the following building line relaxations in terms of Section 15.(2)(b) of the Land Use Planning By-Law of George Municipality, 2023, for Portion 11 of the Farm Hooge Kraal No. 238:

- Relaxation of the northern boundary building line from 10.0m to 45.21m for an existing previously approved carport.
- Relaxation of the western boundary building line from 10.0m to 42.45m for an existing previously approved carport.
- Relaxation of the western boundary building line from 10.0m to 41.31m for an existing outbuilding.
- Relaxation of the western boundary building line from 10.0m to 47.60m for an existing previously approved additional dwelling unit.
- Relaxation of the western boundary building line from 10.0m to 42.79m for an existing previously approved outbuilding.
- Relaxation of the southern boundary building line from 10.0m to 45.65m for an existing previously approved non-intersecting room.
- Relaxation of the eastern boundary building line from 10.0m to 40.7m for an existing previously approved dwelling house and new stoep, and
- Relaxation of the eastern boundary building line from 10.0m to 37.86m for a new carport.

### Remarks:

- A previous application entailing the rezoning of the property, consent use and access was approved by George Municipality in 2016.
- The guest house indicated on plan was approved during the previous application as mentioned above.
- This application entails the legalisation of existing structures except for a new stoep and existing carport which is to be moved to a new position.

### Notes:

- Cadastral Data obtained from TNK Professional Land Surveyors.
- SDP provided by V.S. Opperman.
- Locality Map obtained from Cape Town Mapper.

## PORTION 11 OF THE FARM HOOGE KRAAL No. 238 GEORGE



Stads - en Sakebeplanners  
Town and Regional Planners  
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Postbus 1866, P.O. Box 1186 Fax: (044) 875 8284  
George 6530 E-pos: Email: nakek@mrweb.co.za

SKAAL	1:400 (A3)	SCALE
BEPLAN	D.N.	PLAN
GETEKEN	A.H.	NO
DATUM		April 2025
DATE		

KOPIEREG VOORBEHOU / COPYRIGHT RESERVED