

Reference number: Erf 20850, George

Date: 01/12/2020

Enquiries: Primrose Nako

JV TOWN PLANNER
PO BOX 710
GEORGE
6530

ianvrolijk@vodamail.co.za

**APPLICATION FOR REMOVAL OF RESTRICTION:
ERF 20850, CNR PLATTNER BOULEVARD AND AIRWAY ROAD, 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 following application Removal of Restriction in terms of Section 15(2)(h) of the Land Use Planning By-law for George Municipality, 2015, of Condition (b) of the original approval dated 4 September 2004 (as amended on 13 October 2011) applicable to Erf 20850, George which reads as follows:

“(b) Parking: 1 parking bay for every 30m² floor area except for a licenced hotel which shall be 1 (one) parking bay per room plus an additional 20 bays”

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

REASONS FOR DECISION:

- (i.) The proposal complies with the land use description of “Business Premises” and development parameters of an “Institution” as stated in the George Integrated Zoning Scheme Bylaw, 2017 including the required number of parking bays that must be provided on the property.
- (ii.) A traffic impact statement confirmed the number of parking bays provided will be sufficient, that traffic generation will not put strain on the surrounding road network and that the accesses meet engineering standards.

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

CONDITIONS:

1. That in terms of the provisions 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 as approved in accordance with the proposed site development plan COREVEST/20850/MD, consisting of Sheets 01; 02; 03; 08; 09; 10; 11; 12 dated 4 May 2020 and 18 December 2019 respectively, drawn by Archi Design attached as "**Annexure A**", which bears Council's stamp and shall not be construed as to comply with any other Council requirements or legal provision;
3. A building plan for the development must be submitted for approval in accordance with the National Building Regulations (NBR);
4. This application will be regarded as implemented on the commencement of building works in accordance with the approved building plans.

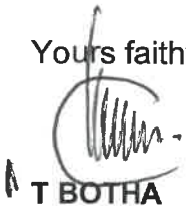
You have the right to appeal to the Appeal Authority against the decision of the Authorised Employee, in terms of Section 79(2) of the George Municipality's By-law on Municipal Land Use Planning.

- A detailed motivated appeal with reasons should be directed to and received by the Appeal Authority, P O Box 19, George on or before **22 DECEMBER 2020**.
- 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.

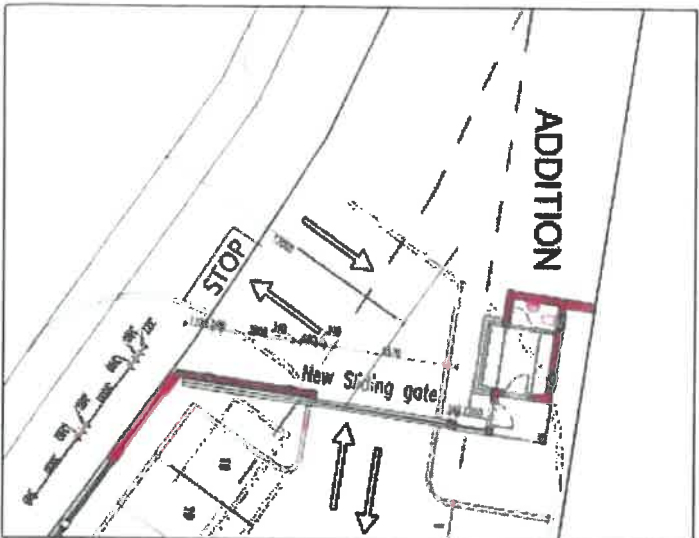
Kindly note that in terms of Section 80(14) of the George Municipality's By-law on Municipal Land Use Planning, the above decision is suspended until such time as the period for lodging an appeal has lapsed, any appeal has been finalised and you have been advised accordingly.

