

OUR REF: Farm Houtbosch 212/63, George

DATE: 1 December 2020

**REGISTERED MAIL**

Nel & De Kock Townplanners  
P O Box 1186  
**GEORGE**  
6530

**PROPOSED BUILDING LINE RELAXATION : FARM HOUTBOSCH 212  
PORTION 63, DIVISION GEORGE**

Your application in the above refers.

The Deputy Director: Planning (Authorised Official) has, under delegated authority, WW.1.33 of 29 July 2015 decided that the the application for Departure in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2015 for the relaxation of the south-western building line from 30m to 16.25m and the eastern building line from 30m to 29.09m to legalize an existing farm store on Farm 212/63, Division George,

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

**REASONS FOR DECISION:**

- The proposal entails regularisation of existing farm store that form part of the agricultural land use on the property;
- The proposed structure will not have an adverse impact on the surrounding rural and natural environment;
- The proposal will not have a negative impact on the surrounding built environment, or on neighbours' rights and amenities, in terms of pollution, noise, privacy or sunlight.

**CONDITIONS**

1. That in terms of Section 18(2) of the Land Use Planning By-law for George Municipality, 2015, the approval shall lapse if not implemented within a period of five (5) years from the date thereof;

2. This approval shall be taken to cover only the Departure applied for as indicated on the undated Site Plan (GFHB63-SP) drawn by Bailey & Le Roux attached as “**Annexure A**” as well as the building plans dated 10 June 2020 drawn by JP Schoeman attached as “**Annexure B**” which bears Council’s stamp and shall not be construed as authorisation to depart from any other Council requirements or legal provision;
3. A building plan for the farm store be submitted to the Building Control Department for approval in accordance with the National Building Regulations (NBR);
4. The approval will be regarded as implemented on the issuing of an occupation certificate for the abovementioned structure;

You have the right to appeal to the Appeal Authority against the decision of the Authorised Official, in terms of Section 79(2) of the George Municipality’s By-law on Municipal Land Use Planning.

- A detailed motivated appeal with reasons should be directed to and received by the Appeal Authority, P O Box 19, George **on or before 21 DECEMBER 2020**.
- An appeal that is not lodged within this timeframe or that does not comply with Section 80 of the George Municipality’s By-law on Municipal Land Use Planning will be deemed invalid.

Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

Kindly note that in terms of Section 80(14) of the George Municipality’s By-law on Municipal Land Use Planning, the above decision is suspended until such time as the period for lodging an appeal has lapsed, any appeal has been finalized and you have been advised accordingly.

Yours faithfully



**M D POWER**

**DEPUTY DIRECTOR: PLANNING AND DEVELOPMENT**

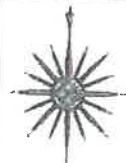
C:\Users\mhweiman\Desktop\Printing\27 November\Farm 212-63 George (Approval Letter).docx

