

**Collaborator No.:** 3418683  
**Reference / Verwysing:** Portion 132 of Farm No. 189, Division George  
**Date / Datum:** 12 September 2025  
**Enquiries / Navrae:** Primrose Nako

**Email:** [jcvh@telkomsa.net](mailto:jcvh@telkomsa.net)

JCVH Architecture  
87 A Victoria Street  
**GEORGE**  
6530

**APPLICATION FOR PERMANENT DEPARTURE: PORTION 132 OF THE FARM BOVEN LANGE VALLEY  
NO.189, DIVISION GEORGE**

Your application in the above regard refers.

The Deputy Director: Development and Environmental Management (Authorised Official) has, under delegated authority, 4.17.1.17 of 24 April 2025 decided that, notwithstanding the objections received, the following applications for Departure in terms of Section 15 (2) (b) of the George Municipality Land Use Planning By-Law 2023 applicable to Portion 132 of the Farm Boven Lange Valley No. 189, Division George:

1. the relaxation of the northern side boundary building line from 10m to 7.753m, 1.964m and 1.89m for the existing dwelling unit, water tanks and tool shed on Portion 132 of the Farm Boven Lange Valley No. 189, Division George;
2. the relaxation of the northern western side boundary building line from 10m to 8.693m and 6.792m for the existing bathroom in the dwelling unit and water tanks on Portion 132 of the Farm Boven Lange Valley No. 189, Division George ; and
3. the relaxation of the northern side boundary building line from 10m to for the existing toolshed on Portion 132 of the Farm Boven Lange Valley No. 189, Division George;
4. the relaxation of Condition (e) of the approval letter of 14 November 2007 to increase the allowable floor area from 300m<sup>2</sup> to 372m<sup>2</sup> allow the for the regularising of existing structures on Portion 132 of the Farm Boven Lange Valley No. 189, Division George;

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

**REASONS FOR DECISION**

- (i) The application supports appropriately scaled land use intensification that aligns with the spatial planning objectives for the rural area, in accordance with SPLUMA and the LSDF.
- (ii) The departures and deletion do not detract from the surrounding rural residential, aesthetical or environmental character.
- (iii) The proposal will not have a negative impact on the adjacent neighbours' amenity and rights to privacy, sunlight and views.

- (iv) The proposed development is expected to support the rural economy, generate sustainable income opportunities for the owners.
- (v) A condition of subdivision approval constitutes a development parameter in terms of Section 7 of the zoning scheme. The correct mechanism to deviate from this condition is through a departure application.
- (vi) Amending the wording has no material impact and thus, did not require a fresh round of public participation.
- (vii) Notwithstanding, Section 21(3) and (4) of the zoning scheme requires the setting of an environmental setback line for structures at either, the 1:100-year flood line or at 32m from the water course if no floodline has been determined. The non-interleading room / tented structure is just over 17m from a watercourse. The owner must have the 1:100-year floodline determined before said structure may be allowed in its current position. If the owner does not wish to provide the determination, the structure must either be demolished or moved out of the 32m setback line.
- (viii) If the owners wish to retain the structure in its current position, the floodline determination must be provided on submission of building plans and also indicated on the as-built building plans.

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

#### **CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT**

1. That in terms of the provisions of the Land Use Planning By-law for the George Municipality, 2023, the applications as applied for 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 as indicated on the Site Plan, plan no.: Site\_1000\_A, House\_101\_A, FARM SHED\_102\_A dated 4 April 2024 drawn by JvH Architecture attached "Annexure A" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision.
3. An environmental setback line for the water course must be determined as required by Sections 21(3) and (4) of the George Integrated Zoning Scheme, 2023 before the final position of the non-interleading room / tented structure may be approved. The setback shall be indicated on the building plans submitted to the Building Control Department for approval.
4. The development will be deemed implemented on the issuing of the occupational certificate in accordance with the approved building plans.

