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

Collaborator No.: 3142590
Reference / Verwysing: Farm Kleinplaasie 259 portion 27, Uniondale
Date / Datum: 24 January 2025
Enquiries / Navrae: Marisa Arries

Email: janvrolijk@jvtownplanner.co.za

JAN VROLIJK TOWN PLANNER
PO BOX 710
GEORGE
6530

**APPLICATION FOR DEPARTURE (BUILDING LINE RELAXATION): PORTION 27 OF THE FARM KLEINPLAASIE
259, UNIONDALE**

Your application in the above regard refers.

The Deputy Director: Planning (Authorised Official) has, under delegated authority, 4.17.1.17 of 30 June 2022 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 building line relaxation from 10m to approx. 8.898m, 8.189m, 3.836m, 1.036m for renovation of and additions to the existing house on Portion 27 of the Farm Kleinplaasie 259, Division Uniondale;

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

REASONS:

- A. The proposed departures will not have an adverse impact on the surrounding residential character or the streetscape.
- B. There will be no negative impacts on surrounding neighbours' rights or amenity in terms of views, privacy or overshadowing.
- C. The proposed additions form part of residential development and can be accommodated within the property.
- D. No negative comments or objections were received.

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

CONDITIONS:

1. That in terms of Section 18(2) 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.
2. This approval shall be taken to cover only the Departures as applied for and as indicated on the site layout plan, Drawing No. MD100 dated 2024/09/04 drawn by SAS Architecture 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. The above approval will be considered as implemented on the issuing of the occupation certificate in accordance with the approved building plans.

Note:

- *A building plan must be submitted for approval in accordance with the National Building Regulations (NBR).*
- *The applicant to submit the approval of Western Cape Heritage with the submission of the building plans.*
- *Stormwater must be dispersed responsibly, and the stormwater management, retention and erosion measures must be addressed on the building plans.*
- *Note, provisions for the removal of solid waste are to be addressed in conjunction with the Dir: Environmental Services.*
- *If Portion 27 is currently not being used for agriculture, then the owner is requested to offset the increased built area being proposed by rehabilitating a generous portion of the property with vegetation characteristic of Renosterveld, specifically Tsitsikamma Sand Dune Fynbos which are rich in Protea and Erica species.*
- *Note, 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.*
- *The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.*

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 14 FEBRUARY 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

I. HUYSER

ACTING SENIOR MANAGER: TOWN PLANNING

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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.

