

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

Collaborator No.: 2719387
Reference / Verwysing: Erf 99, Hoekwil
Date / Datum: 07 June 2024
Enquiries / Navrae: Marisa Arries

Email: robertscottarch@gmail.com

ROBERT STEWART SCOTT
UNIT 11, PALMS GARDEN SQUARE
1 OWEN GRANT STREET
WILDERNESS
6560

APPLICATION FOR DEPARTURE (BUILDING LINE RELAXATION): ERF 99, HOEKWIL

Your application in the above regard refers.

The Senior Manager: Town Planning (Authorised Official) has, under delegated authority, 4.17.1.17 of 30 June 2023 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 relaxation of the southern street building line of Erf 99, Hoekwil as follows:

1. from 20m to 6.13m to accommodate the existing garage;
2. from 20m to 6.76m to accommodate the newly proposed bedrooms and TV lounge;
3. from 20m to 2.60m for the existing Grow Tunnel-A;
4. from 20m to 5.52m to accommodate the existing Carport;
5. from 20m to 6.20m to accommodate the existing JoJo Tank -A;
6. from 20m to 9.45m to accommodate the existing JoJo Tank -B;
7. from 20m to 6m to accommodate the existing JoJo Tank -C;
8. from 20m to 13.8m to accommodate the existing Shade Cloth Storage area;

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

REASONS:

- (i). The proposed departures will not have any significant adverse impact on the surrounding residential character, the natural environment or the streetscape.
- (ii). There will be no negative impacts on surrounding neighbours' rights or amenity to views or privacy.

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

CONDITIONS OF THE DIRECTORATE: HUMAN SETTLEMENTS, PLANNING AND DEVELOPMENT

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 approved and as indicated on the site layout plan, Plan no. A001 Rev 04, drawn by Scott Architects dated 17 April 2024 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 approval of the building plans.
4. A contravention levy of R790,00 (VAT Included) shall be payable on the submission of building plans.

CONDITIONS FROM THE DIRECTORATE: ELECTROTECHNICAL SERVICES:

NOTES:

- i. *A building plan be submitted for approval in accordance with the National Building Regulations (NBR).*
- ii. *Stormwater must be dispersed responsibly, and the stormwater management and erosion measures must be addressed on the building plans.*
- iii. *Owner must ensure that clearances as required by the Occupations Health and Safety (OHS) Act from the existing overhead electrical line is maintained for safety.*
- iv. *No work to be performed near the electrical lines without approval from the Municipality.*
- v. *Owner must ensure sufficient space around the electrical lines for maintenance purposes.*
- vi. *No buildings may be constructed underneath the overhead electrical lines.*
- vii. *The owner must obtain the required approvals in terms of the Outeniqua Sensitive Coastal Area Extension (OSCAE) Regulations prior to the approval of the building plan.*
- viii. *The contravention levy is calculated as follows:*
 - o *75.37m² is used directly for purposes of the already illegal structures encroaching the building lines on the property:*
 - o *The present municipal value of the property is R2 840 000.00.*
 - o *The property area is 31 159.16m².*
 - o *The m² value of the property is thus R91.15m².*
 - o *The contravention levy payable by the owner in accordance with the municipality’s tariff list is: 10% x R91.15 x 75.37m² = R 686.96 Plus VAT (15%) = R790.00;*
- ix. *The owner 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.*

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 28 JUNE 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:\Marisa\Decisions_New By-Law Pro formas_(applicant)\Erf 99, Hoekwil(departures approval)robert stewart scott).docx

BR 204 (S23)

