

Reference Number: Erf 8956, George

Date: 01 December 2020

Enquiries: Primrose Nako

DELPLAN CONSULTING
P O BOX 9956
GEORGE
6530

Email: Planning@delplan.co.za

APPLICATION FOR CONSENT USE AND DEPARTURES: ERF 8956, 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 following applications applicable to Erf 8956, George.

1. Consent Use in terms of Section 15(2)(o) of the Land Use Planning By-law for George Municipality, 2015 for a portion of the property be used as a Place of Instruction;
2. Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2015 for relaxation of the eastern side building line from 5.0m to 0.0m;
3. Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2015 for deviation from of the following scheme requirements:
 - Stop and go facility;
 - Reduction in the number of parking bays from six (6) to two (2);
4. Permission in terms of Section 15(2)(g) of the Land Use Planning By-Law for George Municipality, 2015 to provide four (4) parking bays and a stop and go facility on Erf 1696, George;
5. Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2015 for the deviation from the scheme requirements on Section 45(2) and 4(a):

- The width of the access and exit on Cathedral Street from 8m to 15m.
- Allow for another access and exit on Cathedral Street measuring 6m.

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

REASON FOR DECISION:

- a. The application is not in conflict with the existing planning policy objectives for the area;
- b. The proposal will not have an adverse impact on the surrounding urban environment, natural environment or streetscape;
- c. The proposal will not detract from existing land use character of the area nor will it set a precedent;

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 approval of the above application shall lapse in accordance with the provisions of the Land Use Planning By-Law for George Municipality, 2015 if not implemented within a period of 5 (five) years from the date that the approval decision is communicated to the applicant;
2. This approval shall be taken to cover only the Consent Use and Departure application applied for as indicated on the site development plan drawn by Delplan Consulting as “**Annexure B**” which bears Council’s stamp and shall not be construed as to depart from any other Council requirements or legal provision;
3. The above approval shall only apply to Edublox and shall not be construed to be a general approval for a Place of Instruction on the subject property and thus, this approval shall lapse should Edublox vacate the property;
4. The operator of Edublox must maintain an agreement with Outeniqua Primary School for the use of Erf 1696, George for parking and drop-off purposes for the duration it operates from the subject property;
5. Building plans be submitted for approval in accordance with the National Building Regulations (NBR) for the above-mentioned structures.

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. The applicant is to comply with the National Forests Act No 84 of 1998, should it be required.
13. Provision for the removal of solid waste is to be addressed in conjunction with the Dept: Environmental Services;
14. 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;
15. 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.
16. Developer responsible to obtain the necessary approval / way leaves from third parties which include, but not limited to the following: Telkom & Fibre optical cable;
17. The discharge of surface stormwater is to be addressed by the developer. Condition (7) applies. All costs related is for the developer;
18. 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;
19. Adequate parking with a hardened surface must be provided on the premises of the proposed development;
20. No private parking will be allowed in the road reserve;
21. 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;

22. Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.

DIRECTORATE: ELECTROTECHNICAL ENGINEERING SERVICES

23. 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;
24. 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-built submitted electronically;
25. Any, and all, costs directly related to the development remain the developers' responsibility;
26. Only one electrical connection permitted per registered erf.

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.

