

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

Collaborator No.: 3023898
Reference / Verwysing: Erf 326, Hoekwil
Date / Datum: 12 July 2024
Enquiries / Navrae: Primrose Nako

Email: ianvrolijk@jvtownplanner.co.za

JAN VROLIJK TOWN PLANNER
P O BOX 710
GEORGE
6530

APPLICATION FOR REMOVAL OF RESTRICTION AND DEPARTURE: ERF 326, HOEKWIL

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 following applications applicable to Erf 326, Hoekwil:

- a) Removal, in terms of Section 15(2)(f) of the Land Use Planning By-law for George Municipality (2023), of restrictive title deed condition E.(b) contained in Title Deed T17533/2023 to allow an existing second dwelling unit on Erf 326, Hoekwil;
- b) Departure, in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality (2023), for the relaxation of the following building lines applicable to Erf 326, Hoekwil in accordance with Drawing No. E326A dated 05/02/2024 (attached as **Annexure A**):
 - (i) Northern street boundary building line from 20m to 11.7m to accommodate a second dwelling;
 - (ii) Western side boundary building line from 20m to 16.4m to accommodate a second dwelling;

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

REASONS

- (i). The principle of a second dwelling is not in conflict with the spatial development objectives for the area (George MSDF 2023 & Wilderness-Lakes-Hoekwil LSDF 2015);
- (ii). No negative impacts on bulk engineering services are foreseen;
- (iii). No public objections were received;
- (iv). Vegetation along the site's boundaries screens the development and any potential negative visual impacts associated therewith;
- (v). There will be no negative impact on traffic in the area;
- (vi). The scale and massing of the buildings along the boundaries do not impact on the immediate surrounds;

(vii). The development proposal will not result in any negative changes to the bio-physical characteristics of the property and:

(viii). There will be no negative impacts on surrounding property rights, whatsoever.

Subject to the following conditions imposed in terms of Sections 66 of the said By-law, namely (to replace previous conditions of approval, where applicable):

CONDITIONS OF THE DIRECTORATE: HUMAN SETTLEMENTS, PLANNING AND DEVELOPMENT

General:

1. That in terms of the provisions of the Land Use Planning By-Law for the George Municipality (2023), the above-mentioned approvals shall lapse if not implemented within a period of two (2) years from the date of when the approval comes into operation and/or if the following conditions are not adhered to.

Implementation of the development:

2. This approval shall be taken to cover the departure application as applied for as indicated on Drawing No. E326A dated 05/02/2024 drawn by S. Du Preez 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. That in terms of Section 34(1) the owner must apply to the Registrar of Deeds to make the appropriate entries in, and endorsements on, any relevant register or title deed to reflect the removal of the restrictive condition, after the publication of a notice contemplated in Section 33(7) in the Provincial Gazette.
4. A copy of the endorsed Title Deed be sent to the Planning Department for record purposes.
5. The above approval will be considered as implemented on the approval of building plans.
6. In accordance with Section 66(2)(z) of the Land Use Planning By-law for George Municipality (2023) a contravention levy of **R714.13 VAT Included** shall be payable on submission of building plans.

Notes:

- a. *As-built building plans for the development must comply with the National Building Regulations (NBR).*
- b. *The second dwelling must be constructed in a style that is similar to the architecture of the main dwelling house, unless otherwise permitted by the Municipality. The onus lies with the landowner to indicate compliance on submission of building plans.*
- c. *It is incumbent on the owners / developers to ensure compliance with the approvals, permissions and authorisations granted by the respective provincial and national authorities i.e., Heritage, Environmental, Road access etc.*
- d. *The property falls within the Outeniqua Sensitive Coastal Extension. As there are no records of permits issued for any of the dwellings, it can be reasonably assumed, unless proven otherwise, that the owner is in contravention of the Regulations under Section 26 of the Environment Conservation Act, 1989 (Act No. 73 of 1989) Regarding Identified Activities Concerning the Outeniqua Sensitive Coastal Area Extension. These Regulations apply to the area described in Government Notice No. R. 1526 dated 27 November 1998, under which this erf falls. The owner must contact Environmental Management to rectify this contravention and ensure compliance with the Regulations.*
- e. *Provision for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.*
- f. *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.*
- g. *The contravention levy was calculated as follows:*
 - (i) *75.27m² of the floor area of the property is used directly for an unlawful use;*
 - (ii) *The present municipal value of the property is R1 910 000;*
 - (iii) *The property area is 23 155m²;*
 - (iv) *The m² value of the property is thus, R82.49/m²;*
 - (v) *The contravention levy payable by the owner in accordance with the Municipality's tariff list is thus,*
 - *10% x R82.49/m² x 75.27m² = R620.98 plus 15% VAT = R714.13 (direct use); and*
 - *Total: R714.13 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 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.

