

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

Collaborator No.: 2948748
Reference / Verwysing: Erf 29141, George
Date / Datum: 12 March 2024
Enquiries / Navrae: Marisa Arries

Email: janvrolijk@jvtownplanner.co.za

JAN VROLIJK TOWN PLANNER
PO BOX 710
GEORGE
6530

**APPLICATION FOR AMENDMENT OF CONDITIONS OF APPROVAL:
ERF 29141, GEORGE**

Your application in the above refers.

The Senior Manager: Town Planning (Authorised Official) has, under delegated authority, 4.16.18.1 of 30 June 2023 decided that the application for amendment of conditions of approval in terms of Section 15(2)(h) of the Land Use Planning By-law for George Municipality, 2023 to amend the subdivision plan and phasing plan in the decision letters applicable to Erf 29141, George of 1 December 2020, 9 April 2021 and 30 October 2023 to read as follows:

a) Condition 2 of the approval letter to be replaced with:

"2. The approval shall be taken to cover only the applications applied for as shown on the Rezoning and subdivision plan Plan no 29141/1 dated 30 November 2023 drawn by Jan Vrolijk Town Planner attached as **Annexure "B"** which bears council's stamp and shall not be construed to comply with any other Council requirements or legal provision."

BE APPROVED in terms of Section 65 of said By-law for the following reasons:

REASONS FOR DECISION:

- (i). The proposed amendments to the conditions of approval will not materially affect the proposed development on the property.
- (ii). The land use rights as approved on 1 December 2020 remains unchanged.
- (iii). Favourable comments were received from all internal departments.
- (iv). The amendment will not have a negative impact on the character of the area or the natural environment.

Note: Notwithstanding the proposed amendments, the development will still need to comply with the conditions of approval as per approval letter dated 1 December 2020 and 9 April 2021.

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 02 APRIL 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









C. PETERSEN

SENIOR MANAGER: TOWN PLANNING

C:\Marisa\Erf 29141, George(amendment of conditions of approval)jvrolijk.docx

[illegible]

Parcel Nr.	Zoning Reference	Zoning	Area (ha)	% of Total
1 - 101, 104, 105, 106, 200, 210, 402, 403, 405, 407, 408, 409 - 420, 217 - 238		Single Residential Zone II (Group housing) Single Residential Zone II (Group housing) (Overall Street)	4.53	22
239		General Residential Zone II (Group housing @ 35 units per hectare)	7.53	37
240 - 241		Single Residential Zone II (Private Open Space)	2.01	10
240 - 241		Single Residential Zone II	2.07	16
240 - 244		Transport Zone II (Public Road)	NA	NA
245		Single Residential Zone II (Private Road)	NA	NA
TOTAL			3.95	17
			15.90	100

Symbol	Description
	Existing buildings
	Fences
	Embankments
	Electricity poles
	Barriered Access (Refer to plan notes)
	Carports (4 notes)

Note: All figures in Table 1 have been rounded off to the second decimal point

MUNICIPALITEIT 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 cover letter.

DATE _____
DATUM _____


SENIOR BESTUURDER: STATSBEPLANNING

PROPOSED REZONING AND SUBDIVISION: Erf 2914/1 George (previously known as Portion 88 of the Farm Kraatsbosch 195)

Rezoning and subdivision plan

DATE: 1998

OWNER: JAWAHLIK TOWN PLANNERS, STADIERP, LANSIER



SCALE: 1:1500 (A1)

DATE	REVISION	BY	CHECKED	REVISION
20 November 2023		W. J. van der Merwe		Erf 2914/1 George

ALL MEASUREMENTS APPROXIMATE
ALLE METINGS IS BENADIGTING

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SUBDIVISION PLAN