

OUR REF: Farm Bakkie 10/6&8 Uniondale

DATE: 5 March 2021

REGISTERED MAIL

Delplan
P O Box 9956
GEORGE
6530

**SUBDIVISION, CONSOLIDATION REZONING AND DEPARTURE : FARM
BAKKIE 10 PORTIONS 6 AND 8, DIVISION UNIONDALE**

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 land use applications on Portions 6 and 8 of the Farm Bakkie No. 10, Division Uniondale:

- a) Rezoning in terms of Section 15 (2) (a) of the Land Use Planning By-Law for George Municipality, 2015 of Portion 6 of the Farm Bakkie No. 10, Division Uniondale from Transport Zone I (Transport) to Agricultural Zone I (Agriculture);
- b) Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-Law for George Municipality, 2015 of the Portion 8 of the Farm Bakkie No. 10, Division Uniondale into a:
 1. Portion A: $\pm 1144\text{m}^2$;
 2. Remainder: $\pm 1177.10\text{ha}$;
- c) Consolidation in terms of Section 15(2)(e) of the Land Use Planning By-Law for George Municipality, 2015 of Portion A ($1,144\text{m}^2$) of the Farm Bakkie No 10, a portion of Portion 8 with Portion 6 of the Farm Bakkie No. 10, Division Uniondale ($7,057\text{m}^2$);
- d) Departure in terms of Section 15 (2)(b) of the Land Use Planning By-Law for George Municipality, 2015 of the following building lines for the consolidated property consisting of Portion A (a portion of Portion 8 of the Farm Bakkie no 10) and Portion 6 of the Farm Bakkie No 10:
 1. Relaxation of the southern building line from 30m to 8.08m to accommodate a new primary dwelling;
 2. Relaxation of the eastern building line from 30m to 10.45m to accommodate a new primary dwelling;

3. Relaxation of the western and concurrent northern building lines from 30m to 1.98m and 0.84m, respectively to accommodate a northward extension to an existing store;
4. Relaxation of the western, northern and eastern building lines from 30m to 7.42m, 7.51m and 9.41m, respectively, to accommodate a new agricultural worker dwelling and toilet.

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

REASONS FOR DECISION

- (i). The development proposal will not have an adverse impact on the surrounding rural environment, natural environment or landscape character of the area;
- (ii). The proposed zoning of the Farm Bakke No. 10/6 (Agriculture Zone I) is consistent with the surrounding zonings;
- (iii). The proposal will have no negative impact on surrounding neighbours' rights or amenities;
- (iv). The development proposal will not have a negative impact on any scenic vista or tourism route or result any traffic impacts;
- (v). The proposal is thus consistent with the objectives of the Agriculture Zone I as stated in the George Integrated Zoning Scheme Bylaw, 2017 or the spatial development frameworks and policies applicable to the area.

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

1. That in terms of the provisions of the Land Use Planning By-law for George Municipality, 2015, the Rezoning, Subdivision, Consolidation and Departure shall lapse if not implemented within a period of five (5) years from the date of approval and/or if the following conditions are not adhered to;
2. This approval shall be taken to cover only the application as approved for as indicated on the Subdivision, Consolidation and Departure Plan no 1065/GEO/20/TEK/SKF/SUBCON dated June 2020 drawn by MV 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 copy of the approved SG diagram must be submitted to the GIS department for records purposes;
4. This application will be regarded as implemented on the approval of the SG diagram at the Surveyor General as well as the registration of at least one subdivided portion in terms of the Deeds Registries Act.
5. Approved Surveyor General diagrams for the subdivision and consolidation be submitted to the Directorate: Planning and Development for record purposes;
6. This application will be regarded as implemented on the registration of the Certificate of Consolidated Title in terms of the Deeds Registries Act;
7. Building plans must be submitted for approval in accordance with the National Building Regulations (NBR).
8. Registration of the Certificate of Consolidated Title must be submitted with Building Plans

Subject to the following conditions imposed in terms of Sections 66 of the said By-law, namely:

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 26 MARCH 202**.
- 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