41  
A  
10

# ANNEXURE 5

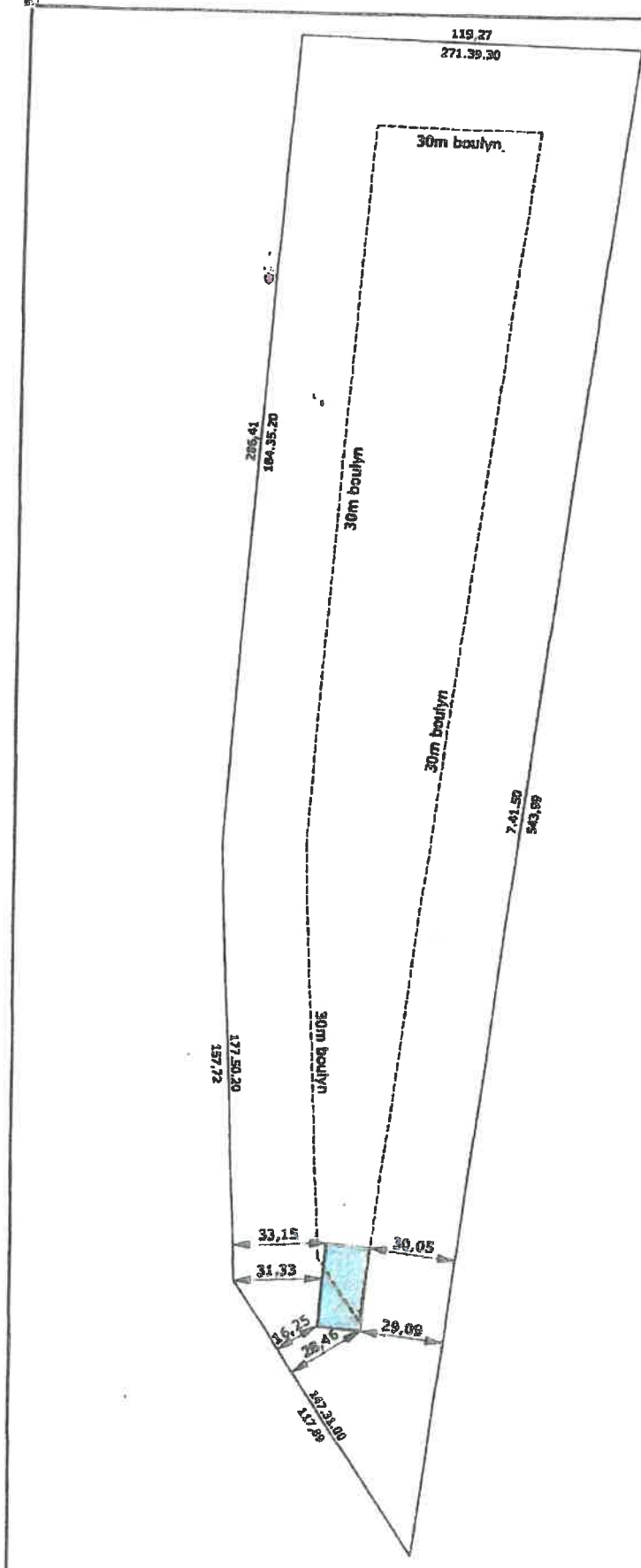
SKETSPLAN  
GEDEELTE 63 PLAAS HOUTBOSCH  
NO. 212, GEORGE

SKAAL 1:2000 PLAN No. GFHB63-6P



**BAILEY &  
LE ROUX**

Professionele Landmeter  
Middelstraat, Pekaap 508  
GEORGE 9550, Tel (044) 8740010



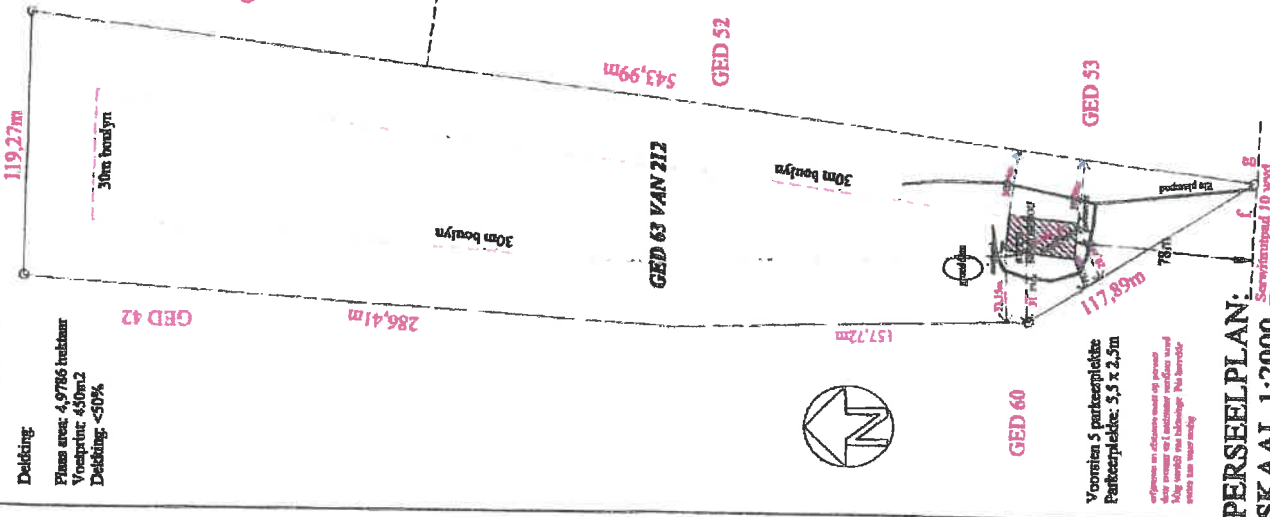
**MUNISIPALITEIT GEORGE MUNICIPALITY**  
 Approved in terms of Section 60 of the George  
 Municipality: Land Use Planning By-Law (2015) subject  
 to the conditions contained in the covering letter.

*[Signature]*  
 MUNICIPAL MANAGER  
 MUNISIPALE BESTUURDER

1/12/2020  
 DATE  
 DATUM



Deelting  
 Plaan area: 4,9786 hektaar  
 Verspreide: 460m<sup>2</sup>  
 Dekking: <50%



**DAKKONSTRUKSIE:**  
 Zink aluime 0.47mm IRR op  
 125x50x20x2,5 L-plate op  
 Staalkappe sig. ingesaneer op  
 25x4x146x3 K-g IPE. Bem  
 in betonfondasie.

