

**Reference number: Erf 28643, George**

**Date: 02/11/2020**

**Enquiries: Marisa Arries**

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DELPLAN  
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GEORGE  
6530

**APPLICATION FOR SUBDIVISION AND DEPARTURE: ERF 28643,  
8 STANDER STREET, BERGSIG, 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 applications, applicable to Erf 28643, George:

1. Subdivision in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2015 of Erf 28643, George into two (2) portions namely:
  - Portion A –  $\pm 623\text{m}^2$ ; and
  - Remainder -  $\pm 785\text{m}^2$ ;
2. Departure in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2015 in order to relax the following building lines applicable to Portion A:
  - Eastern street building line from 4.0m to 1.7m to allow for the existing structure;
  - Newly formed southern side building line from 2.0m to 0.0m to allow for the existing structure.

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

**REASONS FOR DECISION:**

- The proposal is not in conflict with the existing planning policy objectives for the area;
- The proposal will not have an adverse impact on the surrounding built environment, natural environment, streetscape or on neighbours' rights and amenities;
- The proposal entails regularisation of existing structures that form part of the residential land use on the properties;

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

## **CONDITIONS**

1. That in terms of Section 18(2) of the Land Use Planning By-law for George Municipality, 2015, the approval shall lapse if not acted upon within a period of five (5) years from the date thereof;
2. This approval shall be taken to cover only the applications applied for as indicated on the Subdivision Plan (ANNEXTURE 6) dated August 2019 and drawn by DelPlan Consulting 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. That the approval will only be regarded as implemented on the registration of one of the subdivided portion at the Deeds Office;
4. That an approved Surveyor General diagram as well as as-built building plans be submitted to the Directorate: Planning and Development for record purposes;
5. A building plan be submitted for approval in accordance with the National Building Regulations (NBR).


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 **23 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

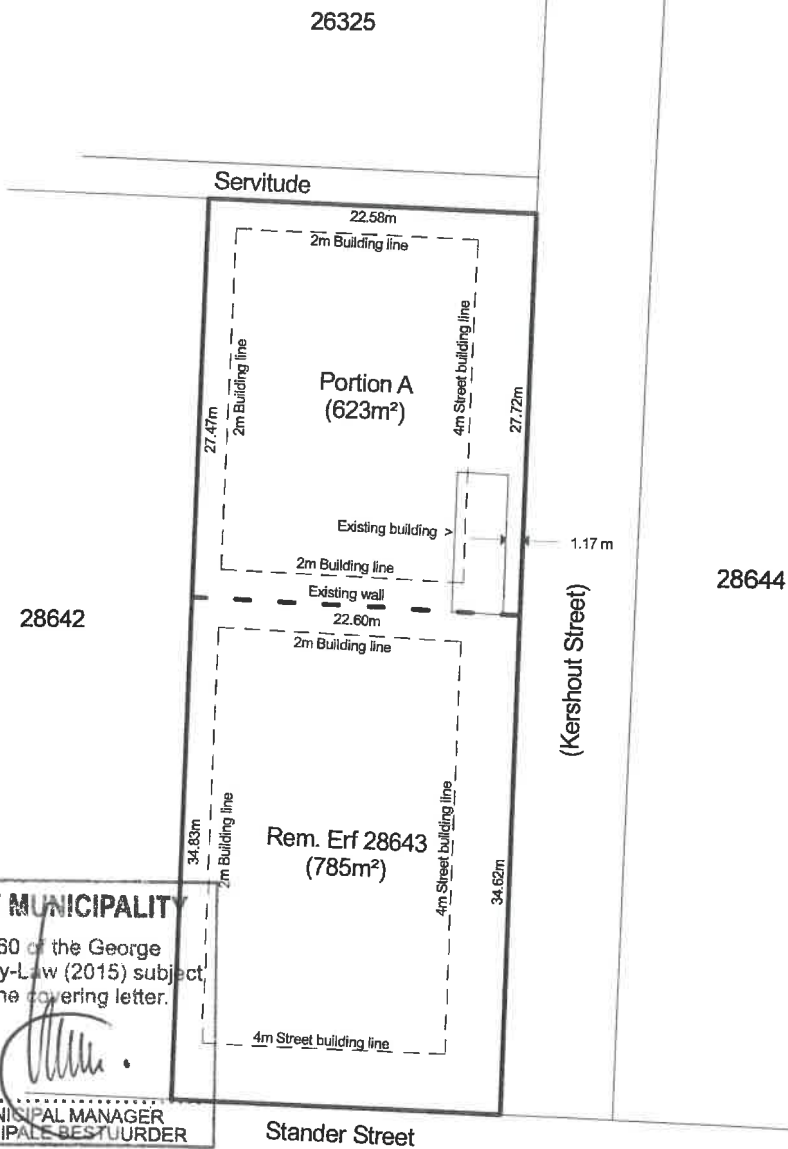
  
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**MUNICIPAL MANAGER**

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Subdivision of Erf 28643, George into two portions:

- Portion A = 623m<sup>2</sup>; and
- Remainder = 785m<sup>2</sup>.



**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.  
 2/11/2020  
 DATE DATUM  
 MUNICIPAL MANAGER  
 MUNISIPALE BESTUURDER

A4 Scale:  
1:500

**PROJECT:** Proposed subdivision for DJ Pyfer  
**PROJEK:**

**DESCRIPTION:** Erf 28643, Stander Street, George  
**BESKRYWING:**

**TITLE:** Subdivision plan  
**TITEL:**  
 1003/GE0/19/Tek/SKFSUB

**DESIGNED:** SG  
**GETEKEN:**

**DRAWN:** MV  
**GETEKEN:**

**DATE:** AUG 2019  
**DATUM:**

**PLAN NO:** ANNEXURE 6  
**PLAN NR:**

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 URBAN & REGIONAL PLANNERS

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**KOPIEREG:** Die kopiereg van hierdie tekening behoort aan DELplan Consulting. 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.