Yours faithfully



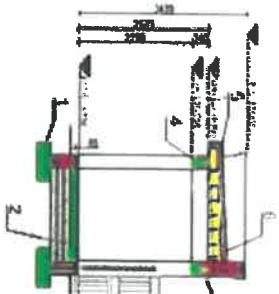
T BOTHA
MUNICIPAL MANAGER

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BOUNDARY VIEW 1 PLAN

Scale 1 : 100

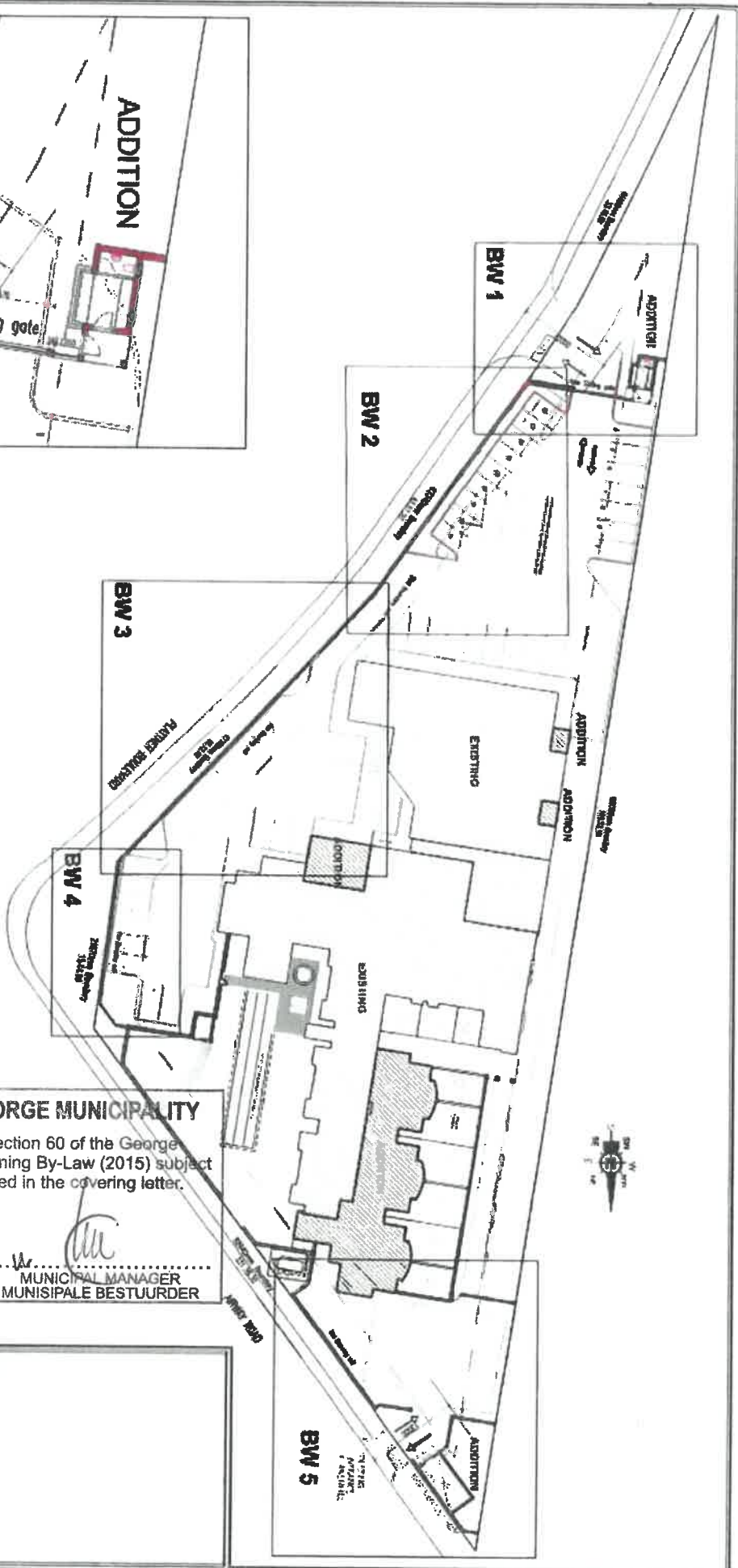


BOUNDARY MASTER PLAN

Scale 1 : 250

BOUNDARY VIEW 1

Scale 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.

11/12/2020
 DATE DATUM

[Signature]
 MUNICIPAL MANAGER
 MUNISIPALE BESTUURDER

	Proposed drawings for BOUNDARY VIEW 1 PLAN & ELEVATIONS P-1111111111111111 GEORGE
Approved by CONTRACTOR P-1111111111111111 GEORGE	BOUNDARY WALL 1 PLAN & ELEVATIONS
CORE VEST/20/05/00/01	BOUNDARY WALL 1 PLAN & ELEVATIONS
MUNICIPAL DOCUMENT	08

PLANNING NOTE
 1. The proposed building is to be used for office purposes.
 2. The proposed building is to be used for office purposes.
 3. The proposed building is to be used for office purposes.
 4. The proposed building is to be used for office purposes.
 5. The proposed building is to be used for office purposes.
 6. The proposed building is to be used for office purposes.
 7. The proposed building is to be used for office purposes.
 8. The proposed building is to be used for office purposes.
 9. The proposed building is to be used for office purposes.
 10. The proposed building is to be used for office purposes.

