

**Menslike Nedersettings, Beplanning en Ontwikkeling
Human Settlements, Planning and Development**

Collaborator No.: 2904130
Reference / Verwysing: Erven 1614 & 3670, Blanco
Date / Datum: 26 January 2024
Enquiries / Navrae: Primrose Nako

Email: kobus@cpls.co.za

Kobus Conradie (CPLS Professional Land Surveyors)
Postnet Suite
Private Bag X 6590
GEORGE
6530

APPLICATION FOR REZONING, SUBDIVISION AND CONSOLIDATION: ERVEN 1614 & 3670, BLANCO

Your application in the above regard refers.

The Deputy Director: Town Planning (Authorised Official) has, under delegated authority, 4.16.18.1 of 30 June 2023 decided that the following applications applicable to Erven 1614 & 3670, Blanco, namely:

- (a) Subdivision, in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality (2023), of Erf 3670, Blanco to create Portion A ($\pm 126\text{m}^2$) and the Remainder of Erf 3670, Blanco;
- (b) Amendment, in terms of Section 15(2)(h) of the Land Use Planning By-law for George Municipality (2023), of the existing approved zoning of Portion A from Single Residential Zone II (Estate Housing: Private Open Space) to Single Residential Zone II (Estate Housing: Group Housing); and
- (c) Consolidation, in terms of Section 15(2)(e) of the Land Use Planning By-law for George Municipality (2023), of Portion A ($\pm 126\text{m}^2$) and Erf 1614, Blanco ($\pm 495\text{m}^2$) to create a land unit measuring $\pm 621\text{m}^2$ in extent;

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

REASONS FOR DECISION

- 1. The proposal is not in conflict with the spatial planning principles, objectives and guidelines applicable to the surrounding area;
- 2. The proposal will not have an impact on the character of the area or the environment, whatsoever; and
- 3. The properties are located in Fancourt Estate and the Estate granted permission for the application to enlarge the residential erf by $\pm 126\text{m}^2$.

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

CONDITIONS OF THE DIRECTORATE: HUMAN SETTLEMENTS, PLANNING AND DEVELOPMENT

General:

1. That in terms of the provisions of the Land Use Planning By-law for the George Municipality (2023), the above-mentioned approval shall lapse if not implemented within a period of five (5) years from the date of when the approval comes into operation.
2. The Subdivision of Erf 3670, Blanco, shall be as approved and indicated on the Subdivision diagram drawn by Conradie Land Surveyor, Drawing Number: G0461 dated June 2023 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. The Consolidation of Portion A (a portion of Erf 3670, Blanco) and Erf 1614, Blanco, to form a land unit measuring $\pm 621\text{m}^2$ in extent, shall be as approved and indicated on the Consolidation diagram drawn by Conradie Land Surveyor, Drawing Number: G0461 dated June 2023 attached as "**Annexure B**" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision;
4. The applicant must submit the Surveyor General approved, subdivision and consolidation diagrams to the GIS Department of the Directorate for information purposes;
5. The zoning / land use amendment, subdivision and consolidation approval will be considered implemented on the registration of the Certificate of Consolidated Title by the Registrar of Deeds.

**Note: Any additions to the existing dwelling house requires Municipal Building Plan approval. Any additions, alterations must comply with Fancourt HOA and Fancourt Architectural Guidelines.*

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 Land Use Planning By-Law for George Municipality, 2023.

A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Human Settlements, Planning and Development, P O Box 19, George, 6530 or Directorate: Human Settlements, Planning and Development, 5th floor, Civic Centre, York Street, George **on or before 16 February 2024** and simultaneously submit a copy of the appeal on any person who commented, made representations or objected to the application in the above regard. Please also note that the appeal must be e-mailed to the administrative officer mentioned above.

An appeal that is not lodged within the applicable period mentioned above or that does not comply with Section 79 of the Land Use Planning By-Law for George Municipality, 2023, will be deemed invalid in terms of Section 80 of said By-Law.

Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

Please also note that in terms of Section 80(14) of the Land Use Planning By-Law for George Municipality, 2023, the above decision is suspended until such time as the period for lodging an/appeal(s) has lapsed, any appeal(s) has been finalised and you have been advised accordingly.

