

Reference Number: Erf 5230George

Date: 12 March 2021

Enquiries: Primrose Nako

JAN VROLIJK TOWN PLANNER
P O BOX 710
GEORGE
6530

Email: Janvrolijk@vodamail.com

APPLICATION FOR DEPARTURE: ERF 5230, GEORGE
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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 Bylaw for George Municipality, 2015 for the relaxation of the western boundary building line of Erf 5230, George from 3m to 2.55m and 1.55m for an existing braai room and lapa respectively,

BE APPROVED in terms of Section 60 of said Bylaw for the following reasons:

REASONS FOR DECISION

- a) The existing structures do not have an adverse impact on the surrounding urban character, the natural environment or streetscape.
- b) There will be no negative impacts on the surrounding neighbours' views, privacy and amenities.
- c) The existing structures complements the architectural style of the dwelling house on the property.

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 undated Site Plan 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. A building plan be submitted for approval in accordance with the National Building Regulations (NBR);
4. The above approval will be considered as implemented on the approval of building plans for the existing braai room and lapa.

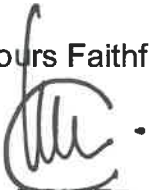
You have the right to appeal to the Appeal Authority against the decision of the Authorised Official, in terms of Section 79(2) of the George Municipality's By-law on Municipal Land Use Planning.

- A detailed motivated appeal with reasons should be directed to and received by the Appeal Authority, P O Box 19, George **on or before 02 APRIL 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 5230, George(Departure) Jan Vrolijk.docx

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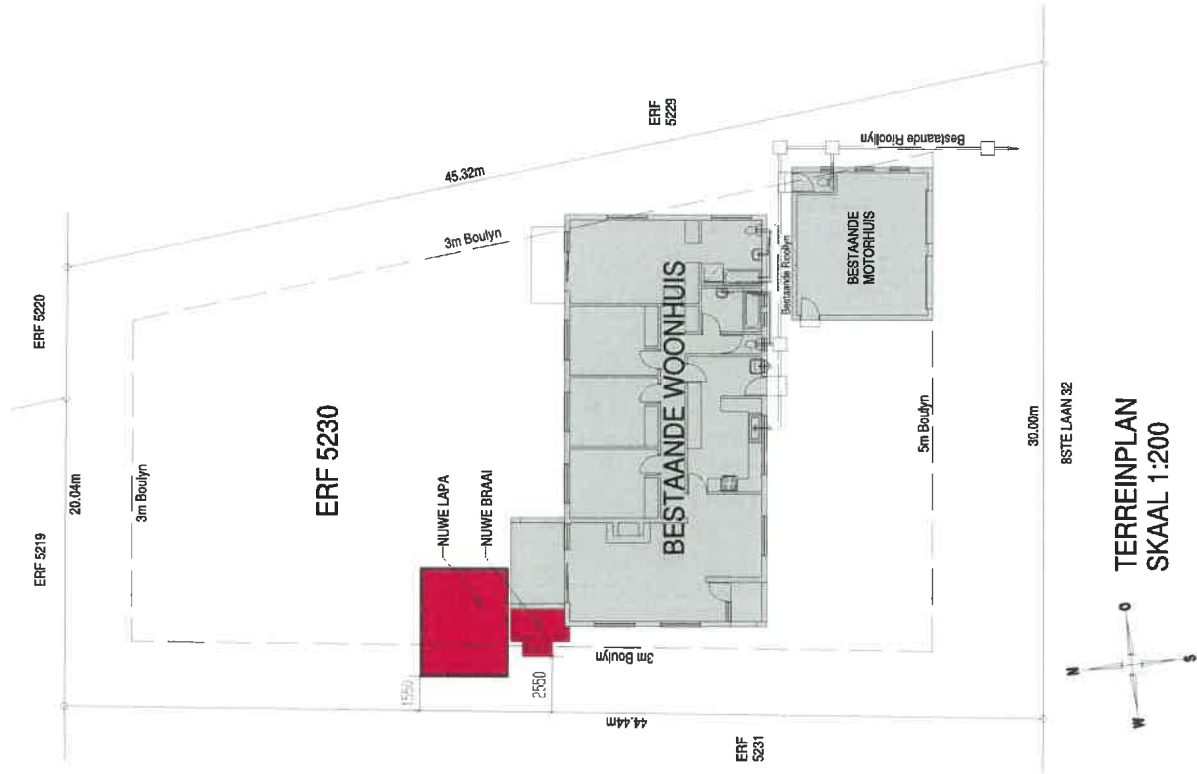
*APPOINTED AS ARCHITECTURAL PROFESSIONAL TO WORK STAGE 4.1
(DOCUMENTATION TO ACHIEVE MUNICIPAL APPROVAL ONLY)
NO LIABILITY WILL BE ACCEPTED FOR WORK UNDER CONSTRUCTION.
THIS FEE ALSO REPRESENTS THE FEE FOR THE CONSTRUCTION OF THE
FURNISHING AND EQUIPMENT OF THE BUILDING.

