



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

**Reference Number: Erf 6488, George**

**Date: 01 December 2020**

**Enquiries: Primrose Nako**

JAN VROLIJK TOWN PLANNER  
P O BOX 710  
GEORGE  
6530

**Email: Janvrolijk@vodamail.com**

**APPLICATION FOR DEPARTURE: ERF 6488, 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 That the application for Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2015 to relax the street building line (Erica Road) from 5,0m to 1,0m for the construction of a double garage on Erf 6488, George.

**BE APPROVED** in terms of Section 60 of 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 application will have no negative impact on the adjacent neighbours' amenity to privacy, sunlight and views;
- c. 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 CL 1020/1 dated 17 Feb 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 a building plan be submitted for approval in accordance with the National Building Regulations (NBR);
4. 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 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 22 DECEMBER 2020**.
- 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.

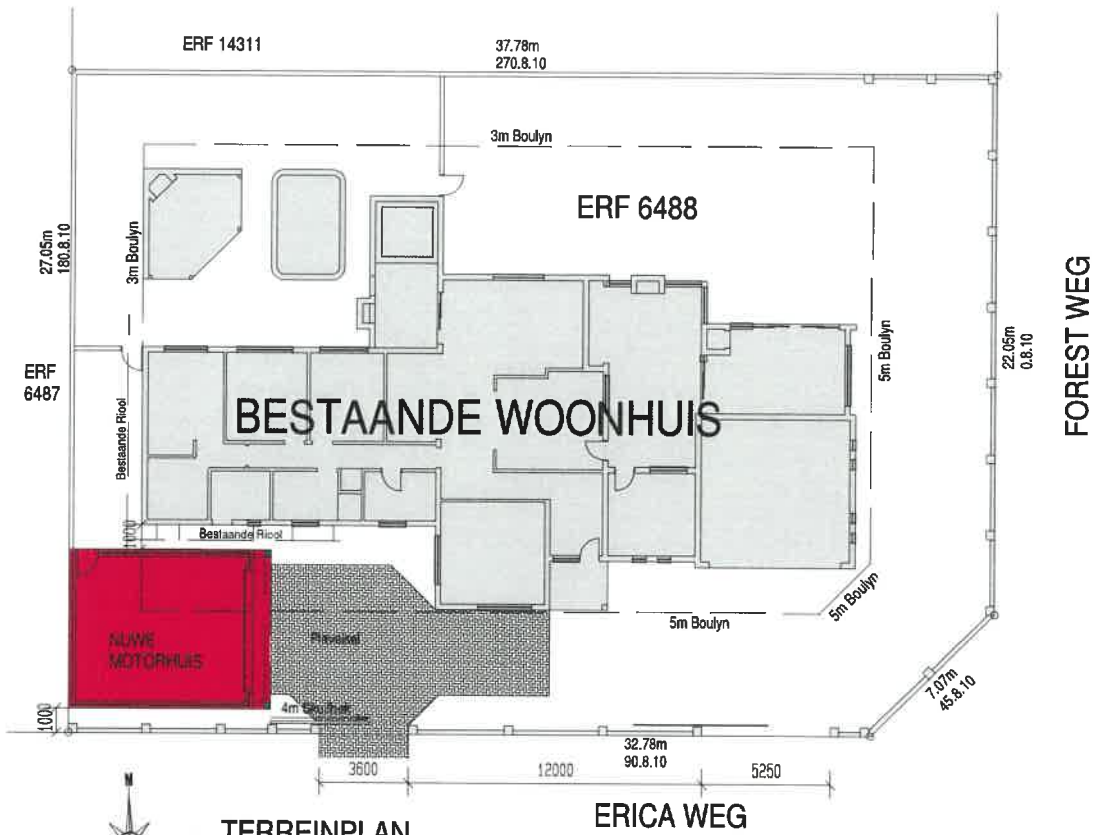
Kindly note that in terms of Section 80(14) of the George Municipality’s By-law on Municipal Land Use Planning, the above decision is suspended until such time as the period for lodging an appeal has lapsed, any appeal has been finalized and you have been advised accordingly.