24/01/2025

DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING

1:200
SITE PLAN

69.27m BOUNDARY LINE

10m BUILDING LINE

10m BUILDING LINE

10m BUILDING LINE

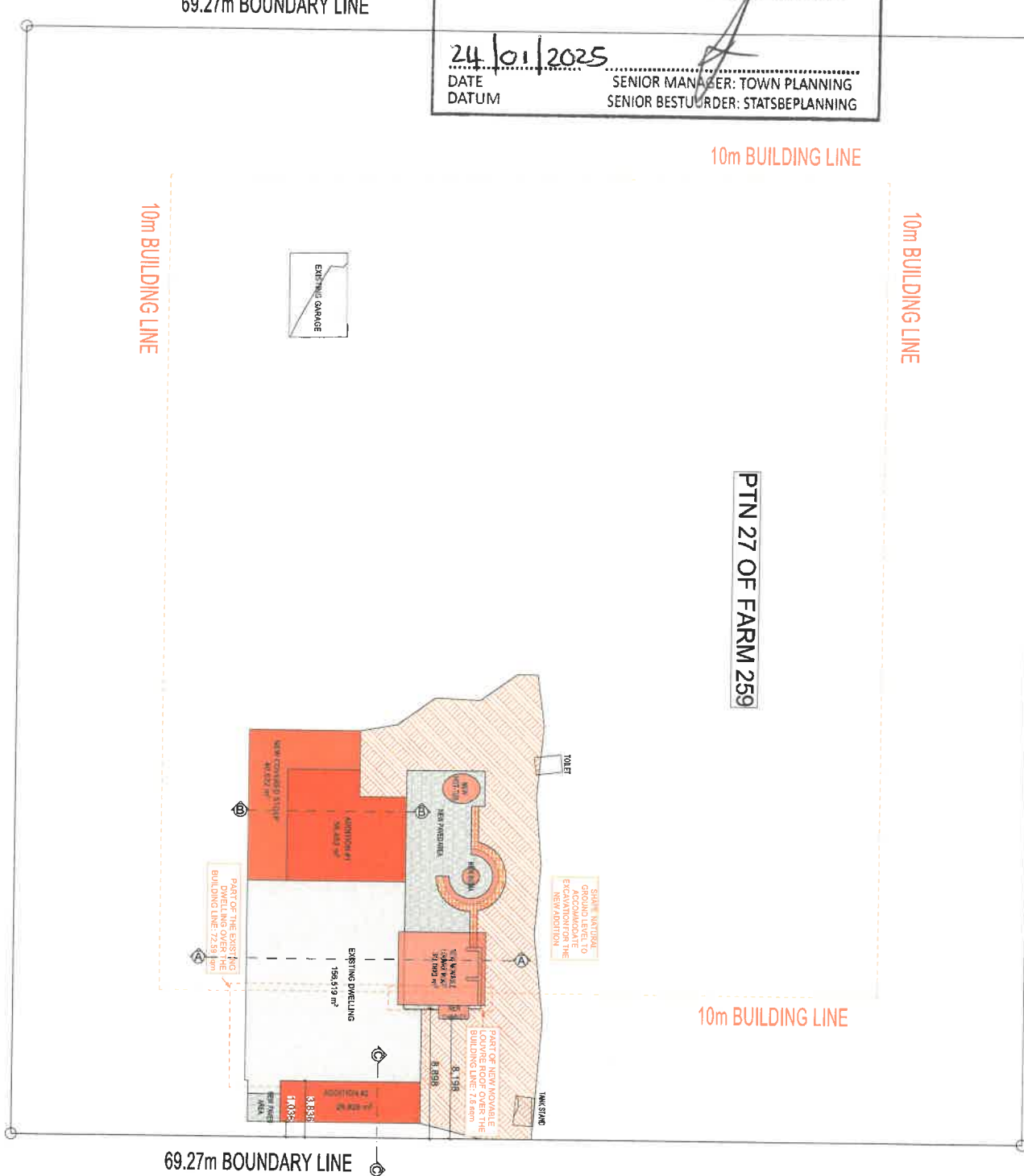
PTN 27 OF FARM 259

75.560m BOUNDARY LINE

75.560m BOUNDARY LINE

10m BUILDING LINE

69.27m BOUNDARY LINE



AREA SCHEDULE FOR PTN 28 OF FARM 259

ERN:	4282,23m ²
COVERED AREA PROVIDED:	6,5% - 280,48m ²
EXISTING GROUND STOREY:	156,6m ²
NEW GROUND STOREY:	83,88m ²
NEW COVERED STOREY:	40,6m ²
TOTAL GFL AREA:	280,48m ²

INCIDENTAL OR OWNED CLIENT	DATE

DATE OF ARCHITECT	DATE

REVISIONS

DRAWING STATUS
STAGE 4.1 MUNICIPAL DRAWINGS
PROJECT TITLE
ADDITIONS TO EXISTING DWELLING ON PTN 27 OF FARM 259

DRAWING DESCRIPTION
Site Plan

SCALE	AS SHOWN
DATE	DATE OF 1ST ISSUE
ISSUED	2024/09/04
DRAWN BY	SKK
CHECKED BY	SKK
SRM, ARCHITECTURAL TECHNOLOGIST	SKK

SASA ARCHITECTURE
CONSULTING ARCHITECTS
FIRMNESS DESIGN

PROJECT NO: 2078
DRAWING NO: MD100
REVISION: 00