

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

Collaborator No.: 2463976
Reference / Verwysing: Erf 16738 George
Date / Datum: 19 May 2023
Enquiries / Navrae: Primrose Nako

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GEORGE
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APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION): ERF 16738, GEORGE

Your application in the above regard refers.

The Deputy Director: Planning (Authorised Official) has, under delegated authority, 4.16.18.1 of 30 June 2022 decided that the application for Departure in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023 or the following applicable to Erf 16738, George:

- a) Relaxation of the northern street boundary building line from 5.0m to 1.615m for additions to the house (bedroom) on the ground floor;
- b) Relaxation of the northern street boundary building line from 5.0m to 2.075m for changes to the house (kitchen and scullery) on the ground floor;
- c) Relaxation of the northern street boundary building line from 5.0m to 1.615m for an extension to the house (study room) on the first floor; and
- d) Relaxation of the northern street boundary building line from 5.0m to 2.075m for an extension of the garage on the first floor;

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

REASONS FOR DECISION

1. The approval of the proposed building line relaxations will not have an adverse impact on the character of the surrounding area.
2. None of the neighbour's views, sun or privacy would be significantly affected and the structure/use is unlikely to cause a nuisance to surrounding property owners.
3. There is no negative impact on the street view, traffic, and pedestrian movement.

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

CONDITIONS OF THE DIRECTORATE: HUMAN SETTLEMENTS, PLANNING AND DEVELOPMENT

1. That in terms of provision 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 thereof.

2. This approval shall be taken to cover only the Departure application as applied for and as indicated on the site layout and building plans, drawing numbers **2207.02-A1, 2207.02-A2, 2207.02-A3 & 2207.02-A4** drawn by **H.J Kruger** dated **August 2022** 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 provision.
3. The landing steps and balustrades (walls) that project into the road reserve must be demolished prior to building plan approval.
4. In accordance with Section 66(2)(z) of the Land Use Planning By-law for George Municipality, 2023 a contravention levy of **R 6401.58 VAT Included** shall be payable for the unlawfully erected structures on submission of building plans:
5. The above approval will be considered as implemented on the approval of the as-built building plans for the abovementioned structures.

Note:

- (a) A building plan be submitted for approval in accordance with the National Building Regulations (NBR).
- (b) Stormwater must be dispersed responsibly, and the stormwater management, retention and erosion prevention measures must be addressed on the building plans
- (c) The contravention levy is calculated as follows:
 - 15.38m² of the floor area of the property is used directly for a dwelling unit on a General Residential Zone II property.
 - The present municipal value of the property is R 1 046 000.00, and the property area is 289m².
 - The m² value of the property is thus, R 3 619,37 /m².
 - The contravention levy payable by the owner in accordance with the municipality's tariff list is thus, 10% x R 3 619,37m² x 15.38m² = R 5 566,59 plus VAT = R834.99
 - Total: R 6401,58 VAT Included

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 09 JUNE 2023** 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.