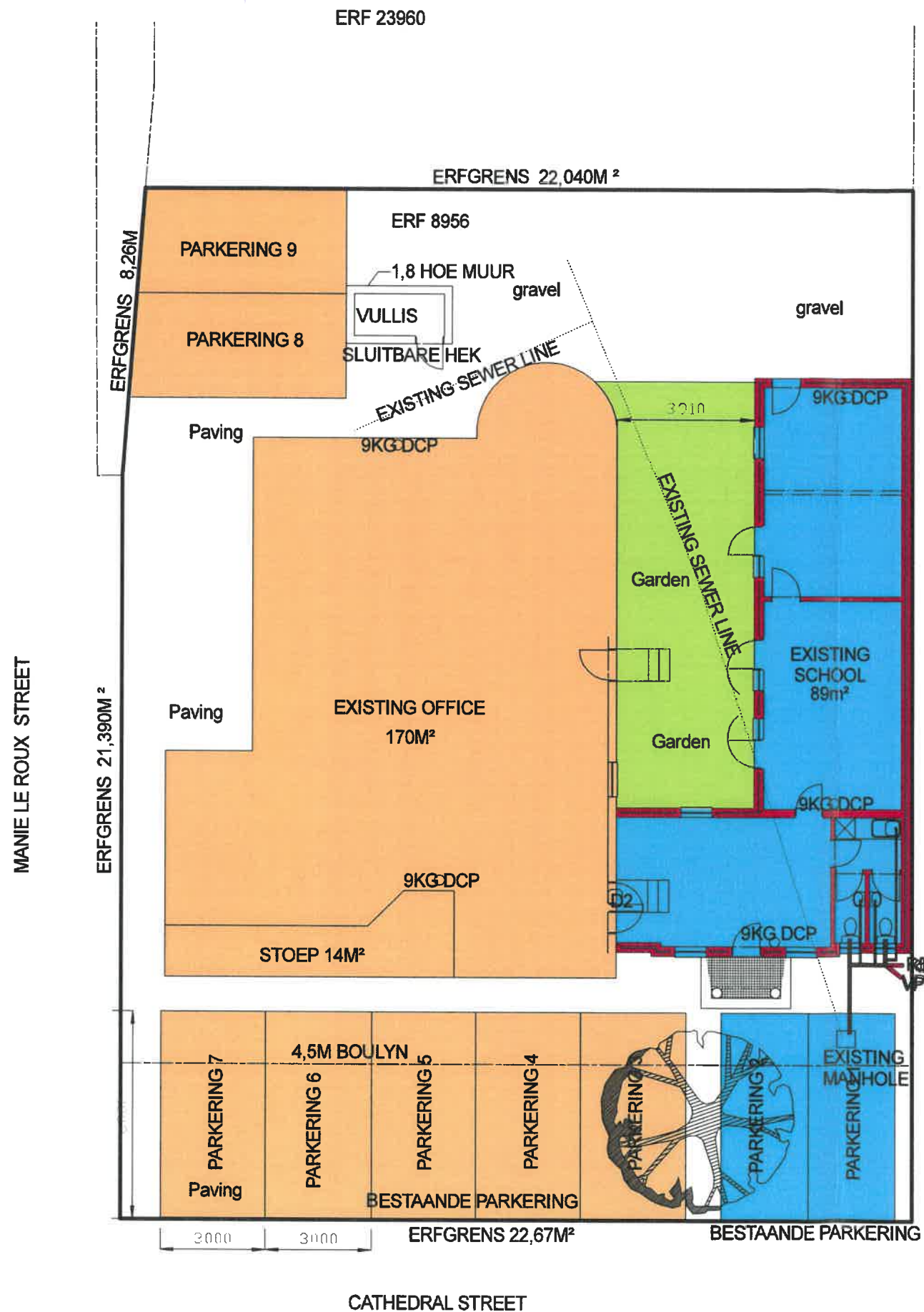
Kindly note that in terms of Section 80(14) of the George Municipality's By-law on Municipal Land Use Planning, the above decision is suspended until such time as the period for lodging an appeal has lapsed, any appeal has been finalized and you have been advised accordingly.

Yours Faithfully



D. POWER
DEPUTY DIRECTOR: PLANNING AND DEVELOPMENT

P:\Approvals & Refusals 2018, 2019 & 2020\Erf 8956, George(Departure, Consent Use) Delplna Planning.docx



MUNISIPALITEIT 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.

30/11/2020
DATE
DATUM

[Signature]
MUNICIPAL MANAGER
MUNISIPALE BESTUURDER

COPYRIGHT: This drawing is the copyright of DELplan Urban & Regional Planning. Do not scale from it but refer to figured dimensions. All measurements must be checked and confirmed by a Professional Land Surveyor. Any discrepancies should please be reported to DELPlan immediately.

KOPIEREG: Die kopiereg van hierdie tekening behoort aan DELplan Stads- & Streekbeplanning. Moenie daarvan afskaal nie, maar verwys na afstande soos aangedui. Alle afmetings moet deur 'n Professionele Landmeter nagegaan en bevestig word. Enige teenstrydighede moet asseblief dadelik aan DELplan rapporteer word.

