

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

Collaborator No.: 3128839
Reference / Verwysing: Erf 6034, George
Date / Datum: 06 September 2024
Enquiries / Navrae: Primrose Nako

Email: planning@mdbplanning.co.za

MARLIZE DE BRUYN PLANNING
P O BOX 2359
GEORGE
6530

APPLICATION FOR PERMANENT DEPARTURE: ERF 6034, GEORGE

Your application in the above regard refers.

The Acting Deputy Director: Planning (Authorised Official) has, under delegated authority, 4.17.1.17 of 30 June 2022 decided that the application for Permanent Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for the following on Erf 6034, George:

1. Increase in the permissible height as contemplated by Section 27 (1) of the George Integrated Zoning Scheme By-law, 2023 of a portion of the northern street boundary wall of Erf 6034, George from 2,1m to 3,0m;
2. Increase in the permissible height as contemplated by Section 27 (1) of the George Integrated Zoning Scheme By-law, 2023 of a portion the southern side boundary wall of Erf 6034, George from 2,1m to 2,6m;

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

REASONS:

- (i). The proposed departures will not have an adverse impact on the surrounding residential character or the streetscape.
- (ii). There will be no negative impact on surrounding neighbours' rights or amenities in terms of views, privacy or overshadowing.
- (iii). No negative comments or objections were received.

Subject to the following conditions imposed in terms of Section 66 of the said Planning By-Law:

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. D0980, drawn by C. Noemdoe dated 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 issuing of the occupation certificate in accordance with the approved building plans.

Note:

- A building plan be submitted for approval in accordance with the National Building Regulations (NBR).
- Stormwater must be dispersed responsibly, and the stormwater management and erosion measures must be addressed on the building plans.
- No protected trees may be pruned, cut or removed without a license issued in terms of the National Forests Act 84 of 1998. Any additional vegetation introduced must be indigenous and suitable for the conditions of area.
- Vegetations and trees must be retained along the street boundary as far as possible. No trees may be removed within the road reserve without the necessary approvals.

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 27 September 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.