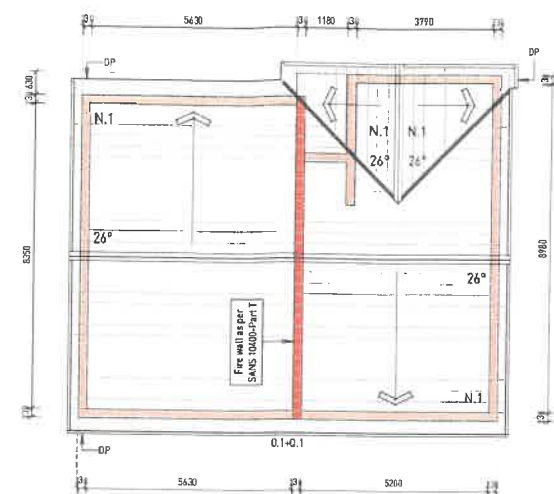
Yours faithfully



C. PETERSEN

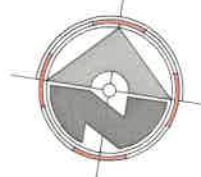
SENIOR MANAGER: TOWN PLANNING

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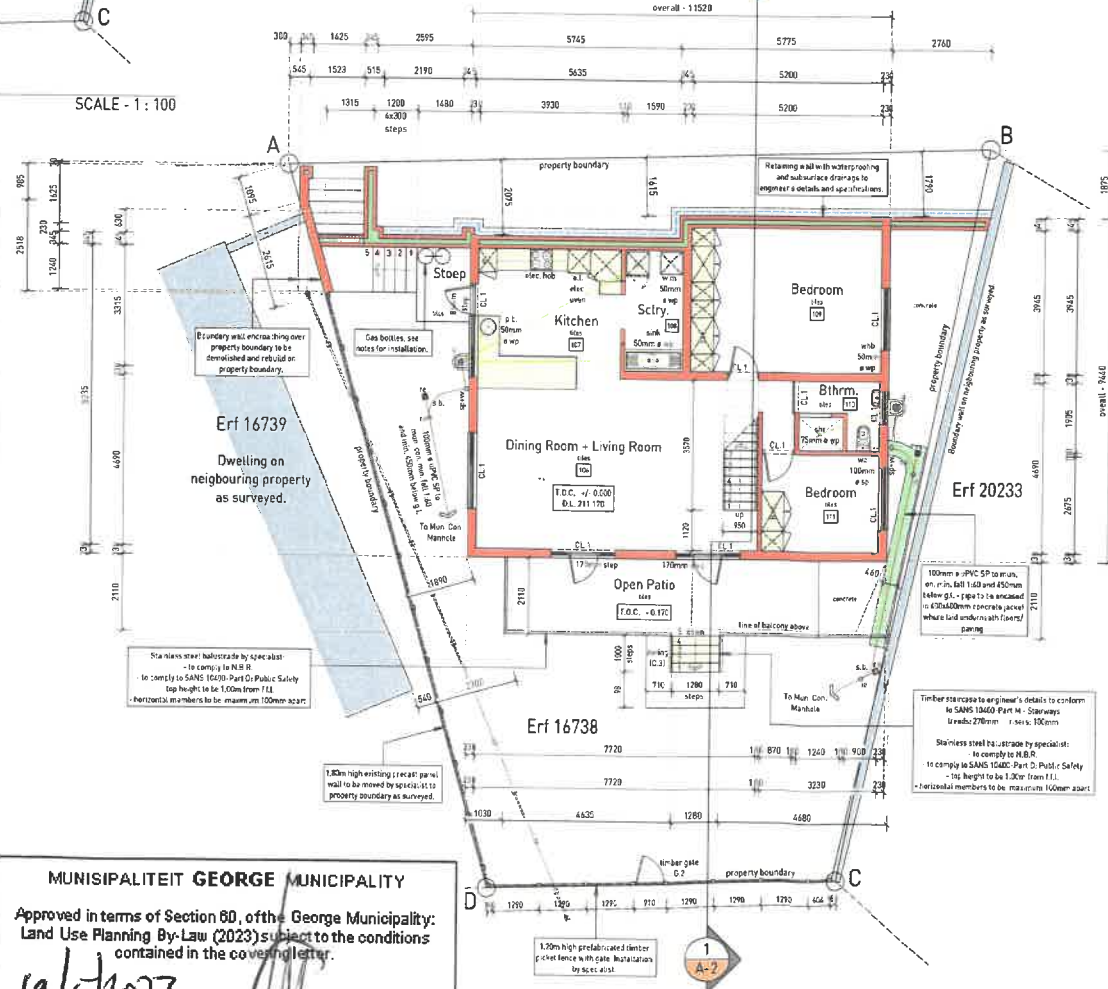
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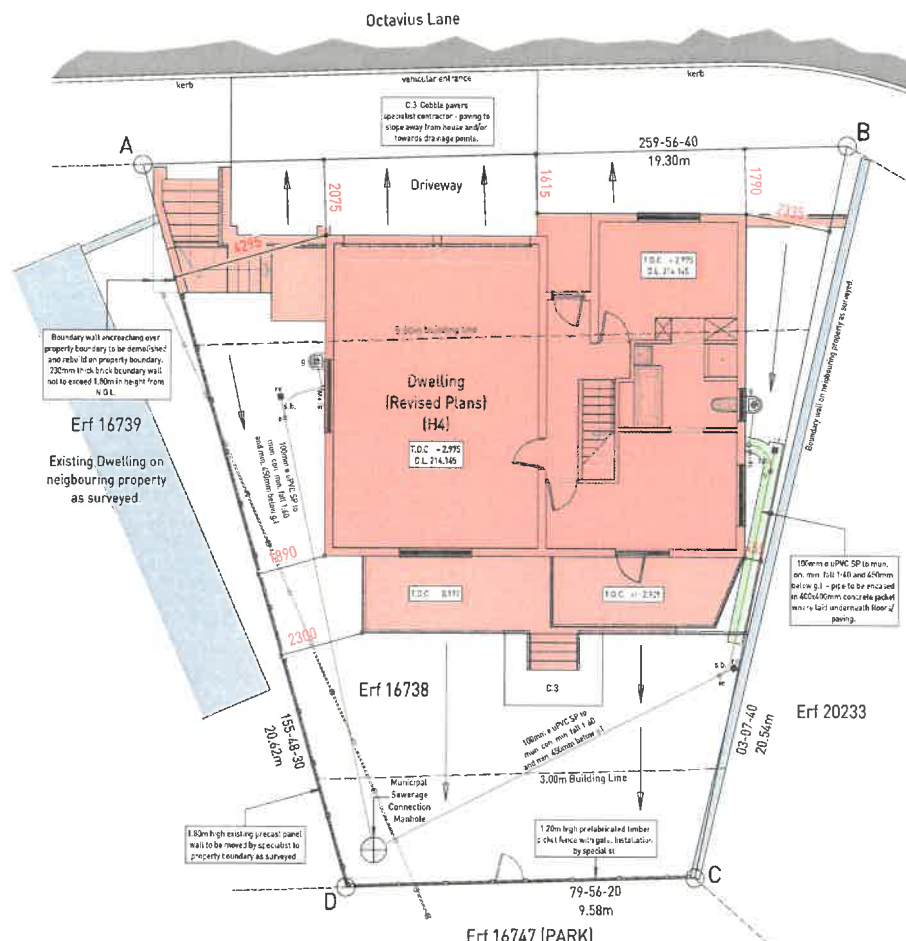
ROOF ASSEMBLY: DESIGN DATA	
Table 3 • SANS 201 Default values used unless stated otherwise	
Roof Type: N1	
Concrete 1: roof cladding, roof p/s at 20 deg. with horizontal eaveless	
Climate Zone	all temperature Durable
Max. Wind direction:	W
Min. R-value to be achieved by roof assembly:	0.70
Concrete	R-value Unlimited
Outdoor air film (1/m²)	as per SANS 204 • 0.08
Exterior air film (not cladding)	as per SANS 204 • 0.05
Indoor air space	as per SANS 204 • 0.11
Under Insulation (Acoustic)	0.06
Cladding Material (Acoustic Acceptable) 135mm	as per manufacturer • 2.88
Cladding (Composite Reinforced) 1.5 mm ceiling cladding	as per manufacturer • 0.64
Indoor air film (not air)	as per SANS 204 • 0.11
R Value achieved	0.94
Roof assembly complies to req. of SANS 10400: Part 2A 2011 ✓ for roof assemblies.	



