

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

**Collaborator No.:** 2656740  
**Reference / Verwysing:** Erf 1776, George  
**Date / Datum:** 26 January 2024  
**Enquiries / Navrae:** Primrose Nako

**Email:** [planning@delplan.co.za](mailto:planning@delplan.co.za)

DELPLANN CONSULTING  
P O Box 9956  
**GEORGE**  
6530

**APPLICATION FOR DEPARTURE (BUILDING LINE RELAXATION): ERF 1776, GEORGE**

Your application in the above regard refers.

The Deputy Director: 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 Erf 1776, Wilderness, namely:

- a) Relaxation of the northern street boundary building line from 5.0m to 0.0m to accommodate the existing garages and proposed carports;
- b) Relaxation of the western street boundary building line from 5.0m to 0.0m and 2.41 to accommodate proposed carports;
- c) Relaxation of the north-western side boundary building line 3.0m to 1.34m and 1.56m to accommodate a proposed carport;

**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 development will not have an adverse impact on the character of the area or the environment, as the character is maintained.
- (iii). The position of existing engineering services infrastructure has been considered.
- (iv). Surrounding property owners have no objection to the proposed garages and carports

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, dated 2023/06/20, Drawing no. 27 / S02, Revision D, and drawn by SCOTT ARCHITECTS 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 commencement of works in accordance with the approved building plan.

**Note:**

- (i). A building plan must be submitted for approval in accordance with the National Building Regulations (NBR);
- (ii). The building lines along the perimeter of Group Housing (General Residential Zone II) changed in terms of the George Integrated Zoning Scheme as follows: Street Building line from 5m to 3m and side and rear 3m to 1,5m.
- (iii). The sectional title scheme will have to be amended when the garages and carports are allocated to the units. The amended sectional title scheme should be submitted to the municipality for record purposes.
- (iv). The existing trees should be kept and only trimming of the trees where necessary.
- (v). The necessary approvals from the relevant authorities should be obtained to trim or remove any indigenous trees.

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.