REVISIONS

No.	Date	Description
1	10/12/2020	Initial Design
2	10/12/2020	Final Design



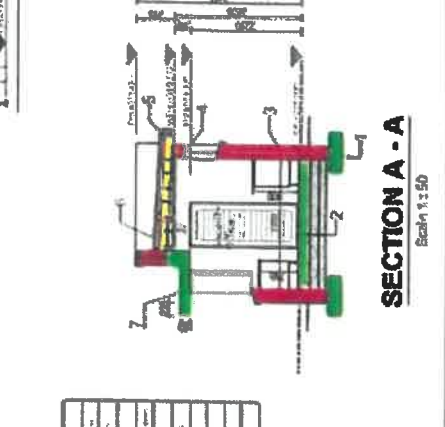
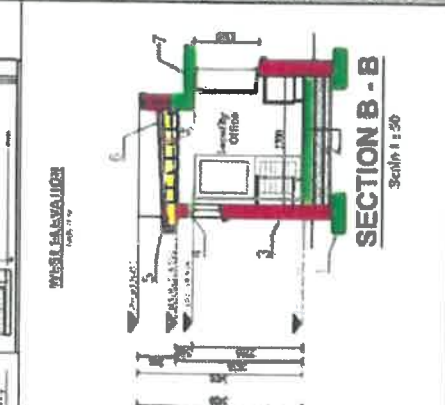
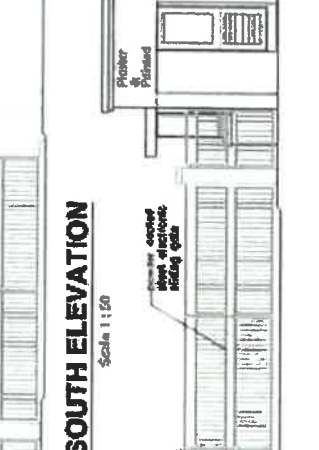
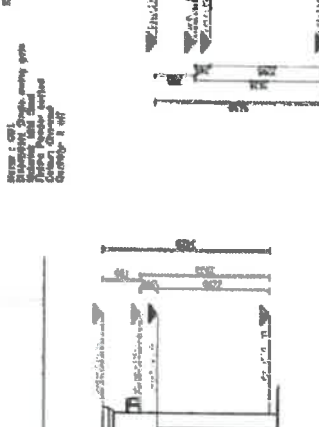
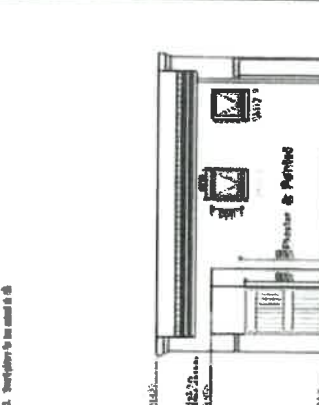
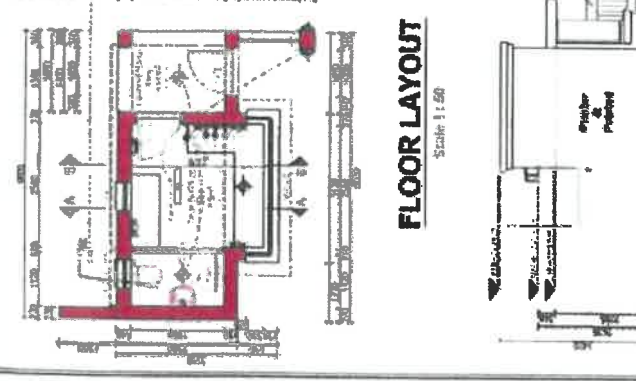
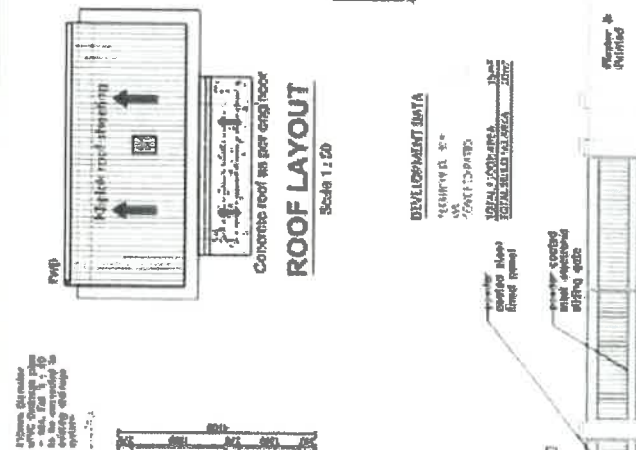
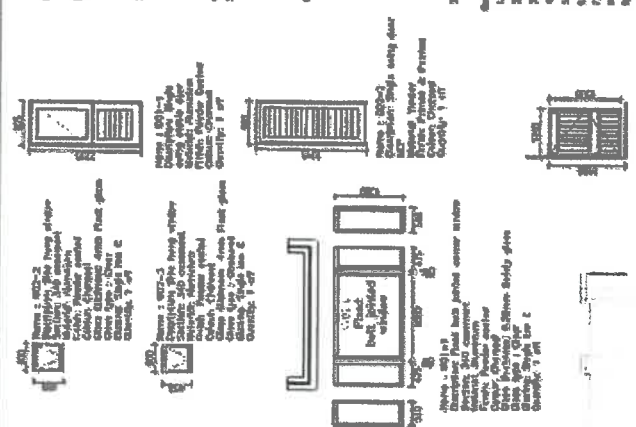
Proposed Addition to
 10000 Highway 100
 P.O. Box 1000
 GEORGE, ONTARIO