**ALLE STAAL GROOTTES  
 MAG VERSKIL VAN PLAN  
 VOLGENS INGENIEUR  
 INGENIEURS SPES  
 GENIET VOORKEUR**

**HOUTBOSCH  
 No. 212**

**GED 51**

**STORMWATER OP NATUURLIKE  
 WYSE WEGGELEI TE WORD  
 SONDER OM CORLAS TE VEROORSAAK  
 INGENIEUR VERANTWOORDELIKHEID  
 TE NEEM VIR STORMWATERWEGDOENING.**

**8.5m Hoogtebeheining**

**200x100x25g IPE STD Keppe**

15°

ZINK ALUIME (0.47mm IRR)

2400

30m boulyns

**GED 63 VAN 212**

150 min

FGL

FGL

**KEERWAL**

543,99m

**GED 52**

**GED 53**

**GED 60**

Voorzien 5 parkeerplekke  
 Parkeerplekke: 5,5 x 2,5m

afmetings in aluime word op perseel  
 daar versprei as 1 kolumner verdere word  
 hier word nie gebruik. Nu berridre  
 word die weer word

**PERSEELPLAN:  
 SKAAL 1:2000**

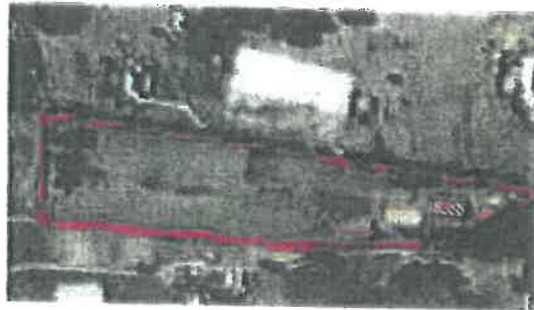
**WAAR BETON OP STEENWERK DRA  
 MOET DRA TOE LAE ONSMEERDE HANDERDORD  
 TUSSEN IN GEVALS WORD OM DIE BETONWERK  
 VAN DIE STEENWERK TE SKEL.**

gekompakteerde vulling

150mm 300x150mm  
 VORM @ 40cm CC

150 min

**DEURSNIET A-A: SKAAL 1:100**



**SATELLEET AANSIG**

**MUNISIPALITEIT GEORGE MUNICIPALITY**

Approved in terms of Section 61 of the George Municipality: Land Use Planning By-Law (2015) subject to the conditions contained in the covering letter.

1/12/2020

DATE  
 DATUM

**VOORGEWILDE SKOENNER  
 MONTELLIER ENGENIEUR**

**GED 63 VAN 212  
 HOUTBOSCH No 212  
 GEORGE FLASE**

**TEKENAAR: C.S. PROJEKTE  
 TELEFONUM: 0843179167  
 S.A.C.A.P. REGISTRASIONUMMER: D-0404**

**PROF. ARCHITECTURALE DRAUGHTSPERSON**

**J.P. SCHOEMAN**  
 Box 2, Vriente - on -862  
 Heidekraai, Mossel Bay, 6511  
 CS Projekts  
 Tel: 0843179167  
 SACAP reg: D0404

