

**Reference number: Erf 2105, George**

**Date: 26/02/2021**

**Enquiries: Marisa Arries**

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MARLIZE DE BRUYN PLANNING  
PO BOX 2359  
GEORGE  
6546

<p><b>APPLICATION FOR AMENDMENT OF CONDITION: ERF 2105, FYNBOS CLOSE, CONSTANTIA KLOOF, WILDERNESS</b></p>
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Your application in the above regard refers.

The Deputy Director: Planning (Authorised Official) has, under delegated authority, W.1.33 of 29 July 2015 decided that from the following conditions of approval of 25 November 1996 applicable to Erf 2105, Wilderness:

- a) Condition 4.1 to allow a dwelling house with a 3 storey facade within the 8,5m measured from the average natural ground level of the property that immediately adjoins the building to the highest point of the roof;
- b) Condition 4.2 to allow plaster, stone and timber cladding as exterior finishes;

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

**REASONS FOR DECISION**

- a. The application will not have an adverse impact on the surrounding urban environment, natural environment or streetscape;
- b. The proposed departures will not have any negative impact on the character of the area or deviate negatively from the area of Constantia Kloof;
- 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 land use character 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 acted upon 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 10/03/101 dated Oct. 2019 drawn by PGL. Arch 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 a building plan be submitted for approval in accordance with the National Building Regulations (NBR);  
That 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 Employee, 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 the set date 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 finalised and you have been advised accordingly.

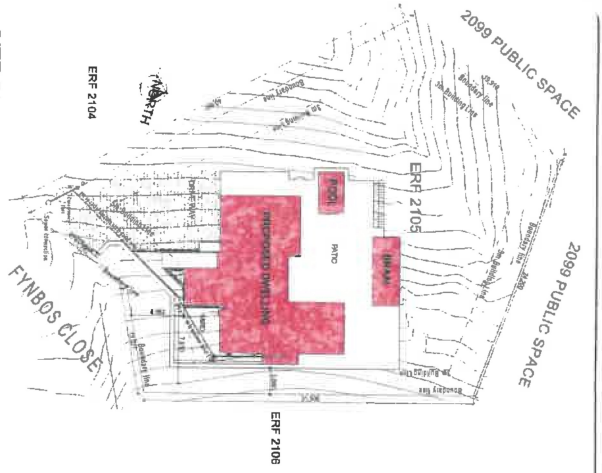
Yours faithfully



**ND POWER**

**DEPUTY DIRECTOR: PLANNING AND DEVELOPMENT**

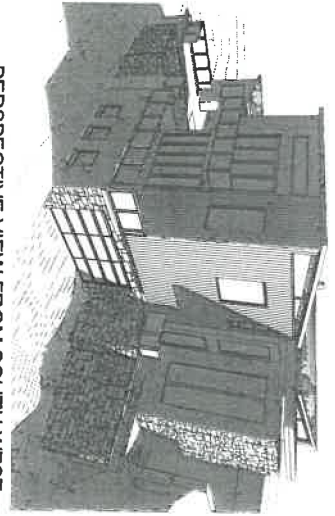
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SITE PLAN

1:250

PERSPECTIVE VIEW FROM SOUTH WEST



AREA - GROUND FLOOR 1:250 AREA - FIRST FLOOR 1:250

SCHEDULE OF AREA	AREA
SITE	1162,55m <sup>2</sup>
CELLAR FLOOR	102,5m <sup>2</sup>
GROUND FLOOR	130,0m <sup>2</sup>
FIRST FLOOR	130,2m <sup>2</sup>
TOTAL AREA	362,7m <sup>2</sup>
POOL	9,6m <sup>2</sup>
COVERED	163,5m <sup>2</sup>
FSR	163,5/163
COVERAGE	14,7%

