

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

Collaborator No.: 2540840
Reference / Verwysing: Erf 1218, Wilderness
Date / Datum: 22 September 2023
Enquiries / Navrae: Primrose Nako

Email: brendie@statadmin.co.za

Brendie Kruger
12 Moodie Street
GEORGE
6530

APPLICATION FOR DEPARTURE: ERF 1218, WILDERNESS

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 to allow for the relaxation of the south-western side boundary building line from 3m to 2m for the existing carport on Erf 1218, Wilderness;

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

REASONS:

- (i). The existing carport does not negatively impact the residential character of the area.
- (ii). The existing carport does not cause a nuisance to neighbouring properties or negatively affect the neighbours amenity to privacy or sunlight.
- (iii). No objections were received for the existing carport.
- (iv). The carport forms part of the residential development and can be accommodated within the property's cadastral boundaries.

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 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 departure application as applied for and as indicated on the site layout plan, drawing no. 4101, drawn by Pierre Durant dated 17/09/2019 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 **R1517.04** VAT Included is payable on the submission of building plans for the illegally erected structure located over the building line.
4. The above approval will be considered as implemented on commencement of works in accordance with the approved building plan.

Notes:

1. No commencement may occur without the required approval of the applicable authority i.e. SANRAL.
2. A building plan be submitted for approval in accordance with the National Building Regulations (NBR).
3. The contravention levy is calculated as follows: $10\% \times R\ 2127.66/m^2 \times 6.2m^2 = R1319.15$ plus VAT (15%) = **R1517.04**.

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 13 OCTOBER 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.

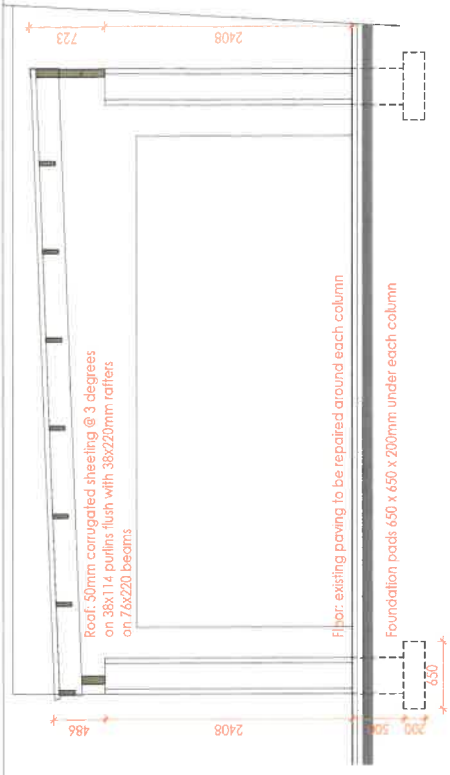
Yours faithfully



C. PETERSEN

SENIOR MANAGER: TOWN PLANNING

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Studio North elevation Studio South elevation Studio West elevation Studio East elevation

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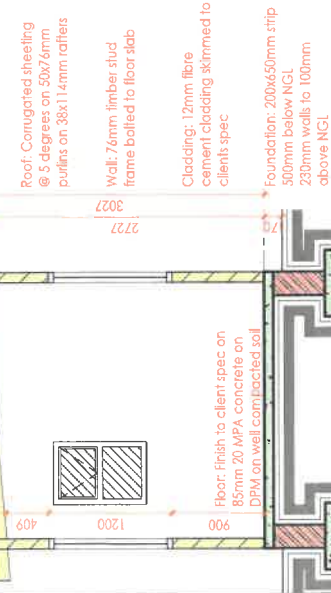
Approved in terms of Section 60, of the George Municipality Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

22/09/2023

DATE

SENIOR MANAGER: TOWNPLANNING

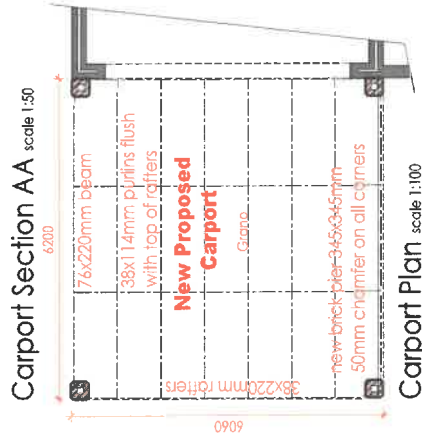
DATUM SENIOR RE-STILLER: STADS BEPLANNING