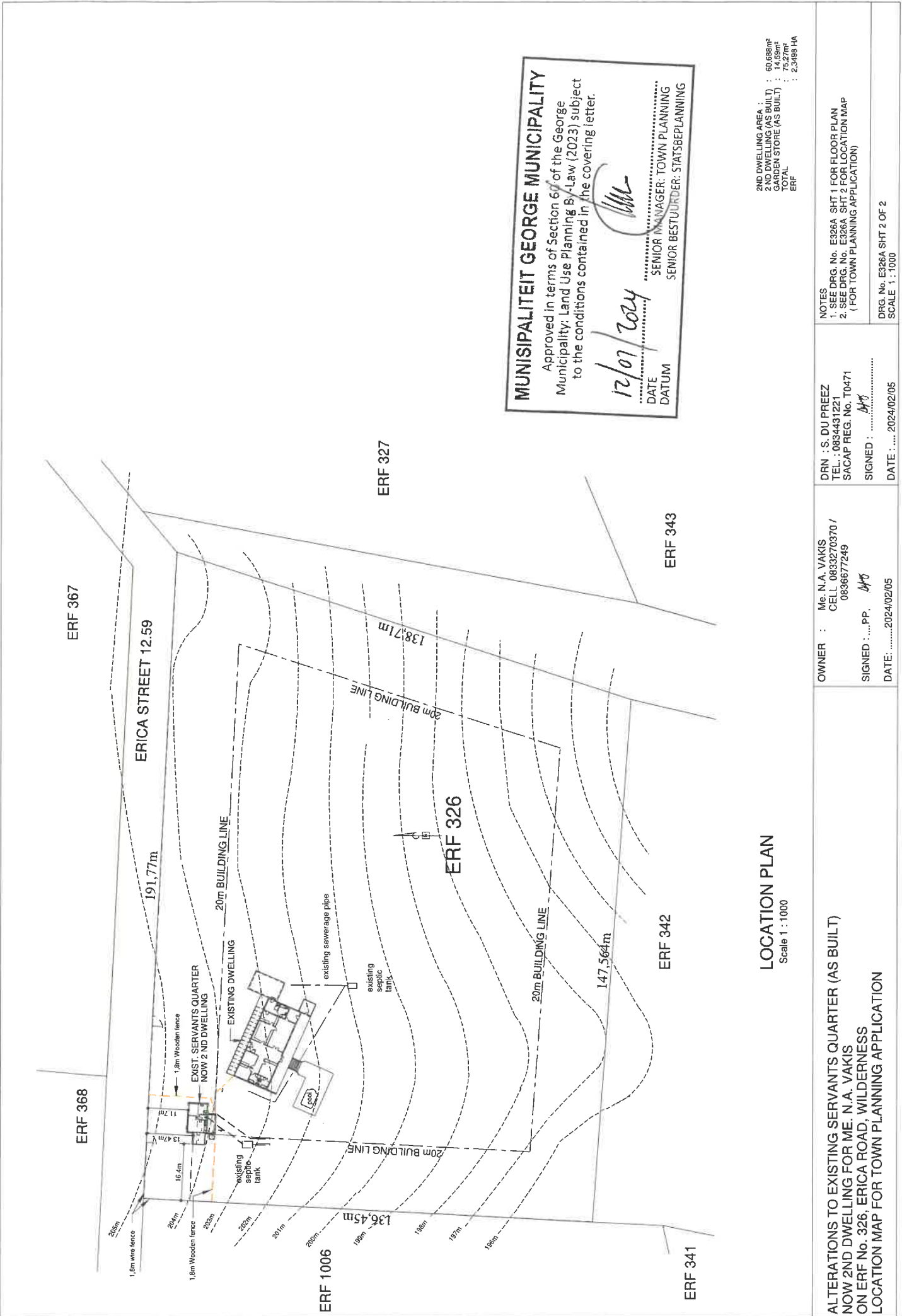
Please also note that in terms of Section 80(14) of the Land Use Planning By-Law for George Municipality, 2023, the above decision is suspended until such time as the period for lodging an/appeal(s) has lapsed, any appeal(s) has been finalised and you have been advised accordingly.

Yours faithfully



C. PETERSEN
SENIOR MANAGER: TOWN PLANNING

C:\scan\Erf 326 Hoekwil (ROR & Departure Decision Letter) Jan Vrolijk.docx



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.