#### **Notes:**

1. *An OSCAE condonation must be applied for prior to approval of building plans for all structures erected by the current owners. An OSCAE permit will be required should the non-interleading room be removed.*
2. *A building plan be submitted for approval in accordance with the National Building Regulations (NBR).*
3. *All electrical requirements must be addressed directly with Eskom.*
4. *Building plans must be submitted in terms of the National Building Regulations and Building Standards Act, 103 of 1977, for the development.*
5. *Building plans to comply with SANS 10400 and any other applicable legislation.*
6. *No construction may commence until such time as a building plan has been approved.*
7. *The property may only be used for the intended purpose once a Certificate of Occupation has been issued.*
8. *The developer must ensure adequate stormwater management which should specifically address the management of soil erosion risk on the property and surrounding properties. The owner will be liable to ensure that the risk of erosion is mitigated at the cost of the owner.*
9. *The owner is reminded that they are still required to comply with the conditions of subdivision as per the approval letter of 14 November 2007.*
10. *The owner must adhere to the restriction imposed on the floor area. Any additions or expansion of development on this property demands that application for departure must first be obtained and the required plan approvals finalised before the works may be undertaken.*
11. *The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority.*

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: Planning and Development, P O Box 19, George, 6530 or Directorate: Planning and Development, 46 Market Street (Old York Hostel Building), George **on or before 03 OCTOBER 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



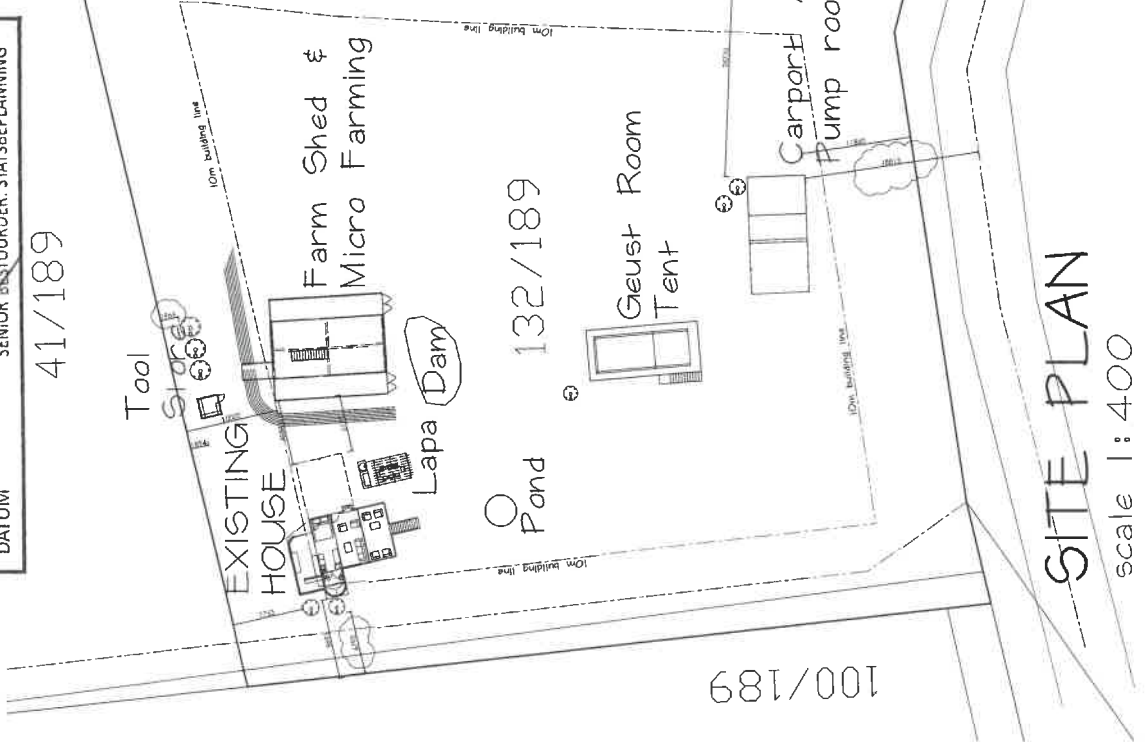
**C PETERSEN**

**SENIOR MANAGER: TOWN PLANNING**

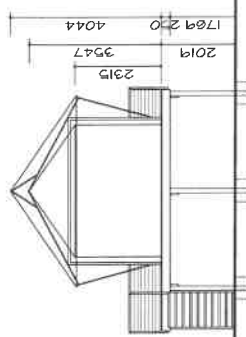
C:\scan\Portion 132 of farm 195, Division George (Permanent Departure Approval)J Van Heerden.docx