SECURITY OFFICE
 10000 Highway 100
 GEORGE, ONTARIO

CORVEST/20850/MD A

11

1. Foundation to be per approved drawings & specifications and to comply with 2015 code book.
2. The proposed building is to be used for office purposes.
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4. The proposed building is to be used for office purposes.
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MUNICIPALITY OF GEORGE MUNICIPALITY

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 MUNISIPALE BESTUURDER

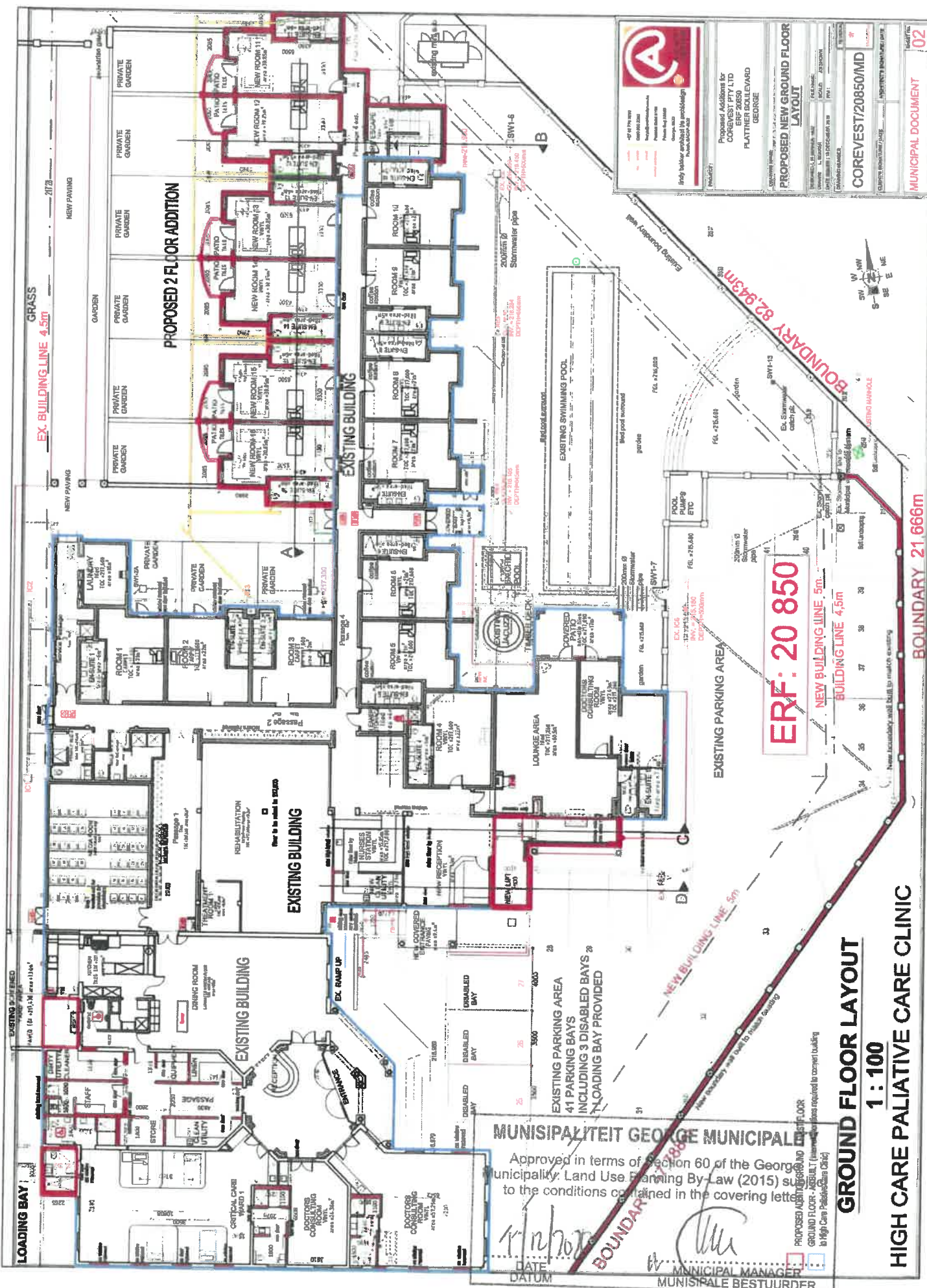
PROPOSED NEW GROUND FLOOR LAYOUT

Project Address for COREVEST PTW LTD
ERF 20850
FLATNER BOULEVARD
GEORGE

DATE: 2024/05/13
DRAWN BY: [Name]
CHECKED BY: [Name]

COREVEST/20850/AMD

MUNICIPAL DOCUMENT 02



ERF: 20 850

GROUND FLOOR LAYOUT

1 : 100

HIGH CARE PALLIATIVE CARE CLINIC

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DATE: [Signature]
DATUM: [Signature]

MUNICIPAL MANAGER
MUNISIPALE BESTUURDER

PROPOSED ADDITION TO EXISTING GROUND FLOOR - REBUILD (Interventions required to convert building to High Care Palliative Care Clinic)

CONTROL SCHEDULE

1976.984*
NEW GROUND FLOOR AREA
REFURISH ROOM
GATE HOUSE
ADDITIONAL GROUND FLOOR AREA
Entrance & Lobby
TOTAL NEW AREA
TOTAL GROUND FLOOR AREA
TOTAL EXISTING FIRST FLOOR AREA
TOTAL NEW ADDITIONAL FIRST FLOOR AREA
TOTAL FIRST FLOOR AREA
TOTAL FLOOR AREA

DETAILED PARKING REQUIREMENTS:

