

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

Collaborator No.: 3058777
Reference / Verwysing: Erven 3922 & 3923, Blanco
Date / Datum: 14 June 2024
Enquiries / Navrae: Primrose Nako

Email: john@blrland.co.za

JOHN BAILEY
P O BOX 9583
GEORGE
6530

APPLICATION FOR CONSOLIDATION: ERVEN 3922 AND 3923, BLANCO

Your application in the above regard refers.

The Senior Manager: Planning (Authorised Official) has, under delegated authority, 4.16.18.1 of 30 June 2023 decided that the application for Consolidation in terms of Section 15(2)(e) of the Land Use Planning By-Law for George Municipality, 2023 of Erven 3922 and 3923, Blanco;

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

REASONS FOR DECISION

- The proposed consolidation will not have a significant adverse impact on the surrounding built environment, natural environment, streetscape, traffic movement or on neighbours' rights and amenities.
- No additional or enhance rights are created.
- No negative impacts on bulk engineering services are foreseen.

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

- 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 it comes into operation.
- This approval shall be taken to cover only the consolidation application as applied for and as indicated on the consolidation plan drawn by Bailey and le Roux Professional Land Surveyors dated February 2024 attached hereto as "**Annexure A**" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision.
- The approval will only be regarded as implemented on the approval of the SG Diagram at the Surveyor General as well as the registration of the consolidated portion in terms of the Deeds Registries Act.

Notes:

- An approved Surveyor General diagram must be submitted to the Directorate: Human Settlements, Planning and Development for record purposes.*

- *As built building plans (new site plan) showing the position of the dwelling house on the consolidated property must be submitted to the Municipality in terms of the National Building regulations for record purposes.*

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 05 June 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

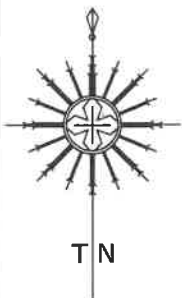
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OFFICIAL REF.

CONSOLIDATION PLAN

FRAMED IN TERMS OF SECTION 35 OF ACT 3 OF 2014
AND SECTION 15 OF THE GEORGE MUNICIPALITY
LAND USE PLANNING BY-LAW

SCALE 1 : 1500



Proposal:

- 1) The figure A B C D represents 6561 Square metres of land, being Erf 3922 Blanco,
- 2) The figure D C E F G represents 6587 Square metres of land, being Erf 3923 Blanco

Situate in the Municipality and Administrative District of George, Province of the Western Cape.
It is proposed to consolidate Erven 3922 and 3923 Blanco

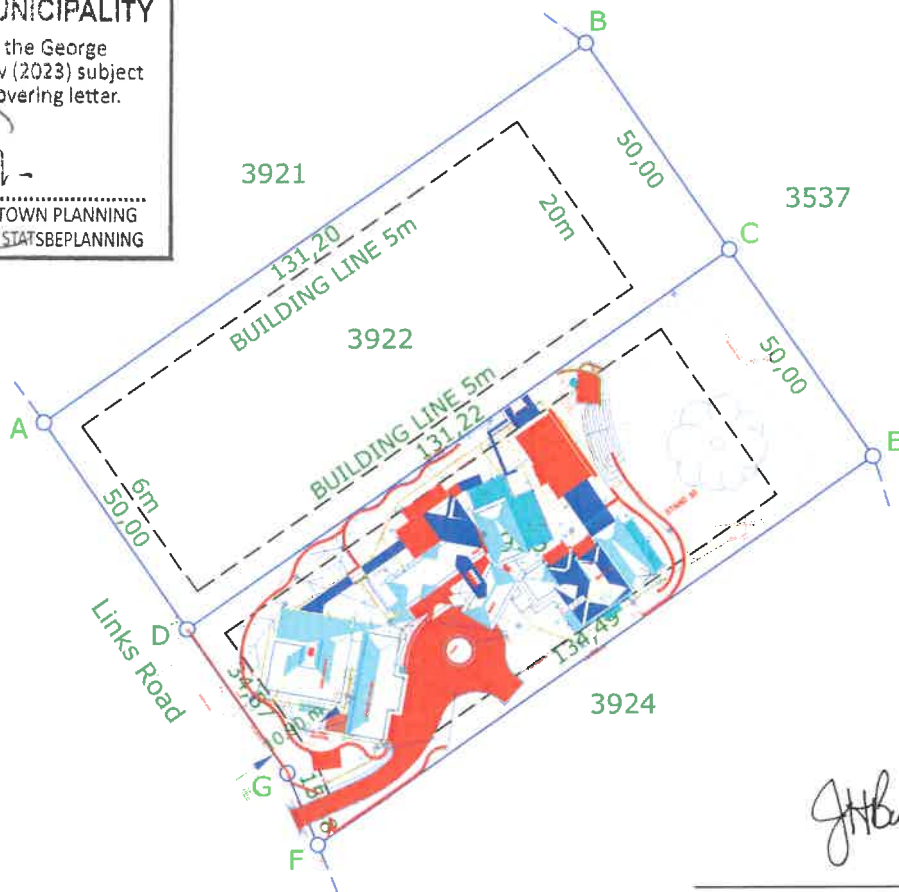
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Approved in terms of Section 50 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

14/06/2024

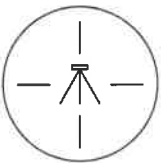
DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSBEPLANNING



Land Surveyor

Prepared by me
in February 2024



Bailey & le Roux
Professional Land Surveyors

88 Meade Street
P.O.Box 9583
George
6530

Tel 044-8745315
Cell 082-8921759