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*Beplanning en Ontwikkeling
Planning and Development*

Reference / Verwysing: Boven Lange Valley 189/2
Date / Datum: 9 October 2020
Enquiries / Navrae: Keith Meyer

Jennypearce457@gmail.com

Jenny Pearce
Portion 2 of the farm Boven Lange Valley No.189
GEORGE
6529

**DEPARTURE: FARM BOVEN LANGE VALLEY No.189/2, DIVISION
GEORGE**

Your application in the above refers.

The Eden Joint Municipal Planning Tribunal – George Municipality, meeting held on 29 September 2020 resolved:

- (a) That, notwithstanding the objection received, 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 building line of the Farm Boven Lange Valley No. 189 Portion 2, Division George from 30.0m to 15.3m to accommodate an existing outbuilding;

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

REASONS FOR DECISION

- I. The application does not pose a negative impact onto the character of the area or neighbours' rights and amenities;
- II. The proposal will not have an adverse impact on the surrounding rural residential environment or natural environment;
- III. The application is thus not in conflict with the objectives of the spatial planning proposals for the area;
- IV. The objections raised do not relate to the application submitted.

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

DIRECTORATE: PLANNING AND DEVELOPMENT

1. That in terms 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 the only the departure applied for as indicated on the site development plan (Plan No. D378/AB/1) drawn by C van Beukering, dated December 2016, revised on February 2017 and attached as "Annexure D" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision;
3. The structure may only be used as an outbuilding and may not be occupied;
4. A building plan be submitted for approval in accordance with the National Building Regulations (NBR) after approval of the site development plan;
5. The above approval will be considered as implemented on issuing of an occupation certificate for the approved structure.

(b) That the necessary action be instituted against the owner for the remaining unlawful structure on the property.

You have the right to appeal to the Appeal Authority against the decision/conditions of approval of the Eden Joint Municipal Planning Tribunal – George Municipality, 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 the Appeal Authority and received by the Municipal Manager, P O Box 19, George, 6530 or Directorate: Planning, 5th floor, Civic Centre, York Street, George **on or before 30 October 2020** and simultaneously submit a copy of the appeal on any person who commented, made representations or objected to the application in the above regard.

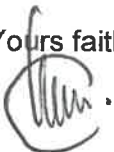
The notice must be served in accordance with section 115 of the Municipal Systems Act and in accordance with the additional requirements as may be determined by the Municipality. The notice must allow persons 21 days from date of notification of the appeal to comment on the appeal. Proof of the notification must be submitted to the Municipality, within 14 days of the date of notification.

An appeal that is not lodged within the timeframe 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.

Please also 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(s) has lapsed, any appeal(s) has been finalised and you have been advised accordingly.

