

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

**Collaborator No.:** 3036271  
**Reference / Verwysing:** Erf 1584, Wilderness  
**Date / Datum:** 14 June 2024  
**Enquiries / Navrae:** Primrose Nako

**Email:** [marius.swart@gmail.com](mailto:marius.swart@gmail.com)

Marius Swart  
6 Hortensia Avenue  
**GEORGE**  
6530

**APPLICATION FOR ADMINISTRATORS CONSENT AND DEPARTURE: ERF 1584, WILDERNESS**

Your application in the above regard refers.

The Senior Manager: Town Planning (Authorised Official) has, under delegated authority, 4.16.18.1 of 30 June 2023 decided as follows:

(a) That the application for Administrator's Consent in terms of Section 39(4) of the Land Use Planning Act, 2014 for relaxation of the following building lines as set out under Condition B.7 of Title Deed No. T11060/2023 for Erf 1584, Wilderness as indicated on the site layout plans number **ASL22308C**, drawn by **Marius Swart** dated **AUGUST 2023** attached as "**Annexure A**" which bears Council's stamp:

1. Street boundary building line from 5m to 3m for a veranda;
2. South eastern side boundary building line from 1,5m to 0,11m for a bedroom;
3. South western rear boundary building line from 3m to 0m to covert an existing outbuilding into a non-interleading bedroom;
4. North western side boundary building line from 1,5m to 0,8m to covert an existing outbuilding into a non-interleading bedroom;

**BE APPROVED.**

(b) That the application for **Departure** in terms of Section 15 (2)(b) of the Land Use Planning Bylaw for George Municipality, 2023 for the relaxation of the following building lines applicable to Erf 1584, Wilderness:

1. South western rear boundary building line from 1,5m to 0m to covert an existing outbuilding into a non-interleading bedroom;
2. North western side boundary building line from 1,5m to 0,8m to covert an existing outbuilding into a non-interleading bedroom;

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

## **REASONS:**

1. The application is to convert an existing approved outbuilding into a non-interleading bedroom.
2. The bedroom will not have an adverse impact on the character of the area or the streetscape.
3. The bedroom will not have a substantive negative impact on the rights and amenity of the affected neighbouring properties in terms of privacy, overshadowing and/or views, especially since written consent was obtained from the adjoining property owner.

Subject to the following conditions imposed in terms of Sections 66 of the said By-law, 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 departure application as applied for and as indicated on the site layout plans number **ASL22308C**, drawn by **Marius Swart** dated **AUGUST 2023** 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 Bylaw for George Municipality, 2023 a contravention levy of R 3 679.99 VAT Included is payable for the illegal land use activities and building works on the property. The contravention levy shall be payable on the submission of building plans for the abovementioned buildings.
4. The above approval will be considered implemented on the approval of the building plans for the as-built structure.

### *Note:*

- (a) *Building plan to be submitted in terms of section 4 of the National Building Regulations and Building Standards Act, 103 of 1977, for the development.*
- (b) *Building plans to comply with SANS 10400, Part XA and any other applicable legislation.*
- (c) *No construction may be commenced with until such time as a building plan has been approved.*
- (d) *The property may only be use for the intended purpose once a Certificate of Occupation has been issued.*
- (e) *The contravention levy was calculated as follows:*
  - (i) *13m<sup>2</sup> of the floor area of the property is used directly for an unlawful outside bedroom on a Single Residential Zone I property.*
  - (ii) *The present municipal value of the property is R 800 000.00, and the property area is 325m<sup>2</sup>.*
  - (iii) *The m<sup>2</sup> value of the property is thus, R 2 461,53 /m<sup>2</sup>.*
  - (iv) *The contravention levy payable by the owner in accordance with the Municipality's tariff list is thus, 10% x R2 461,53 x 13.0m<sup>2</sup> = R 3 199.99 Plus VAT (15%);*
  - (v) *Total: R 3 679.99 VAT Included.*

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 05 JULY 2024** 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\Erf 1584, Wilderness(Permanent Departure Decision Letter) Marius Swart.docx

**NOTES :**

1. All dimensions must be checked on site before commencing work.
2. All work must be carried out in accordance with the National Building Regulations.
3. All building material must be SABS approved.

