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

Collaborator No.: 3205604
Reference / Verwysing: Erf 22971, George
Date / Datum: 14 February 2025
Enquiries / Navrae: Marisa Arries

Email: vincent@a4arc.co.za

VINCENT MOOS
1 DAISY STREET
LEVALIA
GEORGE
6530

APPLICATION FOR PERMANENT DEPARTURE: ERF 22971, GEORGE

Your application in the above regard refers.

The Senior Manager: Town / Spatial Planning (Authorised Official) has, under delegated authority, 4.17.1.24 of 30 June 2023 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 22971, George:

- a) Relaxation of the street boundary building line from 4.0m to 0.0m to accommodate the existing shade carport.
- b) Relaxation of the western side boundary building line from 2.0m to 0.0m to accommodate the existing shade carport.

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

REASONS:

- A. The proposed departures will not have an adverse impact on the surrounding residential character, the natural environment or the streetscape.
- B. There will be no negative impact on the adjacent property owners' rights or amenity in terms of views, privacy or overshadowing.
- C. The proposed additions form part of residential development and can be accommodated within the property.
- D. No negative comments or objections were received.

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. 2019/15 drawn by A4 ARCHT. T. dated 01/07/2024 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. A contravention levy of R12 880.00 (VAT Included) is payable on the submission of building plans for the unauthorized structure erected over the building line.
4. 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.
- In terms of the Municipal Tariff Book for 2024/2025 contravention levies, for properties up to 2 500m² in extent, are calculated as follows:
- Encroachment= 22.5m²
- Property value: $\frac{R1\ 900\ 000}{662\ \text{sqm}} = \mathbf{R2870.09/m^2}$
- Contravention = 10% x R 2870.09/m² x 22.5m² = R6 457.70
- Plus, VAT (15%) = R968.66
- **Total: R7 426.36 to a minimum of R11 200 (plus VAT).**
- **Total: R12 880.00**
- Note, 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.
- 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 07 MARCH 2025** 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.

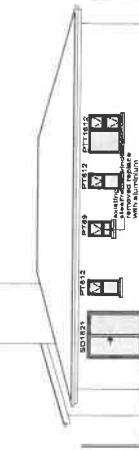
Yours faithfully

I. HUYSER

ACTING SENIOR MANAGER: TOWN PLANNING

C:\Marisa\Decisions_New By-Law Pro formas_(applicant)\Erf 22971, George(departure (building line relaxation_approved)\vincent moos.docx

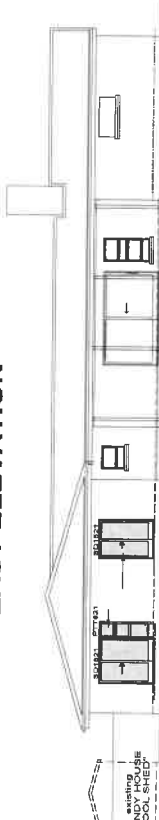




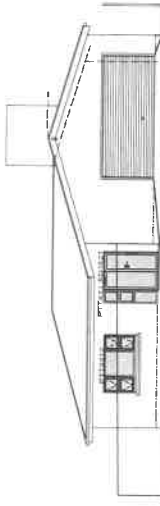
NORTH ELEVATION



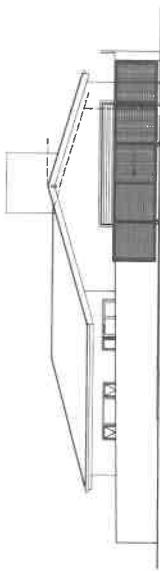
EAST ELEVATION



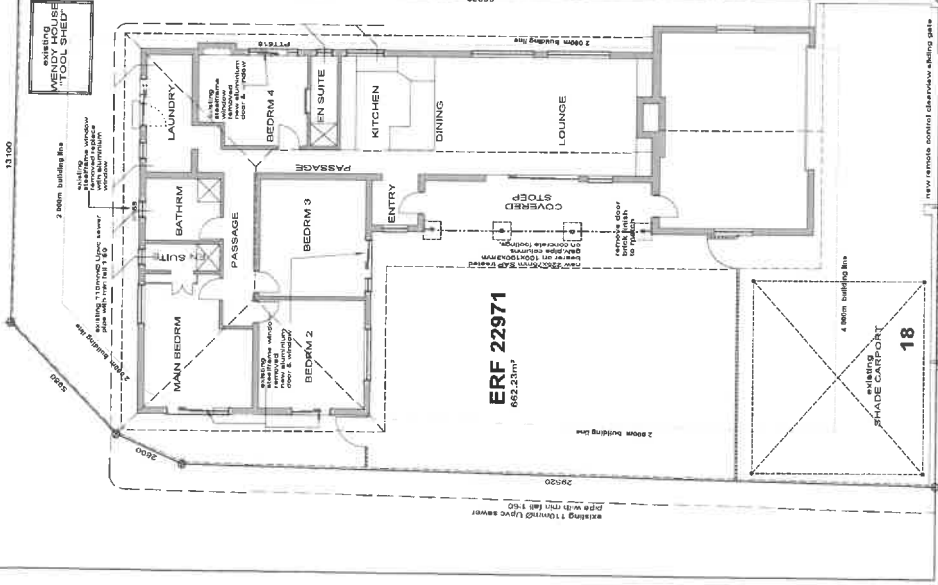
WEST ELEVATION



SOUTH ELEVATION (with new gate)



SOUTH ELEVATION (with new gate)



FLOOR PLAN
SCALE 1:100

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT NZ BUILDING CODE, THE CURRENT NZ STANDARD SPECIFICATIONS AND THE CURRENT NZ STANDARD DRAWINGS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AGENCIES.

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20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AGENCIES.

A4 ARCH. T.
 1 CONSULTANT
 JANUARY
 GEORGE
 TEL: 080 306 9082

Project: **New additions to existing house on Erf 22971 Stander Street George**

Drawing: **Plan Section Elevations**

Scale: **1:100**

Project Number: **2019/15**

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.

14/02/2025
 DATE DATUM

SENIOR MANAGER: TOWN PLANNING
 SENIOR SURVEYOR: STATISBEPLANNING

ITEM	SIZE	COVERAGE
EXISTING HOUSE	90,210 m ²	100%
EXISTING GARAGE	18,580 m ²	100%
EXISTING COVERED STOP	23,000 m ²	100%
EXISTING TOOL SHED	9,000 m ²	100%
PROPOSED SHED CARPORT	48,000 m ²	100%
NEW SHED	34,100 m ²	100%
NEW GARAGE	48,000 m ²	100%