



Primrose Nako
Administrator, Planning Department
Planning and Development
E-mail: Pnako@george.gov.za
Tel: +27 (044) 801 9477

Reference Number: Erven 28198-28202, Erven 28205-28222, Erven 28242-28257, George

Date: 09 October 2020

Enquiries: Primrose Nako

FORMAPLAN TOWN AND REGIONAL PLANNERS
P O BOX 9824
GEORGE
6530

Email: Info@formaplan.co.za

**APPLICATION FOR CONSOLIDATION AND SUBDIVISION: ERVEN 28198-28202,
28205-28222 AND 28242-28257, 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 the following applications in terms of Section 15 of Land Use Planning By-law for George Municipality, 2015, on Erven 28198-28202, Erven 28205-28222 and Erven 28205-28257, George:

1. The Consolidation of Erven 28198-28202, George in terms of Section 15(2)(e) of the George Municipality: Land Use Planning By-law (2015);
 - a. To form consolidated Erf "R"

2. The Consolidation of Erven 28205-28222 & 28242-28257, George in terms of Section 15(2)(e) of the George Municipality: Land Use Planning By-law (2015);
 - a. Erf 28222 & Erf 28221: To form consolidated Erf "A"
 - b. Erf 28220 & Erf 28219: To form consolidated Erf "B"
 - c. Erf 28218 & Erf 28217: To form consolidated Erf "C"
 - d. Erf 28216 & Erf 28215: To form consolidated Erf "D"
 - e. Erf 28214 & Erf 28213: To form consolidated Erf "E"
 - f. Erf 28212 & Erf 28211: To form consolidated Erf "F"
 - g. Erf 28210 & Erf 28209: To form consolidated Erf "G"
 - h. Erf 28208 & Erf 28207: To form consolidated Erf "H"
 - i. Erf 28206 & Erf 28205: To form consolidated Erf "I"
 - j. Erf 28257 & Erf 28256: To form consolidated Erf "J"
 - k. Erf 28255 & Erf 28254: To form consolidated Erf "K"
 - l. Erf 28253 & Erf 28252: To form consolidated Erf "L"
 - m. Erf 28251 & Erf 28250: To form consolidated Erf "M"

- n. Erf 28249 & Erf 28248: To form consolidated Erf "N"
 - o. Erf 28247 & Erf 28246: To form consolidated Erf "O"
 - p. Erf 28245 & Erf 28244: To form consolidated Erf "P"
 - q. Erf 28243 & Erf 28242: To form consolidated Erf "Q"
3. The Subdivision of Consolidated Erf R, George into four (4) portions in terms of Section 15(2)(d) of the George Municipality: Land Use Planning By-law (2015);
- a. Portion S;
 - b. Portion T;
 - c. Portion U;
 - d. Portion V;

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

REASONS FOR DECISION

- a. The consolidation will not have a negative impact on the urban character or the neighbouring properties;
- b. The proposed consolidation is in line with the surrounding land uses;
- c. The proposed consolidations will result in larger more efficient open spaces being provided for residents;
- d. It will allow for more diverse and compatible housing typologies to be established thereby breaking the monotony of the existing development form.

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

CONDITIONS:

- 1. That in terms of Section 22(1) & 32(1) of the Land Use Planning By-law for the George Municipality, 2015, Consolidation & Subdivision shall respectively lapse if not acted upon within a period of five (5) years from the date of approval;
- 2. This approval shall be taken to cover only the consolidation and subdivisions as applied for and indicated on the proposed Consolidation & Subdivision plan with the number (Wysig Gardens 1.3), dated May 2020 and drawn by FORMAPLAN 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 consolidation diagrams must be submitted to the department for records purposes;
- 4. That building plans for the respective consolidated and subdivided portions properties may not be considered prior to proof of their registration of the portion at the Deeds Office being submitted.
- 5. This application will be regarded as implemented on the registration of at least one of the portions in terms of the Deed's Registries Act;

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES:

- 6. The consolidation will of each erf will be subject to the removal of the redundant electrical service connections, that are already in installed on site. The developer's electrical consultant must contact the Electrotechnical Services Department

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 30 November 2020**.
- 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.

