

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

Collaborator No.: 3185137
Reference / Verwysing: Portion 130, 131, 132 & 139 of the farm No 208, Gwayang
Date / Datum: 17 January 2025
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**APPLICATION FOR AMENDMENT OF CONDITIONS OF APPROVAL: PORTION 130, 131, 132 AND
139 OF THE FARM GWAYANG NO 208, DIVISION GEORGE**

Your application in the above regard refers.

The Senior Manager: Town / Spatial Planning (Authorised Official) has, under delegated authority, 4.17.1.24 of 30 June 2022 decided that the following application applicable to Portions 130, 131, 132 and 139 of the Farm Gwayang No 208, Division George:

- a) Amendment, in terms of Section 15(2)(h) of the Land Use Planning By-law for George Municipality 2023, of conditions 14 and 15 of the approval dated 21 July 2023 for Portion 139 of the Farm Gwayang No 208 which read as follows:

Condition 14

Architectural and Urban Design Guidelines, supported by visual representation of design impacts must be compiled, to the satisfaction of the Directorate and must be submitted for consideration and approval and must be accompanied by endorsement from the SACAA, ATNS and ACSA, confirming their support of the proposals. The Guidelines must ascribe to or form part of existing approved architectural guidelines for the adjoining development on Portions 4, 130, 131 and 132 of the Farm Gwayang 208, Division George, to ensure uniform guidelines for the precinct is applied.

Condition 15

A Site Development Plan (SDP) in accordance with Section 23 of the George Integrated Zoning Scheme Bylaw, 2017 must be submitted for the development of each newly created land unit, to the satisfaction of the Directorate for consideration and approval prior to the submission of building plans and must be accompanied by endorsement from the SACAA, ATNS and ACSA, confirming their support of the site layout. Recommended setbacks from all water courses and stormwater runoff mitigation must be illustrated in the site development plans.

To read as follows:

Condition 14

Architectural and Urban Design Guidelines, supported by visual representation of design impacts must be compiled, to the satisfaction of the Directorate and must be submitted for consideration and approval. The Guidelines must ascribe to or form part of existing approved architectural guidelines for the adjoining development on Portions 4, 130, 131 and 132 of the Farm Gwayang 208, Division George, to ensure uniform guidelines for the precinct are applied.

Condition 15

A Site Development Plan (SDP) in accordance with Section 23 of the George Integrated Zoning Scheme By-law, 2023 must be submitted for the development of each newly created land unit, to the satisfaction of the Directorate for consideration and approval prior to the submission of building plans and must be accompanied by endorsement from ACSA, confirming their support of the site layout. Recommended setbacks from all water courses and stormwater runoff mitigation must be illustrated on the site development plans.

- b) Amendment, in terms of Section 15(2)(h) of the Land Use Planning By-law for George Municipality 2023, of conditions 15 and 16 of the approval dated 31 March 2023 for Portions 130, 131 and 132 of the Farm Gwayang No 208 which read as follows:

Condition 15

Architectural and Urban Design Guidelines, supported by visual representation of design impacts must be compiled, to the satisfaction of the Directorate and must be submitted for consideration and approval and must be accompanied by endorsement from the SACAA, ATNS and ACSA, confirming their support of the proposals. The Guidelines must and must ascribe to or form part of existing approved architectural guidelines for the adjoining development on Portion 4 of the Farm Gwayang No 208, Division George, to constitute uniform guidelines for the precinct.

Condition 16

A Site Development Plan (SDP) must be submitted for the development of each newly created land unit in accordance with Section 23 of the George Integrated Zoning Scheme Bylaw, 2017, to the satisfaction of the Directorate for consideration and approval prior to the submission of building plans and must be accompanied by endorsement from the SACAA, ATNS and ACSA, confirming their support of the site layout. The recommended setbacks from all water courses and stormwater runoff mitigation must be illustrated in the site development plans.

To read as follows:

Condition 15

Architectural and Urban Design Guidelines, supported by visual representation of design impacts must be compiled, to the satisfaction of the Directorate and must be submitted for consideration and approval. The Guidelines must ascribe to or form part of existing approved architectural guidelines for the adjoining development on Portions 4 and 139 of the Farm Gwayang 208, Division George, to ensure uniform guidelines for the precinct are applied.

Condition 16

A Site Development Plan (SDP) in accordance with Section 23 of the George Integrated Zoning Scheme By-law, 2023 must be submitted for the development of each newly created land unit, to the satisfaction of the Directorate for consideration and approval prior to the submission of building plans and must be accompanied by endorsement from ACSA, confirming their support of the site layout. Recommended setbacks from all water courses and stormwater runoff mitigation must be illustrated on the site development plans.

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

REASONS:

- (i). The proposal is not in conflict with the development principles of SPLUMA (2013) and LUPA (2014).
- (ii). No additional development rights are being requested.
- (iii). ACSA, who initially requested the conditions, has no objection to the proposed amendment.
- (iv). Building plans will not be supported prior to obtaining all required statutory approvals / consents from ACSA, SACAA and ATNS.

Notes:

- a) *All other conditions as per the letters of approval dated 31 March 2023 (for Portions 130, 131 and 132 of the Farm Gwayang No 208, George Division) and 21 July 2023 (for Portion 139 of the Farm Gwayang No 208, George Division) remain applicable.*
- b) *It is the developer's responsibility to obtain all required statutory approvals / consents from ACSA, SACAA and ATNS prior to building plan approval and issuing of occupation certificates.*
- c) *The decision does not indemnify the developer from obtaining the required approval from ATNS as it is still a legal requirement as per the Civil Aviation Act and Civil Aviation Regulations and Technical*

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 07 FEBRUARY 2025** 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



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ACTING SENIOR MANAGER: TOWN PLANNING

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