**TEKENAAR: J.P. SCHOEMAN  
 TELEFOON: 0843179167**

10 JUNIUS 2020 OPPERVL. 450m<sup>2</sup> SKAAL: 1:100/200

10 JUNIUS 2020 OPPERVL. 450m<sup>2</sup> SKAAL: 1:100/200

SATELLEET AANSIG

GED 52

GED 53

GED 60

PERSEELPLAN:  
 SKAAL 1:2000

10 JUNIUS 2020 OPPERVL. 450m<sup>2</sup> SKAAL: 1:100/200

SATELLEET AANSIG

GED 52

GED 53

GED 60

PERSEELPLAN:  
 SKAAL 1:2000

10 JUNIUS 2020 OPPERVL. 450m<sup>2</sup> SKAAL: 1:100/200

SATELLEET AANSIG

GED 52

GED 53

GED 60

PERSEELPLAN:  
 SKAAL 1:2000

10 JUNIUS 2020 OPPERVL. 450m<sup>2</sup> SKAAL: 1:100/200

SATELLEET AANSIG

GED 52

GED 53

GED 60

PERSEELPLAN:  
 SKAAL 1:2000

10 JUNIUS 2020 OPPERVL. 450m<sup>2</sup> SKAAL: 1:100/200

SATELLEET AANSIG

GED 52

GED 53

GED 60

PERSEELPLAN:  
 SKAAL 1:2000

10 JUNIUS 2020 OPPERVL. 450m<sup>2</sup> SKAAL: 1:100/200

SATELLEET AANSIG

GED 52

GED 53

GED 60

PERSEELPLAN:  
 SKAAL 1:2000

10 JUNIUS 2020 OPPERVL. 450m<sup>2</sup> SKAAL: 1:100/200

SATELLEET AANSIG

GED 52

GED 53

GED 60

PERSEELPLAN:  
 SKAAL 1:2000

10 JUNIUS 2020 OPPERVL. 450m<sup>2</sup> SKAAL: 1:100/200

SATELLEET AANSIG

GED 52

GED 53

GED 60

PERSEELPLAN:  
 SKAAL 1:2000

10 JUNIUS 2020 OPPERVL. 450m<sup>2</sup> SKAAL: 1:100/200

SATELLEET AANSIG

GED 52

GED 53

GED 60

PERSEELPLAN:  
 SKAAL 1:2000

10 JUNIUS 2020 OPPERVL. 450m<sup>2</sup> SKAAL: 1:100/200

SATELLEET AANSIG

GED 52

GED 53

GED 60

PERSEELPLAN:  
 SKAAL 1:2000

10 JUNIUS 2020 OPPERVL. 450m<sup>2</sup> SKAAL: 1:100/200

SATELLEET AANSIG

GED 52

GED 53

GED 60

PERSEELPLAN:  
 SKAAL 1:2000

10 JUNIUS 2020 OPPERVL. 450m<sup>2</sup> SKAAL: 1:100/200

SATELLEET AANSIG

GED 52

GED 53

GED 60

PERSEELPLAN:  
 SKAAL 1:2000

10 JUNIUS 2020 OPPERVL. 450m<sup>2</sup> SKAAL: 1:100/200

SATELLEET AANSIG

GED 52

GED 53

GED 60

PERSEELPLAN:  
 SKAAL 1:2000

10 JUNIUS 2020 OPPERVL. 450m<sup>2</sup> SKAAL: 1:100/200

SATELLEET AANSIG

GED 52

GED 53

GED 60

PERSEELPLAN:  
 SKAAL 1:2000

