

Reference number: Farm Drie Valleyen 186/10, Division George

Date: 02/11/2020

Enquiries: Marina Welman

NEL & DE KOCK TOWN PLANNERS
PO BOX 1186
GEORGE
6530



neldek@mweb.co.za

**APPLICATION FOR CONSENT USE: FARM DRIE VALLEYEN 186/10,
DIVISION 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 Consent Use in terms of Section 15(2)(o) of the Land Use Planning By-Law for George Municipality, 2015 to allow a Function Venue (weddings and conferences) and a Chapel for weddings on Farm Drie Valleyen 186/10, Division George;

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

REASONS FOR DECISION

- a. The proposed structures does not have an adverse impact on the surrounding rural environment, natural environment or streetscape;
- b. The proposal is in line with the character of the surrounding area and compliments the existing resort facilities on site;
- c. The application will not have a significant negative impact on neighbour's rights or amenities;
- d. The proposal is consistent with the applicable spatial policies and zoning scheme for 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 19(5) 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 Plan numbered G/I/210 dated March 2019 drawn by Nel & De Kock Town and Regional Planners 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. SANRAL’s approval for the development must be submitted with the Site Development Plan;
4. A site development plan in accordance with Section 23 of the George Integrated Zoning Scheme By-Law must be submitted to the satisfaction of the Directorate: Planning and Development for approval prior to the submission of building plans;
5. A building plan be submitted for approval in accordance with the National Building Regulations (NBR);
6. The above approval will be considered as implemented on the approval of the SDP and issuing of an occupational certificate for the function venue and wedding chapel.

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 **23 December 2020**.
- 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 BOTHÁ
MUNICIPAL MANAGER

S:\SHARED\TEGNIES\MARISA\ARRIES\Approvals& Final Approvals\Farm186_10, Division george(consent use_approval letter)nel&dock.docx

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VOORGESTELDE VERGUNINGSGERAAKTE
 KRAGTENS ART. 15(2)(b) VAN DIE VERORDENING
 OP GRONDOEBERUIGINGSREPLANNING VIR GEORGE,
 2018 OP REEST. GEDEELTE 10 (n GEDEELTE
 VAN GED. 3) VAN PLAAS DRIE VALLEIEN NR. 186
 EAGLES REST, GELEI IN DIE
 ADMINISTRATIEWE DISTRIK EN
 MUNISIPALITEIT VAN GEORGE

Aanwysing word gegee om:
 Voorgestelde Funksiegebou
 (Kamers en Tronke) in
 bestaande geboue;

- VERKLARING:**
- Bestaande Toeristebouwerk (Restaurant / Ontspanning)
 - Voorgestelde Funksiegebou
 - Bestaande natuurleë-afsonderings-eenhede
 - Dubbelinvaltoerisme
 - 13-18 Toerismeskepe natuurleë-afsonderings-eenhede;

L.M. Die ligging is voor 2005 egalisasie
 van die gebied vir funksiegebouwerk en
 natuurleë-afsonderings-eenhede en
 natuurleë-afsonderings-eenhede se gesamentlike
 behoeftes.

