

Reference number: Erf 9538, George

Date: 26/02/2021

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MARLIZE DE BRUYN PLANNING
PO BOX 2359
GEORGE
6530

**APPLICATION FOR CONSENT USE AND DEPARTURE: ERF 9538, 7 DAHLIA STREET
NORTH, DENNEOORD, DIVISION GEORGE**

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 the following applications applicable to Erf 9538, George:

1. Consent Use in terms of Section 15(2) (o) of the Land Use Planning By-Law for George Municipality, 2015 for a second dwelling unit.
2. Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2015 to increase the height of the second dwelling unit from 6,5m to 7,32m (Development parameter (c)).
3. Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2015 to allow the existing carport on a 4,0m on the southern street building line (Development parameter (e)(iii)).
4. Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2015 to permit a 0,9m wide access from the street to the un-built open portion (backyard) of the property (Development parameter b(iii)).
5. Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2015 for the relaxation of the following building lines:
 - North eastern rear building line from 2,0m to 0,9m for the existing garage to become a second dwelling unit;
 - North eastern rear building line from 2,0m to 0,0m for the existing carport;

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 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 Sections 18(2) and 19(5) 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 19-21A dated 09-08-2019 drawn by Gideon Henning Draughting Service 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. The above approval will be considered as implemented on the issuing of an occupation certificate for the abovementioned structures;

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES:

6. Capital contributions are payable by the developer for each new equivalent erf (ee) created, as per standard tariffs for George, applicable on transfer of a portion, or the approval of building plans, or on application for a CPT, or as stipulated in a Services Agreement between the George Municipality and the Developer. The total amount payable will be determined by the Dept: CES and will be subject to annual adjustment. Contributions payable may be adjusted should the actual water usage exceed the accepted normal daily usage based on the Guidelines for Human Settlement Planning and Design, based on a six-month average use;
7. All civil services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with The Guidelines for Human Settlement and Design and Council specifications. All drawings and plans are to be submitted to the Dept: CES, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the civil services have been satisfactorily installed and as-builts submitted electronically as well as the surveyors plan;
8. Any, and all, costs directly related to the development remain the developers' responsibility;
9. Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer/owner of the other erf. (Condition 7 applicable);

10. Any service from another relevant erf must be accommodated across the development or incorporated into the services of the development. All negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (Condition 7 applicable);
11. Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (Condition 7 applicable);
12. Servitudes must be registered for any pipeline not positioned within the normal building lines;
13. The applicant is to comply with the National Forests Act No 84 of 1998, should it be required;
14. Provisions for the removal of solid waste is to be addressed in conjunction with the Dept: Environmental Services;
15. The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval was required and obtained for this proposed development;
16. Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dept: CES, or any condition of any authority has not been satisfactorily complied with;
17. Developer responsible to obtain the necessary approval / way leaves from third parties which include, but not limited to the following: Telkom & Fibre optical cable;
18. Municipal water is provided for potable use only. No irrigation water will be provided;
19. The discharge of surface stormwater is to be addressed by the developer. Condition (7) applies. All costs related is for the developer;
20. Internal parking requirements (ie within the development area), position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic must be addressed and all measures indicated on plans and drawings submitted for approval;
21. Adequate parking with a hardened surface must be provided on the premises of the proposed development;
22. No private parking will be allowed in the road reserve;
23. As no site development plan has been provided, with no dimensions indicated, the developer is to take note that all road reserve widths are to be in accordance with the Guidelines for Human Settlement Planning and Design standards. The width of road reserves is to be approved by the Dept: Civil Engineering Services before the final layout can be approved. Minimum width of road reserve is 10 m and for panhandle erven access is 4 m;
24. The approval of the layout of the development and accesses is subject to the George Roads Master Plan and approved by the Dept: Civil Engineering Services. A site development plan is to be submitted to the Dept: CES, or any other relevant authority for approval prior to any construction work taking place;
25. Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities;

CONDITIONS OF THE DIRECTORATE: ELECTRO-TECHNICAL SERVICES:

