

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

Collaborator No.: 3235430
Reference / Verwysing: Erf 1530, Blanco
Date / Datum: 04 April 2025
Enquiries / Navrae: Primrose Nako

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DELPLAN CONSULTING
P O BOX 9956
GEORGE
6530

APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION): ERF 1530, BLANCO

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 2022 decided:

- A. That the application for Permanent Departures 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 1530, Blanco:
- a) Eastern boundary building line from 3m to 0m for the existing covered patio and braai.
 - b) Eastern boundary building line from 3m to 1,52m for the existing pizza oven.
 - c) Eastern boundary building line from 3m to 2m for the existing living room extension.
 - d) Eastern boundary building line from 3m to 1.49m for the fireplace chimney breast.
 - e) Eastern boundary building line from 3m to 0m for the existing swimming pool pump.
 - f) Western boundary building line from 3m to 1.2m for the existing second dwelling;
- B. That the application for a Permission required in terms of the Zoning Scheme in terms of Section 15(2)(g) of the Land Use Planning By-law for George Municipality, 2023 in respect of development parameter (b) of "second dwelling" to allow a different architectural style from that of the main dwelling house;

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

REASONS

- (i). The proposed building line relaxations 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 from neighbouring property owners.
- (iv). No negative impacts on the natural environment or heritage resources are foreseen.

Subject to the following conditions imposed in terms of Section 66 of the said By-law, namely:

CONDITIONS:

1. That in terms of the provision of the Land Use Planning By-law for George Municipality 2023, the above-mentioned approval shall lapse if not implemented within a period of two (2) years from the date of when the approval comes into operation, or the conditions of approval are not complied with.
2. This approval shall be taken to cover only the building line relaxation as applied for and as indicated on the Site Layout Plan No's. BA23-015 1-01 MS Rev 1 dated September 2024, BA23-015 2-01 MS Rev 1 dated August 2023 and BA23-015 4-01 MS Rev 1 dated August 2023, drawn by Riaan Le Roux of Blue Architects and attached as "Annexure A" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provisions.
3. A Departure Application must be submitted in respect of the windows located closer than 1,5m from the boundary.
4. The height of the second dwelling within the building line is limited to 3,5m.
5. In accordance with Section 66(2)(z) of the Land Use Planning By-Law for George Municipality 2023, a contravention levy of **R13 991,04** (VAT included) shall be payable to the Directorate: Human Settlements, Planning and Development on submission of building plans.
6. The above approval will be considered as implemented on the issuing of the occupation certificate in accordance with the approved building plans.

Notes:

- *A building plan to be submitted in terms of Section 4 of the National Building Regulations and Building Standards Act 103 of 1977, for the development.*
- *Building plans to comply with SANS 10400, and any other applicable legislation.*
- *No construction may commence until such time as a building plan has been approved. The property may only be use for the intended purpose once a Certificate of Occupation has been issued. Further comments will be provided on submission of building plans.*
- *Stormwater must be dispersed responsibly, and the stormwater management and erosion measures must be addressed on the building plans.*
- *The height of the water tank over the building line must be indicated on building plan and confirmed to be lower than the boundary wall.*
- *All structures on site must be indicated on the building plan.*
- *A penalty fee should be applicable due to illegal building work.*
- *The contravention levy was calculated as follows:*
 - *Total municipal value of the property, divided by total area of the property to determine the per m² value of the property (R2 600 000 / 1 057 m² = R2 459,79/m²).*
 - *Contravention levy (directly) is calculated as 10% of the per m² value times the contravention floor area (10% x R2 459,79m² x 49,46m² = R12 166,12 + VAT (15%) = Total = R13 991,04.*

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 25 APRIL 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



D. POWER
DEPUTY DIRECTOR: TOWN PLANNING

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LEVELS AND DIMENSIONS.
 THE CONTRACTOR, SUB CONTRACTOR AND SUPPLIER MUST VERIFY A ALL DIMENSIONS AND LEVELS ON SITE AND RECORD ANY VARIATIONS TO THE ARCHITECT'S DRAWINGS. DIMENSIONS MUST BE IN ACCORDANCE WITH THE DIMENSIONS OF THE BUILDING. DIMENSIONS ARE TO BE TAKEN IN REFERENCE TO LOCAL DIMENSIONS AND LOCAL SCALE DETAILS COMPARE SMALL SCALE DIMENSIONS.

