

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

Collaborator No.: 2705145
Reference / Verwysing: Erf 3746, George
Date / Datum: 23 November 2023
Enquiries / Navrae: Primrose Nako

Email: janco@draftek.co.za

Janco Conradie
10 Pine Road
Heather Park
GEORGE
6530

APPLICATION FOR PERMANENT DEPARTURE: ERF 3746, GEORGE

Your application in the above regard refers.

- A. The Deputy Director: Planning (Authorised Official) has, under delegated authority, 4.16.18.1 of 30 June 2022 decided that the applicant be informed, the application for Departure in terms of Section 15 (2)(b) of the Land Use Planning Bylaw for George Municipality, 2023 for the relaxation of the western lateral building line from 3.0m to 0.0m for an existing storeroom on Erf 3746, George is not required as it is a primary right of the property;
- B. That the application for Departure in terms of Section 15 (2)(b) of the Land Use Planning Bylaw for George Municipality, 2023 for the following applicable to Erf 3746, George:
- (a) relaxation of the southern street building line from 5.0m to 2.15m for an existing garage and new covered entrance;
 - (b) relaxation of the eastern lateral building line from 2.0m to 0.297m for a new shade net

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

REASONS:

- (i). The garage and storeroom located over the side and street building line already exists and does not negatively impact the residential character of the area.
- (ii). The additions are common developments on residential properties and will not negatively impact the neighbouring properties.
- (i). No objections or comments received regarding existing structure.

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

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 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 plan, titled: BLE Site plan drawn by drafttek dated 31/07/2023 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 above approval will be considered as implemented on approval of the building plan for the unauthorised structures.

Notes:

A building plan be submitted for approval in accordance with the National Building Regulations (NBR).

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 14 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

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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.

23/11/2023
DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING

Erf 4879

37,588

PLAN. BUILD. INSPIRE

10 Pine Road
Heathpark
George
SACAP : T 0563

10 Pine Road
Heathpark
George
SACAP : T 0563

REVISION	DATE
Sa	25/04/2023
Sb	04/07/2023
Sb	31/07/2023

REVISION DETAILS
Issued for council submission
Issued for council submission
Issued for BLE

SIGNATURES

PROJECT: Proposed additions on Erf 3746, George.
DRAWING TITLE: BLE Site plan
DRAWING: Building Line Encroachment

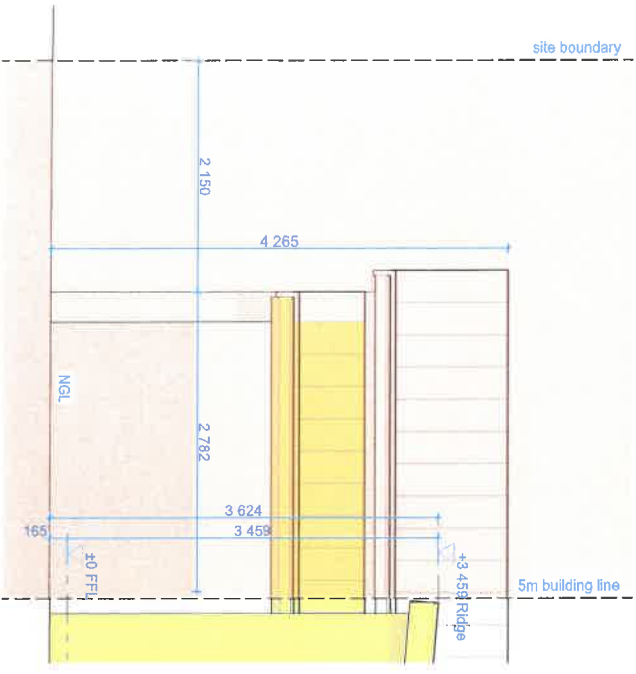
SCALE: as shown
PAPER SIZE: A3
SHEET: 4
REVISION: Sb



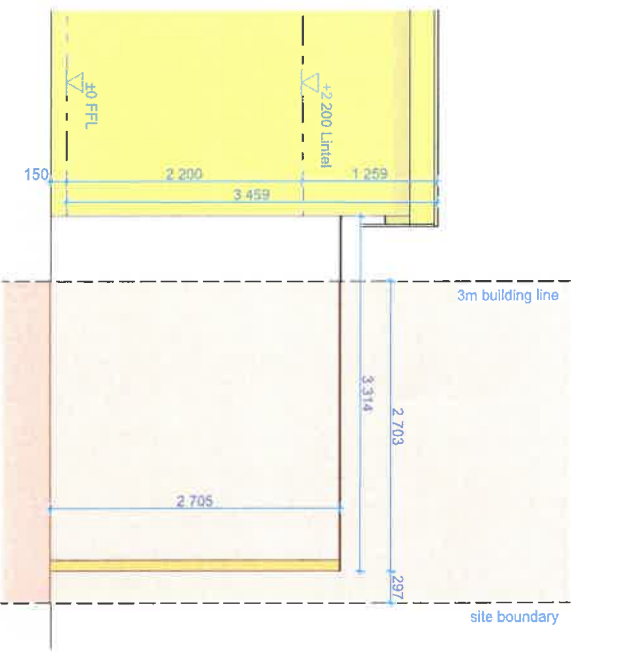
Erica Street

Site Layout

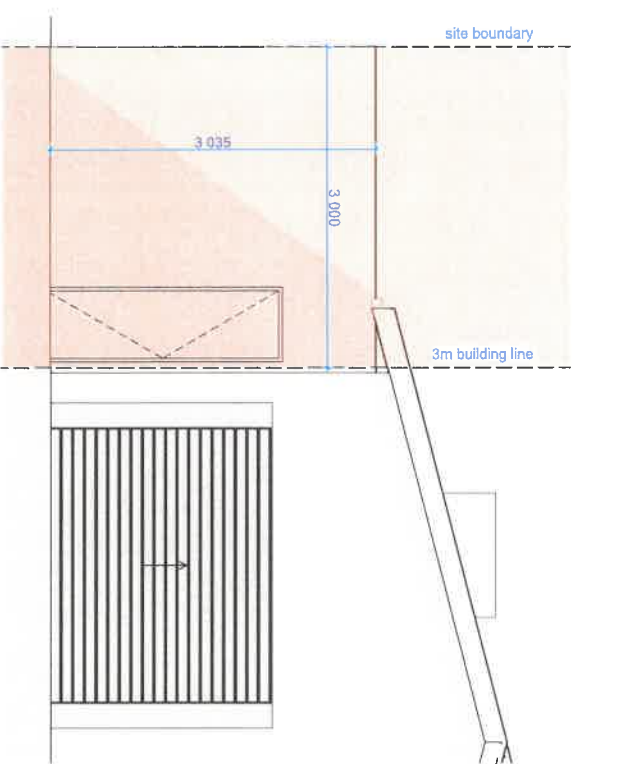
1:200



East Elevation 1:50



South Elevation 1:50



South Elevation 1:50

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23/11/2023
 DATE
 DATUM

SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STATSEPLANNING

10 Pine Road Heathenpark George SACAP : T 0553		REVISION Sa Sb	DATE 25/04/2023 04/07/2023 31/07/2023
REVISION DETAILS Issued for council submission Issued for council submission Issued for BLE		SIGNATURES 	
PROJECT: Proposed additions on Erf 3746, George, for owner: Hennie Huyser		DRAWING TITLE: Elevations	
DRAWING: Building Line Encroachment		SCALE as shown	PAPER SIZE A3
SHEET: 5		REVISION SB	