

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

Collaborator No.: 2656740
Reference / Verwysing: Erf 14456, George
Date / Datum: 26 January 2024
Enquiries / Navrae: Primrose Nako

Email: janvrolijk@jvtownplanner.co.za

JAN VROLIJK TOWN PLANNER
P O Box 710
GEORGE
6530

APPLICATION FOR DEPARTURE (BUILDING LINE RELAXATION): ERF 14456, GEORGE

Your application in the above regard refers.

The Acting Senior Manager: Town 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 the Erf 14456, George, namely:

- a) Relaxation of the north-western side boundary building line from 3.0m to 0.992m & 1.816m respectively to accommodate an existing braai-Lapa.
- b) Relaxation of the rear boundary building line from 3.0m to 1.294m to accommodate an existing braai-Lapa.
- c) Relaxation of the northern side boundary building line from 3.0m to 0.0m to accommodate the existing wooden deck.
- d) Relaxation of the street boundary building line from 5.0m to 3.099m to accommodate the existing pergola.

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

REASONS:

- (i). The proposed development will not have an adverse impact on the character of the area or the natural environment or adjacent property owners' rights and amenities in terms of views and overshadowing.
- (ii). The proposed development will not have an adverse impact on the streetscape or vehicle or pedestrian movement.
- (iii). The additions form part of residential development and can be accommodated within the property boundaries.
- (iv). No negative comments or objections were received.

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 two (2) years from the date it comes into operation.
- 2. This approval shall be taken to cover only the departure applications as applied for and as indicated on the site plan, DJM 23-2023 (2x plans), drawn by JvH Architecture in association with DJM Draughting dated 22 Jan 2024 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 R6 401.26 is payable on submission of building plans for the unauthorised structures erected over the respective building lines.
- 4. The above approval will be considered as implemented upon approval of the building plan.

Note:

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

(ii) Stormwater must be dispersed responsibly, and the stormwater management and erosion measures must be addressed on the building plans.

(iii) The contravention levy is calculated as follows:

(iv)Factor	Calculations
Floor area (directly related)	Existing Pergola: 6m ² Existing Braai & Deck: 19m ² Total: 25m ²
Floor Area (indirectly related)	0m ²
m ² value of the Property	$\frac{\text{Total Municipal Value of property 2 300 000}}{\text{Total area of property (1033m}^2\text{)}} = R\ 2226.53/\text{m}^2$
Contravention levy 10% (directly related)	10% x R 2226.53 x 25m ² = R 5566.31 Plus Vat (15%) = R 6401.26
Contravention levy 5% (indirectly related)	R0
Total Contravention	R 6401.26

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES:

- 5. Municipal services must remain accessible at all times, and access must be provided to the municipality or its appointed agents.
- 6. The municipality retains the right, with reference to clause 88 (5) of the Water and Sanitation By-Law 2023, to require the owner to:
 - (a) to rectify the contravention within a specified time; and
 - (b) to remove all work that does not comply with these by-laws.
- 7. With reference to point 6 above, the Municipality, in exercising its rights, will give notice in terms of clause 111 of the said By-Law.
- 8. The owner/occupier is responsible for reporting all faults and defects to the municipality or its appointed agent.
- 9. All cost, directly and/or indirectly associated with the contravention will be for the owners or title successor’s account and must be indicated on 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 16 February 2024** 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



J. MULLER

ACTING SENIOR MANAGER: TOWN PLANNING

C:\scan\Erf 14456, George (Departure Approval)Jan Vrolijk.docx

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.