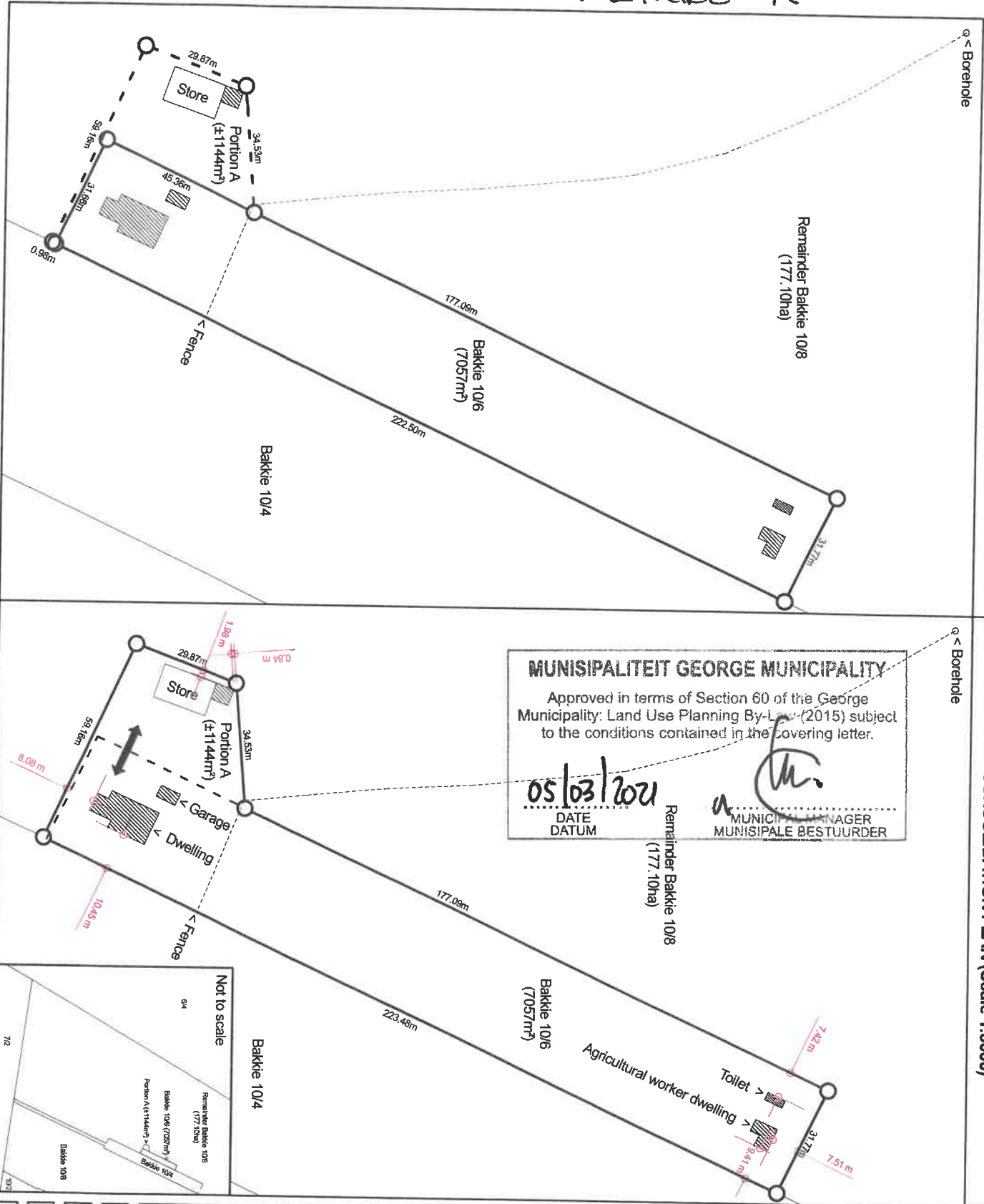
DEPUTY DIRECTOR: PLANNING AND DEVELOPMENT

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ANNEXURE "A"

SUBDIVISION PLAN (Scale 1:1000)

CONSOLIDATION PLAN (Scale 1:8000)



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PROJECT: Proposed rezoning, subdivision & consolidation for PE Blijfontein

DESCRIPTION: The farm Bakke 10/6 & 8, Uniondale, George

TITLE: Subdivision & consolidation plan

NOTES:

1. Subdivision into Portion A (±1144m²) and a remainder of the farm Bakke Nr. 10/8 (177.10ha).
2. Consolidation of Portion A (±1144m²) and the farm Bakke Nr. 10/6 (7057m²) = 8201m².

A3 Scale: 1:1000



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DELPLAN
 CONSULTING

DESIGNED: DV

DRAWN: MV

DATE: JUNE 2020

PLAN NO: ANNEXURE 6

ANNEXURE B



LEGEND:



A4 Scale:
1:50 000

PROJECT:

Proposed rezoning, subdivision & consolidation
for RE Blignaut

PROJEK:

DESCRIPTION:

Bakkie 10/6 & 8, Uniondale, George

BESKRYWING:

TITLE:

Locality plan

TITEL:

1065/GEO/20/GIS/Ligging

DESIGNED:
ONTWERP: SG

DRAWN:
GETEKEN: MV

DATE:
DATUM: MAR 2020

PLAN NO:
PLAN NR: ANNEXURE 5

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