**Note :**

Drainage installation to comply with SANS10400 Part P  
 No structure or any part thereof may encroach the erf boundary  
 Rainwater may not be discharged onto a neighbouring property  
 Drainage installations under buildings must be installed in terms of Part P of SANS10400 (4.2.2.2)  
 No building or any part thereof to be occupied without an Occupancy certificate been issued.

**AREA:**

Existing house	58m <sup>2</sup>
Existing Outbuilding	45m <sup>2</sup> 103m <sup>2</sup>
Proposed Addition	5m <sup>2</sup>
Proposed Verandah	31m <sup>2</sup> 36m <sup>2</sup>
<b>Total</b>	<b>139m<sup>2</sup></b>
Erf 1584	327m <sup>2</sup>
Coverage	43%



**Drafting Services**

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 044 8736384  
 086 6935357 (fax)  
 082 3419000  
 marcus.swart@gmail.com

**PROPOSED ADDITIONS ON ERF 1584 KLEINKRANTZ**

**BUILDING LINE RELAXATION**

OWNER: A. & S. Louw  
 16 Plumboos Street 082 566 7919

SIGNATURE:

DATE: Aug/Mr 2023

SCALE: 1:100

PLAN NO: ASL22308C

**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.

14/06/2023

DATE  
 DATUM

SENIOR MANAGER: TOWN PLANNING  
 SENIOR BESTUURDER: STADSBEPLANNING

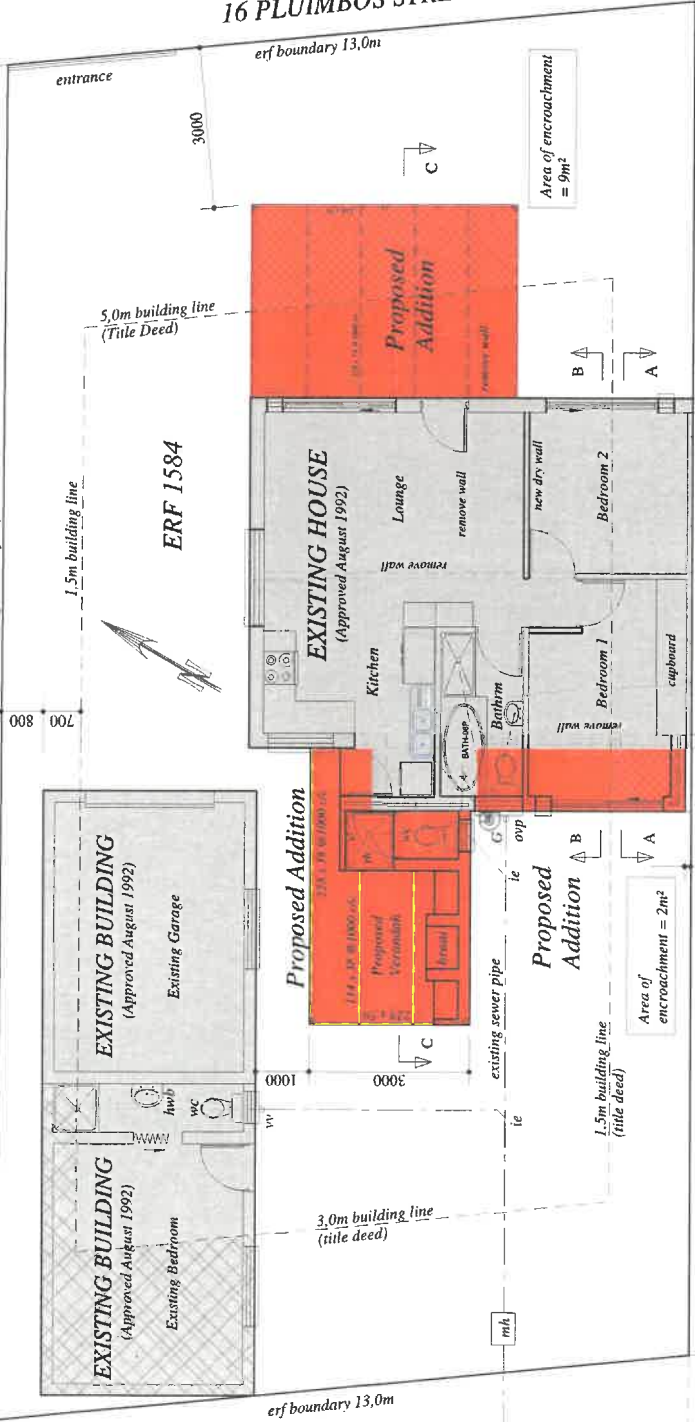
23,0

22,5

1583

Area of encroachment = 13m<sup>2</sup>

erf boundary 25,1m



16 PLUMBOS STREET

ERF 1584

1585

**SITE PLAN**

1:100

22,0

1601

erf boundary 13,0m

municipal main sewer

**MUNISIPALITEIT GEORGE MUNICIPALITY**  
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14/6/2024  
 DATE

