**LAND USE APPLICATION ADVERTISEMENT**

**GEORGE MUNICIPALITY**

**PROPOSED REZONING, CONSENT USE AND DEPARTURE APPLICATION FOR ERF 4724, 9 AKASIA STREET, GEORGE MUNICIPALITY AND DIVISION**

Notice is hereby given in terms of Section 48 (2)(a) of the George Land Use Planning By-Law, 2015 that the undermentioned application has been received on Erf 4724, Akasia Street, George by the George Local Municipality, Directorate: Planning and Development.

Any objection(s) and/or comment(s) with full reasons therefore and how their interests are affected, should be lodged in writing via e-mail to the responsible Administrative Officer **Primrose Nako** ([pnako@george.gov.za](mailto:pnako@george.gov.za))or, if no email facility is available, via SMS to the cellphone number of the said Official (only provided on request) and/or to the applicant, in terms of Section 50 of the George Land Use Planning By-Law, 2015, on/ or before **04 October 2021** quoting the application erf number, your property description, physical address and full contact details (email and telephone) of the person or body submitting the objection/ comment, without which the Municipality/applicant cannot correspond with said person/body.

Enquiries or requests for more information on the application may be directed to the Town Planning Department on Telephone: **044 801 9477** or e-mail to the responsible Administrative Officer: **Primrose Nako** ([pnako@george.gov.za](mailto:pnako@george.gov.za))or the Applicant (details below). The application will also be available, on the Municipal Website <https://www.george.gov.za/george-documents/land-use-applications/land-use-submissions/> for 30 days. Any comments/objection received after the above-mentioned closing date may be disregarded.

Property Description: **Erf 4724, 9 Akasia Street, George**

Applicant Details: **DELPLAN Consulting: Tel. 044 873 4566 /** [**planning@delplan.co.za**](mailto:planning@delplan.co.za) **on behalf of Colven Associates Bay CC**

Nature of Application:

* **Rezoning** in terms of Section 15(2)(a) of the George Municipality: Land Use Planning By-Law (2015) of **Erf 4724, George** from “Single Residential Zone I” to “Business Zone IV” (offices)**.**
* **Consent Use** in terms of Section 15(2)(0) of the George Municipality: Land Use Planning By-Law (2015) to allow for the development of four flats on the property.
* **Departure** in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-Law (2015) from Section 45(4) (1) to allow for two 4m motor vehicle carriageway crossings.
* **Departure** in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-Law (2015) to allow for 10 parking bays in lieu of 11 parking bays for the office.
* **Departure** in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-Law (2015) to allow for the relaxation of the following building lines:
  + Southern (rear) boundary building line from 4.5m to 1m for the proposed flats.
  + Eastern boundary building line from 4.5m to 3.5m for the proposed flats.

Reference Number: **1986521**

**GRONDGEBRUIK AANSOEK ADVERTENSIE**

**GEORGE MUNISIPALITEIT**

**VOORGESTELDE HERSONERING, VERGUNNINGSGEBRUIK EN AFWYKINGSAANSOEK VAN ERF 4724, AKASIASTRAAT 9, GEORGE, GEORGE MUNISIPALITEIT EN AFDELING**

Kragtens Artikel 48 (2)(a) van die George Munisipaliteit se Verordening op Munisipale Grondgebruiksbeplanning, 2015 word hiermee kennis gegee dat die onderstaande aansoek ontvang is op Erf 4724, Akasiastraat, George deur die George Plaaslike Munisipaliteit, Direktoraat Beplanning en Ontwikkeling.

Enige besware en/of kommentare, insluitend die volledige redes daarvoor en `n verduideliking van hoe die persoon se belange geraak word deur die aansoek, moet skriftelike ingedien word per e-pos by die relevante Administratiewe Beampte **Primrose Nako (**[**pnako@george.gov.za**](mailto:pnako@george.gov.za)**),**  of as geen e-pos fasiliteit beskikbaar is nie, per SMS na die selfoon nommer van genoemde Amptenaar (slegs beskikbaar op versoek) en / of by die applikant, in terme van Artikel 50 van die George Munisipaliteit se Verordening op Munisipale Grondgebruiksbeplanning, 2015 op / of voor **04 Oktober 2021** met verwysing na die eiendomsbeskrywing relevant tot die aansoek, eiendomsbeskrywing en fisiese adres en volledige kontak besonderhede (e-pos adres en telefoon nommer) van die persoon of liggaam wat die beswaar/kommentaar indien, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon/liggaam wat die beswaar(e) en/of kommentaar ingedien het nie.

Navrae of verdere inligting ten opsigte van die aansoek kan gerig word aan die Stadsbeplannings Departement by Telefoon: **044 801 9477** of deur `n e-pos te rig aan die verantwoordelike Administratiewe Beampte **Primrose Nako** ([pnako@george.gov.za](mailto:pnako@george.gov.za)),of deur die applikant te kontak (kontak besonderhede onderaan). Die aansoek sal ook beskikbaar wees op die Munisipale webtuiste <https://www.george.gov.za/george-documents/land-use-applications/land-use-submissions/> vir 30 dae. Enige kommentare/ besware wat na die voorgemelde sluitings datum ontvang word, mag moontlik nie in ag geneem word nie.

Eiendomsbeskrywing: **Erf 4724, Akasiastraat 9, George**

Besonderhede van Applikant: **DELPLAN Consulting: 044 873 4566 /** [**planning@delplan.co.za**](mailto:planning@delplan.co.za) **namens Colven Associates Bay CC.**

Aard van aansoek:

* **Hersonering** ingevolge artikel 15(2)(a) van die George Munisipaliteit: Verordening op grondgebruikbeplanning (2015) van Erf 4724, George vanaf “Residentiële Sone I” na “Sakesone IV” (kantore).
* **Vergunningsgebruik** ingevolge artikel 15(2)(o) van die George Munisipaliteit: Verordening op grondgebruikbeplanning (2015) om voorsiening te maak vir die ontwikkeling van vier woonstelle op die eiendom.
* **Afwyking** ingevolge artikel 15(2)(b) van die George Munisipaliteit: Verordening op grondgebruikbeplanning (2015) vanaf artikel 45(4)(1) om voorsiening te maak vir twee 4m motor toegange.
* **Afwyking** ingevolge artikel 15(2)(b) van die George-munisipaliteit: Verordening op grondgebruikbeplanning (2015) om 10 parkeerplekke in plaas van 11 parkeerplekke vir die kantoor toe te laat.
* **Afwyking** ingevolge artikel 15(2)(b) van die George-munisipaliteit: Verordening op grondgebruikbeplanning (2015) om die volgende boulyne te verslap:
  + Suidelike (agter) grensboulyn van 4,5m tot 1m vir die voorgestelde woonstelle.
  + Oostelike grensboulyn van 4,5m na 3,5m vir die voorgestelde woonstelle.

Verwysingsnommer: **1986521**