Yours Faithfully



**D. POWER**  
**DEPUTY DIRECTOR: PLANNING AND DEVELOPMENT**

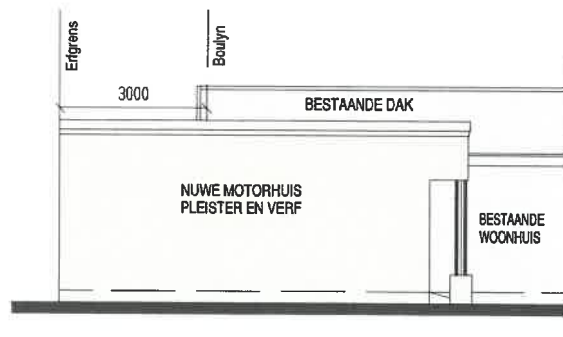
P:\Approvals & Refusals 2018, 2019 & 2020\Erf 6488, George(Departure) Jan Vrolijk.docx



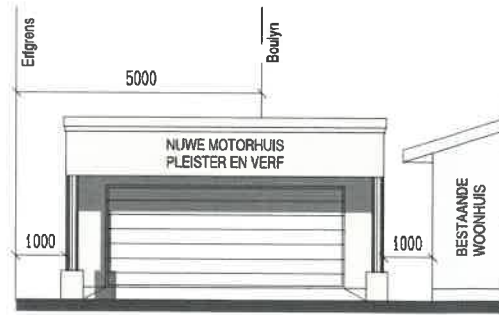
**TERREINPLAN**  
SKAAL 1:200



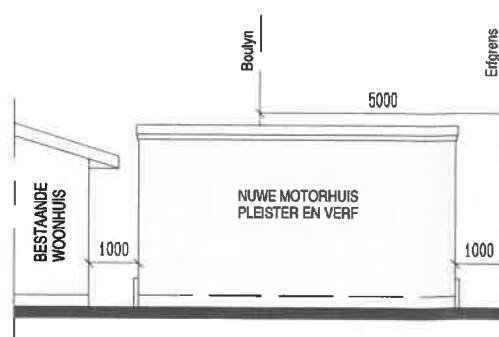
**NOORD-AANSIG**  
SKAAL 1:100



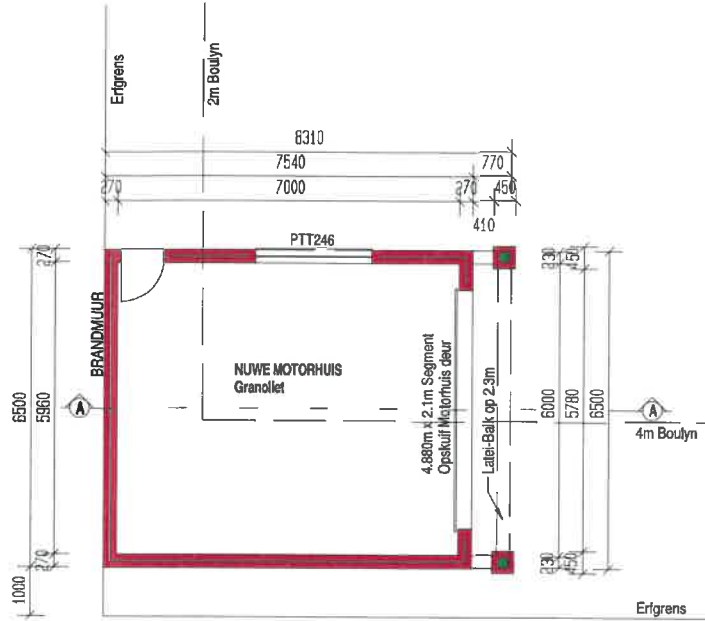
**SUID-AANSIG**  
SKAAL 1:100



**OOS-AANSIG**  
SKAAL 1:100



**WES-AANSIG**  
SKAAL 1:100



**SPESIFIKASIES**

**MOTORHUIS - PLAT DAK:**

ZINKALUME IBR DAKPLATE @ 3° HELLING BEVESTIG OP 76x50mm DAKLATTE TEEN 1000mm h-h MAKSIMUM, BEVESTIG OP "SISALATION" OF SOORTGELYK, BEVESTIG OP 228x50mm DAKBALKE TEEN 1000mm h-h MAKSIMUM, BEVESTIG OP MURE.  
BIND KAPPE OF BALKE MET 6mm DAKDRAAD WAT IN MUUR GEVESTIG IS.  
DAKKAP KONSTRUKSIE MOET DEUR SPESIALIS ONTWERP WORD VOLGENS SANS 10400-L EN VOLGENS SANS 10400-T.

**GEUTE:**

ALUMINIUM GEUTE, REEN-WATERPYPE EN TOEBEHORE VOLGENS "WATERTITE" OF SOORTGELYKE EN VOLGENS SANS 10400-R.