26. Capital contributions are payable by the developer for each new equivalent erf (ee) created, as per standard tariffs for George, applicable on transfer of a portion, or the approval of building plans, or on application for a CPT, or as stipulated in a Services Agreement between the George Municipality and the Developer. The total amount payable will be determined by the Dept: Electro Technical Services (ETS) and will be subject to annual adjustment. Contributions payable may be adjusted should the actual electricity connection be other than a conventional 60 Amp single phase per erf;



27. All electrical services -internal, link and relocation of or upgrades to the existing network - are to be designed by a registered consulting engineer in accordance with Council specifications. All drawings and plans are to be submitted to the Dept: ETS, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out under the supervision of the consulting engineer who is to provide the electrical department with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the electrical services have been satisfactorily installed and as-builts submitted electronically;
28. Any, and all, costs directly related to the development remain the developers' responsibility;
29. Only one electrical connection permitted per registered erf.

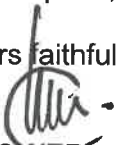
You have the right to appeal to the Appeal Authority against the decision of the Authorised Employee, in terms of Section 79(2) of the George Municipality's By-law on Municipal Land Use Planning.

- 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


D POWER

DEPUTY DIRECTOR: PLANNING AND DEVELOPMENT

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GENERAL NOTES.

1. ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL BUILDING REGULATIONS AND THE LOCAL AUTHORITY.
2. CONTRACTORS MUST CHECK ALL DIMENSIONS, LEVELS AND HEIGHTS ON SITE AND FULLY FAMILIARISE THEMSELVES WITH THE FULL EXTENT AND NATURE OF THE WORK BEFORE TENDERING OR COMMENCING ANY WORK.
3. SHOWN DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.
4. CONTRACTORS MUST CHECK THE SITING OF THE BUILDING ON SITE WITH THE OWNER BEFORE ANY SETTING OUT WORK OR EXCAVATIONS ARE COMMENCED.
5. ELECTRICAL CONNECTIONS MUST CHECK AND VERIFY THE ELECTRICAL LAYOUT WITH THE OWNER ON SITE BEFORE TENDERING OR COMMENCING ANY WORK.
6. WHERE FOUNDATION WALLS ACTING AS RETAINING WALLS EXCEED 1000 IN HEIGHT SUCH WALLS ARE TO BE 300 MM THICK.
7. TUBER PILE CONNECTIONS ARE TO BE ERECTED IN STRICT ACCORDANCE WITH S.A.B.S. 002.
8. ALL CAVITY WALLS ARE TO BE SUPPLIED WITH D.P.C. AROUND ALL ALL OPENINGS, DOORS, WINDOWS, ABOVE ALL CONCRETE BEAMS AND SLABS AND MUST BE PROVIDED WITH WEEDPILLS AT JOINTS NOT EXCEEDING 1000.
9. THIS PLAN AND THE COPYRIGHT THEREOF BELONGS TO GIDEON HENNING DRAUGHTING SERVICES AND MAY NOT BE USED, COPIED OR REPRODUCED IN ANY MANNER WITHOUT PRIOR WRITTEN CONSENT OF THE AUTHOR.
10. THE CONTRACTOR MUST PROVIDE THE OWNER WITH A SAFETY PLAN OF THE PROPOSED WORKS AND ALL WORK TO BE CARRIED OUT MUST CONFORM TO ALL NATIONAL OCCUPATIONAL HEALTH, SAFETY AND CONSTRUCTION REGULATIONS AS APPLICABLE.

