

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

Collaborator No.: 2442119
Reference / Verwysing: Erf 2132, Wilderness
Date / Datum: 17 November 2023
Enquiries / Navrae: Primrose Nako

Email: marlize@mdbplanning.co.za

MARLIZE DE BRUYN
P O BOX 2359
GEORGE
6530

APPLICATION FOR PERMANENT DEPARTURE: ERF 2132, 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 2023 decided that notwithstanding the objections and comments received, the following applications for Departure in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality (2023), applicable to Erf 2132, Wilderness:

1. To deviate from condition 4.1 of the Constantia Kloof conditions of approval dated 25 November 1996 to allow a dwelling house with a 3-storey façade on Erf 2132, Wilderness;
2. To deviate from condition 4.2 of the Constantia Kloof conditions of approval dated 25 November 1996 to allow a dwelling house with plaster, stone and timber cladding finishes on Erf 2132, Wilderness;

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

REASONS:

- i. The dwelling unit will not negatively impact the residential character of the area as it complies with the maximum allowable height.
- ii. The dwelling unit will not cause a nuisance to neighbouring properties as the structure complies with the building lines.
- iii. The dwelling unit will form a harmonious architectural unit congruent with the existing pattern of residential development within Constantia Kloof.
- iv. Mitigation measures are imposed as conditions below to ensure that the visual impact of the proposed dwelling house is minimised.

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

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 five (5) years from the date it comes into operation.
2. The approval of the 3-storey façade shall be generally in accordance with the elevations shown on the site layout plan, drawing no. 10/03/101 drawn by PGL ARCH dated 2022/08/29 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 Stormwater management plan is to be submitted and approved by the relevant departments. All approved measures are to be implemented by the developer. The approved stormwater management plan must be submitted with the OSCAE application.
4. The colour tones for the proposed dwelling must blend in with the natural forest environment, i.e. dark greens, browns, or charcoal.
5. The above approval will be considered as implemented on commencement of building works in accordance with the approved building plans for the approved structures.

Notes:

- (i). A building plan be submitted for approval in accordance with the National Building Regulations and Standards Act (NBR). The plans must reflect the correct height restriction calculation.
- (ii). An OSCAE application will be required, prior to any groundworks or removal of vegetation. The applicant should note that the position of the dwelling house may need to change due to the outcome of the OSCAE application process. In such event, the owner must confirm with the Planning Department whether an amendment of condition 2 above will be required.
- (iii). Stormwater must be dispersed responsibly, and the stormwater management and retention measures must be addressed on the building plans. Likewise, erosion prevention measures must be addressed in accordance with the OSCAE permit.
- (iv). The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
- (v). No development may take place within the 1:100 year flood line or on slopes steeper than 1:4.
- (vi). The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.

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 08 DECEMBER 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