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SCALE 1 : 100



SCALE - 1 : 100

APPROVAL HISTORY:	
ORIGINAL PLAN APPROVAL (PLAN NO. 56122900)	02/11/2000
DECLARATION CERTIFICATE DATE ISSUED	06/06/2000

AREAS:	
AREA OF DWELLING AS ORIGINALLY APPROVED:	140.00 m ²
AREA OF DWELLING - REVISED PLANS:	219.65 m ²

BUILDING CLASSIFICATION (AS PER SANS 10400 A)	
DWELLING HOUSE	H4
BEDROOMS	3
POPULATION MAX. 2 PEOPLE PER BEDROOM	6

STATUTORY NOTES - ERF AND BUILDING DATA:	
AREA OF ERF 16738	289.00 m²

AREA OF DWELLING - GROUND STOREY (REVISED)	105.10 m ²
AREA OF COVERED EXTERIOR - GROUND STOREY (REVISED)	9.45 m ²
AREA OF DWELLING - FIRST STOREY (REVISED)	50.35 m ²
AREA OF GARAGE - FIRST STOREY (REVISED)	52.00 m ²
AREA OF COVERED EXTERIOR - FIRST STOREY (REVISED)	2.75 m ²
TOTAL AREA - GROUND STOREY (REVISED)	114.55 m ²
TOTAL AREA - FIRST STOREY (REVISED)	105.10 m ²
TOTAL AREA OF BUILDINGS (REVISED)	219.65 m ²
COVERAGE (DWELLING ONLY - REVISED)	39.64 %
AREA OF OPEN PATIO - GROUND STOREY	16.20 m ²
AREA OF EXTERNAL STAIRCASE + OPEN STOEP	11.25 m ²
AREA OF TOTAL FOOTPRINT	137.35 m ²
COVERAGE (TOTAL FOOTPRINT)	47.53 %

ALLOWABLE HEIGHT FROM N.G.L.	8.50m
STOREYS	TWO
BUILDING LINES	AS INDICATED
SERVITUDES	n/a

Notes - Boundaries, Boundary Walls and Stormwater Discharge.

- No structure or any portion thereof to encroach over the property boundary.
- Boundary wall(s) to be finished on both sides to the satisfaction of the adjacent owner(s).
- Stormwater according to SANS 10400-Part R and to engineer's details.
- No rain or stormwater to discharge onto neighbouring properties.

MUNICIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 80, of the George Municipality:
Land Use Planning By-Law (2023) subject to the conditions
contained in the covering letter.

19/5/2023

DATE: SENIOR MANAGER TOWNPLANNING
DATUM: SENIOR BESTUURDER STADS EN PLANNING

ARCHIDRAFT

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MUNICIPAL APPROVAL STAMP:

ELECTRICAL LEGEND:

	Internal ceiling mounted light armature point - 10W LED
	Internal ceiling mounted light armature point (General areas in Bathrooms) - 10W LED (IP65)
	External light armature point 2200mm from FFL mounted against wall - 10W LED (IP65)
	Internal LED tube 1200mm; LED lights with prismatic diffuser to fit ceiling - 10W 2FT x 2
	Internal single 15 amp wall plug
	Internal double 15 amp wall plug
	1 point light switch - wall mounted 1200mm above FFL
	2 point light switch - wall mounted 1200mm above FFL
	3 point light switch - wall mounted 1200mm above FFL
	2-way light switch - wall mounted 1200mm above FFL
	Cookhood extractor unit
	Stove isolator switch
	Electrical wiring
	Main Electrical Distribution Board
	Prepaid meter
	Gas water heater

Note to Owner/Building Contractor:

Energy Efficiency calculations have been done on the following elements of the project: Fenestration, Roof Assembly, Energy Demand and Consumption Lighting and Electrical layout, Hot Water Demand and Heating to comply with Energy Efficiency requirements of SANS 10400-Part 1A: 2021 and SANS 204:2011. Any changes to these elements may affect the calculations. The responsible person must be informed in advance of any changes. Changes may result in new calculations and might cause the owner to incur additional financial costs. Failure to inform the responsible person, can prevent the issuing of Occupancy Certificates.