**MURE:**

350mikron BRICK-GRIP MOET ONDER ALLE MURE GELÉ WORD. BINNE EN BUIE STENE VOLGENS EIENAAR SE KEUSE. SEMENT MENGSEL 1 : 4. VOEE TUSSEN STENE MOET GROEF GESTOOT WORD.  
BRICKFORCE ELKE 5de LAAG TOT LINTEL HOOGTE, DAARNA ELKE 2de LAAG. ALLE MURE MOET VOLDOEN AAN SANS 10400-K. PLEISTERMENGSEL : 1 Sement, 5 Sand, Half Kalk  
MURE PLEISTER EN VERF.

**DEURE:**

ALUMINIUM AUTOMATIESE SEGMENT OPSKUIF MOTORHUIS DEUR.

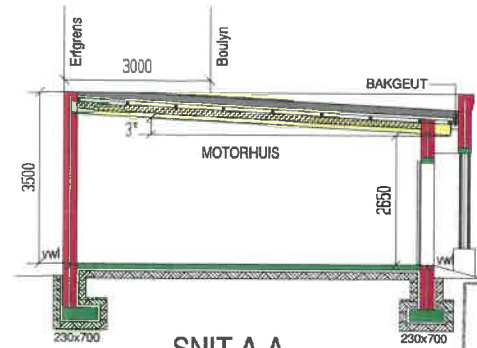
**FONDASIES:**

15mPa BETON READY MIX. FONDASIE MURE MOET ELKE TWEDE LAAG BRICKFORCE KRY. INDIEN BAKSTONE MOET MUUR MET VOGWERING AAN BINNEKANT GEVERF WORD.  
FONDASIE MURE MOET TWEDE DAE STAAN VOOR OPGEVUL WORD MET PADGRUIS, 150mm LAE GOEDGEKOMPAKTEER. INDIEN FONDASIE MUUR HOER AS 1m IS, MOET MUUR 345mm DIK WEES.  
ALLE FONDASIE VOLGENS INGENIEUR EN VOLGENS SANS 10400-B EN SANS 10400-H.

OPPERVLAKTES:	
NUWE MOTORHUIS	54m <sup>2</sup>
BESTAANDE LAPA	18m <sup>2</sup>
BESTAANDE SWEMBAD	13m <sup>2</sup>
BESTAANDE WOODHUIS	309m <sup>2</sup>
ERF OPPERVLAKTE	1009m <sup>2</sup>
VOETSPoor	392m <sup>2</sup>
DEKKING	38.85%

**LET WEL:**  
ALLE MATERIAAL MOET SANS GOEDGEKEUR WEES. ALLE MATERIAAL EN WERK MOET VOLGENS SANS 204, SANS 10400 EN BOUREGULASIES WEES. GEEN AFMETINGS MOET AFGESKAAL WORD VAN TEKENING NIE, SLEGS MATES GETOON MOET GEBRUIK WORD. KONTRAKTEUR MOET SEKER MAAK DAT ALLE GEBOUE UITGESIT WORD VOLGENS PLAN, SODAT BOULYNE NIE OORSKRY WORD NIE. KONTRAKTEUR MOET ALLE AFMETINGS EN VLAKKE NAGAAN OP TERREIN. ENIGE TEENSTRYDIGHED MOET ONDER DIE AANDAG VAN N.A.D. GEBRING 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."



**SNIT A-A**  
SKAAL 1:100

**MUNICIPALITEIT 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.

*[Signature]*  
MUNICIPAL MANAGER  
MUNISIPALE BESTUURDER

*[Signature]*  
DATE  
DATUM

**N.A.D.**  
NEW ARCHITECTURAL DESIGN  
LEON LANGVELDT (PSAT)  
AND CO-WORKERS  
5404P ST2125 / 541AT 31141  
1st FLOOR, EAGLES VIEW BUILDING  
5 PROGRESS STREET, GEORGE  
TEL: 083 3109 345  
E-MAIL: leonard4477@gmail.com

Project: **VOORGESTELDE AANBOUING VIR MNR. F. P. VAN ECK ERF 6488, HEATHERLANDS GEORGE**

Ontwerp: L.L.	Datums: 17 Feb 2020
Getek: CL	Skaal: 1:100
Getek: L.L.	Oppervlakte: 54m <sup>2</sup>
Owner: CL 1020/1	Plan No. CL 1020/1