26/01/2024
DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIO- BESTUURDER: STADS-PLANNING

NOTES.
PROPERTY OF THE ARCHITECT

ALL RELEVANT DETAILS, LEVELS AND DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM MISINTERPRETATION OF THE DRAWINGS. ALL DIMENSIONS ARE GIVEN IN MILLIMETERS

GENERAL SPECIFICATIONS :

- DRAINAGE INSTALLATION
- Sanitary fittings discharging to a gully to discharge over that gully as per Part P of SANS 10400 (4.21).
 - Drainage installation to comply with SANS 10400 Part P.
 - Drainage installations under building work must be installed in terms of Part P of SANS 10400 (4.19.4).
 - Drainage installations under building work must be protected in terms of Part P of SANS 10400 (4.22.2).
 - All existing drainage as per previous approved plan.

Registered plumber & electrician must provide a certificate of compliance before occupancy certificate been issued by the Local Authority.

Areas:	
Area of erf:	1033m ²
Area of Ex. House:	227m ²
Area of Ex. Garage:	41m ²
Area of Ex. Flat:	65m ²
New Area:	
Area of Lapa:	20m ²
Area of Open Pergola:	27m ²
Total New Area's:	
20m ²	
Total Area's:	
353m ²	
Coverage:	34%

REVISIONS

REV	DATE	DESCRIPTION
0	00/00/00	



ND ARCHITECTURE - SACAP reg: PrSArchT

In association with



DAVIAN AMERICA
CAD 41333270
53 HIBUSCUS STREET
PACALTS DORP
GEORGE
TEL: 084 393 9531
EMAIL: djmdraughting11@gmail.com

CLIENT:
MR. & MRS. KOTZE

PROJECT:
PROPOSED LAPA & ALTERATIONS
ON ERF 14456, LOERIE PARK,
GEORGE.

DRAWING:
FLOOR PLAN & SITE PLAN.