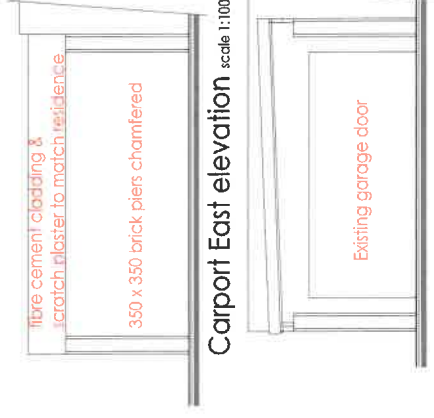
Studio Section AA scale 1:50



Studio Plan scale 1:100



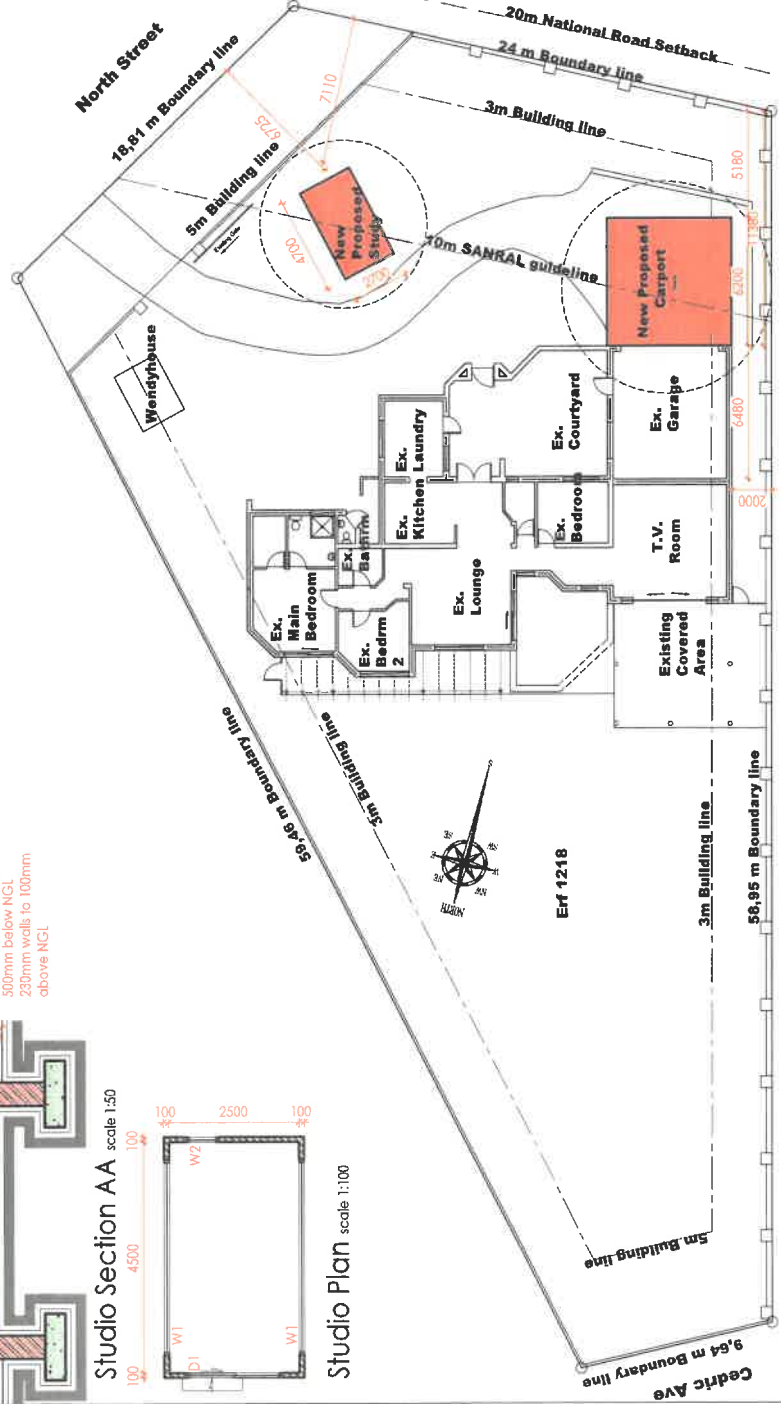
Carport Plan scale 1:100



Carport East elevation scale 1:100

Carport South elevation scale 1:100

Area Schedule	
Erf	1 555 m²
New carport	40 m²
New studio	13 m²
Total Floor Area	53 m²



Site plan scale 1:250