

Beplanning en Ontwikkeling
Planning and Development

Reference / Verwysing: Erf 14 Herolds Bay
Date / Datum: 9 April 2021
Enquiries / Navrae: Keith Meyer

planning@delplan.co.za

Delplan Consulting
P O Box 9956
GEORGE
6530

DEPARTURE : ERF 14, UITSIG STREET, HEROLDS BAY

Your application in the above refers.

The Eden Joint Municipal Planning Tribunal – George Municipality, meeting held on 30 March 2021 resolved:

That, notwithstanding the objection received, the following applications applicable to Erf 14, Herolds Bay:

1. Departure to allow an increase of the wall plate height of the dwelling house on Erf 14, Herolds Bay from 6.5m to 7.1m;
2. Relaxation of the south-western street building line of Erf 14, Herolds Bay from 1m to 0.6m for a dwelling house;
3. Departure from the development parameter (d)(i) to allow windows and door on the north-western erf boundary of a dwelling house on Erf 14, Herolds Bay be set back 1.0m in lieu of 1.5m;
4. Departure from the development parameter (d)(i) to allow windows and door on the south-eastern erf boundary of a dwelling house on Erf 14, Herolds Bay be set back 0.2m in lieu of 1.5m;

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

- The proposed dwelling will not have an adverse impact on heritage, the surrounding urban character, the natural environment or the streetscape.
- The proposed development will not result in the overshadowing or intrusion of surrounding neighbours' rights and amenities and is compatible with the surrounding character.

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

CONDITIONS OF THE DIRECTORATE: DEVELOPMENT AND PLANNING

1. That in terms of Section 18(2) of the provisions of the Land Use Planning By-law for the George Municipality, 2015, the Departures shall respectfully lapse if not acted upon within a period of five (5) years from the date of approval and/or if the following conditions are not adhered to;
2. This approval shall be taken to cover only the Departure applied for as indicated on the site plan attached as "Annexure 1" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision;
3. That the windows and doors located closer to the erf boundary must comply with all fire regulations as well as the National Building Regulations and Standards Act 103 of 1977.
4. The compliance of fire regulations must be submitted with the proposed building plans;
5. A building plan be submitted for approval in accordance with the National Building Regulations (NBR);
6. The above approval will be considered as implemented on the commencement of building works in accordance with the approved building plan.

You have the right to appeal to the Appeal Authority against the decision/conditions of approval of the Eden Joint Municipal Planning Tribunal – George Municipality, in terms of Section 79(2) of the George Municipality's By-law on Municipal Land Use Planning.

A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Municipal Manager, P O Box 19, George, 6530 or Directorate: Planning, 5th floor, Civic Centre, York Street, George **on or before 30 April 2021** 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.*


The notice must be served in accordance with section 115 of the Municipal Systems Act and in accordance with the additional requirements as may be determined by the Municipality. The notice must allow persons 21 days from date of notification of the appeal to comment on the appeal. Proof of the notification must be submitted to the Municipality, within 14 days of the date of notification.

An appeal that is not lodged within the timeframe or that does not comply with Section 80 of the George Municipality's By-law on Municipal Land Use Planning will be deemed invalid.

Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

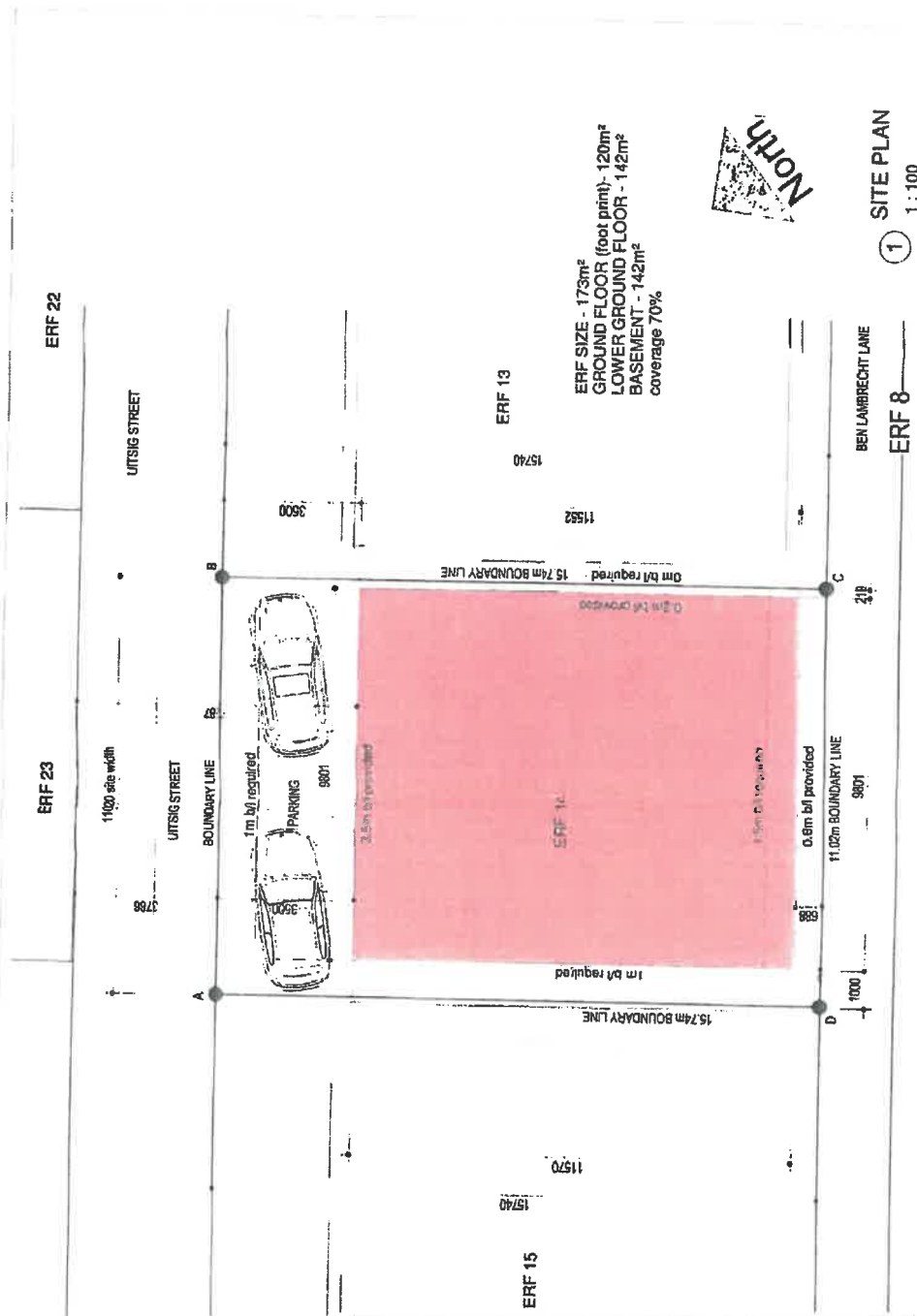
Please also note that in terms of Section 80(14) of the George Municipality's By-law on Municipal Land Use Planning, the above decision is suspended until such time as the period for lodging an/appeal(s) has lapsed, any appeal(s) has been finalised and you have been advised accordingly.

Yours faithfully


D POWER

ACTING DIRECTOR: PLANNING AND DEVELOPMENT

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MUNISIPALITEIT 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.

9 April 2021

DATE
DATUM

MUNICIPAL MANAGER
MUNISIPALE BESTUURDER

Kapperer Architects cc.

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cell -082 4580252 0082
kappererarchitects@telkomsa.net

PROJECT ARCHITECT:
Walter Kapperer
B. Build. B. Arch (Stap 7007)

PROJECT NAME:
NEW DWELLING FOR MR. J MORGAN ON
ERF 14 HEROLDSBAAI

SHEET NAME:
A3 SITE PLAN

DATE ISSUED:
05/09/2019

REVISION:
08:47:45

SCALE:
AS INDICATED

SHEET:
A3 LANSKAP

001

THE CONTRACTOR MUST REPORT TO THE
MUNICIPALITY ANY CONTRADICTION
INFORMATION OR DISCREPANCY
BETWEEN THE DRAWINGS AND THE
SITE
DO NOT SCALE - USE DIMENSIONS SHOWN
IT IS ASSUMED THAT ALL CONTRACT
DOCUMENTS ARE IN THE POSSESSION OF THE
CONTRACTOR
ALSO REFER TO GENERAL SPECIFICATION