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.

the

DATE
DATUM

Cityways Dailyrate	LL	Default Date	1 Oct 2020
Guides Dress	CL	Shed Scale	1:100
Navigation Circuit	LL	Openable Area	24m ²
Element Count		Pin No.	CL 11291



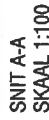
LET WEL:

ALLE MATERIAAL MOET SABBS GOEDGEKEURD WEES. ALLE INTERNAL EN WERK MOET VOLGENS SANS 204, SANS 194Z EN BOUTREGULASJEN WEES. GEEN AFMETINGS MOET AFGESKAAL WORD VON TEKENING NIE. SLEGS MATES GETOEN MOET GEBRUIK WORD. KONTRAKTEUR MOET SEKER MAAK DAT ALLE GEBOUDE LITGESIGT WORD VOLGENS PLAN, SO DAT BOUWLINE NIE DOERSKY WORD NIE. KONTRAKTEUR MOET ALLE AFMETINGS EN VLAMME NAGAAN OP TERREIN. ENKEL TEENSITUYGHEID MEET ONDER DIE AANDAG VAN N.A.D. GEBRUIK WORD.

*APPOINTED AS ARCHITECTURAL PROFESSIONAL TO WORK STAGE 4.1 (DOCUMENTATION TO ACHIEVE MUNICIPAL APPROVAL ONLY). NO LIABILITY WILL BE ACCEPTED FOR WORK DURING CONSTRUCTION. FULL LIABILITY AND RESPONSIBILITY WILL BE FOR THE OWNER OR BUILDER.

DATE
DATUM
12/3/2021

MUNICIPAL MANAGER
MUNICIPAL BESTUURDER



PLATDAK
GEGOLFDE SINKDAK TEEN 15 HELLING BEVESTIG OP
51/76 mm LATTIE TEEN 1000mm h-h BEVESTIG OP
"SSALATION" OF SOORTGELIJKE ISOLACE. BEVESTIG
OP 114x38mm DAKCUPPE TEEN MAXIMUM 1000mm h-h
BEVESTIG OP 228x50mm DRAAIBARE BEVESTIG OP
150x150mm HOUT PALE.

INRIPE:
350ml/ton BRICK GRIP MOET ONDER ALLE MURE GELE WORD.
SNIJEN IN RIJTE STENE VOLGENS EENIARE SE KEUSE. SEMENT
MENSGEL. 1:4. VOEG TUSSEN STENE MOET GROEF GEESTOOT
WORD. BRICKFORCE ELKE 5cm LAAG TOT LINTEL HOOGSTE.
DAARNA ELKE 25cm LAAG.

VLOER: TELS. MAT. OF HOUT. VOLGENS EENNAAR SE KEIJSR. OP 250mm VLOER MAT OP 13mm BETON. 15m² VLOER. READY MIX OP 250mm SAKS. SWAART VOGVERING MET 3000mm DORSJAG LASTE WAT WASSEL. AL WOND. OP 50mm SANDERD MAT MET PATENTE MERIE GEPUIT WOND. OP GOEDERKEURDE VILLING VERGEMENDEER. IN MAKES 4500000. AL VLOER NESTE VOLGENS EENNAAR

FONDAISES:
15% BETON READY MIX. FONDAISE MURE MOET ELKE TWEEDE
LAAG BRICK-ORICE KAY. INDIEN BAKSTENE MOET MAJUR MET
VOEGERING AAN BINNEGAAT GEVOEGT WORD. FONDAISE MURE
MOET TWEE DE STAAN VOOR OPRIEVEL WORD MET PADRIJUS.
150mm LAAE GOEDGEKOMPLETEER. INDIEN FONDAISE MAJUR HOER
AS 1METER IS, MOET MAJUR 345mm DIK WEES.

HOUTDEK:
82mm DEKPLANK MET 5mm SPASIES BEVESTIG
OP 228-50mm VLOERBALKE @ 400mm i-h
BEVESTIG OP 228-50mm DRABALK BEVESTIG
OP @150mm BEHANDELTE HOUT PALE
HOUT KONSTRUKSIE VOLGENS SANS 10400-B,
SANS 10400-J EN SANS 10400-H



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City/Town: Spartanburg	L.L.	Exhibit Date:	27 Aug 2020
Geologic Dweller:	CL	Scale: Scale:	1:100
Neoprene Checklist:	L.L.	Copyright Area:	24m
Exhibit Owner:		Plot No.	CL 112012