10 JUNIUS 2020 OPPERVL. 450m<sup>2</sup> SKAAL: 1:100/200

SATELLEET AANSIG

GED 52

GED 53

GED 60

PERSEELPLAN:  
 SKAAL 1:2000

10 JUNIUS 2020 OPPERVL. 450m<sup>2</sup> SKAAL: 1:100/200

SATELLEET AANSIG

GED 52

GED 53

GED 60

PERSEELPLAN:  
 SKAAL 1:2000

10 JUNIUS 2020 OPPERVL. 450m<sup>2</sup> SKAAL: 1:100/200

SATELLEET AANSIG

GED 52

GED 53

GED 60

PERSEELPLAN:  
 SKAAL 1:2000

10 JUNIUS 2020 OPPERVL. 450m<sup>2</sup> SKAAL: 1:100/200

SATELLEET AANSIG

GED 52

GED 53

GED 60

PERSEELPLAN:  
 SKAAL 1:2000

10 JUNIUS 2020 OPPERVL. 450m<sup>2</sup> SKAAL: 1:100/200

SATELLEET AANSIG

GED 52

GED 53

GED 60

PERSEELPLAN:  
 SKAAL 1:2000

10 JUNIUS 2020 OPPERVL. 450m<sup>2</sup> SKAAL: 1:100/200

SATELLEET AANSIG

GED 52

GED 53

GED 60

PERSEELPLAN:  
 SKAAL 1:2000

10 JUNIUS 2020 OPPERVL. 450m<sup>2</sup> SKAAL: 1:100/200

SATELLEET AANSIG

GED 52

GED 53

GED 60

PERSEELPLAN:  
 SKAAL 1:2000

10 JUNIUS 2020 OPPERVL. 450m<sup>2</sup> SKAAL: 1:100/200

SATELLEET AANSIG

GED 52

GED 53

GED 60

PERSEELPLAN:  
 SKAAL 1:2000

10 JUNIUS 2020 OPPERVL. 450m<sup>2</sup> SKAAL: 1:100/200

SATELLEET AANSIG

GED 52

GED 53

GED 60

PERSEELPLAN:  
 SKAAL 1:2000

10 JUNIUS 2020 OPPERVL. 450m<sup>2</sup> SKAAL: 1:100/200

SATELLEET AANSIG

GED 52

GED 53

GED 60

PERSEELPLAN:  
 SKAAL 1:2000

10 JUNIUS 2020 OPPERVL. 450m<sup>2</sup> SKAAL: 1:100/200

SATELLEET AANSIG

GED 52

GED 53

GED 60

PERSEELPLAN:  
 SKAAL 1:2000

10 JUNIUS 2020 OPPERVL. 450m<sup>2</sup> SKAAL: 1:100/200

SATELLEET AANSIG

GED 52

GED 53

GED 60

PERSEELPLAN:  
 SKAAL 1:2000

10 JUNIUS 2020 OPPERVL. 450m<sup>2</sup> SKAAL: 1:100/200

SATELLEET AANSIG

GED 52

GED 53

GED 60

PERSEELPLAN:  
 SKAAL 1:2000

10 JUNIUS 2020 OPPERVL. 450m<sup>2</sup> SKAAL: 1:100/200

SATELLEET AANSIG

GED 52

GED 53

GED 60

PERSEELPLAN:  
 SKAAL 1:2000

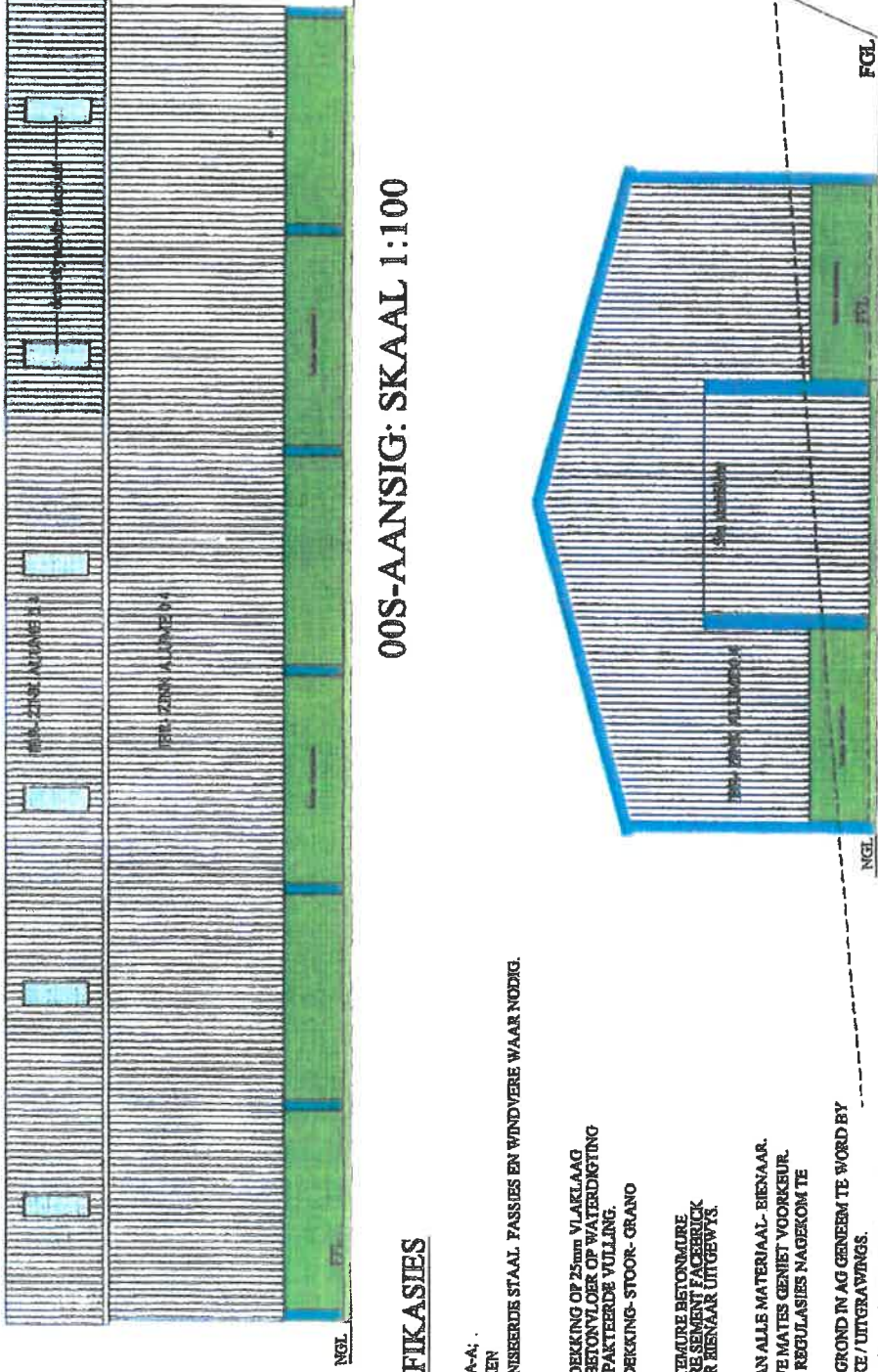
# MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2015) subject to the conditions contained in the covering letter.