PROJECT: Proposed consent use & departure for AC Swart

PROJEK:

DESCRIPTION: Erf 8956, Cathedral Street, George

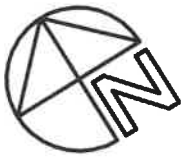
BESKRYWING:

TITLE: Site development plan

TITEL:

NOTES:

NOTAS:

A3 Scale:  1:150

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URBAN & REGIONAL PLANNERS

DESIGNED: DV

DRAWN: MV 1044/GEO/19/TEK/SKF/SDP1

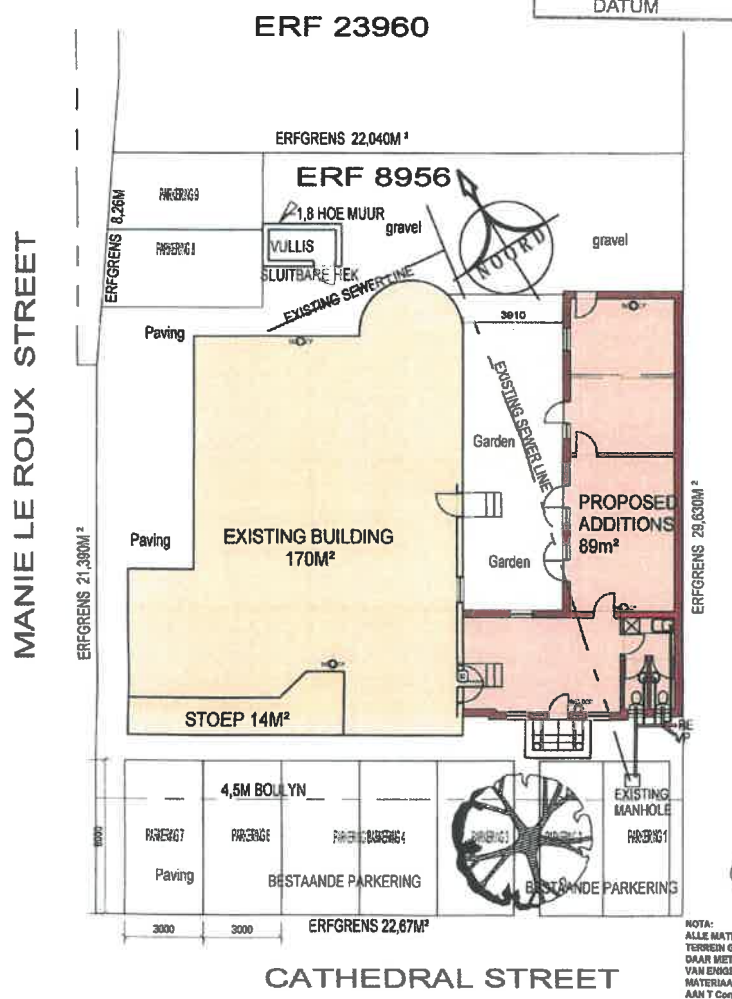
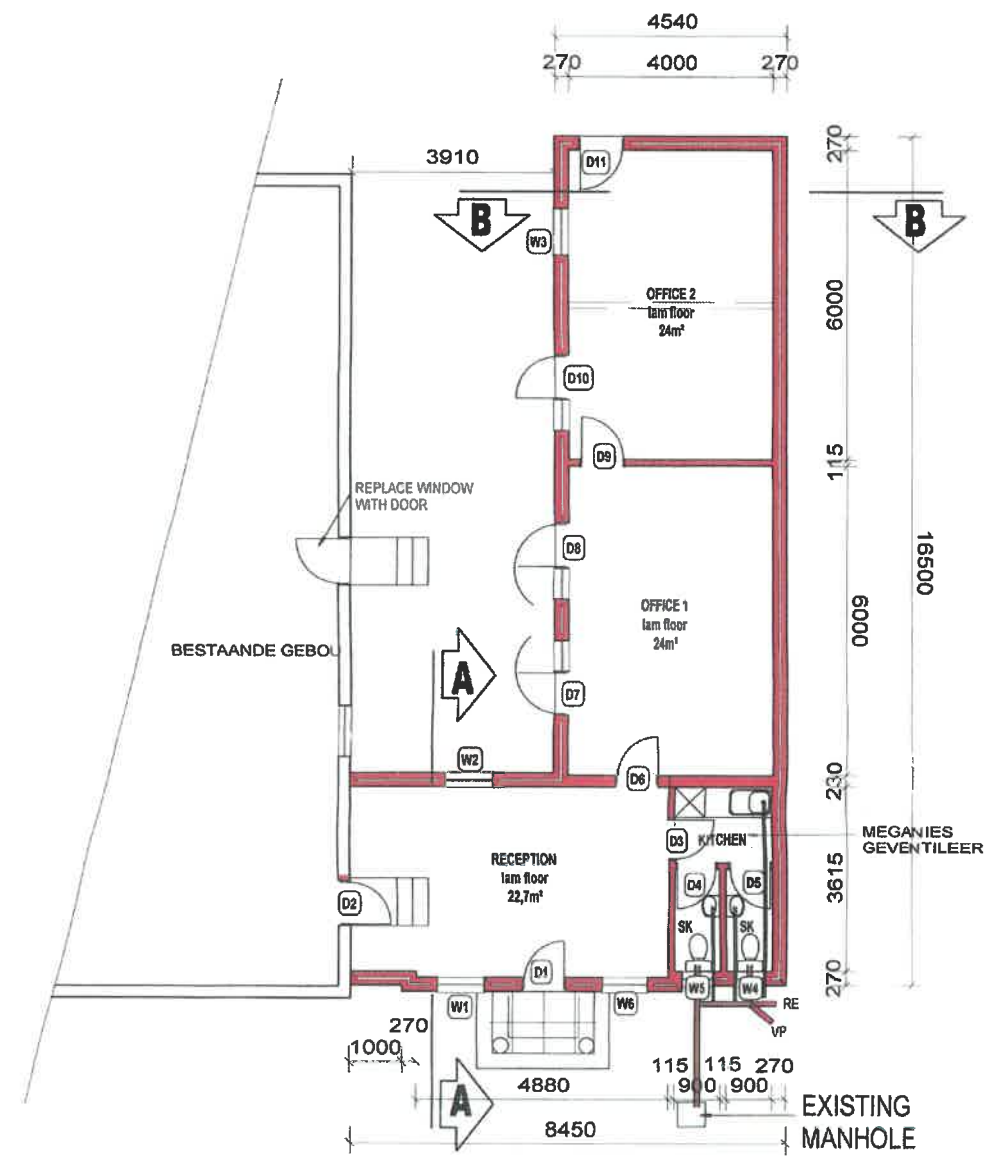
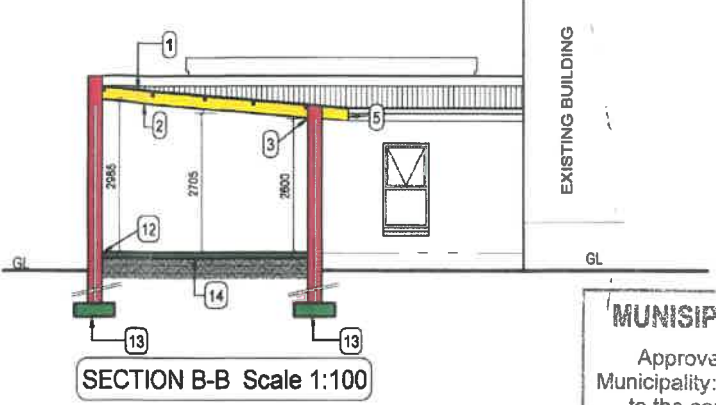
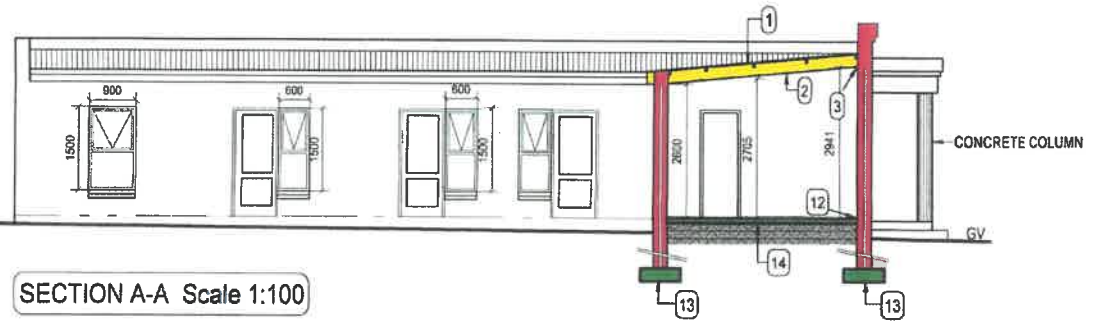
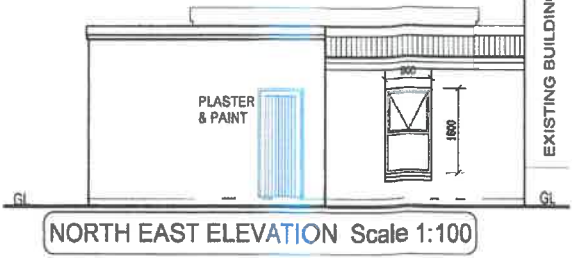
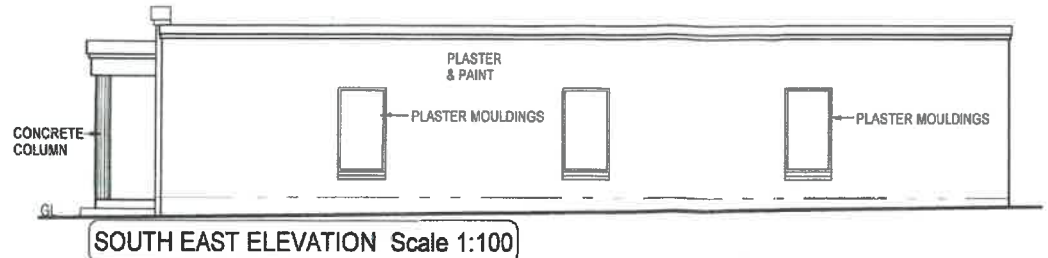
DATE: JUNE 2020