SCALE:
1:100 / 1:200

DATE:
22 Jan. 2024

DRAWN:
DJM

CHECKED:
JCVH

DRAWING NO.
DJM 23-2023

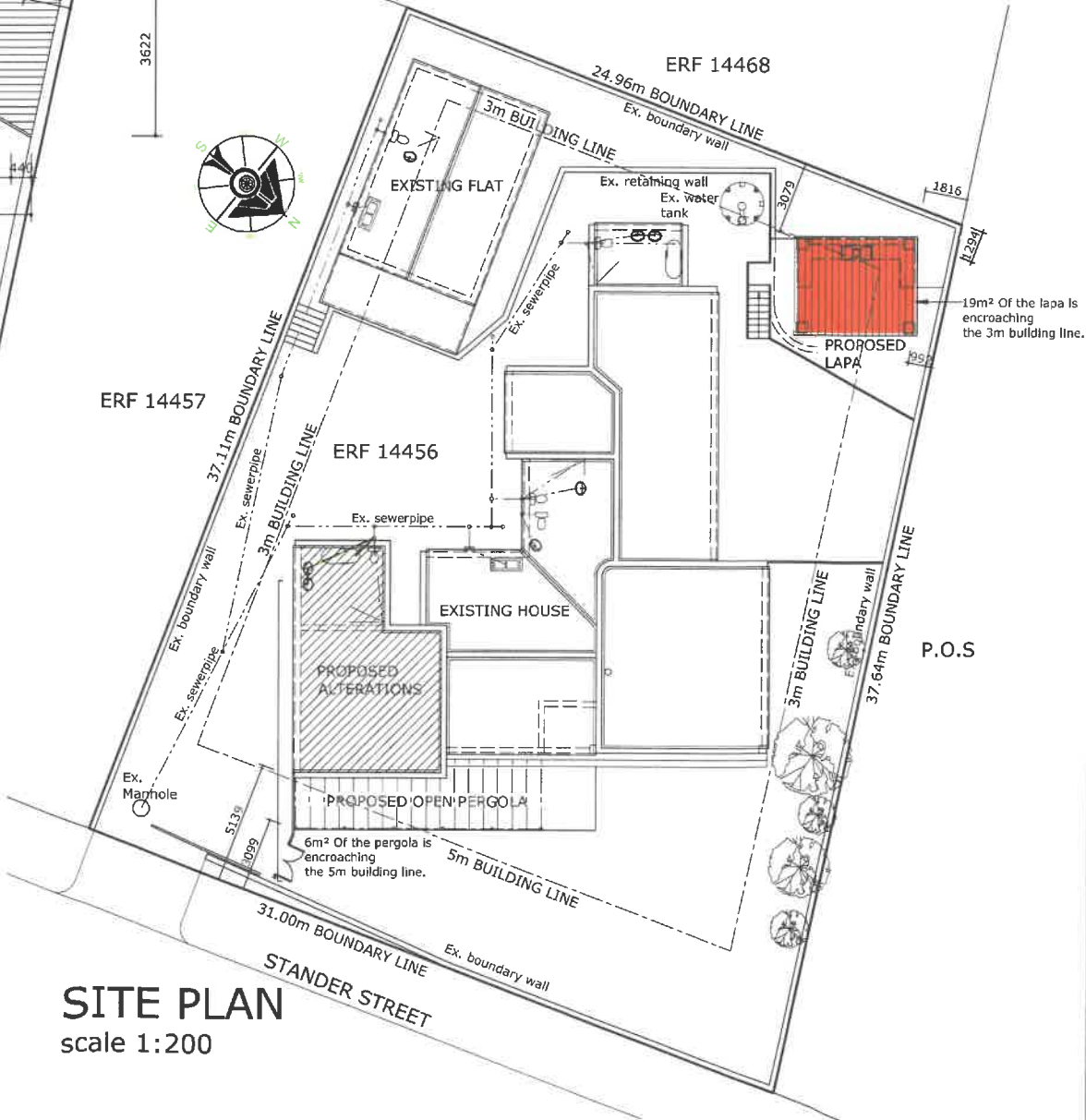
SHEETS
1 of 2

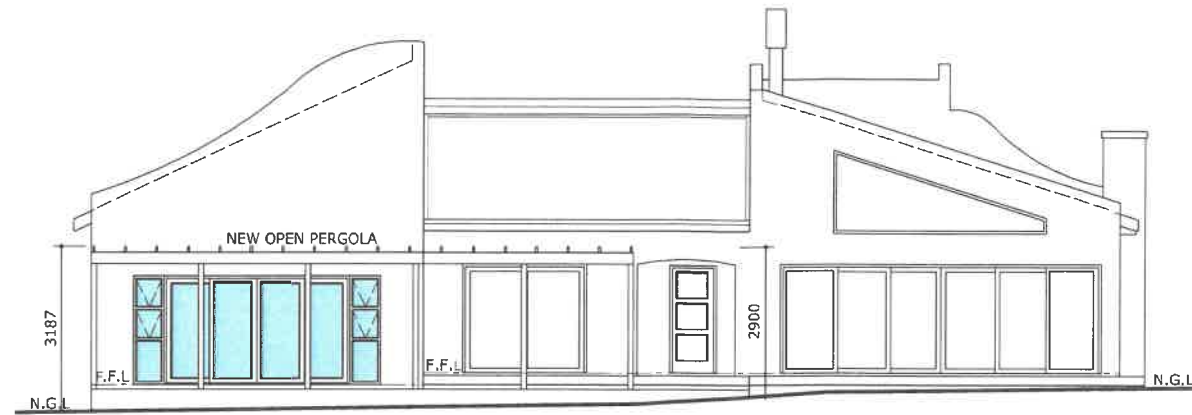
FLOOR PLAN
scale 1:100



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SITE PLAN
scale 1:200





EAST ELEVATION
scale 1:100

MUNICIPALITEIT GEORGE MUNICIPALITY

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26/01/2024
DATE
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SENIOR MANAGER TOWN PLANNING
GEORGE MUNICIPALITY

NOTES.

