

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

**Collaborator No.:** 2996668  
**Reference / Verwysing:** Erf 14313, George  
**Date / Datum:** 12 July 2024  
**Enquiries / Navrae:** Primrose Nako

**Email:** [plannin@delplan.co.za](mailto:plannin@delplan.co.za)

DELPLAN CONSULTING  
P O BOX 9956  
**GEORGE**  
6530

**APPLICATION FOR DEPARTURE (BUILDING LINE RELAXATION): ERF 14313, GEORGE**

Your application in the above regard refers.

The Deputy Director: Town 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 the following on Erf 14313, George:

- a) Relaxation of the southern street boundary building line from 4m to 1m and 2.8m respectively to accommodate a proposed caravan garage on Erf 14313, George.
- b) Relaxation of the carriageway crossing to intersection distance from 10m to 7.88m to regularise the existing vehicle access of Erf 14313, George along Rooibekkie Street.

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

**REASONS:**

1. The proposed departures will not have an adverse impact on the surrounding residential character or the streetscape.
2. There will be no negative impacts on surrounding neighbours' rights or amenity in terms of views, privacy or overshadowing.
3. The proposed additions form part of residential development and can be accommodated within the property.
4. The proposal was not opposed by the surrounding neighbours.

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, Plan no. CL 3423/1 drawn by New Architectural Designs dated 2 May 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 boundary fence must be moved to the correct position as per the cadastral boundary of the property prior to occupation of the structure being granted
  4. The owner must plant additional trees and shrubs between the proposed garage and the street boundary fence to soften the impact thereof prior to occupation of the structure being granted.
  5. The above approval will be considered as implemented on the issuing of the occupation certificate in accordance with the approved building plans.

*Note:*

- a) A building plan be submitted for approval in accordance with the National Building Regulations (NBR).
- b) Stormwater must be dispersed responsibly, and the stormwater management, retention and erosion measures must be addressed on the building plans.
- c) 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.
- d) 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 02 AUGUST 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 14313 George (Departure Approval)\Delplan.docxs

**SPECIAL NOTES:**

1. The owner is responsible for obtaining all necessary permits from the appropriate authorities.
2. The owner is responsible for providing all necessary information to the architect.
3. The architect is not responsible for the accuracy of the information provided by the owner.
4. The architect is not responsible for the accuracy of the information provided by the owner.
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10. The architect is not responsible for the accuracy of the information provided by the owner.

**AS BUILD PLANS**  
**House Van Wyk - Erf 14313**  
**Cnr/ Rooibekkie & Bosduif Street - George**

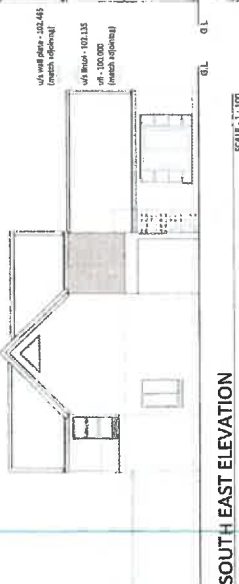
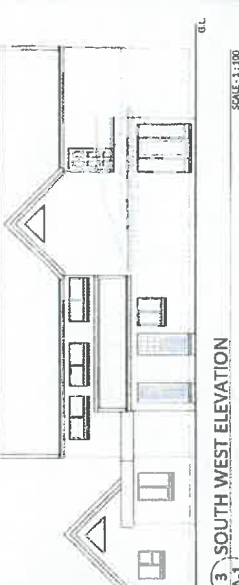
**PROJECT DATA**

Project Name: House Van Wyk - Erf 14313  
 Client: Mr. J. van Wyk  
 Architect: H. J. Rougier (P. Eng. D. / N.S. A. M. S. C. E. D.)  
 Date: November 2008

**PROFESSIONAL PRACTITIONER'S DECLARATION**

I, the undersigned, being a duly qualified professional practitioner in the Republic of South Africa, do hereby certify that I am a duly qualified professional practitioner in the Republic of South Africa, and that I am a duly qualified professional practitioner in the Republic of South Africa, and that I am a duly qualified professional practitioner in the Republic of South Africa.

Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_

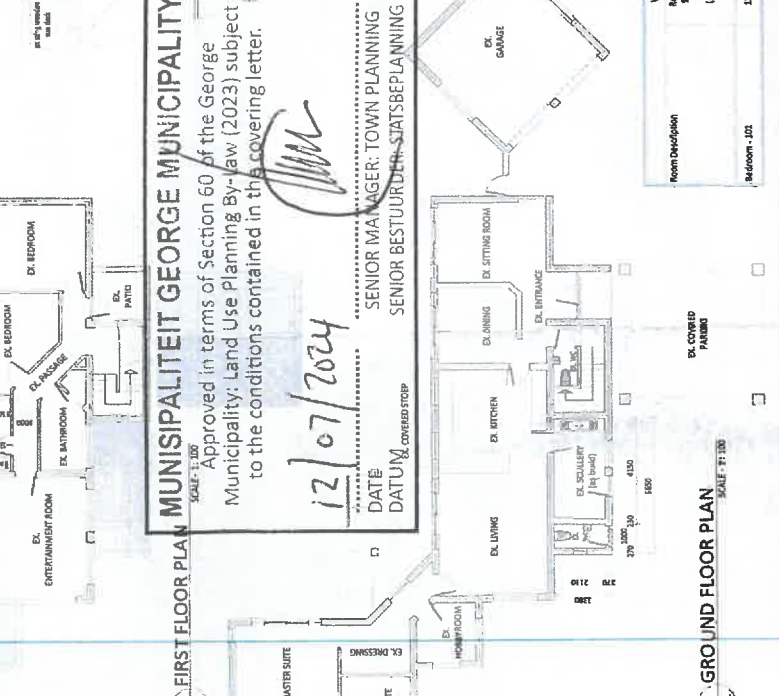
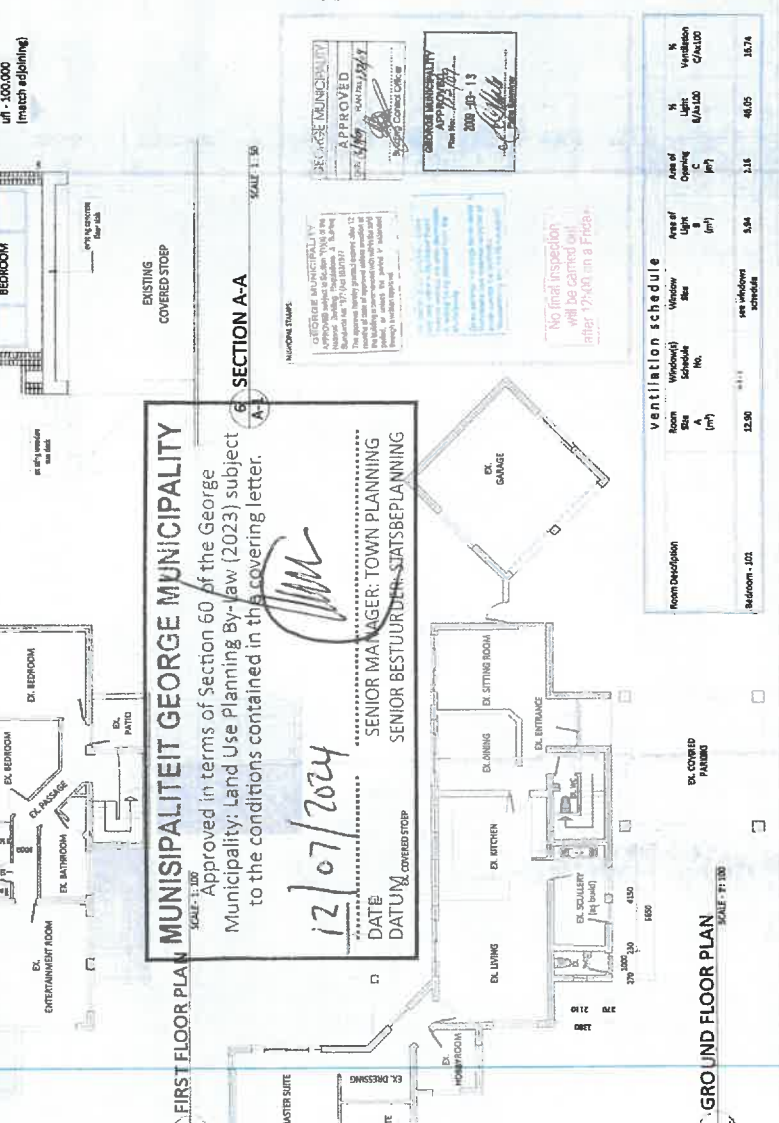
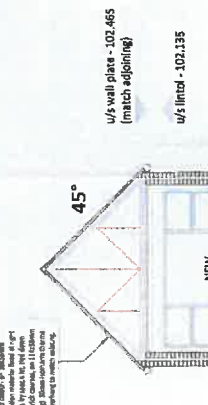
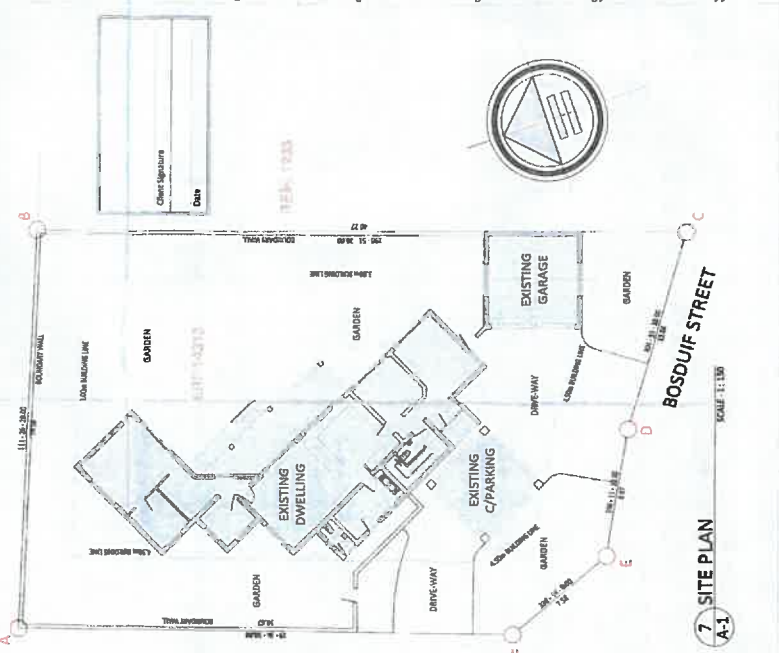


