

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

Collaborator No.: 3131887
Reference / Verwysing: Erf 7987, George
Date / Datum: 27 September 2024
Enquiries / Navrae: Marisa Arries

Email: marlize@mdbplanning.co.za

MARLIZE DE BRUYN TOWN PLANNER
PO BOX 2359
GEORGE
0181

APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION):
ERF 7987, EILAND STREET, GEORGE

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 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 7987, George:

1. The relaxation of the north-western street boundary building line (Eiland Street) from 5 metres to 0 metres for a double garage (parallel) and a carport (perpendicular);
2. The relaxation of the south-western side boundary building line from 3 metres to 0.2 metres for a carport;

BE APPROVED in terms of Section 60 of said By-law for the below reasons.

REASONS:

- (i). The proposed permanent 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 over-shadowing.
- (iii). No negative comments or objections were received.

Subject to the following conditions imposed in terms of Section 66 of 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 five (5) 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. M001, drawn by Smith Architectural Group dated 21 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 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.*
- *Electro Technical Engineering Services: All structures to maintain a clearance of 3 metres from any electrical infrastructure. There is an electrical overhead line running along the road reserve - clearance to this line needs to be confirmed and maintained.*

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 16 OCTOBER 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.

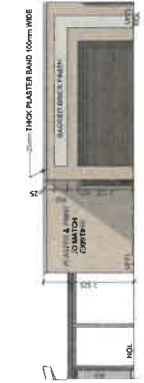
Yours faithfully



C. PETERSEN

SENIOR MANAGER: TOWN PLANNING

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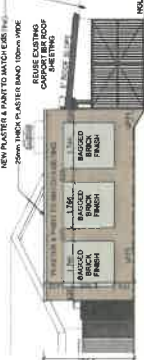
NORTH-EAST ELEVATION
Scale 1:100 (on A1 Sheet)



SOUTH-EAST ELEVATION
Scale 1:100 (on A1 Sheet)



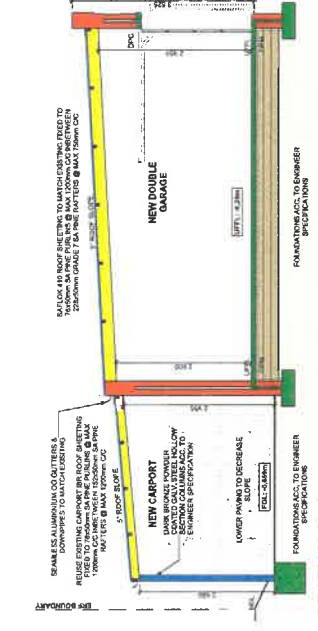
SOUTH-WEST ELEVATION
Scale 1:100 (on A1 Sheet)



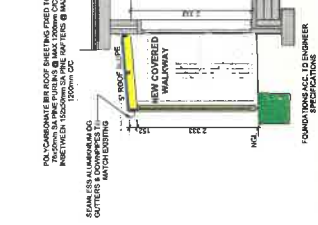
NORTH-WEST ELEVATION
Scale 1:100 (on A1 Sheet)

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.

[Signature]
DATE: 27/09/2024
DATUM: SENIOR MANAGER: TOWN PLANNING
SENIOR BEZIGLER: STADSBEPLANNING



SECTION A - A
Scale 1:50 (on A1 Sheet)

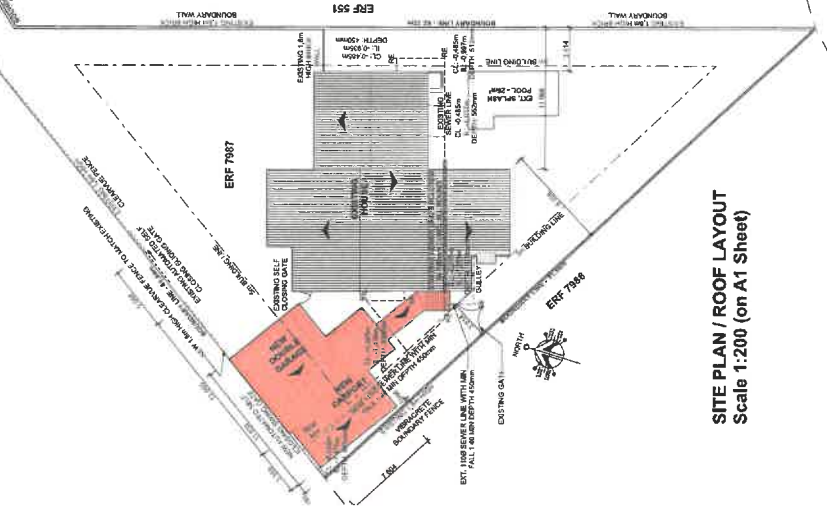


SECTION B - B
Scale 1:50 (on A1 Sheet)



AREA SCHEDULE:

233,72m ²	- TOTAL EXISTING
66,35m ²	- NEW DOUBLE GARAGE
9,26m ²	- NEW COVERED WALKWAY
27,58m ²	- NEW CARPORT
103,19m ²	- TOTAL NEW
336,91m ²	- TOTAL AREA
1172m ²	- ERF AREA
28,7%	- COVERAGE



SITE PLAN / ROOF LAYOUT
Scale 1:200 (on A1 Sheet)

M SMITH ARCHITECTURAL GROUP
PASSION TO CREATE

UNIT 2 FAIRVIEW OFFICE PARK
181 STREET EAST
GARDEN ROUTE
GEORGE

Cell: 082 640 2544
www.msmith.co.za

ADDITIONS & ALTERATIONS FOR R. EBERSOHN ON ERF 7987 DENNECROOD GEORGE

SITE PLAN, ELEVATIONS, SECTIONS

DATE: 1:200, 1:100, 1:50
PROJECT NO: 21.05-05

DATE: 2024/04/02
DRAWN: HDU-PRZC MS
CHECKED: [Signature]

REVISIONS

No.	Date	Description

NOTES:
1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE SANS 10400 SERIES.
2. ALL BUILDINGS MUST COMPLY WITH THE SANS 10400 SERIES.
3. ALL BUILDINGS MUST COMPLY WITH THE SANS 10400 SERIES.
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10. ALL BUILDINGS MUST COMPLY WITH THE SANS 10400 SERIES.