BR 103

139.13m
154.28.20

BR 99
LISTENERS

BR 104
347.2R.10
159.02m

BR 294

BR 297

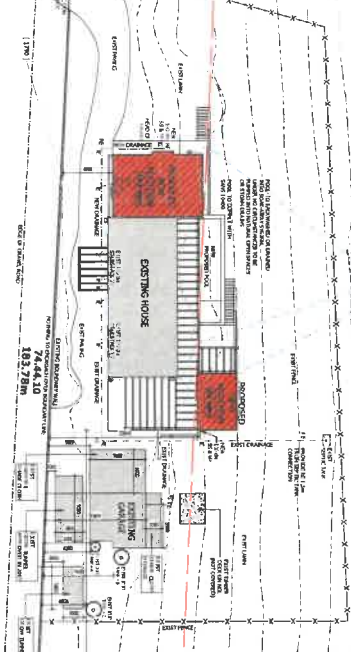
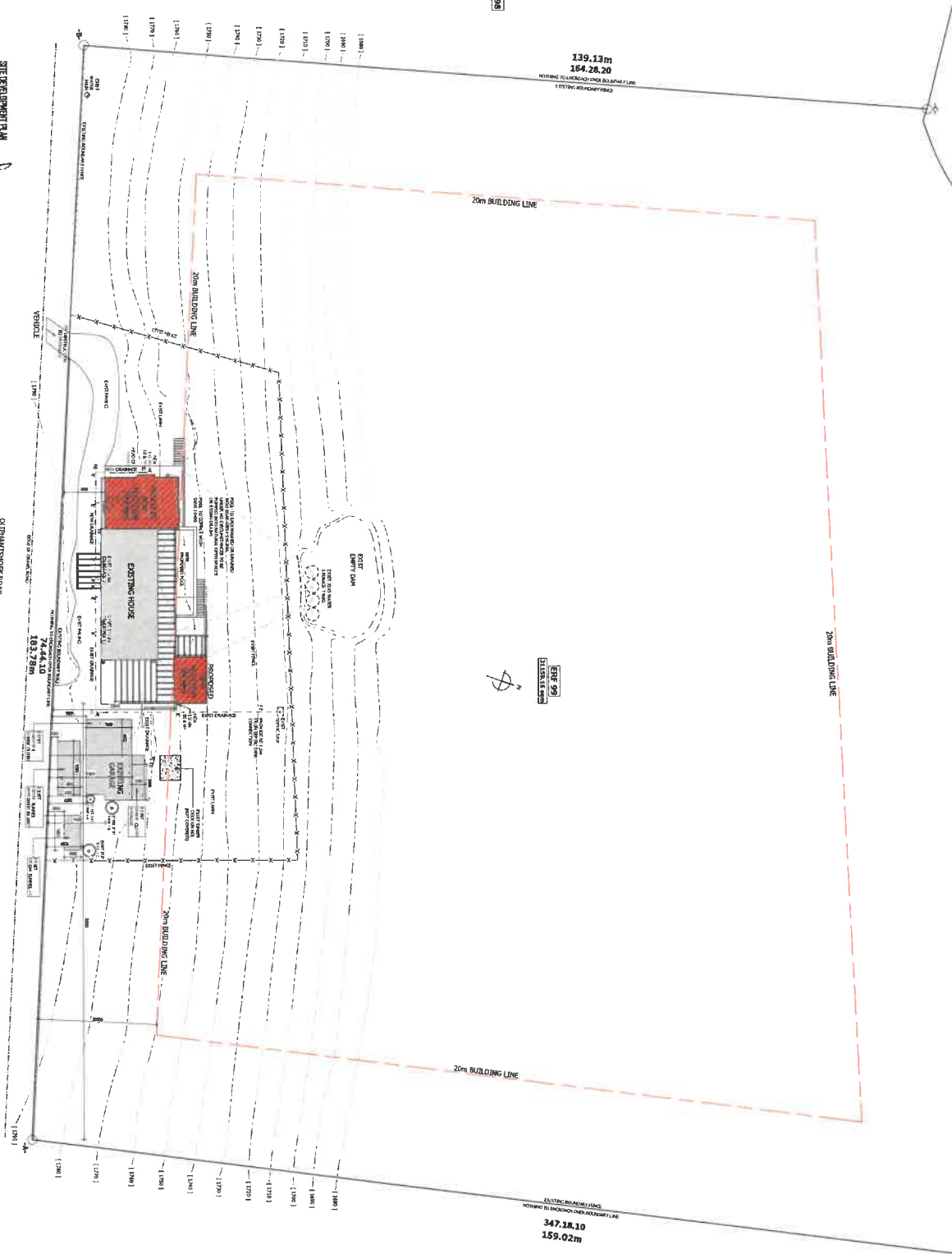
BR 296

BR 298

STEWARTS RD
1:250
KM

CLIFTONS ROCK ROAD

KLOOF / VALLEY



ENGINEERING SCHEDULE

NO.	DATE	DESCRIPTION	BY	CHECKED BY	SCALE
1	2024/07/07	PRELIMINARY PLAN	SA	SA	1:500
2	2024/07/27	FINAL PLAN	SA	SA	1:500

CLIENT: MARTIN KOLL
PROJECT: NEW ADDITIONS
SITE: BR 99, GARDINNSPOOR COOP, HORSVILL, GEORGE

DATE: 07/07/2024
DATUM: (blank)

ENGINEER: SA (Signature)
DATE: 07/07/2024

ARCHITECT: SCOTT ARCHITECTS
104 GARDINNSPOOR ROAD, GARDINNSPOOR, GEORGE, WESTERN CAPE 6031
TEL: 044 777 7777
WWW.SCOTTARCHITECTS.CO.za

STATE: MUNICIPAL SUBMISSION
CLIENT: SA (Signature)

DATE: 07/07/2024
DATUM: (blank)

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.

07/07/2024
DATE DATUM

(Signature)
**DEPUTY DIRECTOR: PLANNING
ADJUNK DIREKTEUR: BEPLANNING**

SCALE: 1:500
DATE: 07/07/2024
PROJECT NO.: 279
DRAWING NO.: 01

CLIENT: SA (Signature)