

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

Collaborator No.: 3251061
Reference / Verwysing: Erf 5012, George
Date / Datum: 04 April 2025
Enquiries / Navrae: Primrose Nako

Email: janvrolijk@jvtownplanner.co.za

JAN VROLIJK TOWN PLANNER
P O BOX 710
GEORGE
6530

APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION): ERF 5012, 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 2022 decided 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 on Erf 5012, George:

- a) Street boundary building line from 4m to 2,3m to accommodate improvements to the eastern façade of the dwelling house.
- b) Street boundary building line from 4m to 2,5m to accommodate a proposed pergola on the south-eastern side of the dwelling house.
- c) Street boundary building line from 4m to 0,7m to accommodate the proposed balcony above the covered entrance.
- d) Southern side boundary building line from 2m to 0m to accommodate a new laundry and toilet (outbuilding) and the new carport.

BE APPROVED in terms of Section 60 of the said By-law for the following 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 overshadowing.
- (iii). The proposed structures form part of the residential development and can be accommodated within the property.
- (iv). Surrounding property owners had no objection to the proposed development.

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

CONDITIONS:

1. That in terms of the provisions of the Land Use Planning By-law for George Municipality 2023, the above-mentioned approval shall lapse if not implemented within a period of five (5) years from the date of when the approval comes into operation, or the below conditions are not complied with.
2. This approval shall be taken to cover only the Departures as applied for and as indicated on Site Plan No. H24 - 01 CNL-01-06 dated 23 April 2024, drawn by Blueprint Draughting, 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. The garage and garden shed to be demolished as indicated on the Site Plan.
4. The outbuilding (laundry and toilet) may not exceed a height of 3,4m as per the proposal submitted.
5. The above approval will be considered as implemented on the commencement of building work in relation to the approved building plan relating to the application.

Notes:

- *Carport to be labelled on the building plan.*
- *The height of the carport may not exceed 4m.*
- *Heights of the dwelling house to be indicated and checked on building plan approval for compliance with the Zoning Scheme.*
- *The stand area is incorrectly indicated on the plan and should be revised together with calculations made on the building plan in terms of development parameters.*
- *Building plan to be submitted in terms of the National Building Regulations.*
- *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.*
- *Additional building plan application fees, calculated in terms of the approved tariffs, will be applicable for structures already commenced with or completed without the approval of the Local Authority.*
- *Storm water must be dispersed responsibly, and the storm water management and erosion measures must be addressed on the building plans.*

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

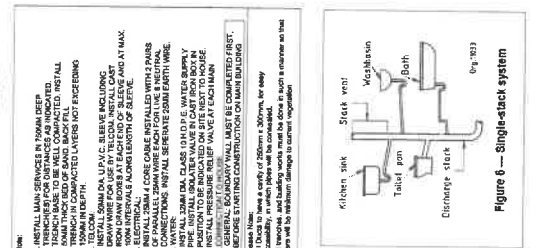
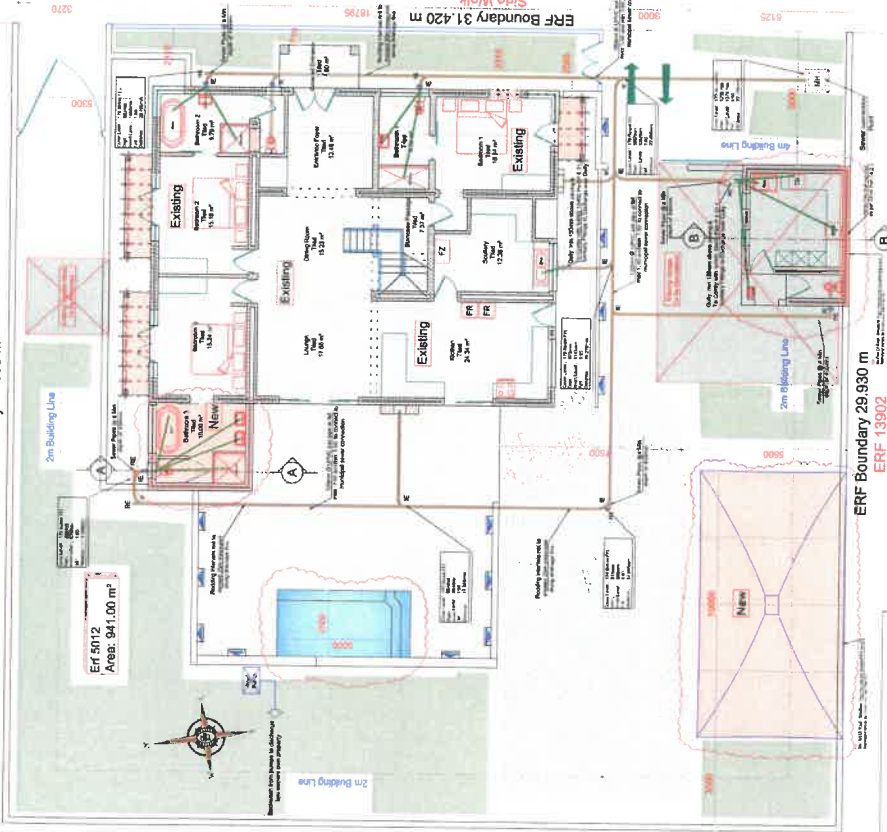
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ANNEXURE A