PLAN NO: ANNEXURE 6

OFFICES SPECIFICATIONS

- 1 - ROOF CONSTRUCTION GENERAL
Roof pitch MIN 5°
0,47mm thick Zincalume (AZ150) corrugated 5-Rib roofsheeting in Clean ULTRA COLORBOND COLOUR CHARCOAL on 76x52mm S.A. Pine purlins on 225x50mm S.A. Pine timber beams as per Manufacturer's design, max 1200mm c/c. Beams to be wrapped in plastic to create slip joint.
405 Sialisation insulation thick fixed between purlins & trusses in accordance with SANS 10400 XA Regulations. All Nails, fixing and flashings to be in accordance manufacturer's instructions.
- 2 - CEILING:
Gyproc RhinoCell Prestige J flush jointed ceiling 9,5mm thick Taper-edge Rhinobond faced first side up and fixed with 92mm galvanised clout or semi-clout nails at 150mm c/c to 38x50mm S.A. Pine bracing at 400mm centres in one direction, all fixed to tie-beams.
Joints to be taped and ceiling to be skimmed with Rhinoglide. Paint finish. Isotherm 130mm thick polystyrene thermal insulation laid over ceiling bracing closely fitted between trusses. RV OF 3,7 ISOBOARD can also be used choice by client total RV = 3,7
- 3 - CORNICE:
70x50mm polystyrene cove cornice, fixed to wall and ceiling with water-based adhesive.
All in accordance with the manufacturer's recommendations. Paint finish.
- 4 - RAINWATER GOODS
Gutters: Ogee profile pre-coated aluminium seamless gutter, size 125x50x0,8mm thick in colour CHARCOAL including matching rivet-fixed mitres and end caps internally sealed using Silicon Mastic, hung by nail fixed internal aluminium hangers at 600mm c/c with rectangular fluted downpipes, size 76x50x0,8mm thick in colour Charcoal fixed to walls with pre-painted downpipe cleats using nail-in anchor fixings.
- 5 - FASCIA & BARGEBOARDS:
Everite medium density plain ungrooved Nutec fascia boards, size 225x10mm thick, fixed to timber rafters twice screwed with 12 x 40mm countersunk brass screws with PVC H-profile fascia joiner between boards and at board ends.
- 6 - SUPER STRUCTURE:
Standard clay bricks in Class III mortar. Install GUNDLER BRICKGRIP 0.35 damp proof course in all walls. All joining shall be carried out strictly in accordance with manufacturer's instructions.
Apply 15mm thick smooth plaster coat and paint finish as per Architect's specification.
masonry: Non-loadbearing brickwork in superstructure to be Corobrick imperial clay bricks in Class I mortar. Apply 15mm thick smooth plaster coat and paint finish as per Architect's specification.
- 7 - PLASTERED FINISH:
Apply 15mm thick smooth plaster.
- 8 - WINDOW CILLS
Internal: PLASTER window sill and painted
- 9 - WINDOWS AND DOORS.
Aluminium frame windows & doors supplied and installed by Accredited Dealer to AAAMSA performance criteria. Powder coated, colour CHARCOAL.
Hollow Core interior doors in 90x44mm hardwood frame. Paint finish as per Manufacturer's specification.
ALL GLASS SINGLE LOW E.
- 10 - LINTOLS
Standard 105x75mm pre-cast concrete lintols spanning over openings in 110 & 230mm thick brick walls. Standard 1x 105x75mm & 1x 175x75mm pre-cast concrete lintols spanning over openings in 280mm thick brick walls.
- 11 STORMWATER TANK
Standard 5000-litre JoJo water tank installed strictly to Manufacturer's specification.
- 12 - SKIRTING:
114x25mm Meranti skirting nailed to wall, paint finish.
- 13 - FOUNDATIONS:
280mm thick cavity wall: 800x250mm Concrete strip foundations
115mm thick internal wall: 800x250mm Concrete strip foundations
230mm thick wall: 700x250mm Concrete strip foundations
Foundations (20PA) to be minimum 600mm under natural ground level, to solid base.
- 14 - FLOOR CONSTRUCTION
Floor finish on cement screed and floor finish to be in total 45mm thick on 100mm concrete surface bed (25MPa) on GUNDLER GUNPLAS GREEN 350 micron waterproofing membrane on 50mm thick sandlayer on layers of well compacted fill not exceeding 160mm thick.
- 15 - PAVING:
Cobble pavers colour Charcoal on 60mm sandlayer on well compacted fill according to Engineers details and specifications with 220x116x50 approved paving edges.