.....  
 SENIOR MANAGER: TOWN PLANNING  
 SENIOR BESTUURDER: STADSEPLANNING

**Note :**  
 Sliding door fixed to underside of 228 x 76 bearer beam with 8mm screws and made good. Bearer beam to be enclosed with Nutec cladding.

**Foundations:**  
 800 x 250 , 15Mpa Strip foundations to external walls  
 600 x 230 , 15Mpa Strip foundations to internal wall

**Foundation Walls :**  
 270mm wide foundation (external) walls with concrete filled cavity to underside of stepped DPC  
 220mm wide foundation (internal) walls  
 Brick Force to every course up to floor level

**Floor :**  
 Tiles on 25mm cement screed on 85mm thick concrete surface bed on 250 micron dpc on 50mm sand layer on compacted fill : min 98% MOD AASHTO

**Walls :**  
 All walls to have Brickforce every 4th course and galvanised wire ties (to NBR) to external walls  
 Concrete filled cavities to 3 courses below wall plate level

**Roof (House):**  
 Cement roof tiles to match existing on 38x38 battens @ 345 c/c on FR430 Sialation on 114 x 38 rafters bolted to existing roof trusses  
 Roof pitch to be 17,5° minimum

**Roof (Verandah):**  
 Zincalume roofing sheets on 76 x 50 battens @ 1100 c/c on 228 x 38 rafters @ 1000 c/c fixed to wall with truss hangers  
 Roof pitch to be 3° minimum

**Ceilings :**  
 6mm PVC ceilings  
 Allow for 135mm Isotherm wool blanket to manufacturer's specification

**Plumbing :**  
 All plumbing to be carried out in accordance with SANS 10400 Part P  
 Mepla hot and cold water pipes to be used