1/12/2020  
DATE  
DATUM

*[Signature]*  
MUNICIPAL MANAGER  
MUNISIPALE BESTUURDER

Makke voorbeeldige afmetingswysingsontwerp



00S-AANSIG: SKAAL 1:100

SUID-AANSIG: SKAAL 1:100

## SPESIFIKASIES

- DAK:**  
1.) NIEN SVIT A-A.  
2.) KEUTE: GEEN  
3.) GEGALVANISEERDE STAAL. FASSIES EN WINDVERE WAAR NODIG.
- VLOER:**  
1.) VLOERBEDEKING OP 25mm VLAKLAAG OF 150mm BETONVLOER OP WATERDIGTING OF GEGOMPakteerde VULLING.  
2.) VLOERBEDEKING- STOOER- GROND
- MURE:**  
1.) ALLE BUITEMURE BETONMURE BINNEMURE SEMENT FACEBUICK SOOS DEUR BIENNAAR UITGEWYS.
- ALGEMEEN:**  
1.) KEUSE VAN ALLE MATERIAAL- BIENNAAR.  
2.) GESKREWE MATES GENIET VOORKEUR.  
3.) ALLE P.O. REGULASIES NAGEKOM TE WORD.  
4.) VAL VAN GROND IN AG GENEEM TE WORD BY GRONDWERCE / UITGRAWINGS.  
5.) DRAADBAKSTENVERSTERKING ELKE 4# LAAG STEENWERK.  
6.) PLAFONNE - GEEN  
7.) ALLE MATES EN HOOGTES OP PERSEEL NAGEGAAN TE WORD EN ALLE ONDUIDELIKHEDE BERS MET TEKENAAR UITGEKLAAR TE WORD ALVORENS BOUTWERK BEGIN.  
8.) ALLE S.A. NASIONALE BOUREGULASIES NAGEKOM TE WORD.  
9.) ALLE GLAS TE VOLDOEN AAN DEEL "N" VAN DIE NASIONALE BOUREGULASIES.  
9.) ALLE WERK VOLGENS S.A.B.S. 1200G UITGEVOER TE WORD.  
10.) ALLE WERK UITGEVOER TE WORD VOLGENS INGENIEURS- VOORSKRIFTE EN SPESIFIKASIES.  
11.) VORM "N" UITSETVOEG BY ENTS VAN BAKE OF BLADDENS D.M.V. 12mm SAGTERBORD TUSSEN BETON EN STEENWERK.

**VOORGESTELDE STOOER:**  
MNR. F. LINGENFELDER  
GED 63 VAN 313  
HOUTROSCHE No 212  
GEORGE PLASE

TEKENAAR: C.S. PROJEKTE  
TELEFOON: 0843179167  
S.A.C.A.P. REGISTRASIONOMMER: D. 6404  
PROF. ARCHITECTURAL DRAUGHTSPERSON

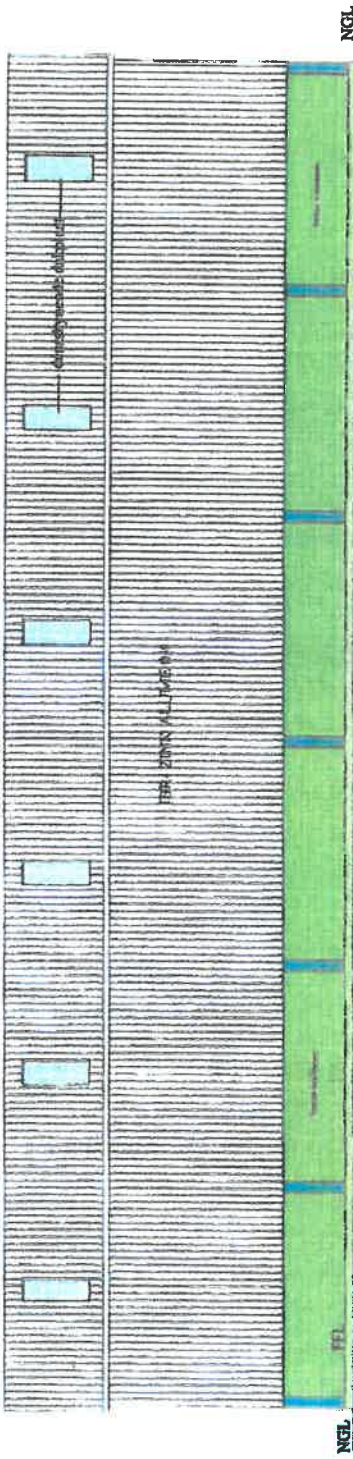
I.P. SCHOBMAN  
Box 2, Village - on - Sea  
Helderland, Mossel Bay, 6511  
CS Projekte  
Tel: 0843179167  
SACAP REF. D044