MUNISIPALITEIT GEORGE MUNICIPALITY
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1/12/2020
DATE DATUM
MUNICIPAL MANAGER
MUNISIPALE BESTUURDER



GEORGE MUNICIPALITY APPROVED
DATE 29/11/2020 PLAN NO. 1574/16
Plans Examiner

NOTA:
ALLE WATERS EN PLANKKE (SOET EERS OP TERSKEN OESKONTROLEER WORD VOOR DAT DAAR MET ENDE BOUWERK BEGIN WORD EN OF MATERIAAL VAN ENDE AARD GESTEL WORD. ENDE VERANDERING VAN MATERIAAL SOOS OP TEKENINGE BESKRYF MOET EERS AAN T Coonadie SAUSPTELIK MOELO WORD. ALLE FONDAMENTE EN BETERWERK MOET DEUR N INGENIEUR ONTWERP WORD. PLANNIE MOET EERS DEUR MUNISIPALITEIT GOEDGEKEUR WORD VOOR DAAR MET BOUWERK BEGIN WORD. ALLE TEKENWERK TIPSIE DETAIL EN OF BNYTE MOET OEPREYS WORD EN N VAN TOEPASSING OP DE GEBOD. GRENSLYNE N BEMEDER EN MOET DEUR N LANDEMEER GEFORALISEER WORD

ANY DISCREPANCIES OR CONTRADICTIONS MUST IMMEDIATELY BE POINTED OUT TO Tertius Coonadie FOR CORRECTIONS OR EXPLANATIONS BEFORE ANY CONSTRUCTION PROCESSED.

Tertius Coonadie
PysAnt
NOTSUNGLAAN 10
HEATHURPARK
GEORGE
6330
083 7227 283
E MAIL: tertius@tertius.co.za

VOORGESTELDE AANBOUNGS OP ERF 8956 VIR MNR A C SWART GEORGE

MUNISIPALE PLANNE	
DATUM	11-09-2016 25-10-2016
SKAAL	1/50 1/100
BERAAR	w01 REV 1