

NOTICE

KENNISGEWING

 LAND USE APPLICATION ADVERTISEMENT

**GEORGE MUNICIPALITY**

**APPLICATION FOR CONSENT USE (SECOND DWELLING UNIT) AND DEPARTURE (BUILDING LINE RELAXATIONS): PORTION 174 OF THE FARM KRAAIBOSCH 195**

**(East of the George urban area and north-west of Victoria Bay)**

Notice is hereby given in terms of Section 46 of the George Land Use Planning By-Law, 2015 that the undermentioned application has been received on Portion 174 of the Farm Kraaibosch 195 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) or, if no email facility is available, via SMS to the cell phone 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 **24 October 2022** 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 9416 or emailed to the responsible Administrative Officer: (Primrose Nako – pnako@george.gov.za)or the Applicant (details below). The application will also be available, on the Municipal Website <https://www.george.gov.za/planning-and-development-cat/land-use-applications/land-use-submissions/>for 30 days. Any comments/objection received after the above-mentioned closing date may be disregarded.

Reference Number: 2396760

Property Description: Portion 174 of the Farm Kraaibosch 195 – East of the George urban area and north-west of Victoria Bay

Applicant Details: Jan Vrolijk Town Planner/Stadsbeplanner, 082 464 7871 or 044 873 3011, janvrolijk@vodamail.co.za

Nature of Application:

* Application is made in terms of Section 15(2)(o) of the Land Use Planning By-Law for the George Municipality, 2015 for the consent of the George Municipality to erect a second dwelling larger than 60m² on Portion 174 of the Farm Kraai Bosch 195.
* Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for the George Municipality, 2015 for a permanent departure for the relaxation of the following building lines on Portion 174 of the Farm Kraai Bosch 195
* the north-western side boundary building line from 30.0 metres to
* 19.786 metres to accommodate the north-western corner of the proposed family room of the main house,
* 17.145 metres to accommodate the north-western corner of a proposed bedroom of the main house,
* 10.156 metres to accommodate the north-western corner of a proposed main bedroom of the main house,
* 12.636 metres to accommodate the south-western corner of a proposed main bedroom of the main house, and
* 14.558 metres to accommodate the south-western corner of the walk-in closet of the main house.
* the northern side building line from 30 metres to 21.864, 24.430, 26.841 and 29.157 metres to accommodate the proposed dwelling unit.
* the eastern side boundary building line from 30.0 metres to
* 12.122, 11.361 and 10.792 metres to accommodate the proposed dwelling unit, and
* 18.369 metres to accommodate the proposed second dwelling unit.

GRONDGEBRUIK AANSOEK ADVERTENSIE

**GEORGE MUNISIPALITEIT**

**AANSOEK OM VERGUNNINGSGEBRUIK (TWEEDE WOONEENHEID) EN AFWYKING (BOULYNVERSLAPPINGS): GEDEELTE 174 VAN DIE PLAAS KRAAIBOSCH 195**

**(Oos van die George stedelike gebied en noord-wes van Victoriabaai)**

Kragtens Artikel 46 van die George Munisipaliteit se Verordening op Munisipale Grondgebruiksbeplanning, 2015 word hiermee kennis gegee dat die onderstaande aansoek ontvang is op Gedeelte 174 van die Plaas Kraaibosch 195 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 person 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), 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 **24 Oktober 2022** 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 9416 of deur `n e-pos te rig aan die verantwoordelike Administratiewe Beampte (Primrose Nako – 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/planning-and-development-cat/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.

Verwysingsnommer: 2396760

Eiendoms Beskrywing: Gedeelte 174 van die Plaas Kraaibosch 195 - Oos van die George stedelike gebied en noord-wes van Victoriabaai

Besonderhede van Applikant: Jan Vrolijk Town Planner/Stadsbeplanner, 082 464 7871 or 044 873 3011, janvrolijk@vodamail.co.za

Aard van Aansoek:

* Aansoek word ingevolge Artikel 15(2)(o) van die Verordening op Grondgebruikbeplanning vir George Munisipaliteit, 2015 gedoen vir die toestemming van die George Munisipaliteit om 'n tweede wooneeheid groter as 60m² op Gedeelte 174 van die Plaas Kraai Bosch 195 op te rig.
* Aansoek word ingevolge Artikel 15(2)(b) van die Verordening op Grondgebruikbeplanning vir George Munisipaliteit, 2015 vir 'n permanente afwyking vir die verslapping van die volgende boulyne op Gedeelte 174 van die Plaas Kraai Bosch 195
* die noord-westelike sygrensboulyn vanaf 30.0 meter na
* 19.786 meter om die noordwestelike hoek van die voorgestelde gesinskamer van die hoofhuis te akkommodeer,
* 17.145 meter om die noordwestelike hoek van 'n voorgestelde slaapkamer van die hoofhuis te akkommodeer,
* 10.156 meter om die noordwestelike hoek van 'n voorgestelde hoofslaapkamer van die hoofhuis te akkommodeer,
* 12.636 meter om die suidwestelike hoek van 'n voorgestelde hoofslaapkamer van die hoofhuis te akkommodeer, en
* 14.558 meter om die suidwestelike hoek van die instapkas van die hoofhuis te akkommodeer.
* die noordelike syboulyn van 30 meter na 21.864, 24.430, 26.841 en 29.157 meter om die voorgestelde wooneenheid te akkommodeer.
* die oostelike sy grens boulyn vanaf 30.0 meter na
* 12.122, 11.361 en 10.792 meter om die voorgestelde wooneenheid te akkommodeer, en
* 18.369 meter om die voorgestelde tweede wooneenheid te akkommodeer.