CLINIC / MEDICAL CONSULTING ROOMS - 4 BAYS PER CONSULTING ROOM

CONVERTING ROOM

TOTAL PARKING BAYS REQUIRED = 81

TOTAL PARKING BAYS PROVIDED INCLUDING Disabled bays = 81

1 EXISTING LOADING BAY

TOTAL AREA

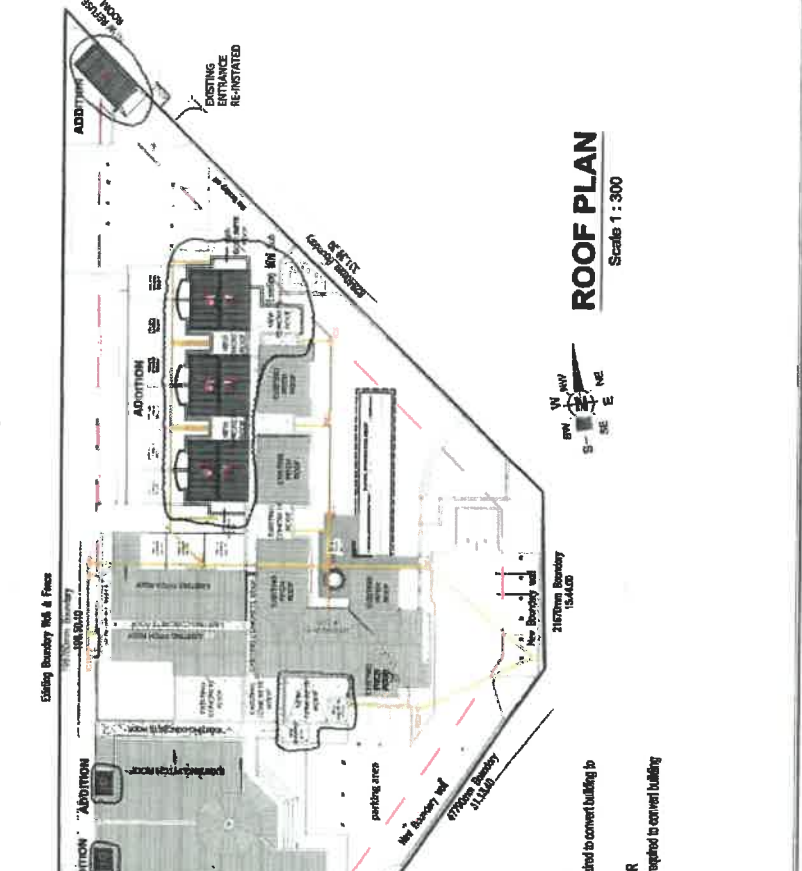
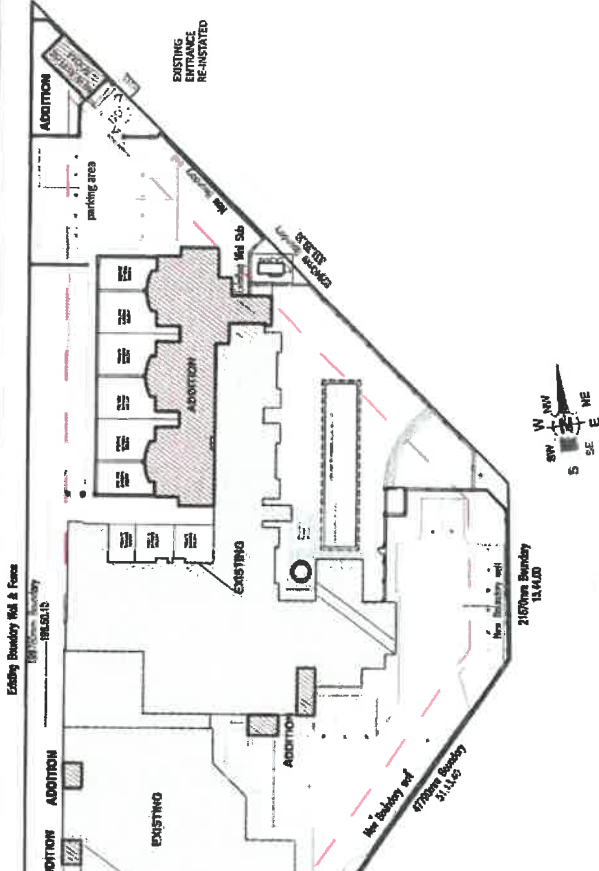
EXISTING POOL

Proposed Address for
COREVEST PTY LTD
PLANTER BOULEVARD
GEORGE

**SITE DEVELOPMENT, ROOF
SITE & USAGE ZONING**

COREVEST/20850/MD

MUNICIPAL DOCUMENT 101



MUNICIPALITEIT GEORGE MUNICIPALITY

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1/12/2020

DATE
DATUM

MUNICIPAL MANAGER
MUNISIPALE BESTURDER

USAGE ZONES

- CRITICAL CARE HARD
- FRAILCARE ROOMS
- DOCTORS CONSULTING ROOMS
- PROPOSED ADDITION FIRST FLOOR - PHASE 2
- FIRST FLOOR - AS BUILT (Internal alterations required to convert building to Full Care Centre)
- PROPOSED ADDITION GROUND & FIRST FLOOR
- GROUND FLOOR - AS BUILT (Internal alterations required to convert building to High Care Palliative Care Clinic)

**FIRST FLOOR LAYOUT
FRAILCARE CENTRE**

**GROUND FLOOR LAYOUT
HIGH CARE PALLIATIVE CARE CLINIC**

PALLIATIVE CARE CLINIC = 61.66% OF TOTAL FLOOR AREA OF BUILDING