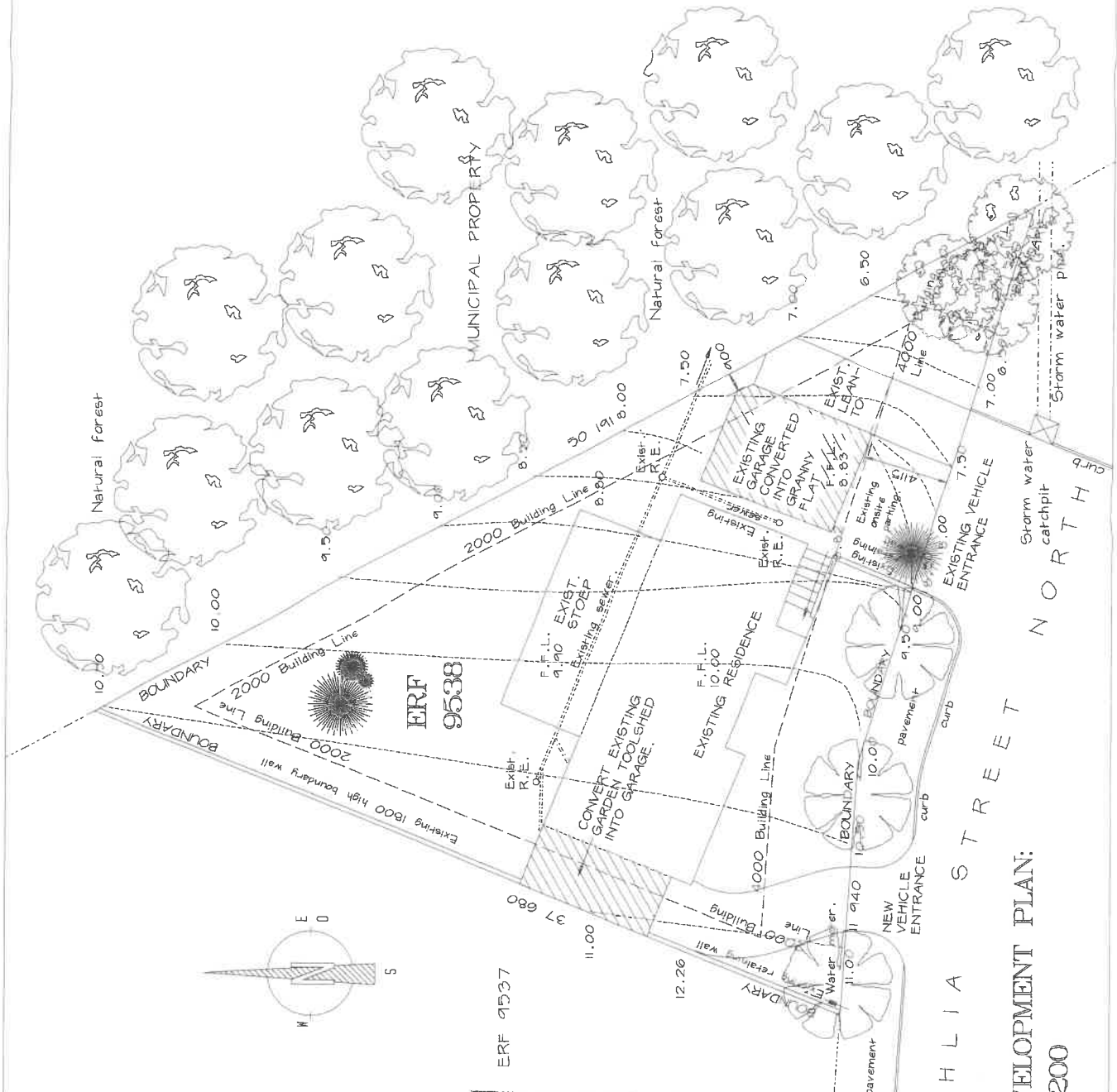
CLIENT:
**MRS. M.
HANEKOM**

DESCRIPTION:
**PROPOSED ADDITIONS AND
GRANNY FLAT ON ERF 9538,
DENNEBOORD, GEORGE.**

DATE: - 09-08-2019
SCALE: - 1:200
DRAWN: - G.P. HENNING
AREA: - 55 M²
PR. S. Arch. T. email: (SA)

GIDEON HENNING
DRAUGHTING SERVICES.
80 CRADOCK STREET
P.O. BOX 72
GEORGE 6550
TEL. 044 - 8744855
FAX.

DRAWING NUMBER
19-21A



MUNICIPALITEIT GEORGE MUNICIPALITY
Approved in terms of Section 80 of the George Municipality: Land Use Planning By-Law (2015) subject to the conditions contained in the covering letter.
26/2/2021
M. [Signature]
MUNICIPAL MANAGER
MUNISIPALE BESTUURDER

SITE DEVELOPMENT PLAN:
SCALE: 1:200