12/07/2024
 DATE
 DATUM

SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STATSBEPANNING

2ND DWELLING AREA :
 2 ND DWELLING (AS BUILT) : 60 688m²
 4th DWELLING (AS BUILT) : 75 270m²
 TOTAL : 135 958m²
 ERF : 2,3498 HA

NOTES
 1. SEE DRG. No. E326A SHT 1 FOR FLOOR PLAN
 2. SEE DRG. No. E326A SHT 2 FOR LOCATION MAP (FOR TOWN PLANNING APPLICATION)

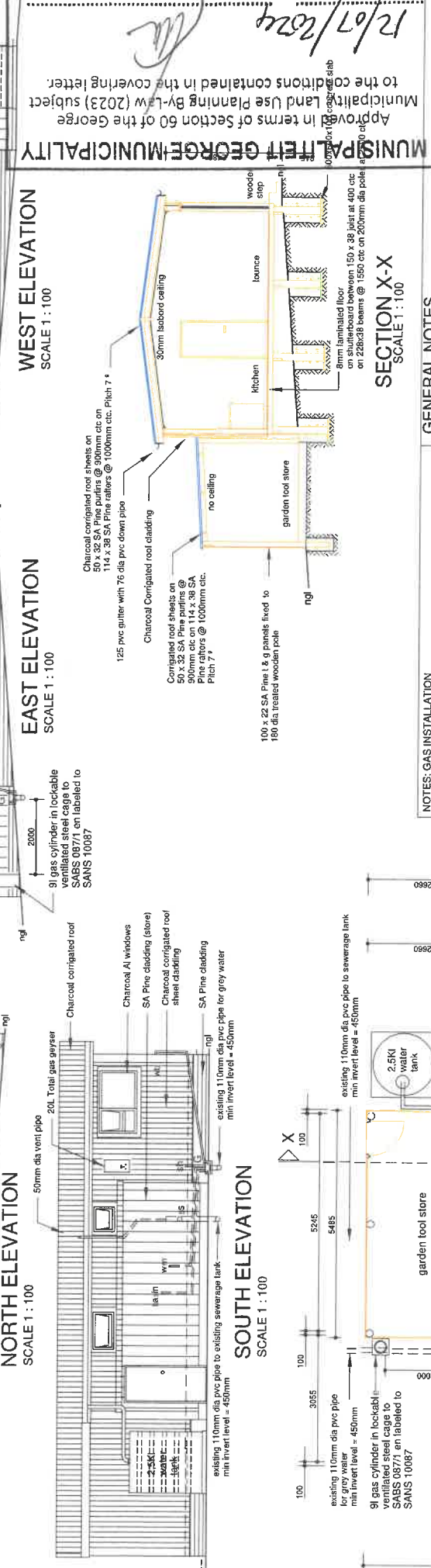
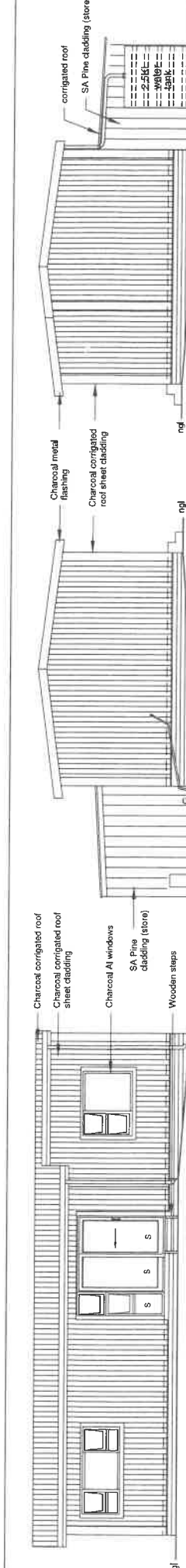
DRN : S. DU PREEZ
 TEL : 0834431221
 SACAP REG. NO. T0471
 SIGNED : *[Signature]*
 DATE : 2024/02/05

OWNER : Me. N.A. VAKIS
 CELL : 0833270370 / 0836677249
 SIGNED : PP. *[Signature]*
 DATE : 2024/02/05

ALTERATIONS TO EXISTING SERVANTS QUARTER (AS BUILT)
 NOW 2ND DWELLING FOR ME. N.A. VAKIS
 ON ERF No. 326, ERICA ROAD, WILDERNESS
 LOCATION MAP FOR TOWN PLANNING APPLICATION

LOCATION PLAN
 Scale 1 : 1000

DRG. No. E326A SHT 2 OF 2
 SCALE 1 : 1000



MUNICIPALITY OF 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
 SENIOR MANAGER: TOWN PLANNING
 SENIOR DESIGNER: STAJSBERPLANNING

GENERAL NOTES

- All dimension in mm.
- All work to comply with SANS 10082, 10400 National building regulations & Local bylaws
- All Occupational Safety Regulations as set by Dept. of Labour to comply with.
- All electrical and drainage work is to be executed by registered tradesmen.