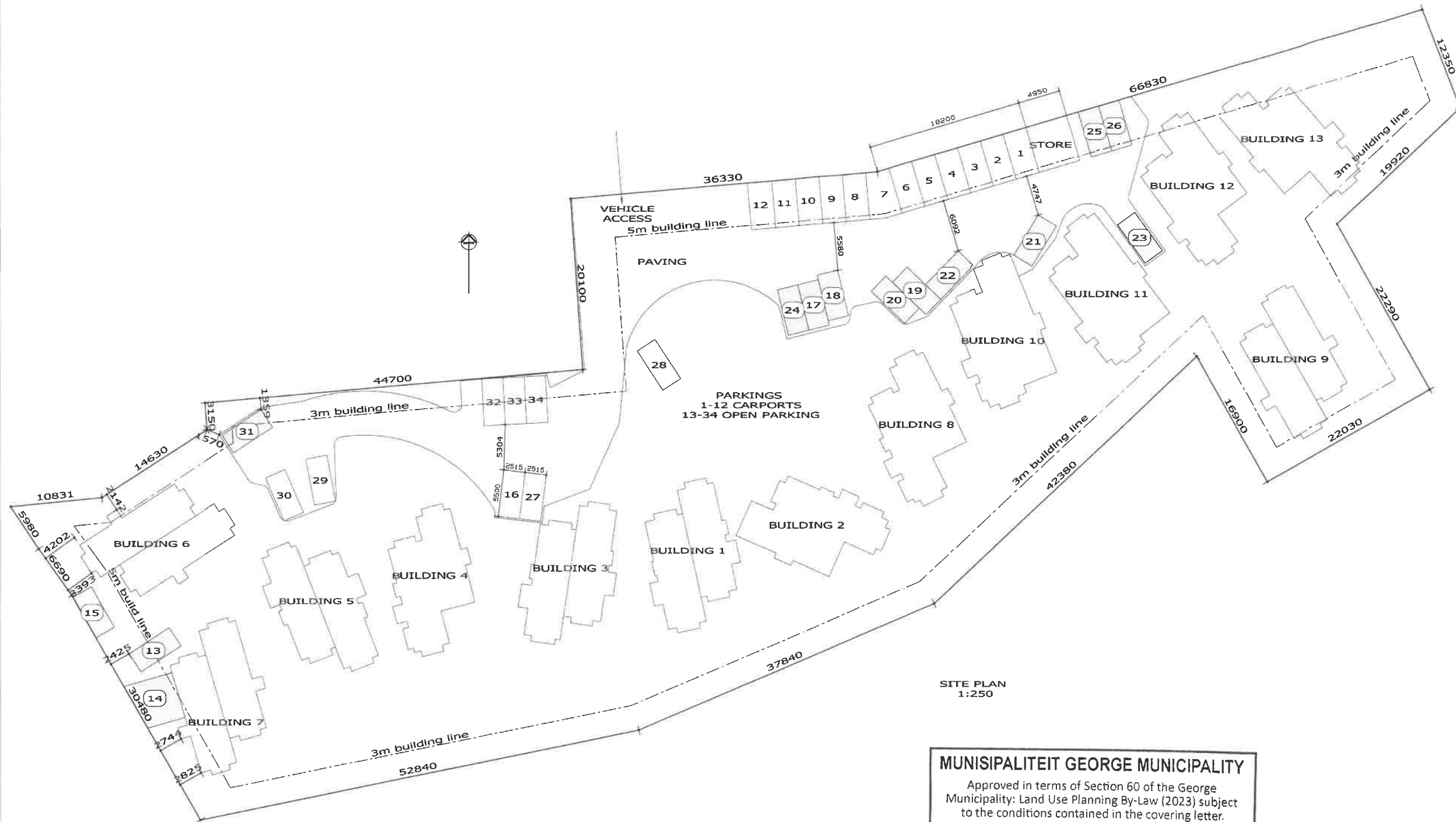
Yours faithfully



**J. MULLER**

**ACTING SENIOR MANAGER: TOWN PLANNING**

C:\scan\Erf 1776, George (Departure Approval) Delplan.docx



PARKING N°  
13,15,21,23,31  
16.8m² each  
Total 84m²

PARKING N°  
14  
Total 28.6m²

PARKING N°  
19,20,22  
Total 48.3m²

PARKING N°  
17,18,24  
Total 44.6m²

PARKING N°  
25,26  
Total 30.5m²

TOTAL AREA OF PROPOSED CARPORTS - 236m²

TOTAL ERF AREA -7482.60m²

TOTAL CARPORT COVERAGE -3.15%

### 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  
SENIOR BESTUURDER: STADSBEPLANNING

#### GENERAL NOTES:

- Contractor to ensure compliance to SANS 10400 in all relevant clauses and requirements
- All levels, dimensions and positions to be checked on site and verified before any work commenced.
- Any errors, discrepancies or omissions to be reported to the architect immediately.
- All work to be in accordance with good and accepted local building practice.
- Figured dimensions to be taken in preference to scaled dimensions.
- These architectural drawings are to be read in conjunction with engineers and consultants drawings, where applicable.
- All building by - laws, health and fire requirements to be strictly adhered to.
- The contractor will be held responsible for the correct setting out of the works. Any doubt as to the accuracy of boundary pegs or lines to be reported to the client immediately
- Any errors or discrepancies to be reported immediately for clarification prior to any work being undertaken
- Levels indicated are provisional and must be checked on site referring to top of foundation.
- Foundations to boundary walls not to encroach over boundary lines.
- All electrical and drainage work is to be executed by registered tradesmen.
- Care to be taken when excavating for new work, to comply with SANS 10400 - G. All existing pipes, cables, etc. exposed to be pointed out to client and/or architect, who shall advise necessary action to be taken.
- The contractor shall take all necessary precautions to avoid any damage what so ever, to existing buildings and fences.
- All Occupational safety regulations as set by Dept. of Labour to be complied with and to comply with SANS 10400 - B

#### SAFETY: to comply with SANS 10400 - D

- All safety distances to be checked on site and must be in compliance with SANS 10087, part 1 standards.
- Installation to comply to local authority and SANS 10087 regulations.
- All building work to comply to SANS 0400.
- All electrical work to comply to 0108.
- All mandatory fire equipment to be present and maintained. Area around gas cage to be kept clear of all combustible materials.
- All warning and safety notices to be displayed as per SANS 1186.

#### STATUS

MUNICIPAL PLANS

#### ARCHITECT

SCOTT  
ARCHITECTS  
professional architects

198 George Rd,  
Wilderness, 6560  
+27 82 447 7228  
info@scottarchitects.co.za  
www.scottarchitects.co.za

#### CLIENT

TRADING AND INVESTMENT  
CORPORATION JAWA (PROPRIETARY)  
LIMITED

#### PROJECT

PROPOSED CARPORTS  
FOR ERF 1776

#### SITE

ERF 1776, THE WILDERNESS  
MILKWOODS APARTMENTS

#### DRAWING

SITE PLAN WITH  
PROPOSED CARPORTS

SCALE (@ A1)

1:250

DATE

2023/06/20

DRAWING NO.

27 / 502

ARCHITECT SIGNATURE

CLIENT SIGNATURE

DRAWN

R.S.SCOTT - ProfArch 6469

CHECKED

R.S.SCOTT - ProfArch 6469

REVISION

D

DATE:

The design on this drawing remains the property of the designer - copyright reserved to Scott Architects. All dimensions to be checked on site before work commences. Any discrepancy must immediately be reported to the designer. This drawing is not to be scaled. All work to comply with the NBR, any relevant SANS code of practice and any local authority regulations. The contractor is to make themselves aware of these prior to commencement of work.