



Primrose Nako
Administrator, Planning Department
Planning and Development
E-mail: Pnako@george.gov.za
Tel: +27 (044) 801 9477

Reference Number: Erf 9046, George

Date: 26 February 2021

Enquiries: Primrose Nako

JAN VROLIJK TOWN PLANNER
P O BOX 710
GEORGE
6530

Email: Janvrolijk@vodamail.com

APPLICATION FOR DEPARTURE: ERF 9046 GEORGE

Your application in the above refers.

The Deputy Director: Planning (Authorised Official) has, under delegated authority; WW.1.33 of 29 July 2015 decided that the application for Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2015 for the relaxation of the rear building line of Erf 9046, George from 2,0m to 1,2m to accommodate the conversion of the existing double garage into an 60m² second dwelling unit.

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

REASONS FOR DECISION

- a. The proposal will not detract from the surrounding land use character;
- b. The application will not have an adverse impact on the surrounding urban environment, natural environment or streetscape;
- c. The application will have no negative impact on the adjacent neighbours' amenity to privacy, sunlight and views;
- d. The application is of an appropriate scale that would relate to the surrounding land use pattern and the goals and objectives of the spatial plans of the area;

Subject to the following conditions imposed in terms of Sections 66 of the said By-law, namely:

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT:

1. That in terms of Section 18(2) of the Land Use Planning By-law for the George Municipality, 2015, 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 application applied for as indicated on the Site Development Plan numbered CL 2820/1 dated 30 Sep 2020 drawn by New Architectural Design 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. That the second dwelling unit shall not be sold by means of sectional title;
4. A building plan be submitted for approval in accordance with the National Building Regulations (NBR);
5. Capital contributions as calculated by the Department: Civil Engineering Services and Electrotechnical Services will become payable on the submission of building plans;
6. The above approval will be considered as implemented on the issuing of an occupation certificate for the abovementioned structures;

You have the right to appeal to the Appeal Authority against the decision of the Authorised Official, 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 and received by the Appeal Authority, P O Box 19, George **on or before 19 March 2021**.
- An appeal that is not lodged within this 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.

Kindly 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 has lapsed, any appeal has been finalized and you have been advised accordingly.

Yours Faithfully


D. POWER

DEPUTY DIRECTOR: PLANNING AND DEVELOPMENT

P:\Approvals & Refusals 2018, 2019 & 2020\Erf 9046 George(Departure) Jan Vrolijk.docx