Municipal Approval Stamp

Site Plan SCALE 1:100

ERF 5011
ERF Boundary 29.930 m



SEWER NOTES:

- REVERSE LAUNCH TO CORNER WITH BARS (DOB PART P)
- GENERAL: ALL WALLS AND FOUNDATIONS MUST BE CAST IN PLACE CONCRETE WITH REINFORCING BARS (DOB PART P) AND CAST IN PLACE CONCRETE WITH REINFORCING BARS (DOB PART P) SURROUND.
- IF REINFORCING BARS ARE CAST IN PLACE CONCRETE WITH REINFORCING BARS (DOB PART P) SURROUND.
- WASTE PIPES: ALL WASTE PIPES MUST BE CAST IN PLACE CONCRETE WITH REINFORCING BARS (DOB PART P) SURROUND.
- SOIL VENT VALVE: ALL SOIL VENT VALVES MUST BE CAST IN PLACE CONCRETE WITH REINFORCING BARS (DOB PART P) SURROUND.
- NOTE: ALL WASTE PIPES MUST BE CAST IN PLACE CONCRETE WITH REINFORCING BARS (DOB PART P) SURROUND.
- ADDITIONAL NOTES: ALL WASTE PIPES MUST BE CAST IN PLACE CONCRETE WITH REINFORCING BARS (DOB PART P) SURROUND.

ANNEXURE A

Arbour Road

Elevations SCALE 1:100



Finishing schedule:	Finishing schedule:	Finishing schedule:	Finishing schedule:
Exterior Paints: Blue Weatherguard	Exterior Cladding: Mocha 3 tone	Exterior Cladding: Mocha 3 tone	Exterior Cladding: Mocha 3 tone
Interior Cladding: Mocha 3 tone	Interior Cladding: Mocha 3 tone	Interior Cladding: Mocha 3 tone	Interior Cladding: Mocha 3 tone
Interior Cladding: Mocha 3 tone	Interior Cladding: Mocha 3 tone	Interior Cladding: Mocha 3 tone	Interior Cladding: Mocha 3 tone
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Project Description:
Additions & Alterations on Erf 5012
George - Campersdorp
for Mr Liebenberg & Mrs Van Zyl

Drawing Nr: H24 - 01
CNL - 01 - 06
23/04/2024
Site Plan And Elevations

TIAN SCHOON
012 303 0652 | TIAN@BLUPRINTW.CA
BLUE PRINT DRAUGHTING
127 BLOEMHOF AVENUE, SUITE 101, GEORGETOWN, 7930
Member No: 2244

MUNICIPALITEIT GEORGE
Approved in terms of Subordinate Municipality and Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

SENIG MANAGER: TOWN PLANNING
SENIOR BUITURDER: STADTBEPLANNING

NOTES:
1. All information on the plan must be checked and approved before any building work commences.
2. Drawings must be checked on site.
3. Drawings must not be scaled.

Area Covered:	Area Covered:
GROUND STOREY:	133,87 m ²
ADDITIONS:	12,79 m ²
New Laundry:	18,48 m ²
New Carport:	12,00 m ²
TOTAL:	183,14 m ²
FIRST STOREY:	141,04 m ²
Existing:	48,18 m ²
New Balcony:	197,51 m ²
TOTAL:	488,18 m ²
Total Floor Area:	519,58 m ²
Site coverage percentage (incl Foot):	174,68 / 519,58 = 33,63 %
P.A.R. (20 BB / 519,58):	(Erf Omslag, Woning & Camp) 0,4300
Occupancy:	M4
Zoning:	Rat 1

to check

Applicable Party Approval: _____ Date: _____
Owner/authorized Signatory: _____ Date: _____
T Schoon Signatory: _____ Date: _____

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