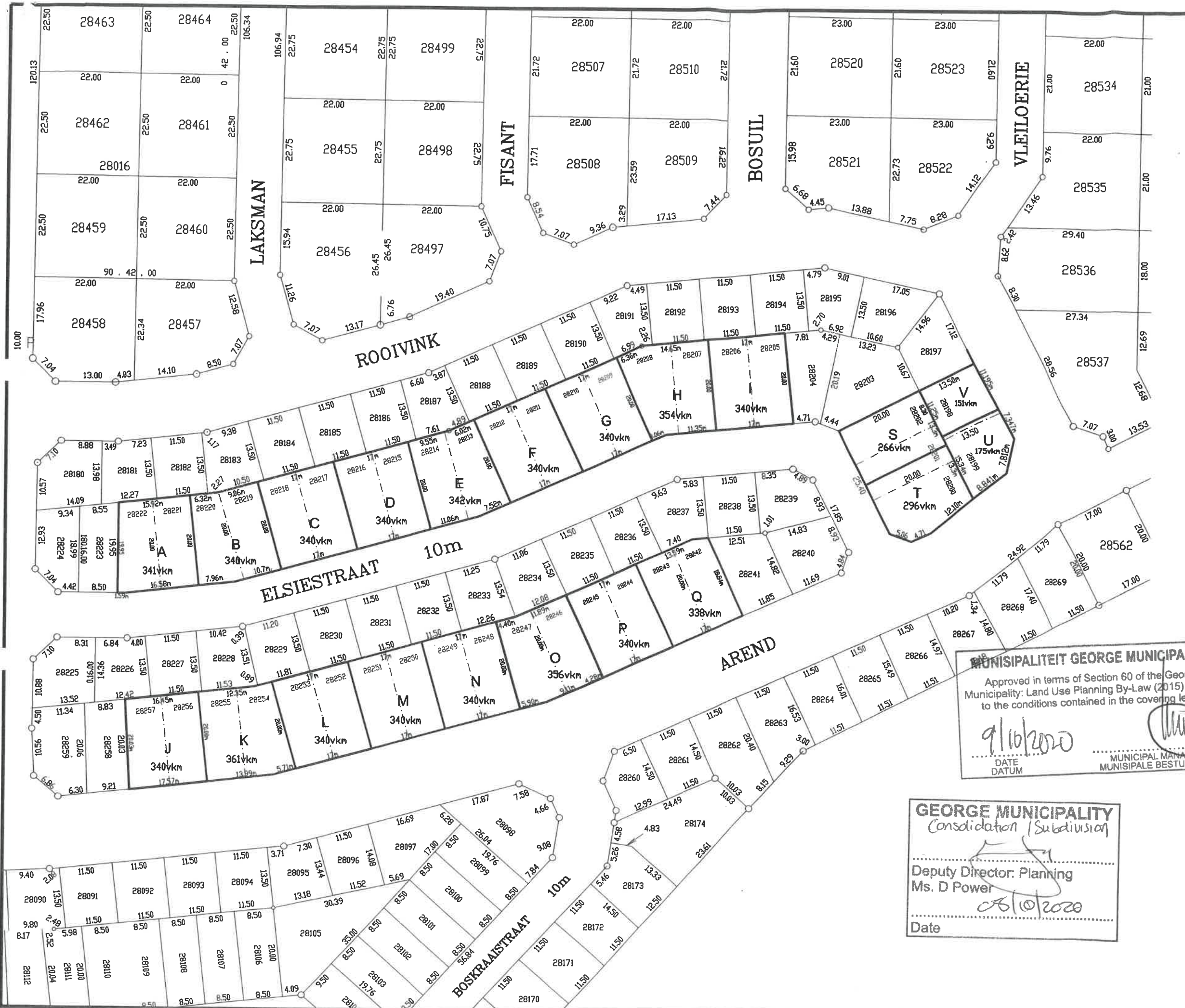
Yours Faithfully



D. POWER

ACTING DIRECTOR: PLANNING AND DEVELOPMENT

P:\Approvals & Refusals 2018, 2019 & 2020\Erven28198 to 28257, George (Subdivision & Cons) Formaplan.docx