Yours faithfully



J. MULLER

ACTING SENIOR MANAGER: TOWN PLANNING

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CONSOLIDATION



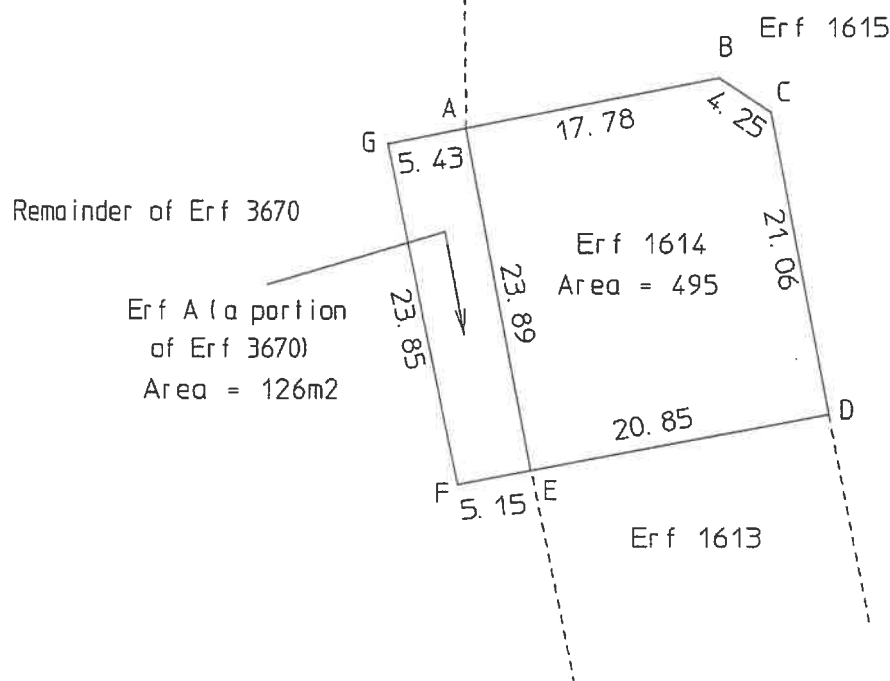
MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

26/01/2024

DATE
DATUM

M. M. M.
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING



Notes:

1. Figure ABCDE represents Erf 1614.
2. Figure AEF represents Erf A which to be subdivide of Erf 3670.
3. Erf A (a portion of Erf 3670) and Erf 1614 are to consolidated.
4. Owner of Erf 3670 - Plattner Golf
5. Owner of Erf 1614 - LAMPROP Trust

Our file ref no (G0461) June 2023

Tel: 044 874 0991

PROPOSED CONSOLIDATION OF ERF 1614 & ERF A
(A PORTION OF ERF 3670) BLANCO
(situated in the Fancourt Estate)
(MUNICIPALITY AND ADMIN. DISTRICT GEORGE)

Scale 1 : 500



SUBDIVISION



MUNISIPALITEIT GEORGE MUNICIPALITY

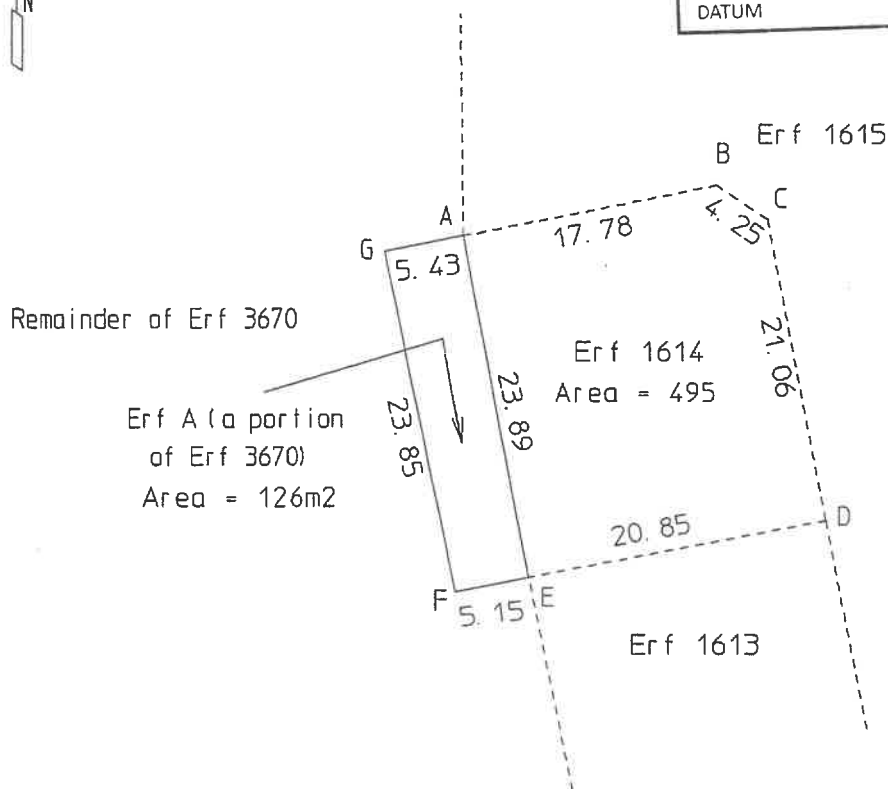
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26/01/2024

DATE
DATUM

[Signature]

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSBEPLANNING



Notas:

1. Figure ABCDE represents Erf 1614.
2. Figure AEF G represents Erf A which to be subdivide of Erf 3670.
3. Erf A (a portion of Erf 3670) and Erf 1614 are to consolidated.
4. Owner of Erf 3670 - Plattner Golf
5. Owner of Erf 1614 - LAMPROP Trust

Our file ref no (G0461) June 2023

Tel: 044 874 0991

PROPOSED SUBDIVISION OF ERF 3670 BLANCO
(situated in the Fancourt Estate)
(MUNICIPALITY AND ADMIN. DISTRICT GEORGE)

Scale 1 : 500

