

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

Collaborator No.: 2142652
Reference / Verwysing: Erf 156, Wilderness
Date / Datum: 23 September 2022
Enquiries / Navrae: Marisa Arries

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MARLIZE DE BRUYN PLANNING
PO BOX 2359
GEORGE
6530

**APPLICATION FOR DEPARTURE (BUILDING LINE RELAXATION):
ERF 156, SANDS ROAD, WILDERNESS**

Your application in the above regard refers.

The Deputy Director: Planning (Authorised Official) has, under delegated authority, 4.1.17.1.17 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 (2015), for the relaxation of the following building lines applicable to Erf 156, Wilderness, namely:

- a) Northern street boundary building line from 5m to 0m to accommodate a garage within the north-western portion of Erf 156, Wilderness;
- b) Northern street boundary building line from 5m to 0m to accommodate a garage within the north-eastern portion of Erf 156, Wilderness;
- c) Northern street boundary building line from 5m to 0m to accommodate a new covered walkway on Erf 156, Wilderness;
- d) Western common boundary building line from 2m to 0.7m to accommodate a guest toilet on Erf 156, Wilderness;
- e) Western common boundary building line from 2m to 0.7m to accommodate a new covered patio; and
- f) Eastern common boundary building line from 2m to 1.536m to accommodate a new covered braai room;

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

REASONS:

- (i). The proposal will not have an adverse impact on the character of the streetscape, adjacent property owners or vehicle sight distances.

- (ii). The proposed additions form part of residential development and can be accommodated within the property's cadastral boundaries.
- (iii). The proposed development will not have an adverse impact on the character of the area or the environment, as the property's residential character is maintained, and similar structures exist in close proximity.
- (iv). The position of existing engineering services infrastructure has been considered.
- (v). Surrounding property owners have no objection to the proposed development.

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 2015, the approval shall lapse if not implemented within a period of five (5) years from the date thereof.
2. This approval shall be taken to cover only the departure applications as applied for and as indicated on the site layout plan, Plan no. 10/03/102, drawn by PGL ARCH dated August 2022 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. Building plans to be submitted in terms of the National Building Regulations.
4. The above approval will be considered as implemented on commencement of works in accordance with the approved building plan.

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 George Municipality's By-law on Municipal Land Use Planning.

A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director Planning and Development, P O Box 19, George, 6530 or Directorate: Planning, 5th floor, Civic Centre, York Street, George **on or before 14 October 2022** 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.

Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

Kindly note that in terms of Section 80(14) of the George Municipality's By-law on Municipal Land Use Planning, the above decision is suspended until such time as the period for lodging an appeal has lapsed, any appeal has been finalised and you have been advised accordingly.

Yours faithfully



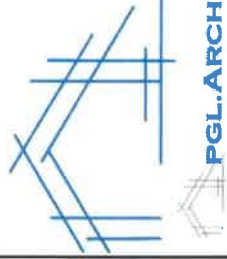
C. PETERSEN

SENIOR MANAGER: PLANNING

C:\Marisa\Erf 156, Wilderness (departure (building line relaxation)_approved)mdebruyn.docx

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NO	DATE	REASON



PIETER LUBENBERG
063 17 75 17 17
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PROJECT TITLE
**PROPOSED ADDITIONS TO
EXISTING RESIDENCE**

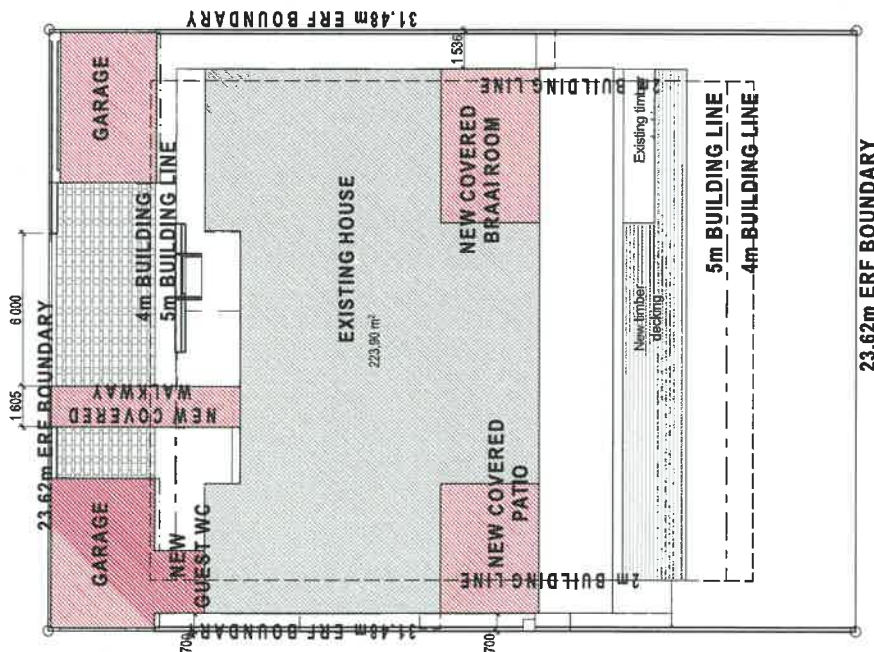
MR MA JONES
ON ERF 156, WILDERNESS

DRAWING TITLE
REVISED SITE PLAN

DRAWING NO
10/03/ 102

SCALE	SOAL	DRAWN	GETEKEN	REVISION
	AS SHOWN	JENNY		
DATE	DATUM	LAST PLOT DATE		
AUGUST 2022	2022/08/11			

SCHEDULE OF AREA	AREA
SITE	743,0m ²
EXISTING DWELLING	305,0m ²
EXISTING COVERED PATIO	38,3m ²
NEW GARAGES	39,2m ²
NEW GUEST WC	5,4m ²
NEW BRAAI & PATIO	43,5m ²
NEW COVERED ENTRANCE	8,0m ²
NEW AREA	96,1m ²
TOTAL AREA	439,4m ²
TOTAL COVERAGE	312,9m ²
FAR	312,9/743
COVERAGE	42,1 %



1:200

SITE PLAN

MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2015) subject to the conditions contained in the covering letter.

23/09/2022

DATE
DATUM

DEPUTY DIRECTOR: PLANNING
ADJUNK DIREKTEUR: BEPLANNING