ROOF

- Charcoal corrugated roof sheets on 50 x 38 SA Pine rafters @ 1000mm c/c on 114 x 38 SA Pine rafters @ 1000mm c/c. Pitch 7°
- 114 x 38 SA Pine rafters @ 1000mm c/c. Pitch 7°
- Charcoal Corrugated roof sheet cladding.

FLOOR

- 114 x 38 SA Pine rafters @ 1000mm c/c. Pitch 7°
- RWG - 125mm PVC gutter with 76mm dia down pipes
- 150 x 38 joist at 400 c/c on 228x38 beams @ 1550 c/c on 200mm dia poles at 2500 c/c
- Shutter board nailed on top of joists 18mm thick.
- Flooring: 8mm laminated floor board complete with underlay
- Skirting 90 x 18mm moulded meranti skirting and finished with 3 coats approved wood sealer.

WALLS

- Glazed Tiles on walls: First grade coloured tiles glued to nutec board with 'TYLON' adhesive to a height of 1.3m. (Isilelo included).
- External walls: 50x75mm frame work, studs @ 400/C max. Radeshield for waterproofing and 75mm 9mm CBS Board on frame on the outside, 20mm SA Pine 1&G cladding & 9mm fibre glass wool insulation in shower; Sisalator 410 plastic backed insulation /dampproofing, Charcoal Corrugated roof sheet cladding.
- Internal walls: 38x76mm Framework with 12mm rhinoboard cladding generally and 9mm fibre nutec cement in shower.
- Windows / doors: Bronze Al. by Wispeco
- Inside doors: Mid classique by Swartlans or similar
- Stairs: Pine stairs with treads 250mm and risers 170mm

2ND DWELLING AREA:
 2ND DWELLING (AS BUILT) : 60.98sqm*
 GARDEN STORE (AS BUILT) : 14.59m²
 TOTAL : 75.57m²
 REF : 2.3488 HA

NOTES: GAS INSTALLATION

- The gas heating system must comply with SANS 1539.
- The installation must comply with SANS 10087.1 and SANS 827.
- A Compliance Certificate for safety/installation must be issued by a registered installer registered with the Liquefied Petroleum Gas Safety Association of Southern Africa (LPGAS).
- LPG cylinder must not be placed closer than 1 meter to a door, closer than 2 meters to an open drain, where gas can collect.
- Cylinder is leaking, LPG cylinder must not approach more than 1 meter to a door.
- LPG cylinder must be at least 300mm from the bottom of the window and top of the cylinder and a non-combustible roof is placed between the window and the cylinder.
- 'Shut off valve' must be installed at lockable steel cabinet and gas stove.

PLUMBING NOTES:
 Installation must be done according to the requirements of the local authority, SANS 10 400 and SANS 10 252.1, 10 252-2

All materials used must be SABS approved and compliant by an approved licenced and registered plumbing contractor. Compliance Certificate must be signed by contractor on completion of the work. Min falls to all drains at 1:60 min. Provide E.P. after all connections. I.E. to be fully accessible at all times. Where any section of pipe is under a wall or under a floor such a section must be reinforced with 150mm dia. Hot water line must be insulated with low R-value of 1. All cold pipes - 110mm dia. All hand basin pipes - 40mm dia. All sink pipes - 50mm dia. All washing machine/dishwasher pipes - 50mm dia. IL vert level 450mm min. Provide rodding eye every 25m

GULLEY NOTES:
 Gulley head must be provided with removable cover Gulley head must be 50mm above paved surface or gulley head must be 150mm above normal ground clearance

OWNER : Me. N.A. VAKIS
DRN : S. DU PREEZ
CELL : 0833270370 / 0866677249
TEL : 0834431221
SACAP REG. NO. T0471

SIGNED :
DATE :

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NOW 2ND DWELLING FOR ME. N.A. VAKIS
ON ERF No. 326, ERICA ROAD, WILDERNESS
FOR TOWN PLANNING APPLICATION

DRG. No. E326A SHT 1 OF 2
 SCALE 1 : 100