

**Collab nr: 1800556**

**Date: 07/05/2021**

**Enquiries: Marisa Arries**

**[ianvrolijk@vodamail.co.za](mailto:ianvrolijk@vodamail.co.za)**

JV TOWN PLANNER  
PO BOX 710  
**GEORGE**  
6530

**APPLICATION FOR REMOVAL OF RESTRICTIONS: ERF 20241,  
KAMBRO STREET, HEATHERPARK, 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 application for Removal in terms of Section 15(2) (f) of the Land Use Planning By-Law for George Municipality (2015) of Restrictive Title Deed Condition D in Title Deed T13103/2005 to allow for the approval of a Sectional Title Scheme on Erf 20241, George;

**BE APPROVED** in terms of Section 60 of said Planning By-Law for the following reasons:

**REASONS FOR DECISION:**

- i. The removal of restrictive Title Deed conditions will not have a negative impact on the character of the urban area or the neighbouring properties;
- ii. The structures are existing and have approved building plans;
- iii. The application aligns with the land use description and development parameters of the George Integrated Zoning Scheme Bylaw;
- iv. The property is developed and thus the holder of the right will not be prejudiced should they be removed.

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

**CONDITIONS OF THE DIRECTORATE: PLANNING & DEVELOPMENT:**

1. That in terms of the Land Use Planning By-law for the George Municipality, 2015, the removal of restrictive conditions shall lapse if not implemented within a period of five (5) years from the date of approval;

2. That in terms of Section 34(1) the owner must apply to the Registrar of Deeds to make the appropriate entries in, and endorsements on, any relevant register or title deed to reflect the removal of the restrictive condition, after the publication of a notice contemplated in Section 33(7) in the Provincial Gazette;
3. The above approval will be considered implemented on receipt of proof of registration of the Sectional Title Scheme at the Deeds Office.

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 **28 MAY 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.

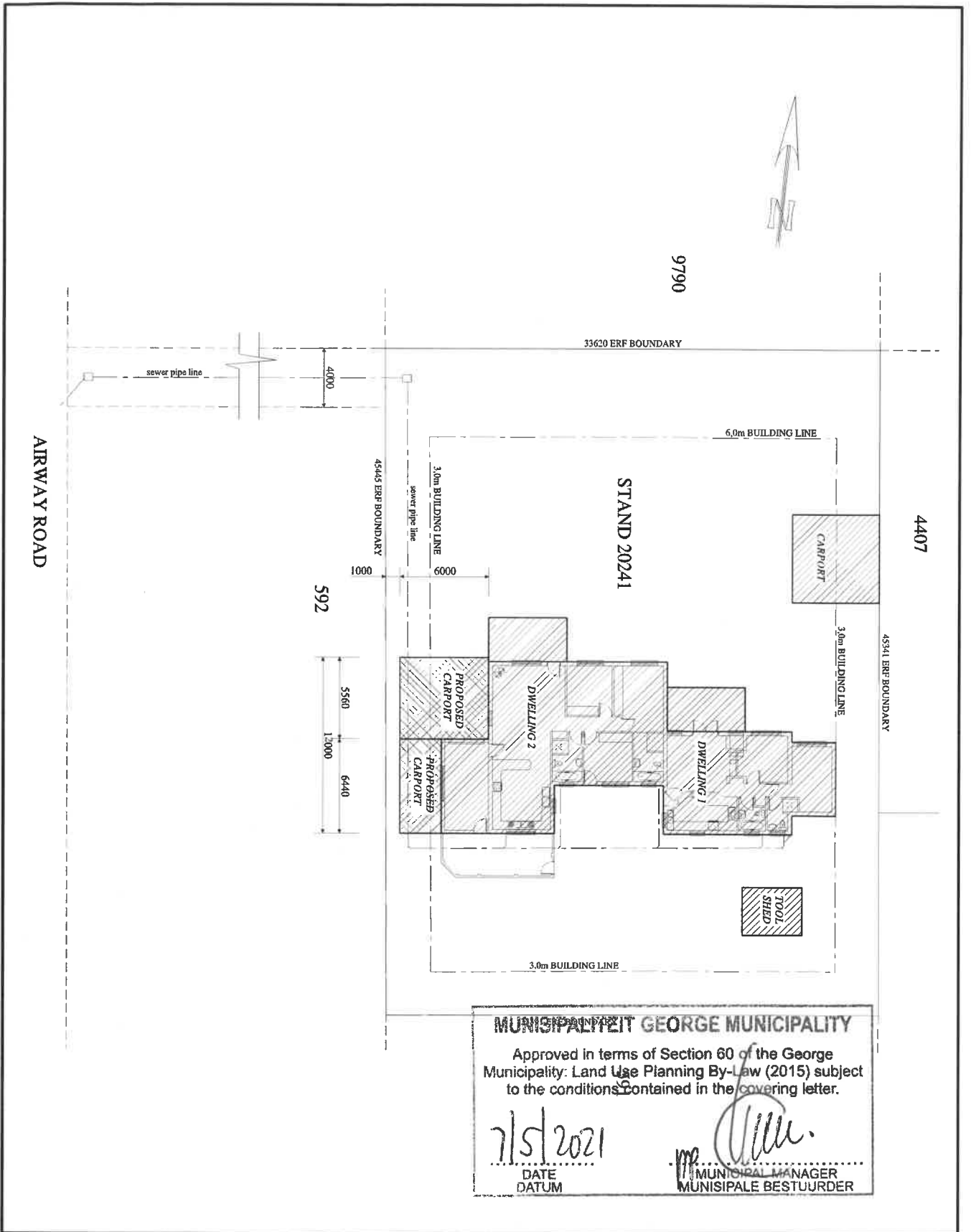
Kindly note that in terms of Section 80(14) of the George Municipality's By-law on Municipal Land Use Planning, the above decision is suspended until such time as the period for lodging an appeal has lapsed, any appeal has been finalised and you have been advised accordingly.

Yours faithfully

  
**M D POWER**

**ACTING DEPUTY DIRECTOR: PLANNING AND DEVELOPMENT**

S:\SHARED TEGNIES\MARISA ARRIES\Approvals& Final Approvals\erF20241George(ror\_ approval letter)\jvrolijk.docx



<b>PROPOSED ADDITION ON ERF 20241 HEATHER PARK</b>		<b>SITE PLAN A</b>	
OWNER:	D. HOOPER		
Airway Road	0825551036		
SIGNATURE:			
DATE:	APRIL 2020		
SCALE:	1:250		
PLAN NO:	DH22004		

<b>M. Swart Pritchard Reg. No. T1463</b> 044 8736384 086 6953357 (fax) 082 3419000 marita.swart@gmail.com		<b>Drafting Services</b>	
---	--	--------------------------	--