

Reference number: Erf 979, George

Date: 11/09/2020

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**APPLICATION FOR REZONING AND DEPARTURE :
ERF 979, 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 for;

1. Rezoning in terms of Section 15(2)(a) of the Land-Use Planning By-Law for George Municipality, 2015 of Erf 979, George from "Single Residential Zone I" to "General Residential Zone III";
2. Departure in terms of Section 15(2)(d) of the Land-Use Planning By-Law for George; Municipality, 2015 for the relaxation of the northern side building line of Erf 979, George as follows:
 - a) From 3m to 0.9m for the development of a dwelling unit (unit2)
 - b) From 3m to 0.0m for the development of a storeroom;
 - c) From 3m to 2.7m for the development of dwelling units (unit 3& 4);
3. Departure in terms of Section 15(2)(d) of the Land-Use Planning By-Law for George Municipality, 2015 from the parking requirement in terms of the Zoning Scheme from 2.25 parking bays to 1.5 parking bays per unit for the development on Erf 979, George;

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

REASONS FOR DECISION:

- i. The proposed development cannot provide adequate access;
- ii. Given the 1.5km detour that motorists would need to take to access the site from the south, due to the reconfiguration of and upgrades to the Wellington/ Stockenström Street intersection, it is likely that the occupants of and visitors to the proposed units will not adhere to the traffic safety regulations and cut across the median illegally to access the property;
- iii. Imposing a condition of approval will not be an effective mechanism to enforce the use of a left-in-left-out access/ egress arrangement.
- iv. The development's proximity to the intersection and aforementioned access problems will likely create a traffic hazard in Wellington Street.

- v. It is therefore concluded that even though the proposed development aligns with the spatial planning development objectives for the area, the resultant traffic problems it will create in Wellington Street cannot be overlooked.
- vi. The potential solutions provided by the municipality to remedy the access and traffic issues were not accepted by the applicant and thus, the department was not placed in a position to consider the application favourably.

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 **2 OCTOBER 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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