The calculations are based on building classification H4: Dwelling House with 3 bedroom with population max. 6 people (2 people per bedroom) - as per SANS 10400 Part A: 2022

ENERGY DEMAND & CONSUMPTION

DWELLING (H4) - 3 BEDROOMS - 4 PEOPLE OCCUPATION
[as per SANS 10400 Part A: 2022]

Lighting: as per SANS 10400-Part A: 2021-2

4.2.2 The use of light-emitting diodes (LED) and compact fluorescent (CFL) in occupancies H-3 and H4 shall be deemed to comply with the requirements of 4.2.1. Any other lighting technologies used in occupancies H3 and H4 shall not exceed the lighting power density values set out in table 17.

Light-emitting diodes (LED) and compact fluorescent (CFL) light units used on project (Dwelling H4), thus complies.

NOTES - Electrical:

- Installation:
 - The installation to comply with all requirements of the local authority, N.B.R., SANS 10142 - Wiring of Premises, SANS 10400-Part 1A and SANS 204:2011 (Energy Efficiency in Buildings);
 - Supply C.O.C. by qualified electrician after installation;
 - Chase neatly - chase solid walls not deeper than one third of the wall thickness vertically and not more than one sixth horizontally - and horizontal chase where possible. Do not chase walls constructed of hollow blocks - locate services in the block cavity. Ensure that chases, holes and recesses are made as to not impair the strength or stability of the walls, or reduce the fire resistance properties of the wall. Fill the chases with Class I or II mortar once the conduits are in position;
 - Electrical connection Single Phase.

- Guarantee:
 - Guarantee the efficient and safe working of the installation for 12 months after the completion of the building. Light bulbs and tubes are excluded from this guarantee.

- Conduits:
 - APVC - SANS 950;
 - Build in conduits in wall chase with cement mortar and clamps;
 - Fix conduits on wall surfaces and in roof spaces with clamps;
 - Cast conduits in concrete surface beds;
 - On surface facing level, plumb, neatly and in straight lines;
 - All conduits to be free of any water and debris.

- Electrical Cables:
 - See SABS 0110 - The selection, handling and installation electric power cables of rating not exceeding 32 kV;

- Laying:
 - Excavate for cable 600mm below finished ground level;
 - Encase cable in river sand - backfill and compact in layers not exceed 300mm;
 - Mark the cable route for approved markers;
 - Notify the local authority for connection and give necessary assistance.

- Electrical Distribution Board:
 - Board, pre-painted (to approved colour) presses steel distribution board with door and latch and with isolator, earth leakage devices and circuit breakers. Build in distribution board - label all functions and provide legends.

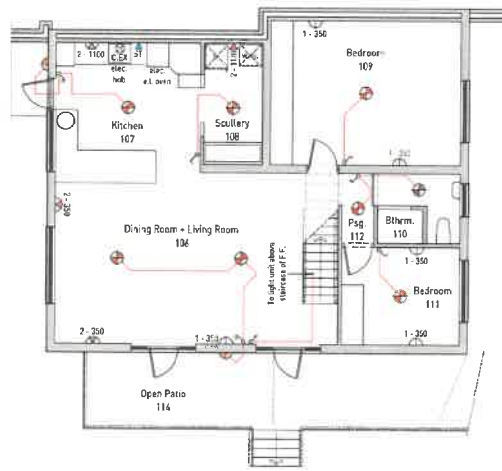
- Light Switches:
 - Light switches build into wall and to be min. 150mm away from all openings (where possible) and at level 1100mm (bottom) from F.F.L.