**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.  
*12/09/2025*  
DATE  
12/09/2025  
SENIOR MANAGER: TOWN PLANNING  
SENIOR BESTUURDER: STATUSBEPLANNING  
DATUM

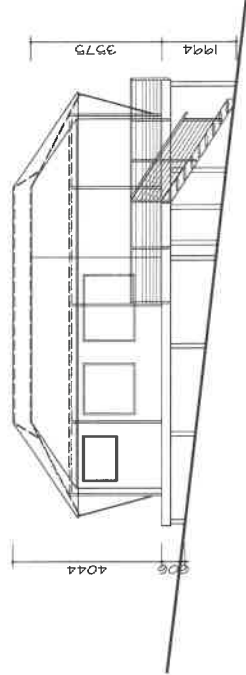
41/189



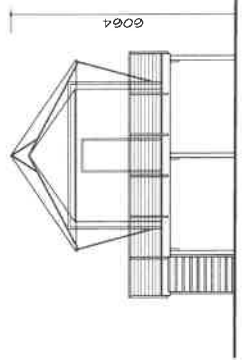
**SITE PLAN**  
scale 1:400



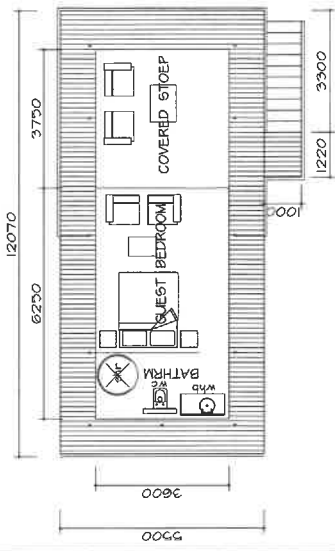
42/189



42/189



Areas:	
Area of plot:	6600m <sup>2</sup>
Area of DWELLING HOUSE	39m <sup>2</sup>
Area of House:	18m <sup>2</sup>
Area of Covered Stoop:	18m <sup>2</sup>
Area of Open Stoop:	12m <sup>2</sup>
Area of Open Lapa:	31m <sup>2</sup>
Area of Carport:	118m <sup>2</sup>
Total New Areas:	5m <sup>2</sup>
Area of TOOL STORE	5m <sup>2</sup>
Area of Tool Stoop:	36m <sup>2</sup>
Area of TENT GUEST ROOM	26m <sup>2</sup>
Area of Tent Guest Room:	53m <sup>2</sup>
Area of OUTBUILDING	79m <sup>2</sup>
Area of Farm Shed	134m <sup>2</sup>
Area of Shed & Micro farming:	372m <sup>2</sup>
Total Area:	(Including open decks, patio, stoeps, verandas & yards)



Areas:  
Area of Tent Guest Room : 36m<sup>2</sup>  
Total New Areas: 36m<sup>2</sup>

General notes:  
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Ref.	Date	Description
A	2024/03/05	Municipal Submission
B	2025/08/12	Municipal Submission

**JMH**  
**ARCHITECTURE**  
ND ARCHITECTURE - SACAP reg: PSArchit  
Tel: 044 873 3680 - 082 375 3026  
mail: jmh@jmharchi.net

Client:  
**JOHAN SWART**

Project:  
**PROPOSED ADDITIONS TO FARM BUILDINGS ON PTN 132 OF 189, BOVEN LANGE VALLEIE, WILDERNESS**

**SITE PLAN**  
**TENT GEUST ROOM**

Scale:	1:100/1:400	100
Date:	04 APRIL 2024	B
Dwg:	Site_100_A	



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Date: 2024/03/05  
Description: Municipal Submission  
BATHUM

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SENIOR MANAGER: TOWN PLANNING  
SENIOR DESIGNER: STASBEPLANNING



JWH ARCHITECTURE  
NO ARCHITECTURE - SACAP reg. 1025  
Tel: 043 731 1025  
Email: jwh@jwhafrica.net