No.	Date	Description	By
		Revisions	DB
		Revisyings	DB

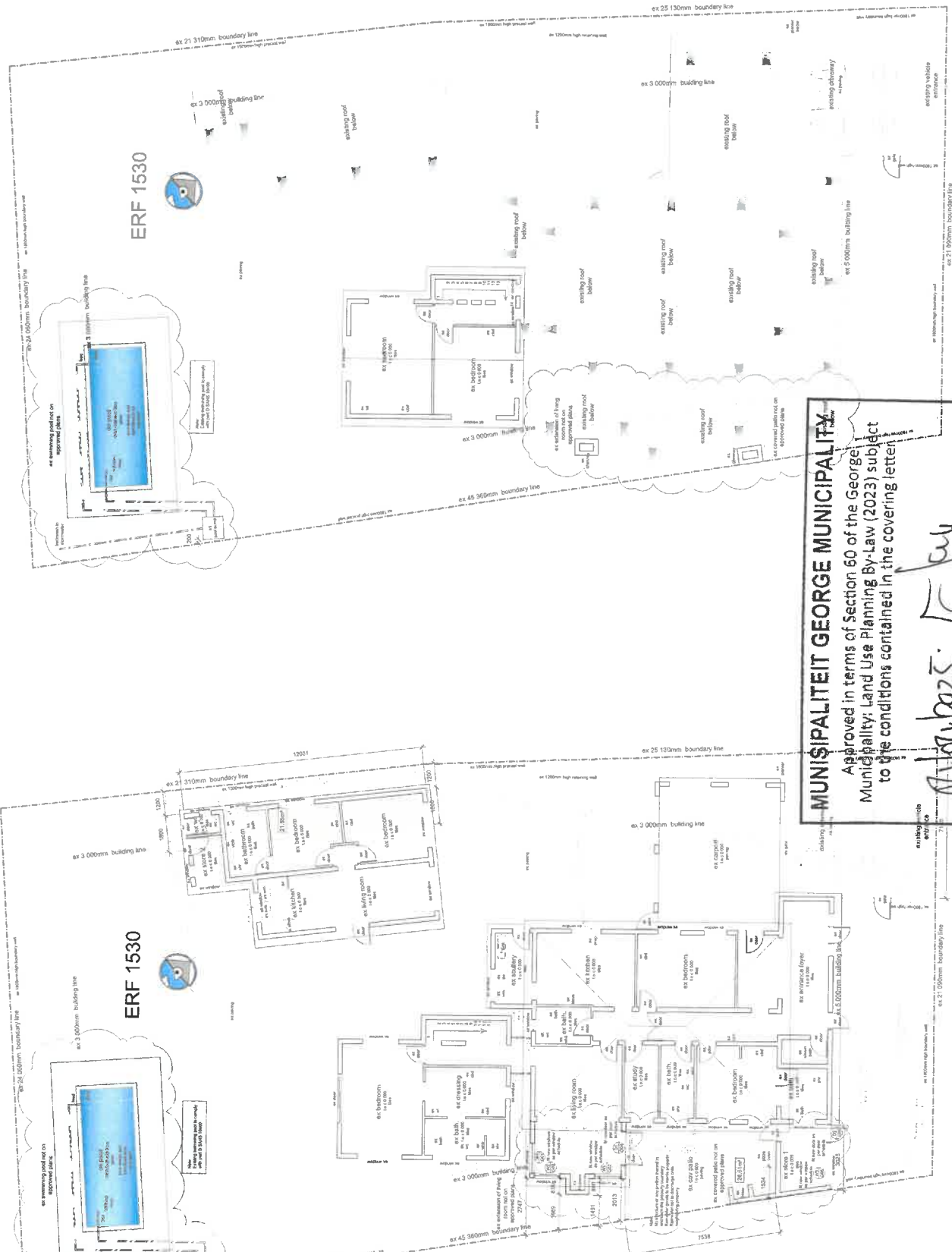


Mr & Mrs
 Barnard

As built plans for existing
 residence on Erf 1530
 Blanco

GROUND STOREY & FIRST STOREY PLANS

Project Name	8423-015-201 MS
Client	AS SHOWN
Architect	RIANI LE ROUX
Date	AVG 2023



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 10/04/2023
 JUNIOR MANAGER: TOWN PLANNING
 SENIOR CONSULTANT: STATSBEPANNING

GROUND STOREY PLAN - scale 1 : 100