TEKENAAR: J.P. SCHOBMAN  
TELEFOON: 0843179167

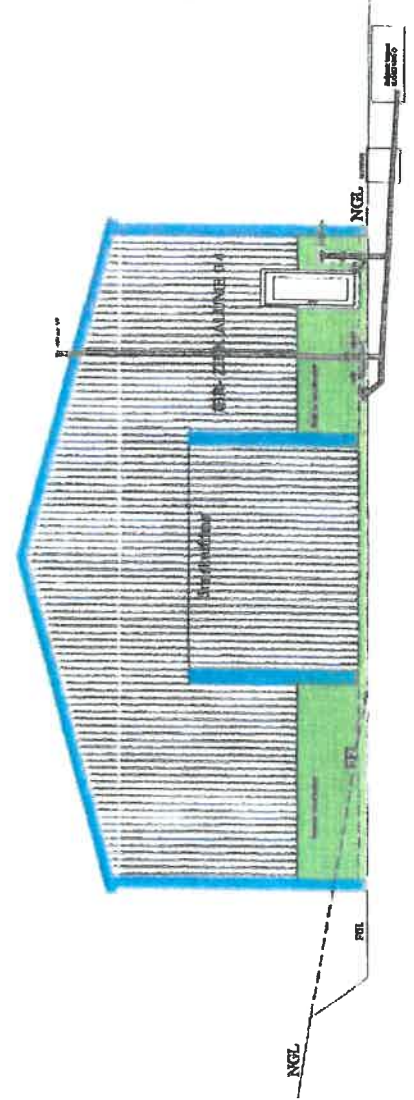
10 JUNIE 2020

OPPERVL. 450m<sup>2</sup> SKAAL: 1:100/200

IBR-ZINK ALUMINE 0.4



WES-AANSIG: SKAAL 1:100



NOORD-AANSIG: SKAAL 1:100

Risidoppe: 110mm  
 Aluopppe: 40-70mm  
 VIL: 150 min.  
 Dipe: 450mm min.  
 50 wafte 25

**MUNISIPALITEIT GEORGE MUNICIPALITY**  
 Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2015) subject to the conditions contained in the covering letter.

1/12/2020  
 DATE  
 DATUM

*[Signature]*  
 MUNICIPAL MANAGER  
 MUNISIPALE BESTUURDER

**VOORGESTELDE STOOR:**  
**MNR F. LINGENFELDER**  
**GED 63 V/AN 212**  
**GEORGE PLASE**

**TEKENAAR: C.S. PROJEKTE**  
**TELEFOON: 0843179167**  
**S.A.C.A.P. REGISTRASIONUMMER: D.0404**  
**PROF. ARCHITECTURAL DRAUGHTSPERSON**

**IP. SCHOEMAN**  
 Box 2, Village - on - Sea  
 Heiderand, Mossel Bay, 6511  
 CS Projekte  
 Tel: 0843179167  
 S.A.C.A.P reg: D0404