DATE: 4/10/22

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MUNICIPALITY OF GEORGE MUNICIPALITY

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SENIOR MANAGER: TOWN PLANNING

SENIOR MANAGER: TOWN PLANNING

STATSBEPANNING

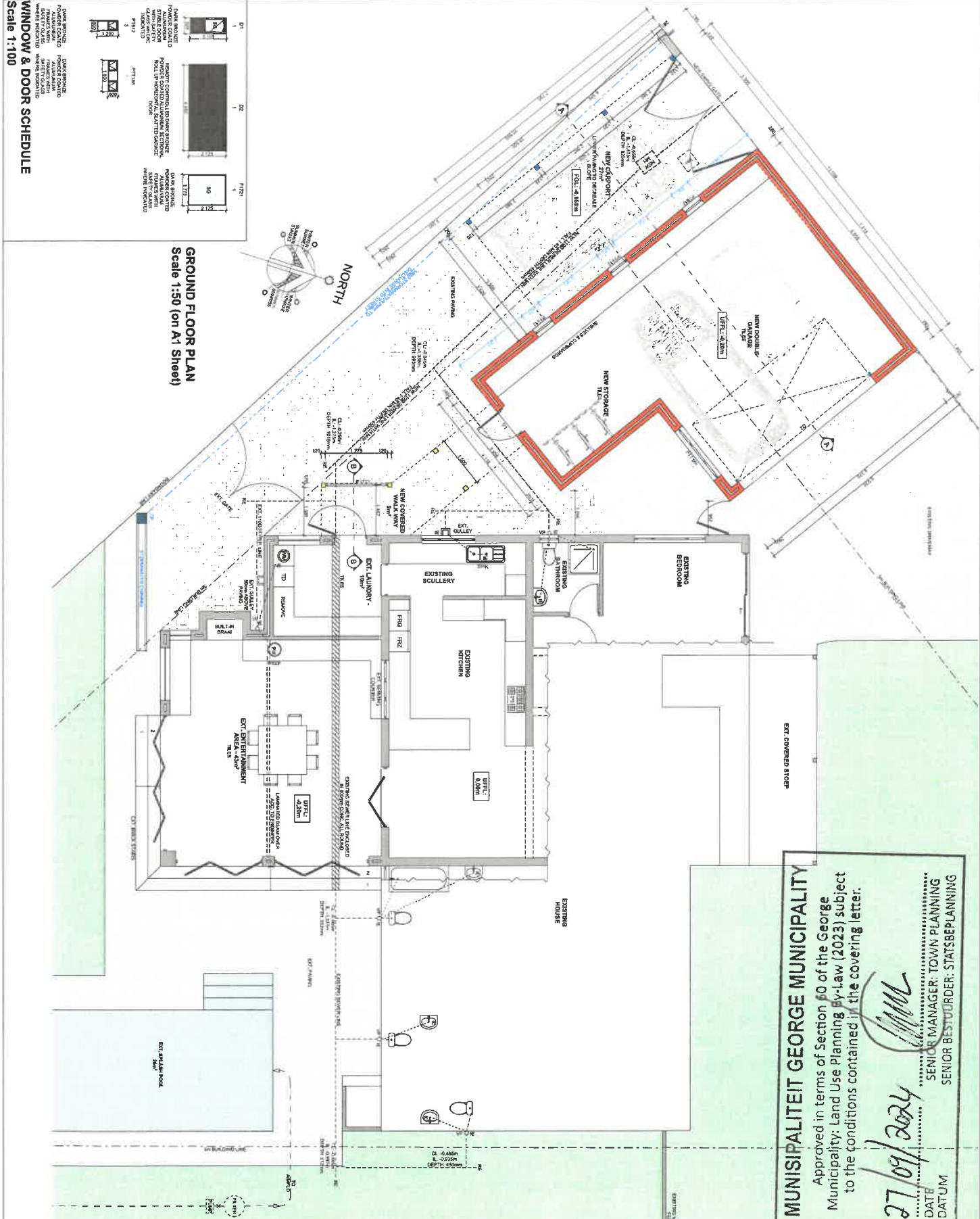
DATE: 4/10/22

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SENIOR MANAGER: TOWN PLANNING

STATSBEPANNING

SENIOR MANAGER: TOWN PLANNING



GROUND FLOOR PLAN Scale 1:500 (on A1 Sheet)



WINDOW & DOOR SCHEDULE Scale 1:100

MSMITH ARCHITECTURAL GROUP PASSION TO CREATE

UNIT 2 FAIRVIEW OFFICE PARK 141 STREET GARDEN GEORGE GARDEN ROUTE

CALL: 022 842 2454 FAX: 022 842 2453 WWW: MSMITH.CO.ZA

ADDITIONS & ALTERATIONS FOR R. EBERSOHN ON ERF 7987 DENNEOODD GEORGE

GROUND FLOOR PLAN, WINDOW SCHEDULE

SCALE: 1:50, 1:100

PROJECT NUMBER: 21-05-05

CLIENT: HOU PREZEZ MS

DATE: 2024/04/02

REVISIONS

DATE: 2024/04/02

BY: HOU PREZEZ MS

DESCRIPTION: HOU PREZEZ MS