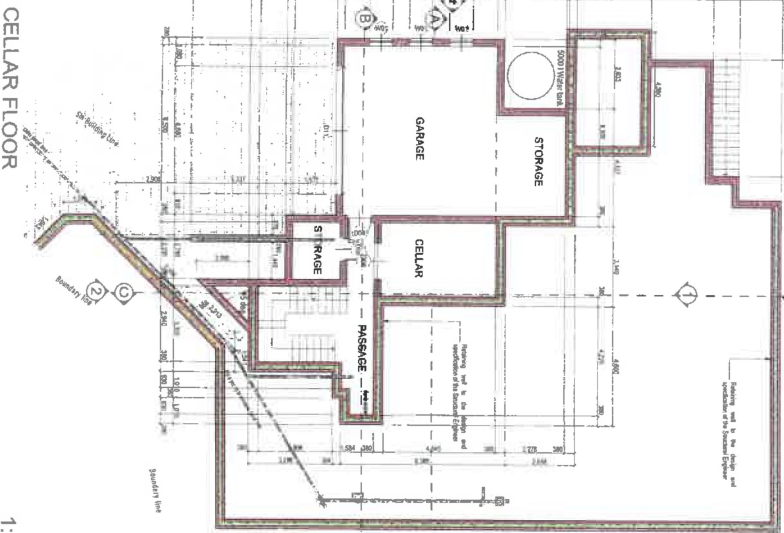
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Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2015) subject to the conditions contained in the covering letter.

26/2/2021

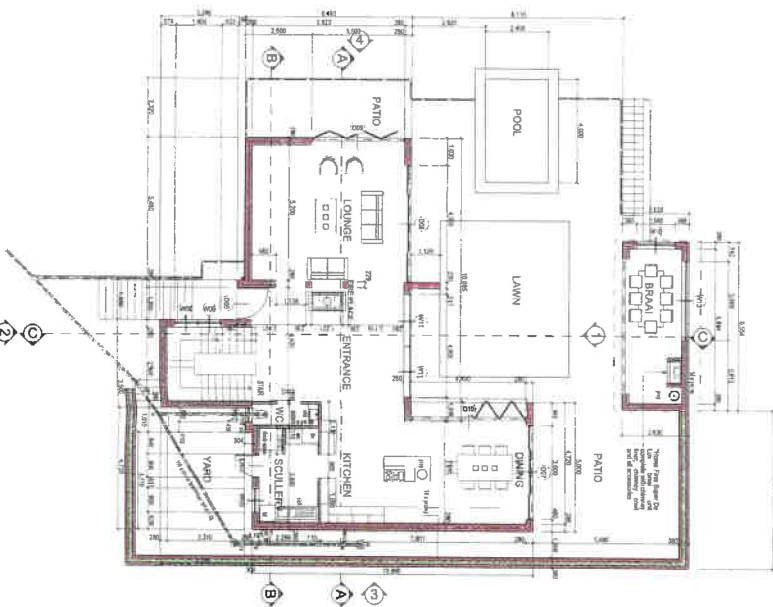
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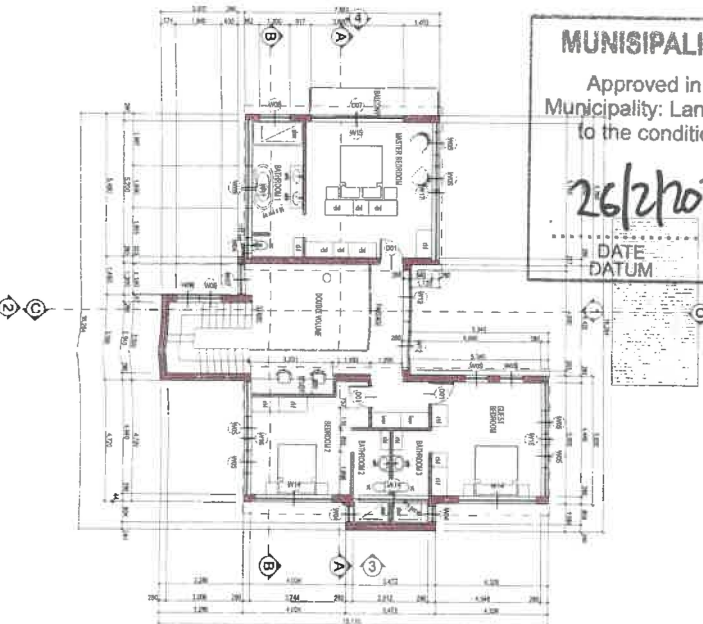
CELLAR FLOOR

1:100



GROUND FLOOR

1:100



FIRST FLOOR

1:100

## CONSULT NOTES:

Change of plan from V-4148  
Pool safety to comply with NBR 14  
Drawing is for NBR 14000 and IV

OWNER

ARCHITECT

ENGINEER

DATE

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REVISION

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