

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

Collaborator No.: 2644972
Reference / Verwysing: Erf 16664, George
Date / Datum: 12 January 2024
Enquiries / Navrae: Primrose Nako

Email: rosa@designerplan.org

ROSA GREEN
56 Langeberg Crescent
Blue Mountain Estate
GEORGE
6530

**APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION): ERF 16664,
GEORGE**

Your application in the above regard refers.

The Senior Manager: Town Planning (Authorised Official) has, under delegated authority, 4.16.18.1 of 30 June 2023 decided that the application 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 16664, George:

1. Relaxation of the eastern side boundary building line from 3.0m to 0.0m for a carport and first storey bedroom and en-suite bathroom on Erf 16664, George;
2. Relaxation of the southern rear boundary building line from 3.0m to 2.36m for a first floor bathroom on Erf 16664, George;

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

REASONS:

- (a) The proposal will not have a significant adverse negative impact on the character of the surrounding area.
- (b) The additions to the dwelling unit will not have a negative impact on neighbour's rights and amenity to views, privacy and sunlight.
- (c) The existing windows on the property boundary will be removed to comply with National Building Regulations (SANS 10400-T: 2011) as per the revised building plans.

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 provision 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 and building plan, drawing number **0002/22** drawn by **Designerplan** dated **25 October 2023** and drawing number P2230 drawn by Janco Conradie respectively and 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 the commencement of works in accordance with approved building plans.

Notes:

- (a) As-built building plans be submitted for approval in accordance with the National Building Regulations (NBR).*
- (b) The owner to convert the existing structure in accordance with the approved building plans.*
- (c) The existing palisade fence on the eastern side of the property encroaches onto the George Municipality's land. The owner must rectify this encroachment.*

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 02 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

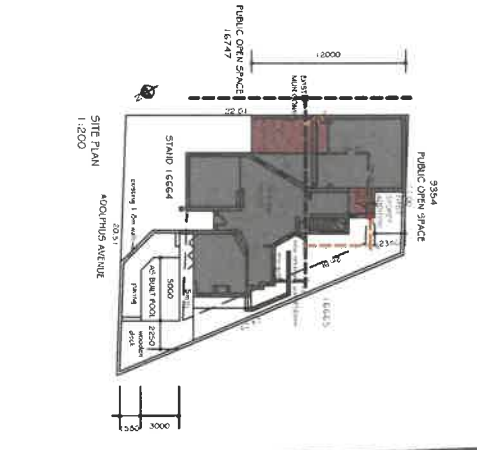
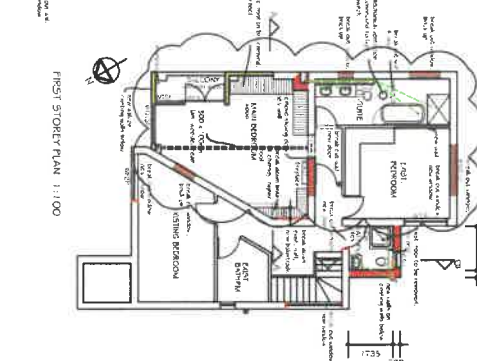
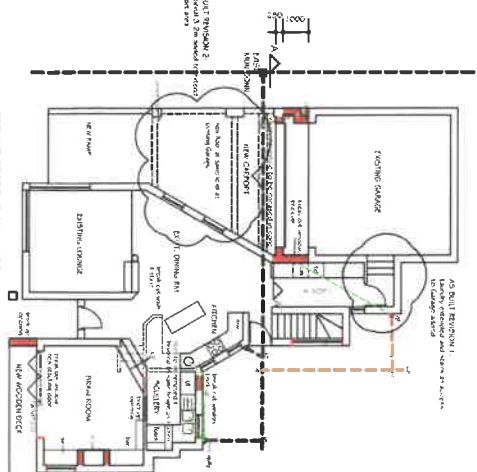
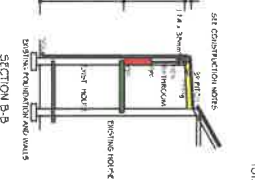
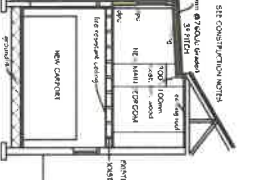
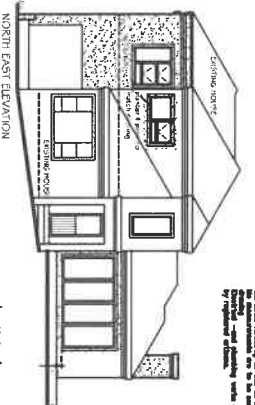
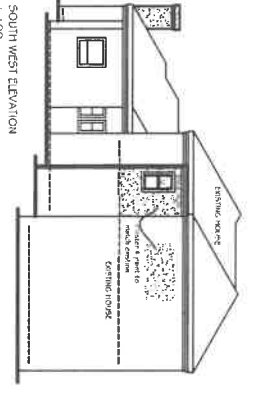
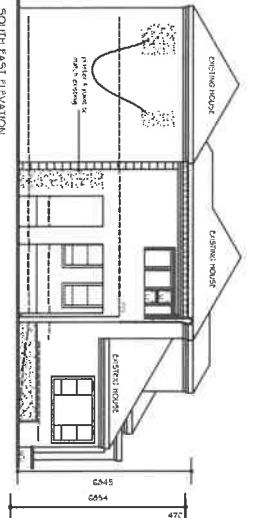
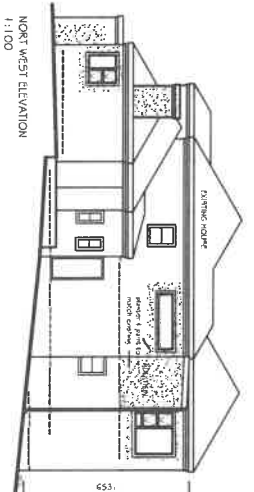