- Electrical Sockets:
 - General living areas - single or double point wall sockets (as indicated on layout) build into wall at level 350mm (bottom) from F.F.L.;
 - Kitchens:
 - above counter tops: double point wall sockets (as indicated on layout) build into wall at level 1100mm (bottom) from F.F.L. (to be 250mm above counter top);
 - for undercounter appliances: single or double point wall socket (as indicated on layout) build into wall at level 750mm (bottom) from F.F.L.;
 - microwave placed in built in cupboard: single point wall socket (as indicated on layout) build into wall at level 1400mm (bottom) from F.F.L. - final height to be determined on site when design of kitchen cupboards has been finalised;
 - Study - double point wall socket (as indicated on layout) build into wall at level 600mm (bottom) from F.F.L. top of socket to be 150mm below counter top level;
 - Garage - single or double point wall socket (as indicated on layout) build into wall at level 1100mm (bottom) from F.F.L.;

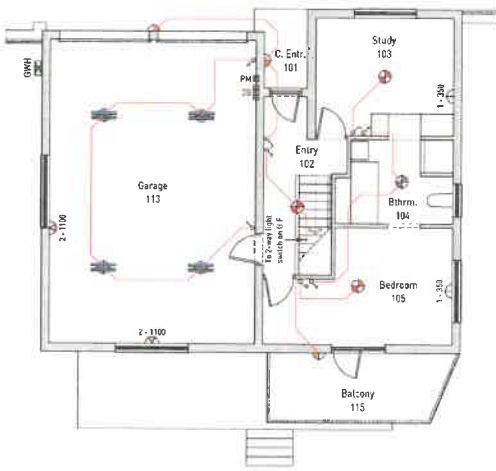
- TV, Telephone and Data Points:
 - Build box in to wall at level 350mm (bottom) from F.F.L. - unless stated otherwise on layout;
 - Allow for 300mm conduits between s.t.v. c/s's and all tv points

- Water Heating:
 - 1 x Rinnai infinity 26L (external) gas water heater installed in 'Rinnai Smartbox®' recess enclosure. All components to be installed by specialist contractor according to manufacturer's details and SANS 10400-Part 1A and SANS 204:2011 (Energy Efficiency in Buildings);

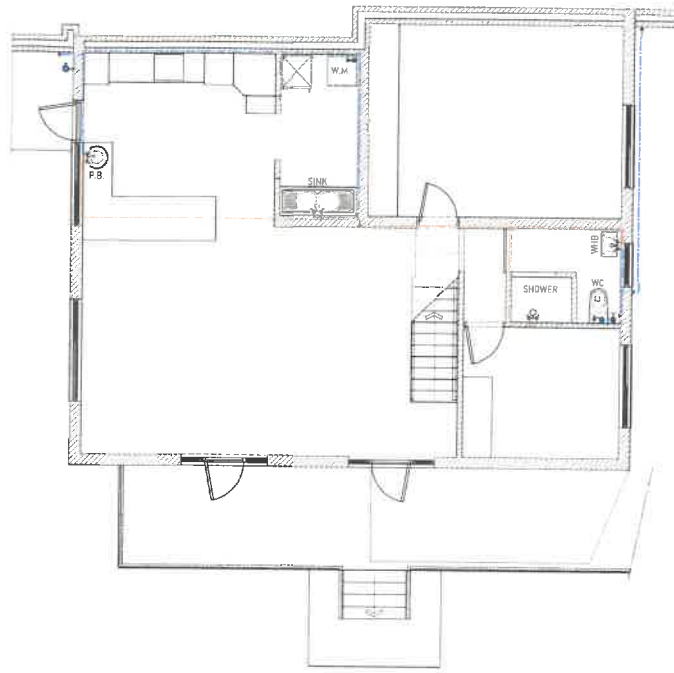
- All appliances to be fitted by merchant & connected by electrical contractor.