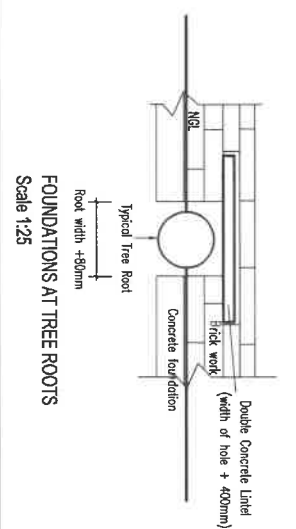
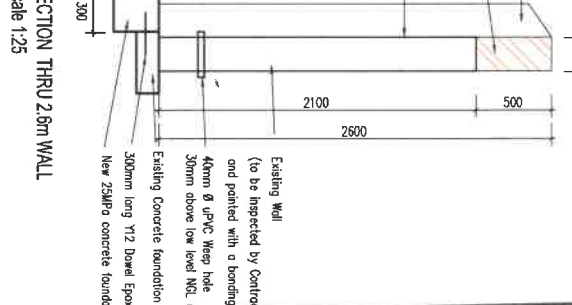
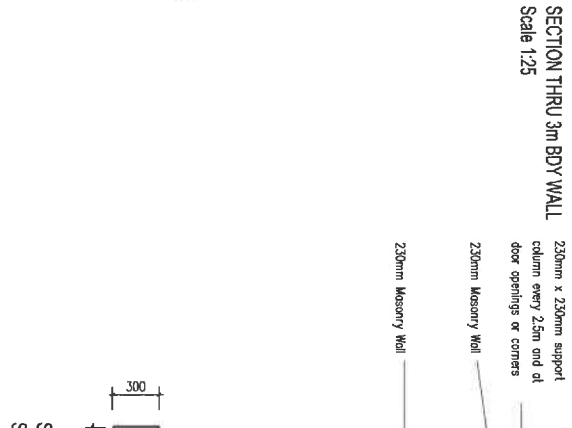
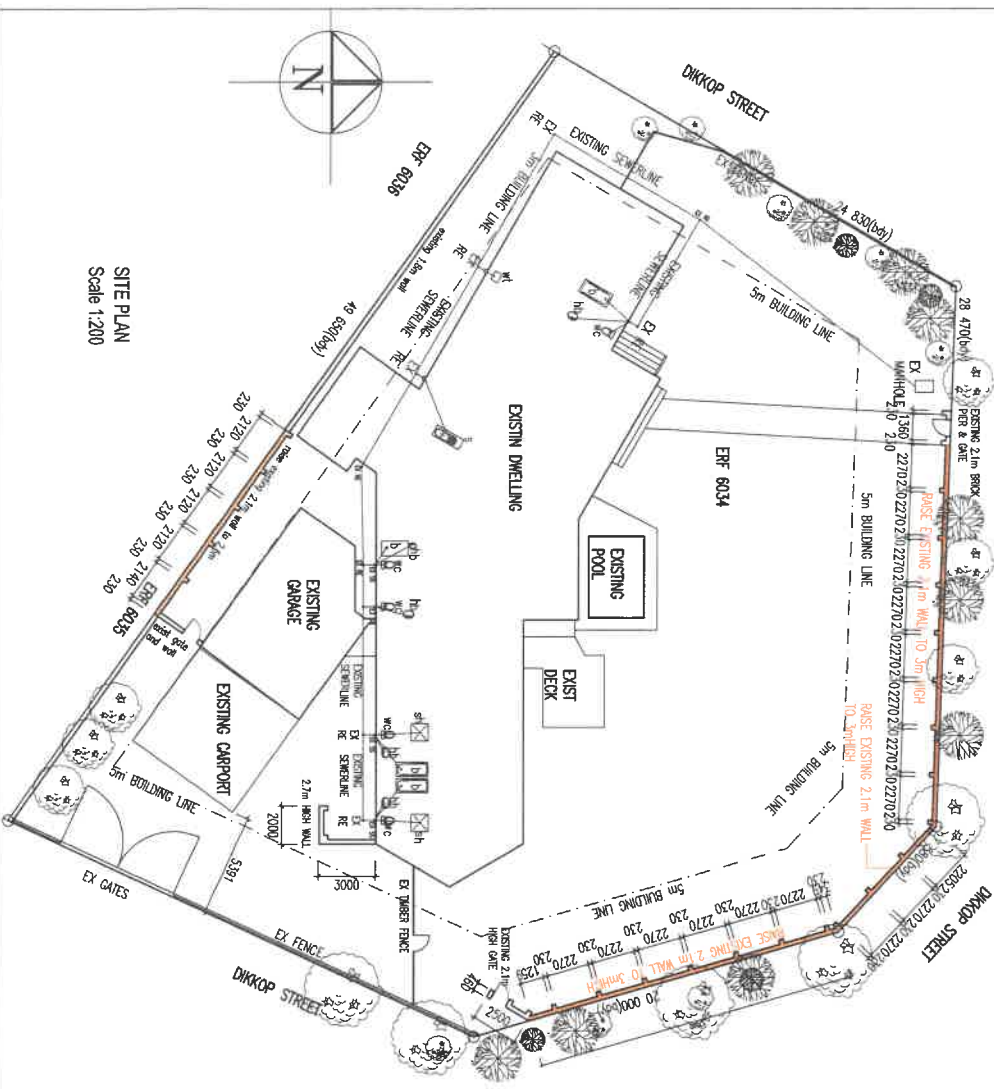
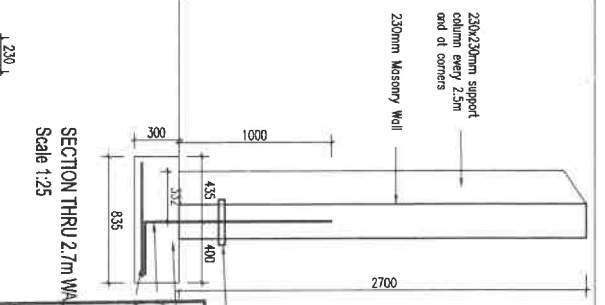
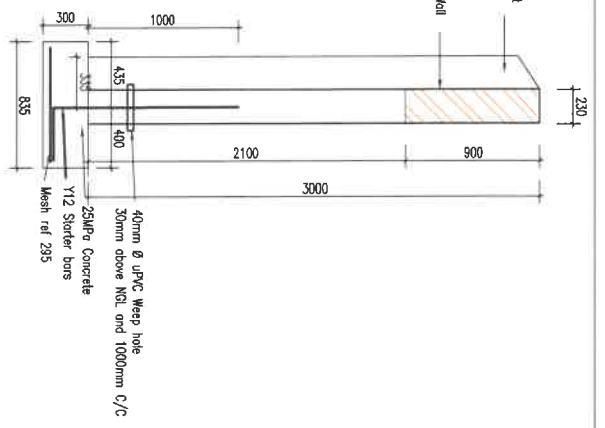
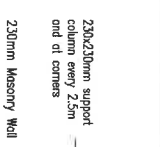
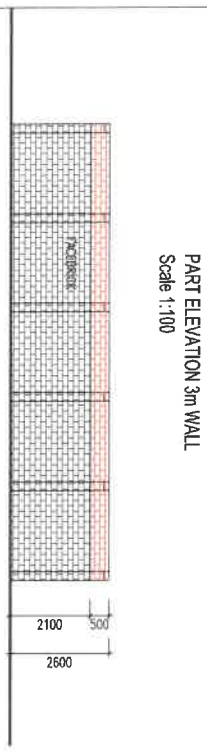
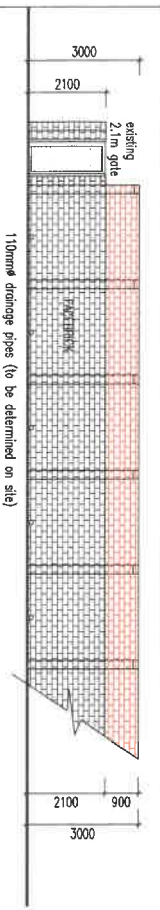
Yours faithfully