Client: JOHAN SWART

Project: PROPOSED ADDITIONS TO FARM BUILDINGS ON PTN 132 OF 189, BOVEN LANGE VALLEIE, WILDERNESS HOUSE LAYOUT PLAN

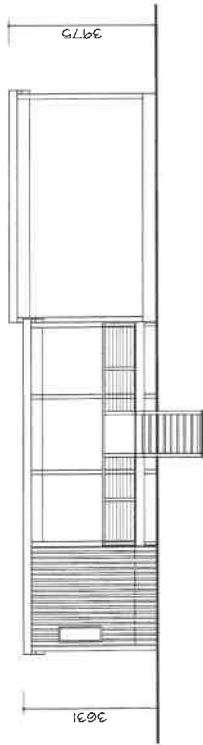
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Date: 04 APRIL 2024

Dwg: House\_101\_A

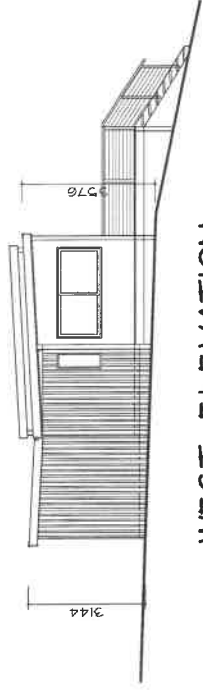
101

A



SOUTH ELEVATION

scale 1:100



WEST ELEVATION

scale 1:100



NORTH ELEVATION

scale 1:100



EAST ELEVATION

scale 1:100

Area:	5m <sup>2</sup>
Area of Tool Store:	5m <sup>2</sup>
Total New Areas:	5m <sup>2</sup>



WEST ELEVATION

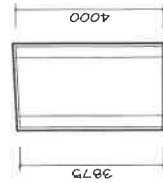
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SOUTH ELEVATION

scale 1:100

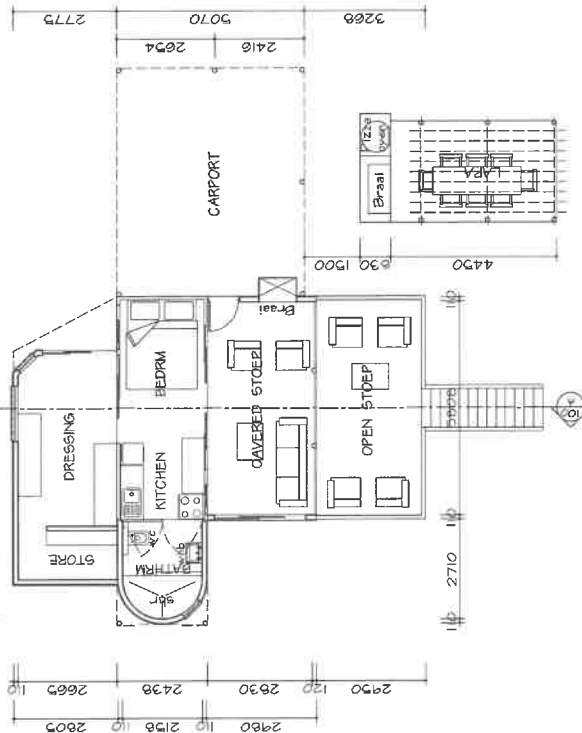
ROOF: 4 Wall CONSTRUCTION  
Scaffolding BR roof shears & 3-pitch  
for roof and building frame walls.  
on 100mm x 100mm timber joists  
max 100mm c/c with BR sheat  
cladding fixed to steel framing with  
approved fixings.

FLOOR CONSTRUCTION  
100mm concrete slab with  
200 X 200mm dowel over  
100mm x 100mm timber joists  
with 100mm concrete cover  
on wall connected fill.



