

Reference number: Erf 26407, George

Date: 13/11/2020

Enquiries: Marisa Arries

camille@valgis.co.za

MS AC BURGER
POSTNET SUITE
PRIVATE BAG 1006
PLETTENBERG BAY
6600

**APPLICATION FOR DEPARTURE: ERF 26407, EARLS COURT BOULEVARD,
GEORGE**

Your application in the above regard refers.

The Deputy Director: Planning (Authorised Official) has, under delegated authority, W.1.33 of 29 July 2015 decided that the application for Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2015 to relax the eastern side building line from 3,0m to 1,49m for an entertainment area on Erf 26407, George;

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

REASONS FOR DECISION

- a. The application will not have an adverse impact on the surrounding urban environment, natural environment or streetscape;
- b. The application will have no negative impact on the adjacent neighbours' amenity to privacy, sunlight and views;
- c. The application is of an appropriate scale that would relate to the surrounding land use pattern and land use character of the area;

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

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT:

1. That in terms of Section 18(2) of the Land Use Planning By-law for the George Municipality. 2015, the approval shall lapse if not acted upon within a period of five (5) years from the date thereof;
2. This approval shall be taken to cover only the application applied for as indicated on the Site Development Plan numbered EC 147/26407 dated 03/18/20 drawn by Franco Henegan 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. A building plan be submitted for approval in accordance with the National Building Regulations (NBR);
4. That the above approval will be considered as implemented on the implementation of the approved building plans for the abovementioned structures;

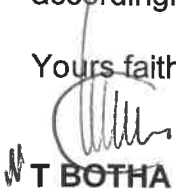
You have the right to appeal to the Appeal Authority against the decision of the Authorised Employee, in terms of Section 79(2) of the George Municipality’s By-law on Municipal Land Use Planning.

- A detailed motivated appeal with reasons should be directed to and received by the Appeal Authority, P O Box 19, George on or before **04 January 2021**.
- An appeal that is not lodged within the set date or that does not comply with Section 80 of the George Municipality’s By-law on Municipal Land Use Planning will be deemed invalid.

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

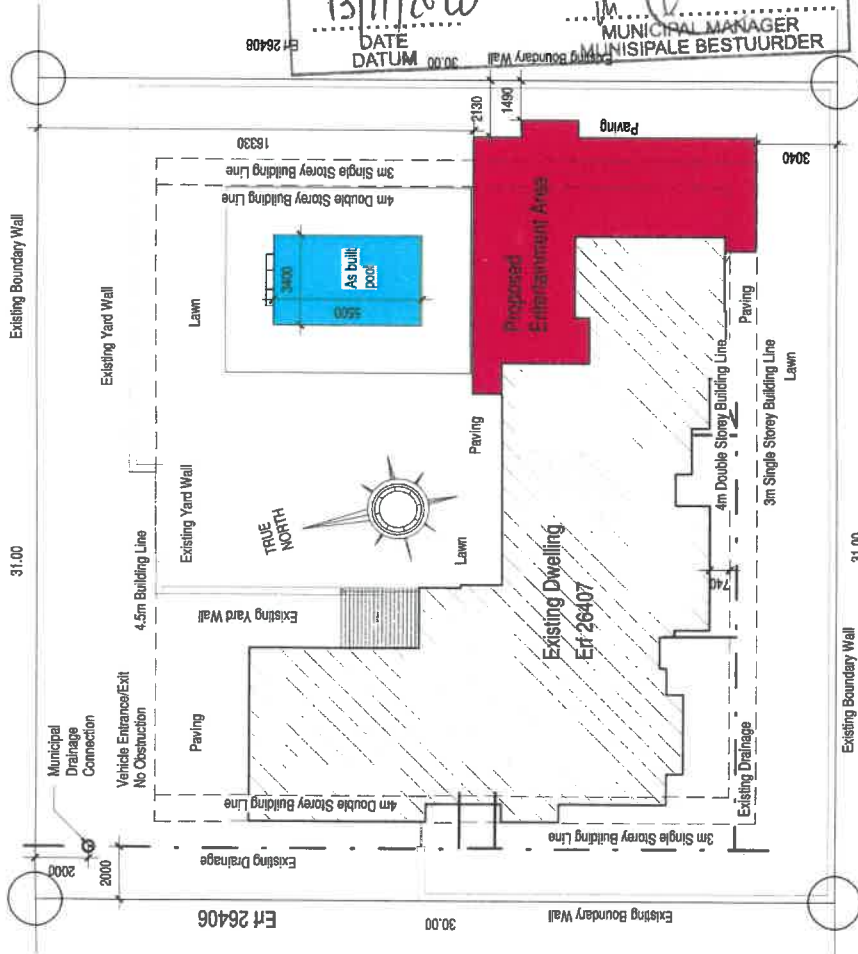
Kindly note that in terms of Section 80(14) of the George Municipality’s By-law on Municipal Land Use Planning, the above decision is suspended until such time as the period for lodging an appeal has lapsed, any appeal has been finalised and you have been advised accordingly.

Yours faithfully



T BOTHA
MUNICIPAL MANAGER

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Site Plan A3

1 : 200

MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2015) subject to the conditions contained in the covering letter.

13/11/2020
DATE
DATUM

MUNICIPAL MANAGER
MUNISIPALE BESTUURDER

SITE: 930.00m²
COVERAGE: 279.00m²
30.00%

NEW AREA: 100.00 m²

Owner
Mr A Claassen

Project
Proposed New Alterations and Additions on Erf 26407, Earls Court, George

Morne' Young
B.Tech. Civil Engineering (Water)
NHD. Civil Engineering (Structures)
Prof.Arc.Draft. (PAD 20757)
Health & Safety Pract.
Telli: 082 421 1984
Email: cmapconsultants@gmail.com

Notes
1. DO NOT SCALE FROM THIS DRAWING
2. THIS DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT ENGINEERS DRAWING DETAILS & SPECIFICATIONS.
3. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS.
4. SAFETY GLAZING TO PART H OF THE NBR. MARKERS ON SLIDING DOORS
5. WOOD TO COMPLY WITH SANS 10163
6. DRYWALLS TO COMPLY WITH SANS 062

Area Schedule - Stand 26407 Earls Court Copy 1

Comments	Name	Level	Area
Existing	Existing GF	Ground Floor	198 m ²
Existing	Existing FF	First Floor	130 m ²
Existing: 2			329 m ²
New	New Addition GF	Ground Floor	65 m ²
New	As built pool	Ground Floor	19 m ²
New: 2			84 m ²
Grand total : : 4			413 m ²

Title

Site Plan

Drawn By: Franco Henegan CAD53267387

Date 03/18/20 Scale As shown @ A1

COUNCIL SUBMISSION

Drawing number

EC 147/26407

Page A3 - 6 of 9

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