C. PETERSEN

SENIOR MANAGER: TOWN PLANNING

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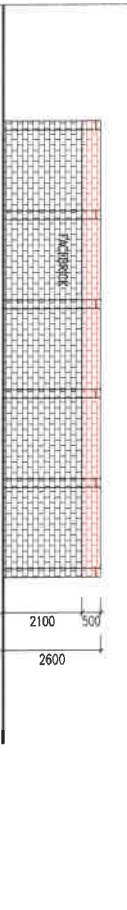
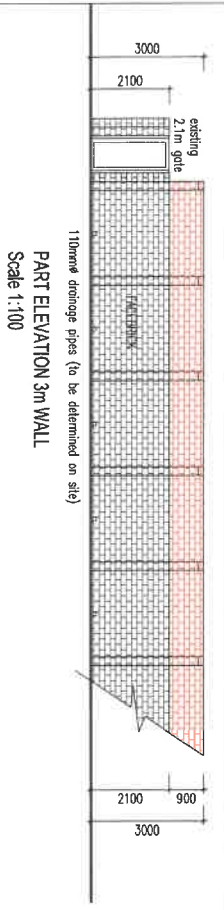
PROPOSED BDY WALL AND CARPORT TO DWELLING AT ERF 6034, DIKKOP STREET, GEORGE FOR L.M. COETZEE		THIS DRAWING:	
C. NOENDE	P. O. Box 128	SITE PLAN	
George	Tel: 083 255 4253	SECTIONS	
DATE: Apr 2024		ELEVATION	
SCALE: As Shown			
DRAWN BY: CH			
RES No: D09880			

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.

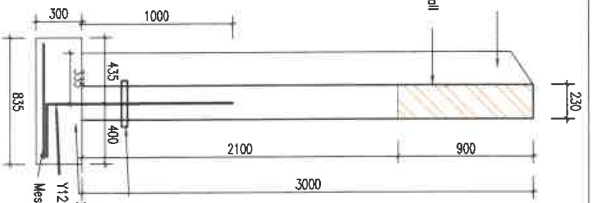
06/09/2024

DATE: SENIOR MANAGER: TOWN PLANNING
DATUM: SENIOR BESOURDER: STATSBEPANNING



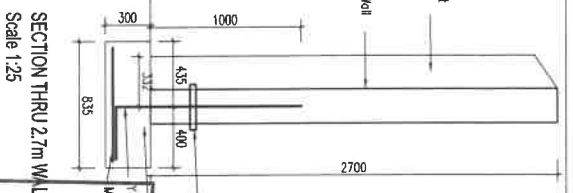
230x230mm support column every 2.5m and at corners
230mm Masonry Wall

