

Reference Number: Remainder Erf 376, George

Date: 13 November 2020

Enquiries: Primrose Nako

A CHIMES VAN WYK ATTORNEYS
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APPLICATION FOR SUBDIVISION: REMAINDER ERF 376, 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 application for Subdivision in terms of Section 15(2)(d) of the Land-Use Planning By-Law for George Municipality, 2015 of Remainder Erf 376, George into a:

- (a) Portion A: $\pm 749\text{m}^2$ (Single Residential Zone I);
- (b) Portion B: $\pm 246\text{m}^2$ (Transport Zone II); and
- (c) Remainder: $\pm 1020\text{m}^2$ (Single Residential Zone I);

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

REASON FOR DECISION:

- (i) The application is not in conflict with the existing spatial planning policy proposals or guidelines for the area;
- (ii) The proposed Remainder Portion and Portion A are already developed with a dwelling house, and each portion already have separate service connections.
- (iii) The proposal allows the maximum development potential of the subject property while not having an adverse impact on the surrounding urban environment, the streetscape or surrounding neighbour's rights or amenities;

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

CONDITIONS DIRECTORATE: PLANNING AND DEVELOPMENT

1. 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 decision is communicated to the applicant;
2. This approval shall be taken to cover only the subdivision applied for as indicated on the Subdivision Plan (5177/46) for Remainder Erf 376, George as drawn by G.S. Savage and Associates attached as "Annexure A" which shall bear Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision;
3. Approved Surveyor General diagrams for each subdivided portion be submitted to the Directorate: Planning and Development for record purposes prior to any request for transfer of said portion being submitted;
4. As built building plans for the dwelling houses on Portion A and the Remainder Portion be submitted to the Directorate: Planning and Development - Building Control Department for record purposes prior to transfer of said portion being requested;
5. Building plans must be submitted for *all* the structures on the Portion A and must be in line with the National Building Regulations, 1977;
6. The dwelling house on Portion A must install a 5000litre water tank;
7. The conditions from the Department Civil Engineering Services and the Department Electrotechnical Services as stated in the approval letter dated 4 September 2008, attached hereto as "Annexure B" will remain applicable;
8. Portion B must be transferred to the George Municipality at the developers cost, prior to the transfer of Portion A or the Remainder Portion, whichever occurs first;
9. The approval will be regarded as implemented on the registration of at least one of the subdivided portions at the Deeds Office;

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 04 JANUARY 2021**.
- 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

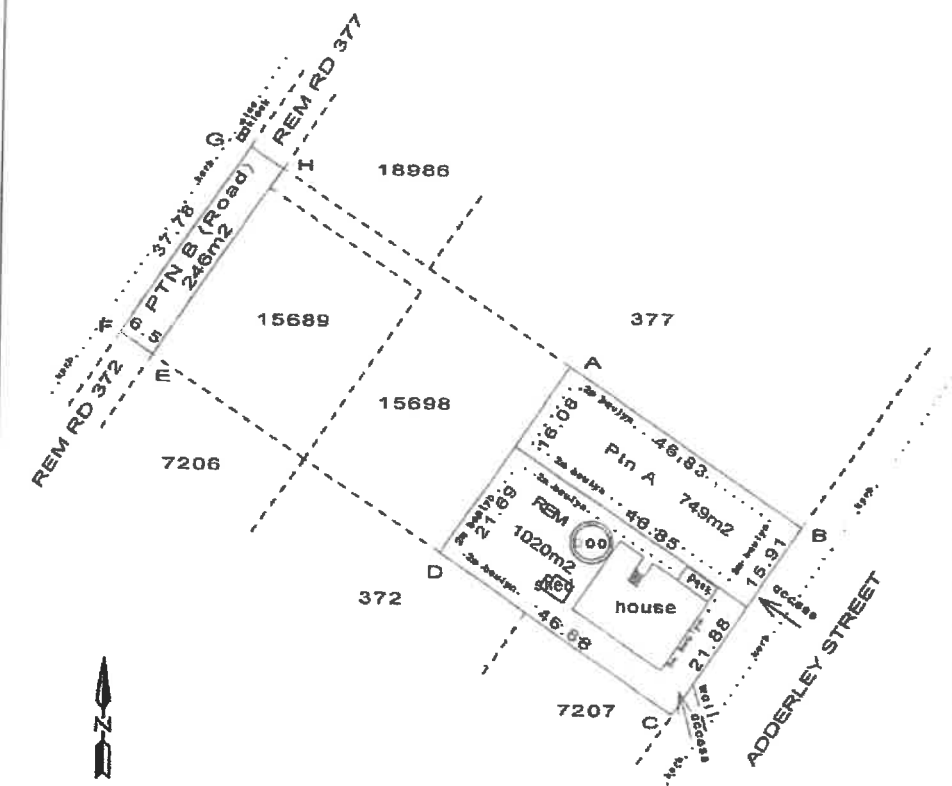


M. D. POWER

ACTING DEPUTY DIRECTOR: PLANNING AND DEVELOPMENT

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**PROPOSED SUBDIVISION OF
REMAINDER ERF 376 GEORGE
SITUATE IN THE MUNICIPALITY AND
ADMINISTRATIVE DISTRICT OF GEORGE
PROVINCE OF THE WESTERN CAPE**



SCALE 1:1000

Note : All dimensions approximate

The figure ABCD and EFGH represent Remainder Erf 376 GEORGE which is to be:-

Subdivided into Pins A and B(road) and a Remainder in terms of the George By-Laws Section 15(2)(d) and (j)

ERF 376 GEORGE	OWNER: E ESTERHUYSEN
Dgm No 5177/46	AREA: 1774 sqm
Deed	ZONING: Pins A and Remainder -Res I Ptn B - Transport II

in November 2019
G. S. SAVAGE PLS 0543D
 PROFESSIONAL LAND SURVEYOR
 46 ALBERT STREET, P O BOX 752, GEORGE 6530
 TEL: (044) 874 2414 Cell: 083 454 1350

REF	CF
ESTER	1737/FR

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.

13/11/2020
 DATE
 DATUM

G. Savage
 MUNICIPAL MANAGER
 MUNISIPALE BESTUURDER