**Precast Lintols :**  
 Precast lintols over all windows and doors

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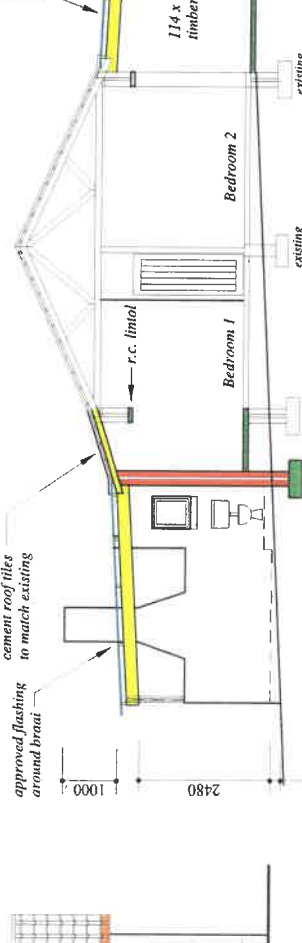
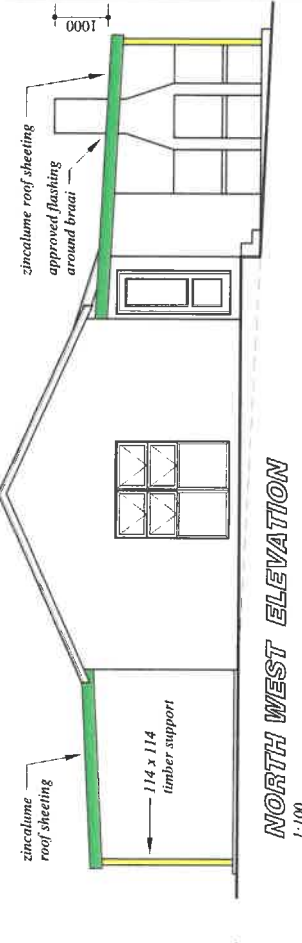
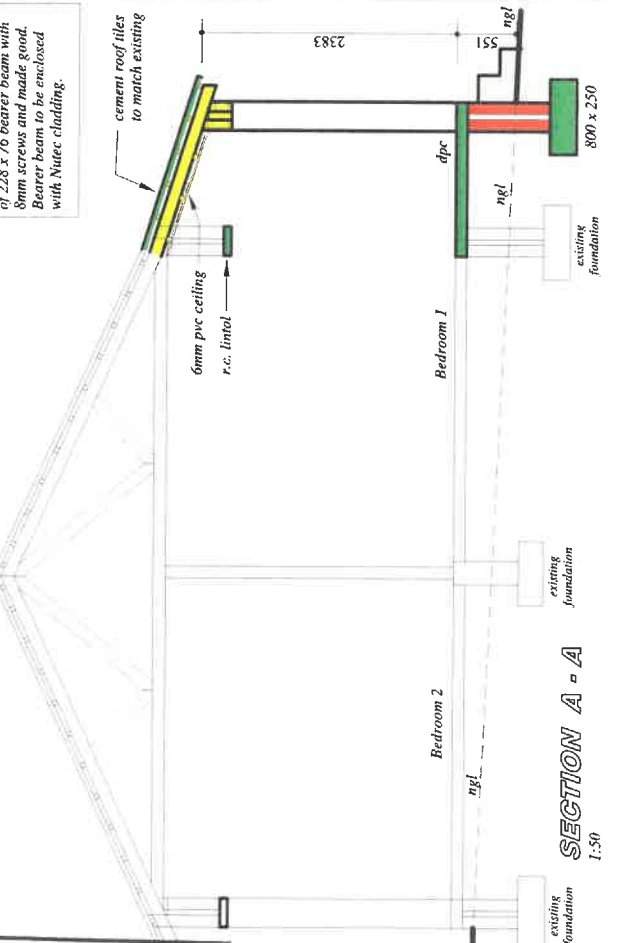
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**NOTES :**  
 1. All dimensions must be checked on site before commencing work.  
 2. All work must be carried out in accordance with the National Building Regulations.  
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**Note :**  
 Drainage installation to comply with SANS10400 Part P  
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**Drafting Services**

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 044 8736384  
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**PROPOSED ADDITION ON ERF 1584 KLEINKRANTZ**

**ELEVATIONS**

OWNER: A. & S. Louw  
 16 Plumbers Street 082 5667979

SIGNATURE: [Signature]

DATE: August 2023

SCALE: 1:100 1:50

PLAN NO: ASL22308B