SECTION

scale 1:100



GROUND FLOOR PLAN

scale 1:100

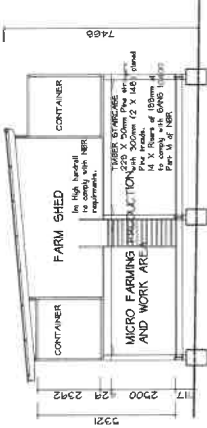
Areas:	600m <sup>2</sup>
Area of erf:	341m <sup>2</sup>
Area of House:	18m <sup>2</sup>
Area of Covered Store:	18m <sup>2</sup>
Area of Open Store:	12m <sup>2</sup>
Area of Open Lapa:	31m <sup>2</sup>
Area of Carport:	118m <sup>2</sup>
Total New Areas:	118m <sup>2</sup>

FLOOR PLAN Tool Store

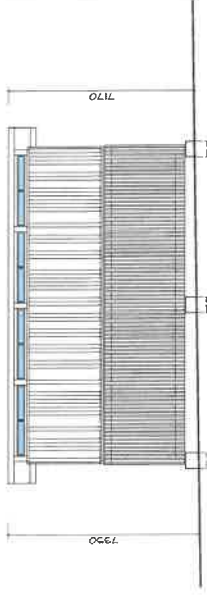
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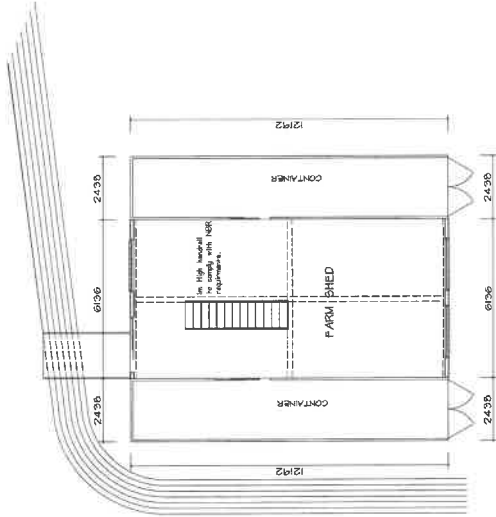
SOUTH ELEVATION  
scale 1:100



SECTION B - B  
scale 1:100

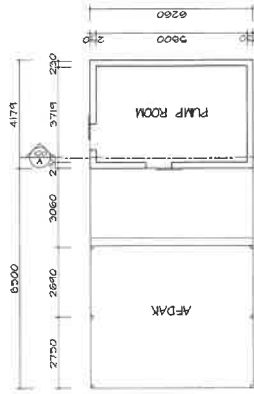


EAST ELEVATION  
scale 1:100



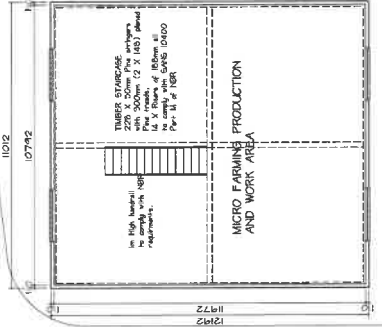
UPPER GROUND FLOOR PLAN  
scale 1:100

Areas:  
Area of Shed: 134m<sup>2</sup>  
Total New Areas: 134m<sup>2</sup>

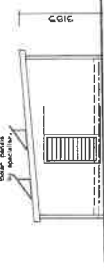


STORE FLOOR PLAN  
scale 1:100

Areas:  
Area of Pump room: 26m<sup>2</sup>  
Area of Corridor: 53m<sup>2</sup>  
Total New Areas: 79m<sup>2</sup>



GROUND FLOOR PLAN  
scale 1:100



WEST ELEVATION  
scale 1:100



NORTH ELEVATION  
scale 1:100

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12/04/2025  
DATE  
12/04/2025  
DATUM

SENIOR MANAGER: TOWN PLANNING  
SENIOR DESIGNER: STATSBEPANNING

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Client: JOHAN SWART

Project: PROPOSED ADDITIONS TO FARM BUILDINGS ON PTN 132 of 189, BOVEN LANGE VALLEIE, WILDERNESS

FARM SHED LAYOUT PLAN

JACQUES van HEERDEN  
87A Victoria Street  
George 6530

Scale: 1:100  
Date: 04 APRIL 2024  
Dwg: FARM SHED\_102\_A

100  
B

J.V.H. ARCHITECTURE  
ND ARCHITECTURE SOUTH AFRICA  
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mail: joh@jvh.com.net