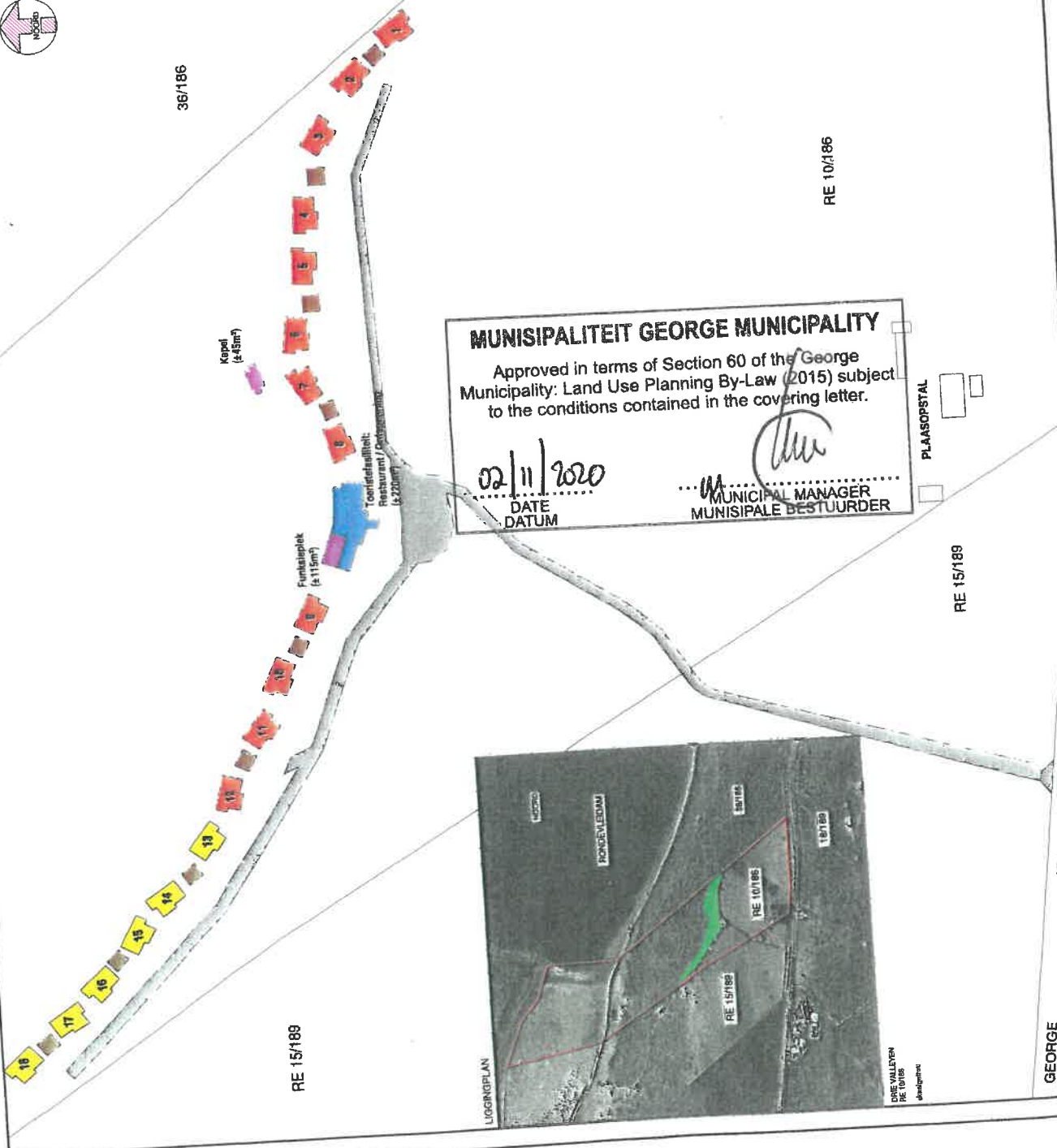
**RESTANT GEDEELTE 10
 (n GEDEELTE VAN GEDEELTE 3)
 PLAAS DRIE VALLEIEN NR. 186
 ADMINISTRATIEWE DISTRIK EN
 MUNISIPALITEIT GEORGE**

SKAAL 1 : 1000 (A3) SCALE

dfk & lock
 Town and Regional Planners
 State- en Streekreplanneers
 Tel: (044) 874 8307
 Fax: (044) 874 8308
 E-pos: E-mail: info@dfkandlock.co.za
 George 6530

Reël	D.N.	Plan	G/1210
Plaas	Tel	Nr	
Datum	MAART 2019		
Diens			

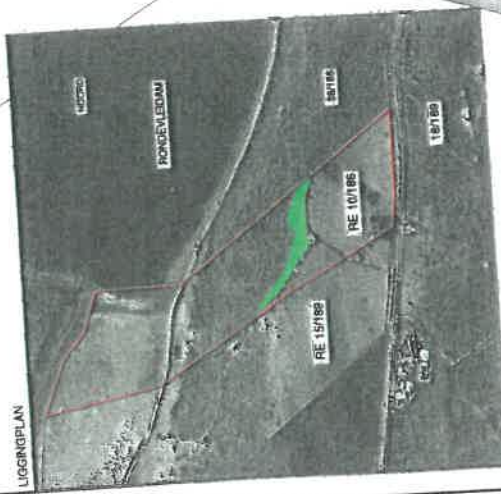
KOPIEREG VOORBEHOU / COPYRIGHT RESERVED



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.

02/11/2020
 DATE
 DATUM

[Signature]
 MUNICIPAL MANAGER
 MUNISIPALE BESTUURDER



DRIE VALLEIEN
 RE 10/186
 dkn

GEORGE
 KNYSNA
 N2 SNELWEG