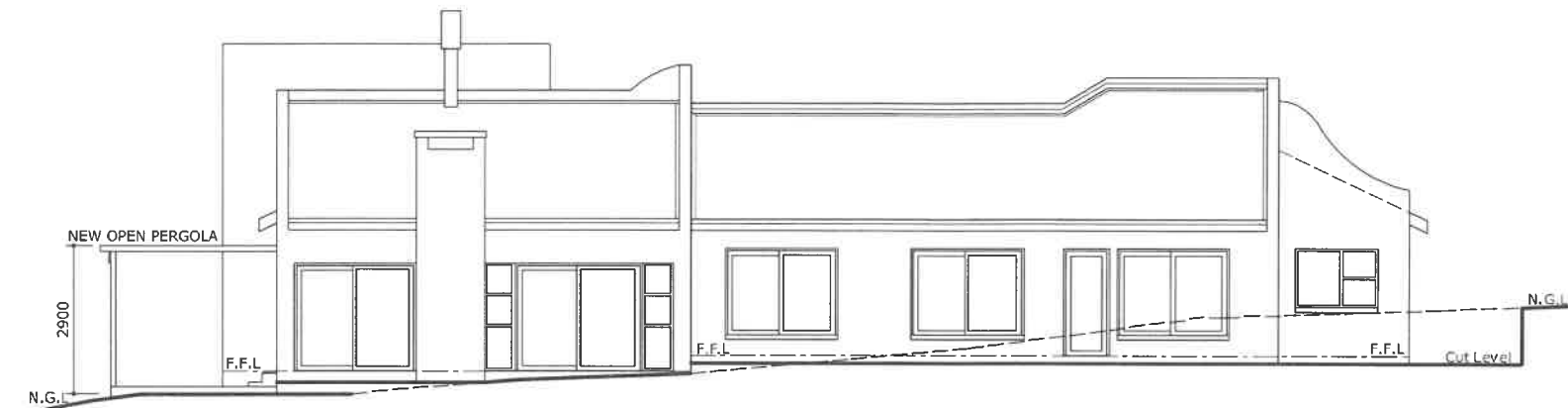
PROPERTY OF THE ARCHITECT

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Registered plumber & electrician must provide a certificate of compliance before occupancy certificate been issued by the Local Authority.



NORTH ELEVATION
scale 1:100

Areas:

Area of erf: 1033m²
Area of Ex. House: 227m²
Area of Ex. Garage: 41m²
Area of Ex. Flat: 65m²

New Area:

Area of Lapa: 20m²
Area of Open Pergola: 27m²

Total New Area's: 20m²

Total Area's: 353m²
Coverage: 34%

REVISIONS

REV	DATE	DESCRIPTION
0	00/00/00	



ND ARCHITECTURE - SACAP reg: PrSArchT

In association with



DAVIAN AMERICA
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TEL: 084 393 9531
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CLIENT:
MR. & MRS. KOTZE

PROJECT:
PROPOSED LAPA & ALTERATIONS
ON ERF 14456, LOERIE PARK,
GEORGE.

DRAWING:
ELEVATION & SECTION

SCALE:
1:100 / 1:200

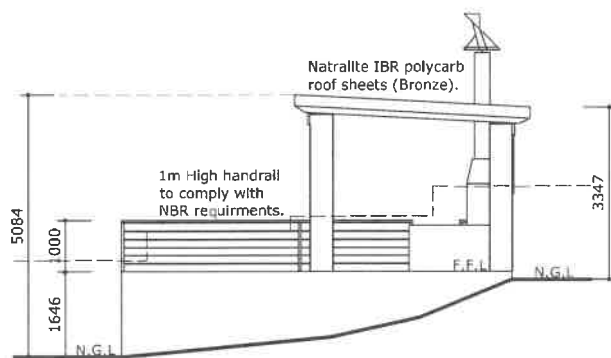
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22 Jan. 2024