C. PETERSEN

SENIOR MANAGER: TOWNPLANNING

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GENERAL NOTES
 1. All construction shall be in accordance with the City of George Building By-Law (2015) and the Ontario Building Code (2012).
 2. The owner is responsible for obtaining all necessary permits from the City of George.
 3. The contractor is responsible for obtaining all necessary permits from the City of George.
 4. The contractor is responsible for obtaining all necessary permits from the City of George.

ROOF REQUIRED 3.7
 1. The roof shall be constructed in accordance with the City of George Building By-Law (2015) and the Ontario Building Code (2012).
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MUNICIPALITEIT GEORGE MUNICIPALITY
 Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2015) subject to the conditions contained in the covering letter.

12/01/2024
 DATE
 DATUM

DEPUTY DIRECTOR: PLANNING
 ADJUNK DIREKTEUR: BEPLANNING

CONSTRUCTION NOTES

1. All construction shall be in accordance with the City of George Building By-Law (2015) and the Ontario Building Code (2012).
 2. The owner is responsible for obtaining all necessary permits from the City of George.
 3. The contractor is responsible for obtaining all necessary permits from the City of George.
 4. The contractor is responsible for obtaining all necessary permits from the City of George.

STAND 347-2
 CONVECT. 468
 EXISTING GROUND STOREY 144m²
 EXISTING FIRST STOREY 76m²
 AS BUILT GROUND STOREY ADDITION 25m²
 AS BUILT FIRST STOREY ADDITION 11m²
 TOTAL GROUND STOREY 168m²
 TOTAL FIRST STOREY 109m²
 TOTAL 277m²

PROJECT
 AS BUILT AND ADDITION PLANS
 FOR MR. A. NAUDE ON
 STAND 16664,
 KING GEORGE PARK,
 GEORGE

DESIGNER PLAN
 PROJECT NO. 1988
 DESIGNER: J. W. WILSON
 DATE: 12/01/2024
 SCALE: 1:100

REMARKS
 1. All construction shall be in accordance with the City of George Building By-Law (2015) and the Ontario Building Code (2012).
 2. The owner is responsible for obtaining all necessary permits from the City of George.
 3. The contractor is responsible for obtaining all necessary permits from the City of George.
 4. The contractor is responsible for obtaining all necessary permits from the City of George.