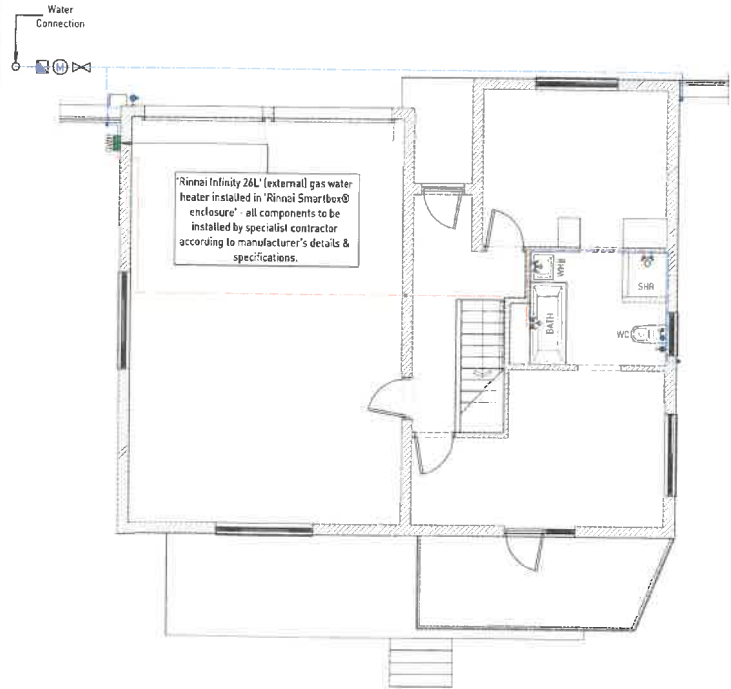
1 Ground Storey Electrical and Lighting Layout
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2 First Storey Electrical and Lighting Layout
SCALE - 1 : 100



3 Ground Storey Water Reticulation Layout
SCALE - 1 : 75



4 First Storey Water Reticulation Layout
SCALE - 1 : 75

WATER RETICULATION KEY

	Position of warm water cylinder, see specifications for description
	Position of gas water heater, see specifications for description
	Cold water blip with hose connection
	Cold water tap
	Coldwater stop cock
	Shower mixer and rose
	Kitchen mixer tap
	Bath mixer tap with telephone shower
	Wash hand basin mixer tap
	Toilet cistern complete with lid and fittings with stop cock 300mm above FFL
	Washing Machine / Dishwasher cold water coupling with stop cock 750mm above FFL
	Refrigerator cold water coupling with stop cock 1100mm above FFL next to refrigerator
	Cold water pipe
	Hot water pipe
	Cold water riser from GFL to 1st Floor level
	Hot water riser from GFL to 1st Floor level
	Position for water meter
	Non return valve & hi flo pressure control valve from KWINDI
	Master box & balanced water pressure

DISCUSSION OF SYSTEM AND MATERIALS TO BE USED.

DOMESTIC USE AND FIRE PROTECTION:

The branches for domestic use are taken from the main supply. Each branch must be provided with its own isolating valve.

UNDERGROUND WATER PIPING:

All piping in the ground is to be of class 16 high density polyethylene or thin wall hard drawn copper.

ABOVE GROUND WATER PIPING:

All piping above ground level but concealed in roofs and ducts must be thin wall hard drawn copper pipe.

HOT WATER PIPING:

Hot water piping is to be of thin wall hard drawn copper for all dimensions. All hot water pipes must be isolated with approved patent pipe isolation.

PROTECTION OF PIPES:

Water pipes in buildings should be exposed to facilitate maintenance where it is necessary to run a pipe beneath the building it must be sleeved so that it can be withdrawn.

ISOLATING VALVES:

Isolating valves must be provided at all important points & junctions. No stop cocks are to be used on hot water reticulation.

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contained in the covering letter.

19/5/2023
DATE

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DATUM SENIOR BEUTHOLDER: STADS BEPLANNING

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