**erf and building data**

Area of erf 14313	995.00 m <sup>2</sup>
Area of dwelling - ground floor	1746.70 m <sup>2</sup>
Area of garage - ground floor	36.48 m <sup>2</sup>
Area of sunroom - ground floor	35.16 m <sup>2</sup>
Area of new addition - first floor	95.54 m <sup>2</sup>
Area of new addition (bedroom)	30.28 m <sup>2</sup>
Total area of building	1907.16 m <sup>2</sup>
Coverage (based on township)	28.63 %

**windows schedule**

Room	Window Schedule
Living Room	W1
Dining Room	W2
Kitchen	W3
Bedroom	W4
Bathroom	W5
Master Suite	W6
En-suite	W7
Garage	W8
Sunroom	W9
Entertainment Room	W10
Staircase	W11
Front Porch	W12
Back Porch	W13
Driveway	W14



**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.

DATE: 12/07/2024  
 DATUM: 12/07/2024

SENIOR MANAGER: TOWN PLANNING  
 SENIOR BESTUURDER: STADSBEPLANNING

**VENTILATION SCHEDULE**

Room Description	Room Area (m <sup>2</sup> )	Window Schedule	Area of Window (m <sup>2</sup> )	% of Area (m <sup>2</sup> )	% of Area (m <sup>2</sup> )
Bedroom - J05	12.36	W1	5.84	47.25	47.25
NEW BEDROOM	30.28	W4	3.15	10.39	10.39
Garage	36.48	W8	3.15	8.64	8.64
Sunroom	35.16	W9	3.15	8.96	8.96
Entertainment Room	35.16	W10	3.15	8.96	8.96
Driveway	36.48	W14	3.15	8.64	8.64

**APPROVED**  
 GEORGE MUNICIPALITY  
 APPROVED  
 2024-07-13  
 H. J. ROUGIER (P. Eng. D. / N.S. A. M. S. C. E. D.)

**NO FINAL INSPECTION WILL BE CARRIED OUT AFTER 17:00 ON A FRIDAY.**