Yours faithfully

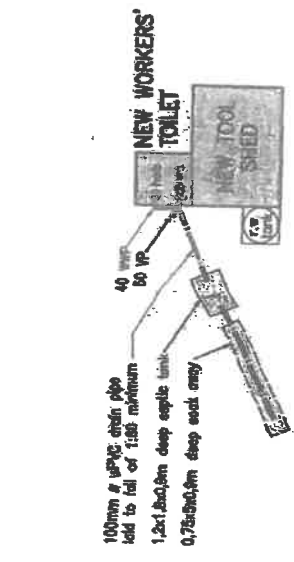


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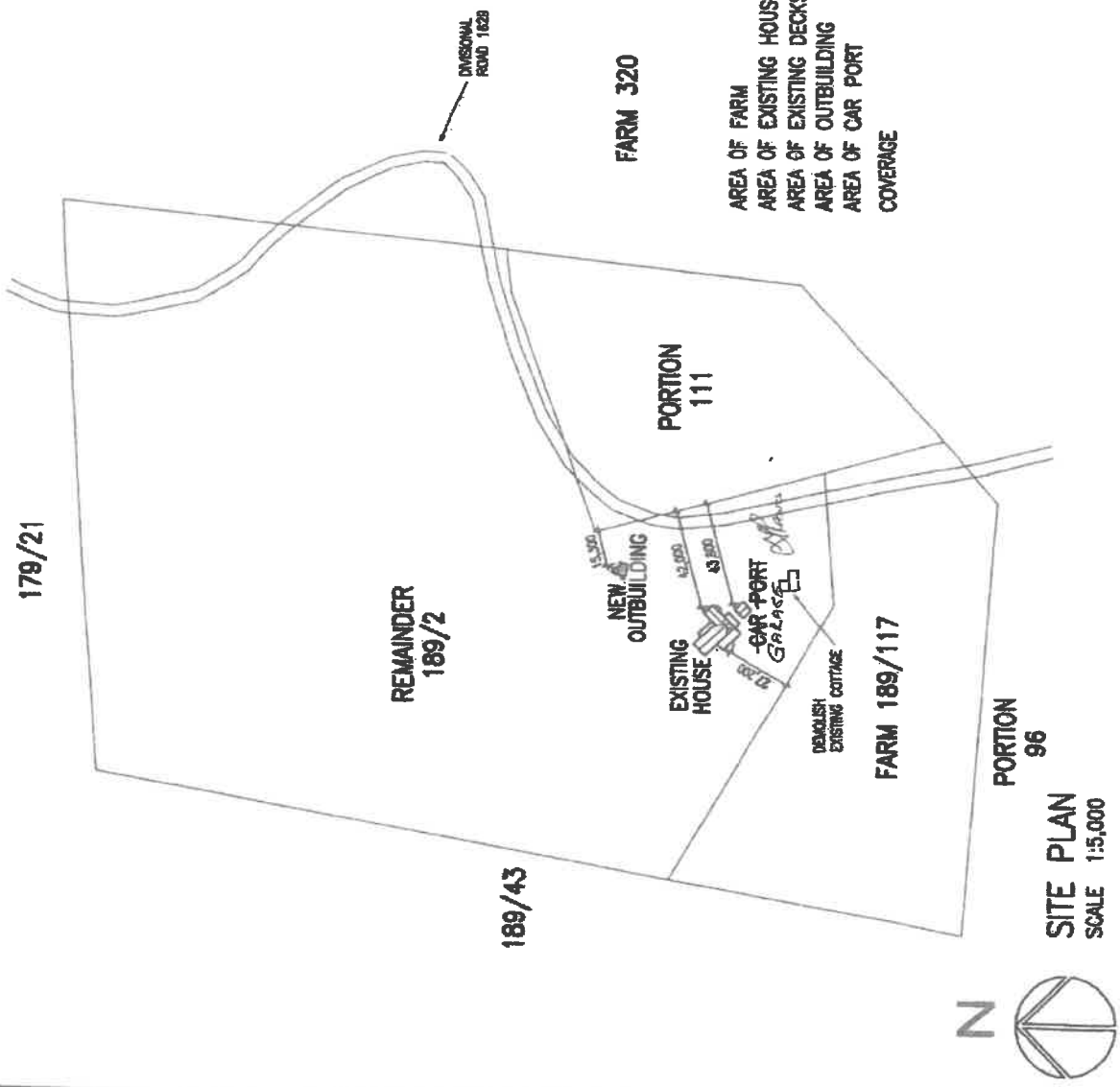
ACTING DIRECTOR: PLANNING AND DEVELOPMENT

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"D"



DRAINAGE PLAN : WORKERS' TOILET
SCALE 1:200



AREA OF FARM	: 9,1087 ha
AREA OF EXISTING HOUSE	: 338,60 sq m
AREA OF EXISTING DECKS	: 80,07 sq m
AREA OF OUTBUILDING	: 22,38 sq m
AREA OF CAR PORT	: 24,91 sq m
COVERAGE	: 2,97%

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.

9/10/2020
DATE

[Signature]
MUNICIPAL MANAGER
MUNISIPALE BESTUURDER

AS BUILT DRAWINGS FOR ALTERATIONS TO EXISTING CARPORT & NEW TOOL SHED FOR THE PEARCE FAMILY FARM TRUST ON REMAINDER OF PORTION 2 OF THE FARM BOVEN LANGE VALLEY No.189, GEORGE MUNICIPALITY

C. VAN BEUKERING B-Arch, S UPS
REGISTRATION NO. : ST0883
P.O. BOX 315,
KARROOBOOM, 6440
TEL. 1 (042) 288 0237 CELL: 082 467 7692

WORKING DRAWING : SITE PLAN DRAINAGE PLAN	SCALE : AS SHOWN DRAWN : D.V.V.	DRAWING NO. : D378/AB/1
	DATE : DECEMBER 2016	REVISION : FEBRUARY 2017