DRAWN:
DJM

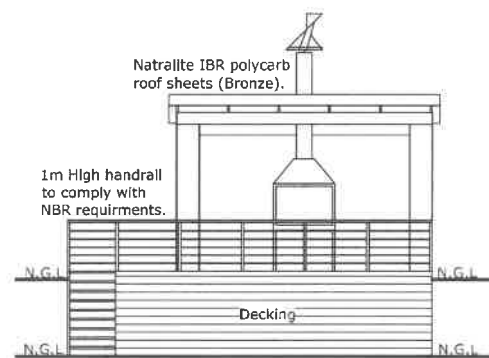
CHECKED:
JCVH

DRAWING NO.
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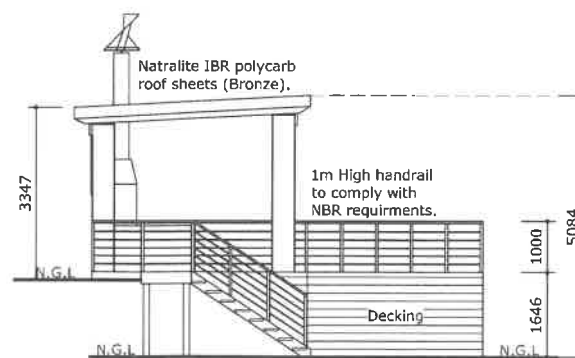
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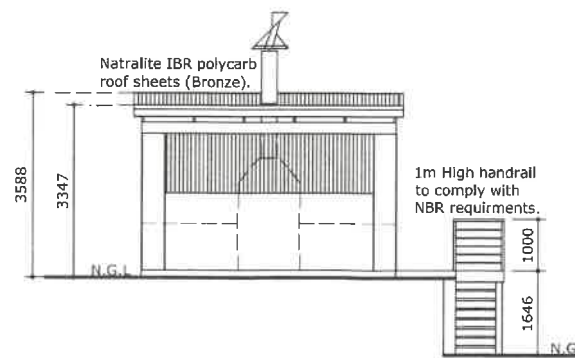
NORTH ELEVATION
scale 1:100



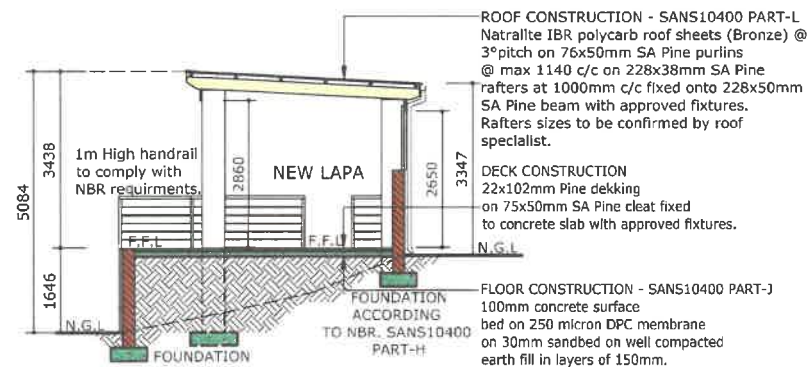
EAST ELEVATION
scale 1:100



SOUTH ELEVATION
scale 1:100



WEST ELEVATION
scale 1:100



SECTION A-A
scale 1:100

ROOF CONSTRUCTION - SANS10400 PART-L
Natrallite IBR polycarb roof sheets (Bronze) @
3° pitch on 76x50mm SA Pine purlins
@ max 1140 c/c on 228x38mm SA Pine
rafters at 1000mm c/c fixed onto 228x50mm
SA Pine beam with approved fixtures.
Rafters sizes to be confirmed by roof
specialist.

DECK CONSTRUCTION
22x102mm Pine decking
on 75x50mm SA Pine cleat fixed
to concrete slab with approved fixtures.

FLOOR CONSTRUCTION - SANS10400 PART-J
100mm concrete surface
bed on 250 micron DPC membrane
on 30mm sandbed on well compacted
earth fill in layers of 150mm.

FOUNDATION
ACCORDING
TO NBR. SANS10400
PART-H