

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

**Collaborator No.:** 2674252  
**Reference / Verwysing:** Erf 7083, George  
**Date / Datum:** 17 November 2023  
**Enquiries / Navrae:** Marisa Arries

**Email: [maruis.swart@gmail.com](mailto:maruis.swart@gmail.com)**

Marius Swart  
6 Hortensia Avenue  
**GEORGE**  
6530

**APPLICATION FOR DEPARTURE (BUILDING LINE RELAXATION): ERF 7083, GEORGE**

Your application in the above refers.

The Deputy Director: Planning (Authorised Official) has, under delegated authority, 4.16.18.1 of 30 June 2023 decided that the application for Departure in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality (2023), for the following applicable to Erf 7083, George, namely:

- a) Relaxation of the street (AJ Wreth Street) boundary building line from 2m to 0.0m to accommodate an as-built carport;
- b) Relaxation of the eastern side boundary building line from 2m to 0.3m to accommodate a covered patio;
- c) Increase in the permitted number of garaged vehicles in terms of the development parameters for a "Dwelling House" to accommodate as-built carports;
- d) Increase in the permitted number of carriageway crossings in terms of the Section 45 (b) of the George Integrated Zoning Scheme Bylaw (2017) to accommodate an existing second carriageway crossing;

**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 or adjacent property owners' rights.
- (ii). The proposed additions forms part of the 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.
- (iv). Surrounding property owners have no objection to the proposed development.

Subject to the following conditions imposed of Section 66 of said Bylaw, 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 thereof.
2. This approval shall be taken to cover only the departure applications as applied for and as indicated on the site layout plan no.: GF22305C, drawn by MS Drafting Services dated May 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. A building plan be submitted for approval in accordance with the National Building Regulations (NBR).
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 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**

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**MUNICIPALITEIT 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.

DATE: 17/11/2023  
 SENIOR MANAGER, TOWN PLANNING  
 SENIOR BESTUURDER, STADSRPLANNING

17/11/2023

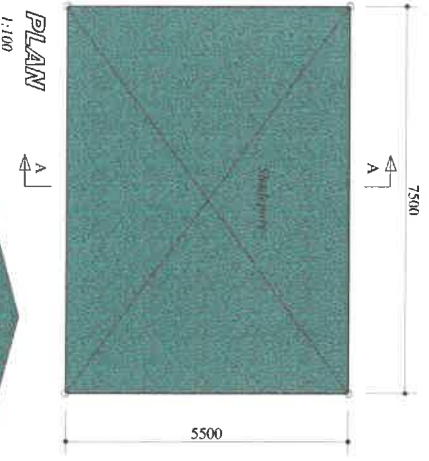
**8 A.J. WERTH STREET**

Road kerb



ERF 7082

ERF 7084



**Note:**  
 Drainage installation to comply with SANAS10400 Part P  
 No structure or any part thereof may encroach the erf boundary. Rainwater may not be discharged onto a neighbouring property.  
 Drainage installations under buildings must be installed in terms of Part P of SANAS10400 (4.22.2)  
 No building or any part thereof to be occupied without an Occupancy certificate been issued.

**NOTES:**

1. All dimensions must be checked on site before commencing work.
2. All work must be carried out in accordance with the National Building Regulations.
3. All building material must be SABS approved.

**AREA:**

Existing Mainhouse	217m <sup>2</sup>
As Built Shedport 1	24m <sup>2</sup>
As Built Shedport 2	38m <sup>2</sup>
As Built Roof over Part 1	12m <sup>2</sup>
As Built Roof over Part 2	19m <sup>2</sup>
As Built roof over Entr.	5m <sup>2</sup> 98m <sup>2</sup>
Total	315m <sup>2</sup>
Erf Coverage	875m <sup>2</sup> 36%

M. Swart - Praveen Reg. No. 71463  
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 marcus.swart@gmail.com

**AS BUILT ADDITIONS  
 ON ERF 7083  
 LOERIE PARK**

**SITE PLAN**

OWNER:	George Fick
8 A.J. Werth Street	083 629 2718
SIGNATURE:	
DATE:	MAY 2023
SCALE:	1:200 1:100
PLAN NO.:	GF22305C