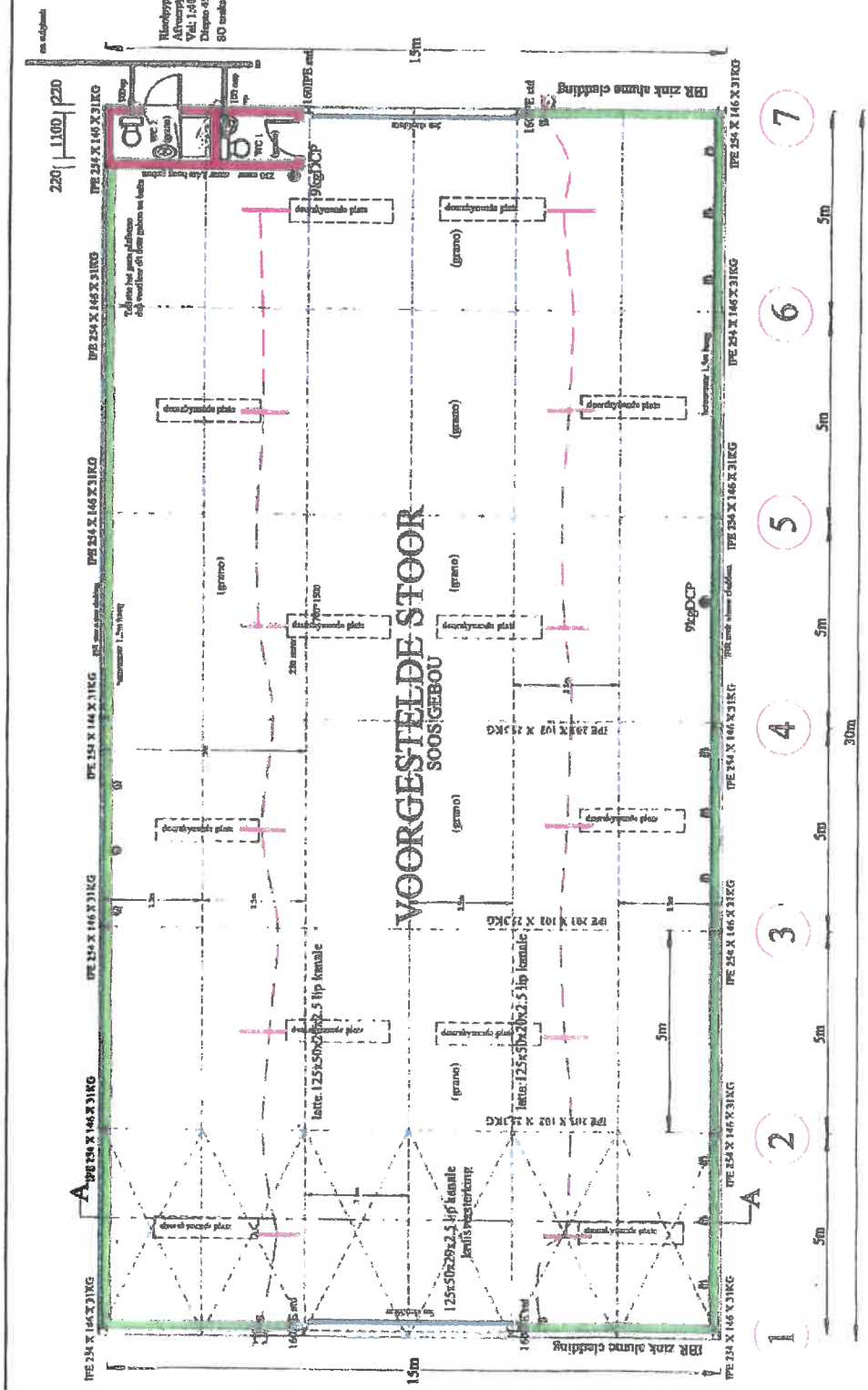
10 JUNIE 2020  
 10 JUNIE 2020  
 OPPERVL. 450vms  
 SKAAL: 1:100/200  
**TEKENAAR: I.P. SCHOEMAN**  
**TELEFOON: 0843179167**

MUNICIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2015) subject to the conditions contained in the covering letter.

11/12/2020  
DATE  
DATUM

MUNICIPAL MANAGER  
MUNISIPALE BESTUURDER



K1.3- Agricultural Barn/Shed

GRONDVERDIEPING: SKAAL 1/100  
BRANDPLAN Area: 450vmt

BRAND NOTAS

- 9kgDCP
- Voorsien alle brandwalle, brandwaaiers en die nodige tekens volgens SANS 1186
- Alle Brandversteëtes volgens SANS 10400 Deel 1
- Optimise klasifisering: K1.3 (Landbou)
- Implementeerbaar: J3 - een veerlig en verlaag landbouversteëte
- Stabiliteit van strukturele elemente: 30minuut - afleg tabel verdieping
- Blaasvermoë: J3 = 1 x 9kg dpo/600vmt Deel 2 benodig volg Tabel 11
- Die 2 x 9kg dpo versorg een brandwal +g 4.34.5 van SANS 10400
- Eisenaar/ Konstruksie en brandversteëte stelsels projek met relevante Brandweerwaaiering uitbater.

TORSELJAAT: 18/1/23  
SWA2 X 2020 = 1410mm  
2x 11W 400 = 22W  
15x 51W 400 = 460W  
TOTAAL: 502W  
90W/400 = 1.15mm/3  
(C-WAAL)  
TOEGELAAT: 300mm/3 OF 25W/22  
(=) GAAS  
WAGSALAN 400 = 2100W/3  
WAGSALAN 200 = 1050W/3  
DIE 15 LUR PER DAG  
21 WAGSALAN 200 X 3 = 1200W  
LIGTE B-40W OF 440W  
C-200W X 100mm = 913.66W/3  
(C-200W/3)

<p><b>VOORGESTELDE STOOR:</b> MNR F. LINGENFELDER GED 63 VAN 212 HOUTBOESCH No 212. GEORGE FLASE</p>	<p>J.P. SCHOEMAN Box 2, Village - on Sea Heidelberg, Middel Bay, 6511 CS Projects Tel: 0843179167 SACAP reg. DM404</p>
<p>TEKENAAR: C.S. PROJEKTE TELEFOON: 0843 179167 S.A.C.A.P. REGISTRASIONOMMER: D.0464 PROF. ARCHITECTURALE DRAUGHTSPERSON</p>	<p>TEKENAAR: J.P. SCHOEMAN TELEFOON: 0843179167</p>
<p>10 JUNIE 2020</p>	<p>OPPERVL. 450vmt SKAAL: 1:100/200</p>