230x230mm support column every 2.5m and at corners
230mm Masonry Wall



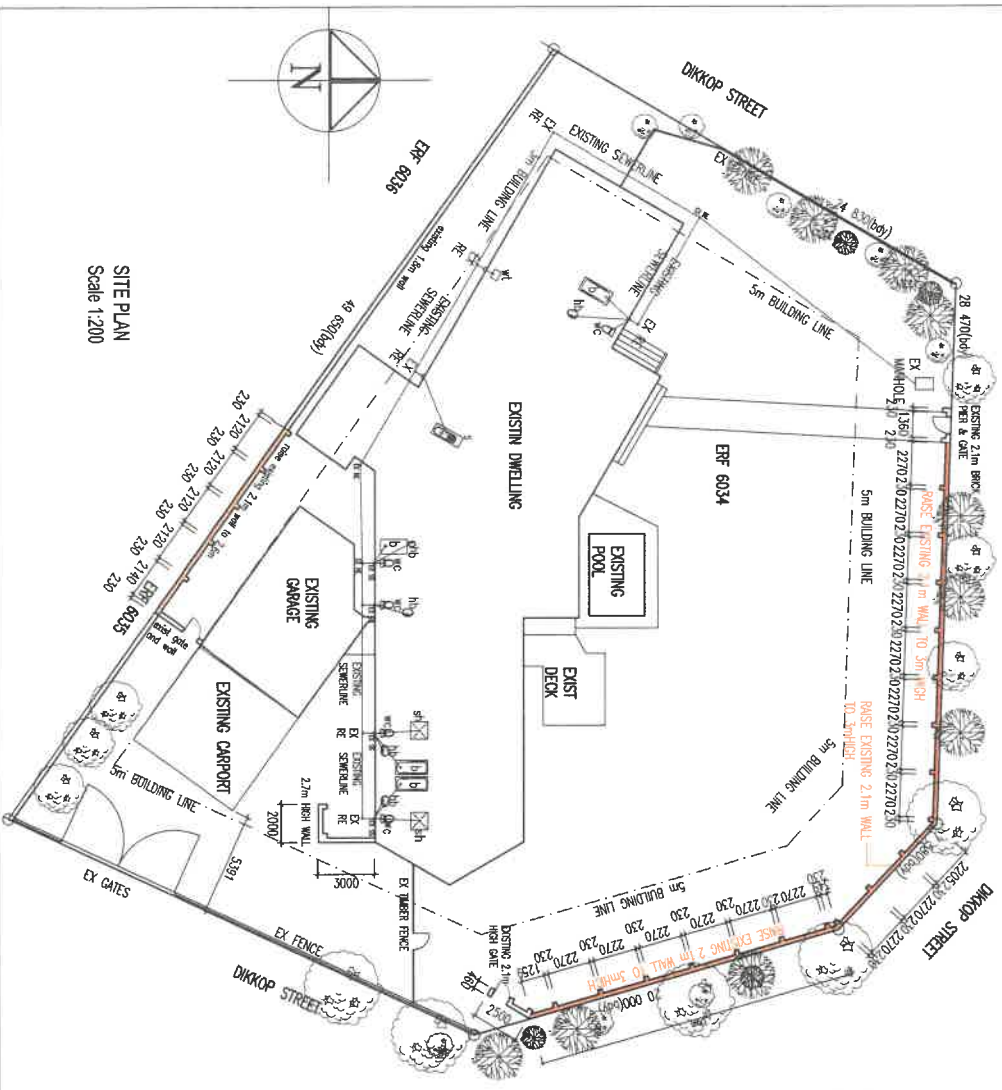
SECTION THRU 3m BDY WALL
Scale 1:25

230mm x 230mm support column every 2.5m and at door openings or corners
230mm Masonry Wall
40mm UPVC Weep hole
30mm above NGL and 100mm C/C
25MPa Concrete
Y12 Starter bars
Mesh ref 295

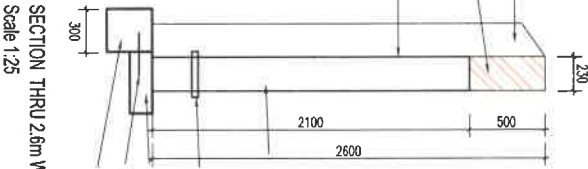


SECTION THRU 2.7m WALL
Scale 1:25

230mm x 230mm support column every 2.5m and at corners
230mm Masonry Wall
40mm UPVC Weep hole
30mm above NGL and 100mm C/C
25MPa Concrete
Y12 Starter bars
Mesh ref 295

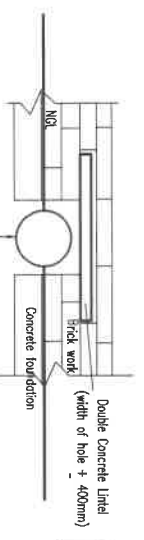


SITE PLAN
Scale 1:200



SECTION THRU 2.6m WALL
Scale 1:25

230mm x 230mm support column every 2.5m and at corners
230mm Masonry Wall
40mm UPVC Weep hole
30mm above NGL and 100mm C/C
25MPa Concrete
Y12 Starter bars
Mesh ref 295



FOUNDATIONS AT TREE ROOTS
Scale 1:25

PROPOSED BDY WALL AND CARPORT TO DWELLING AT RRF 6034, DIKKOP STREET, GEORGE FOR LW. COETZEE		THIS DRAWING:	
C. NOENHOEDE	P. O. Box 128	SITE PLAN	
George	Tel: 083 255 4253	SECTIONS	
DATE: April 2024	SCALE: As Shown	ELEVATION	
DRAWN BY: CN	REC No: D0980	SHEET 1 OF 1	

UNMUNISIPALITEIT GEORGE MUNICIPALITY
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SENIOR BESTUURDER: STATSBEPLANNING