LEGENDE

- Daar word beoog om ingevolge Art 15(2)(d) van die Verordeninge die erwe soos hieronder aangedui, twee-twee te konsolideer om gekonsolideerde erwe A tot Q te vorm as volg:
 - Erf 28222(171m²) en 28221(170m²) = Gekons. erf A groot 341m²
 - Erf 28220(165m²) en 28219(175m²) = Gekons. erf B groot 340m²
 - Erf 28218(170m²) en 28217(170m²) = Gekons. erf C groot 340m²
 - Erf 28216(170m²) en 28215(170m²) = Gekons. erf D groot 340m²
 - Erf 28214(170m²) en 28213(172m²) = Gekons. erf E groot 342m²
 - Erf 28212(170m²) en 28211(170m²) = Gekons. erf F groot 340m²
 - Erf 28210(170m²) en 28209(170m²) = Gekons. erf G groot 340m²
 - Erf 28208(184m²) en 28207(170m²) = Gekons. erf H groot 354m²
 - Erf 28206(170m²) en 28205(170m²) = Gekons. erf I groot 340m²
 - Erf 28257(170m²) en 28256(170m²) = Gekons. erf J groot 340m²
 - Erf 28255(170m²) en 28254(191m²) = Gekons. erf K groot 361m²
 - Erf 28253(170m²) en 28252(170m²) = Gekons. erf L groot 340m²
 - Erf 28251(170m²) en 28250(170m²) = Gekons. erf M groot 340m²
 - Erf 28249(170m²) en 28248(170m²) = Gekons. erf N groot 340m²
 - Erf 28247(186m²) en 28246(170m²) = Gekons. erf O groot 356m²
 - Erf 28245(170m²) en 28244(170m²) = Gekons. erf P groot 340m²
 - Erf 28243(170m²) en 28242(168m²) = Gekons. erf Q groot 338m²
- Daar word beoog om ingevolge Art 15(2)(d) van die Verordeninge erwe 28198 tot 28202 soos hieronder aangedui, te konsolideer om gekonsolideerde erf R te vorm as volg:
 - Erf 28198 - 163m²
 - Erf 28199 - 163m²
 - Erf 28200 - 220m²
 - Erf 28201 - 176m²
 - Erf 28202 - 166m²
 = Gekons. erf R groot 888m²
- Daar word beoog om ingevolge Art 15(2)(c) van die Verordeninge die Gekonsolideerde Erf R, in 4 gedeeltes, nl Ged S, Ged T, Ged U en Ged V te onderverdeel as volg:
 - Gedeelte S - 266m²
 - Gedeelte T - 296m²
 - Gedeelte U - 151m²
 - Gedeelte V - 175m²

NOTE / NOTA
 Alle mates op die plan is by benadering en moet deur 'n landmeter bevestig word.
 All measurements on this plan are approximate and must be verified by a landsurveyor.

Kopiereg Voorbehou Copyright Reserved

Klient: Groenkloof Ontwikkelings (PTY) LTD



P.O. Box 9024, George 6530 / 8 St John St
 Tel (044) 873-8305 Faks (044) 874-5632

Projek: **KONSOLIDASIE EN ONDERVERDELING**

Titel: **Konsolidasie en Onderverdelingsplan**

Eiendom: **Erwe in Groenkloof Erwe 28198 tot 28202, 28205 tot 28222 and 28242 tot 28257, George**

Skaal: 1:800 geplot A3
 Datum: MEI 2020
 Skaler: 1:800 geplot A3
 Date: MEI 2020
 Tekening Nummer: 13
 Drawing Number: 13
 Wysig Gardens

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.
 9/10/2020
 DATE DATUM
 MUNICIPAL MANAGER
 MUNISIPALE BESTUURDER

GEORGE MUNICIPALITY
 Consolidation / Subdivision
 Deputy Director: Planning
 Ms. D Power
 08/10/2020
 Date