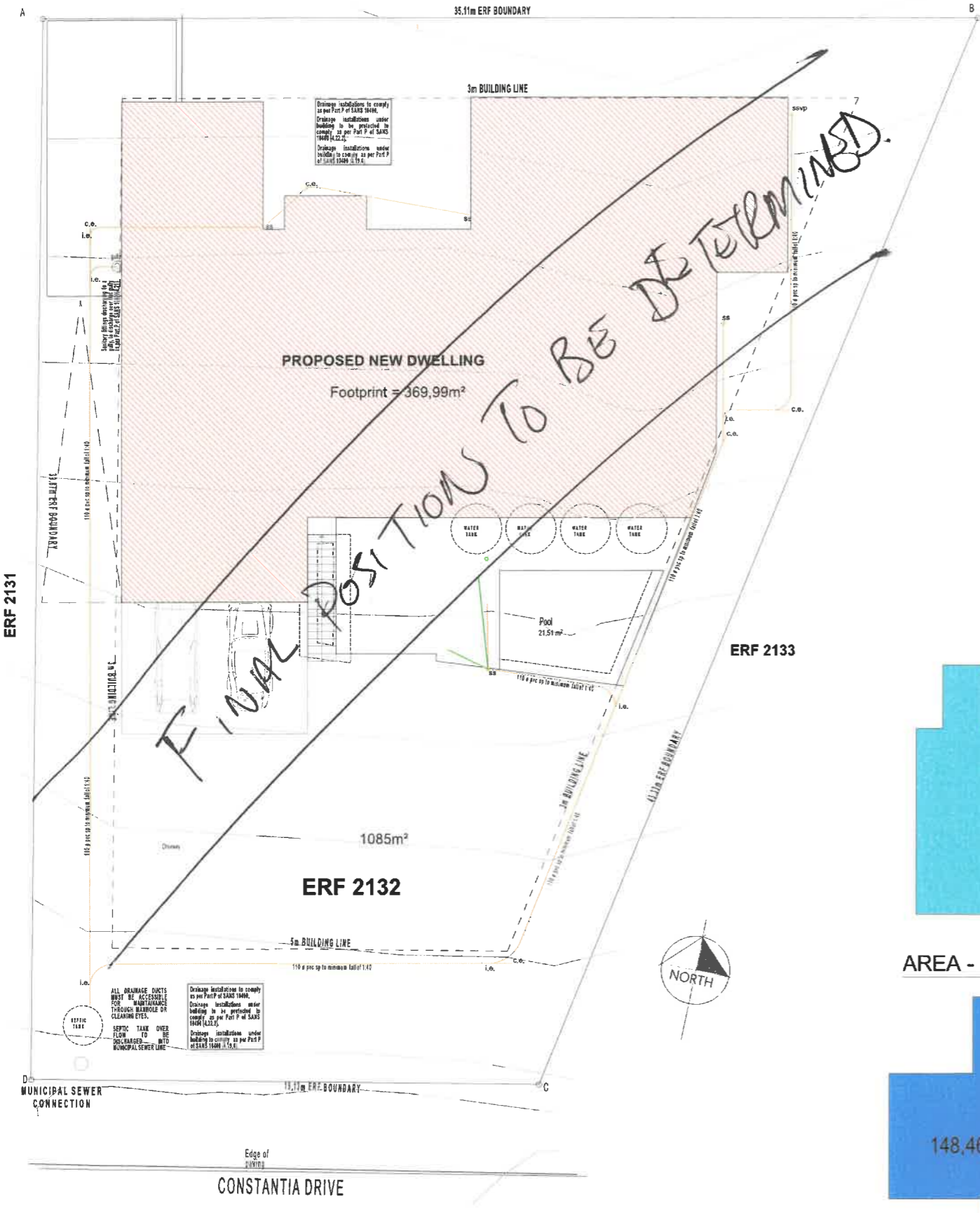


C. PETERSEN

SENIOR MANAGER: TOWN PLANNING

C:\scan\Erf 2123, Wilderness(Permanent Departure_ Approval)M De Bruyn.docx

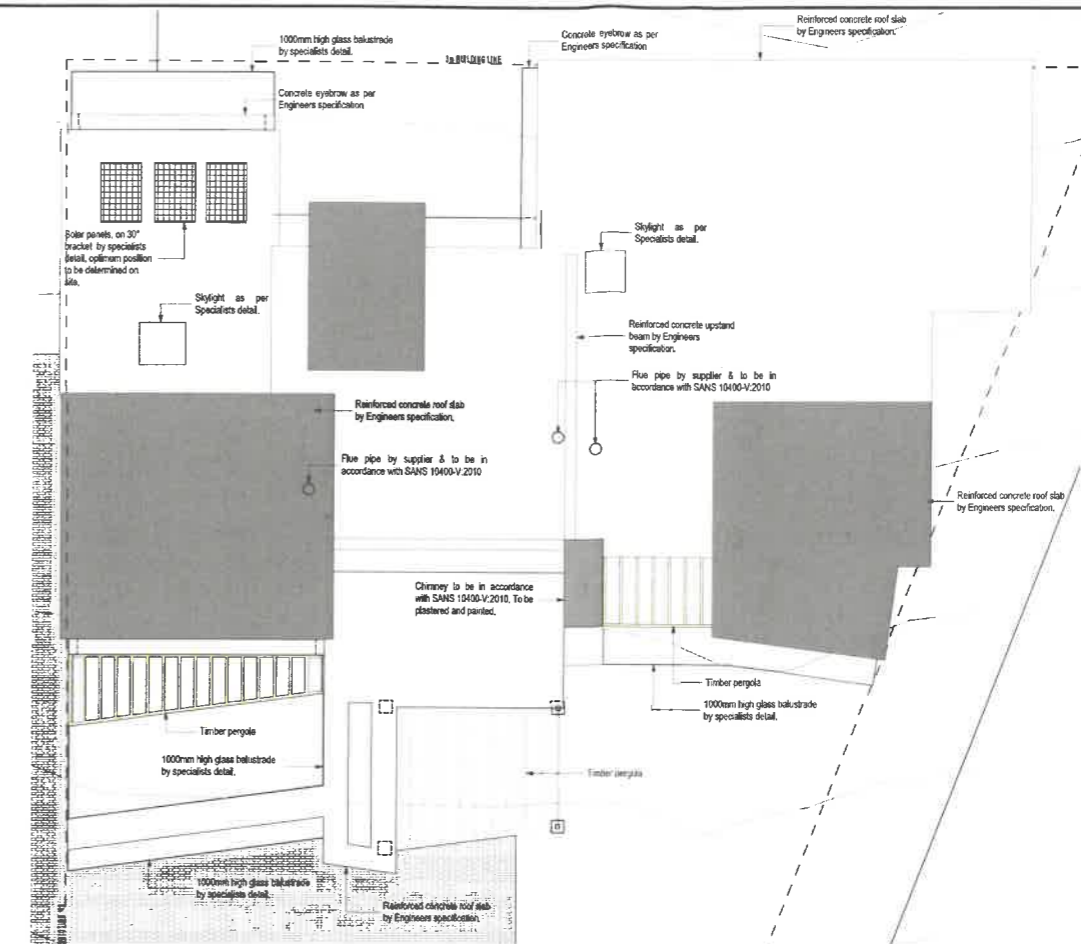
ERF 303
35,11m ERF BOUNDARY



SITE PLAN

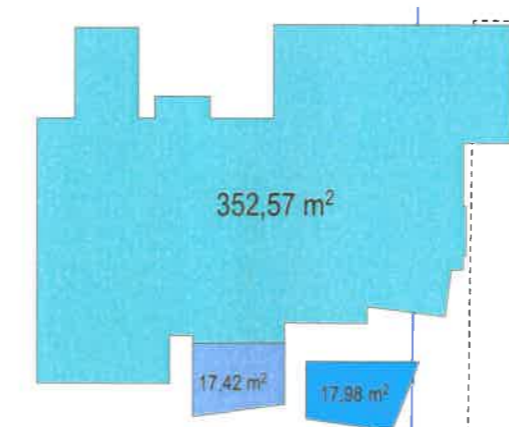
MUNISIPALITEIT GEORGE MUNICIPALITY
Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.
17/11/2023
DATE
DATUM
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADBEPLANNING

1:100

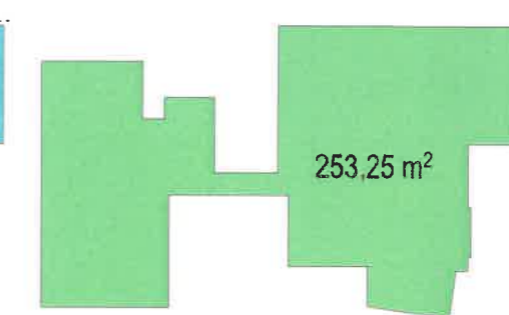


ROOF LAYOUT

1:100



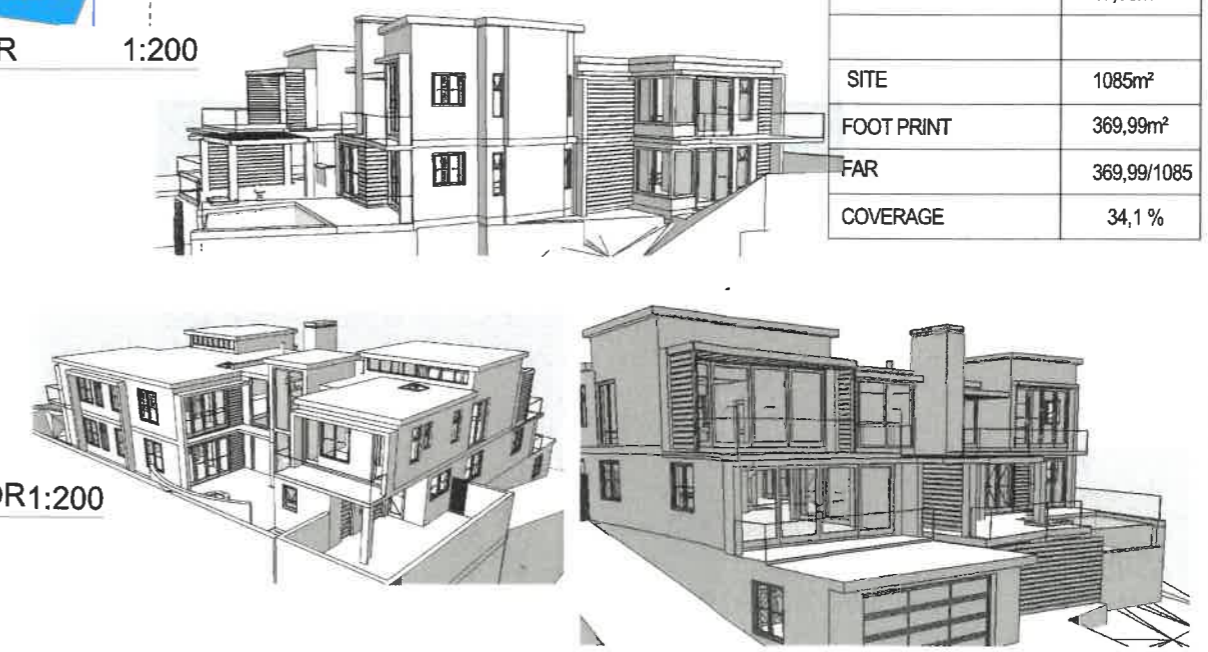
AREA - FIRST FLOOR 1:200



AREA - SECOND FLOOR 1:200



AREAS - GROUND FLOOR 1:200



SCHEDULE OF AREA	
	AREA
SITE	1085m²
GROUND FLOOR PLAN	148,46m²
FIRST FLOOR PLAN	352,57m²
SECOND FLOOR PLAN	253,25m²
COVERED PATIO	17,42m²
TOTAL AREA	771,7m²
POOL	17,98m²
SITE	1085m²
FOOT PRINT	369,99m²
FAR	369,99/1085
COVERAGE	34,1 %

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GENERAL NOTES
QUALITY OF ALL MATERIALS TO COMPLY WITH THE RELEVANT SABS AND BSS SPECIFICATION.
THE CONTRACTOR IS RESPONSIBLE FOR CORRECT SETTING OUT OF THE BUILDING. ALL EXTERNAL AND INTERNAL WALLS WITH PARTICULAR REFERENCE TO BOUNDARIES, BUILDING LINES, SERVITUDES, ETC.
THE CONTRACTOR IS TO VERIFY ALL LEVELS, HEIGHTS AND DIMENSIONS ON SITE AND TO CHECK SAME AGAINST DRAWINGS BEFORE PUTTING ANY WORK IN HAND.
THE CONTRACTOR IS TO CHECK ALL DETAILS SHOWN ON THIS DRAWING FOR COMPLIANCE WITH GOOD BUILDING PRACTICE WITH PARTICULAR REFERENCE TO SPECIAL REQUIREMENTS NECESSITATED BY LOCAL AND OR ON SITE CONDITIONS AND TO REPORT ANY COMMENT TO THE DESIGNERS.
THE CONTRACTOR IS TO ENSURE THAT ALL DETAILS AS SHOWN ON THIS DRAWING ARE IN COMPLIANCE WITH THE LOCAL AUTHORITY BYE-LAWS AND REGULATIONS.
THE CONTRACTOR IS TO LOCATE AND IDENTIFY EXISTING SERVICES ON SITE AND IS TO PROTECT THESE FROM DAMAGE THROUGHOUT THE DURATION OF THE WORKS.
ANY GENERAL DISCREPANCIES OR OMISSIONS OF ANY NATURE ARE TO BE REPORTED TO THE DESIGNERS IMMEDIATELY.
THE CONTRACTOR IS TO BUILD IN APPROVED DPCS WHETHER OR NOT THESE ARE SHOWN ON THE DRAWINGS. TO ALL EXTERNAL WALLS AT EACH FLOOR, BEAM OR PARAPET LEVEL AND TO ALL WINDOWS, DOORS, GRILLES OR OTHER OPENINGS IN EXTERNAL WALLS, CAVITY WALLS TO HAVE STEPPED DPCS AND VERTICAL DPCS TO BE USED AT ALL LEVEL CHANGES.
ANY QUERIES ARISING FROM ANY OF THE ABOVE MUST BE REPORTED TO THE DESIGNERS FOR CLARIFICATION BEFORE ANY WORK IS PUT IN HAND.
THIS DRAWING IS NOT TO BE SCALED. FIGURED DIMENSIONS ARE TO BE USED AT ALL TIMES.

OWNERS OF ADJOINING PROPERTIES APPROVAL FOR SECOND HOUSE & BUILDING LINE APPLICATION

ERF NO	SIGNATURE	DATE

SIGNATURES **DATE**

OWNER
ARCH TECH

ESTATE STAMP OF APPROVAL

COUNCIL NOTES:
Chimney as per part 'v' of NBR
Pool safety to comply with NBR & SABS 1390
Glazing as per NBR part 'v'

PGL ARCH
PETER LIEBOWITZ
1111 410
2011@pglarch.com

PROJECT TITLE **PROJECT REF**
PROPOSED NEW RESIDENCE DE KLERK & EBERSOHN

ON ERF 2132, CONSTANTIA KLOOF, WILDERNESS

DRAWING TITLE **150MM/200MM**
SITE & ROOF LAYOUTS

DRAWING NO **REVISION NO**
10/03/ **101**

SCALE	DATE	BY	DATE	BY	DATE
AS SHOWN	PL & JENNY				
DATE	DATE	DATE	DATE	DATE	DATE
AUG 2021		2022/08/29			