

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

Collaborator No.: 2571781
Reference / Verwysing: Portion 98 of Farm Boven Lange Valley No. 189, Division George
Date / Datum: 06 September 2024
Enquiries / Navrae: Primrose Nako

Email: coastalplansza@gmail.com

LYNDON MOLL
5 Makou Street
SEDFIELD
6572

**APPLICATION FOR DEPARTURE: PORTION 98 OF THE FARM BOVEN LANGE VALLEY NO.189,
DIVISION GEORGE**

Your application in the above regard refers.

The Acting Deputy Director: Planning (Authorised Official) has, under delegated authority, 4.17.1.17 of 30 June 2022 decided that the Departure in terms of Section 15(2)(b) of Land Use Planning By-Law for George Municipality, 2023 for the relaxation of the eastern side boundary building line from 10m to 2m to accommodate a garage on Remainder Portion 98 of the Farm Boven Lange Valley 189, Division George;

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

REASONS:

- (i). The proposed development does not detract from the surrounding smallholding land use character.
- (ii). The proposed garage is to be erected on an already disturbed area, in a position that has minimal impact on the natural environment and protected vegetation.
- (iii). The proposed development will not have a significant negative visual impact on the neighbouring properties or the surrounding natural vistas and scenic routes.
- (iv). The proposed development will not have a significant adverse impact on surrounding neighbours' rights and amenity in terms of privacy, views or sunlight.

Subject to the following conditions imposed in terms of Section 66 of the said Planning By-Law:

CONDITIONS OF THE DIRECTORATE: HUMAN SETTLEMENTS, PLANNING AND DEVELOPMENT

1. That in terms of the Land Use Planning By-law for the George Municipality, 2023, the applications shall respectively lapse if not implemented within a period of five (5) years from the date it comes into operation.
2. This approval shall be taken to cover only the Departure application as applied for and as indicated on the site layout plan, drawn by Coastal Plans dated 25 September 2023 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. The shade-net carport on the southern side of the property must be removed and demolished before building plans may be considered.
4. The approval will be considered as implemented on the commencement of building works in accordance with the approved building plan.

Notes:

- (i) A building plan be submitted for approval in accordance with the National Building Regulations (NBR).
- (ii) The owner must submit an application to obtain a permit in terms of OSCAE Regulations to the Directorate for consideration and approval. No clearing or ground works may commence prior to the issuing of the OSCAE permit.
- (iii) Stormwater management needs to be addressed to the satisfaction of the Civil Engineering Department in the Building Plans.
- (iv) The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.

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 27SEPTEMBER 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.

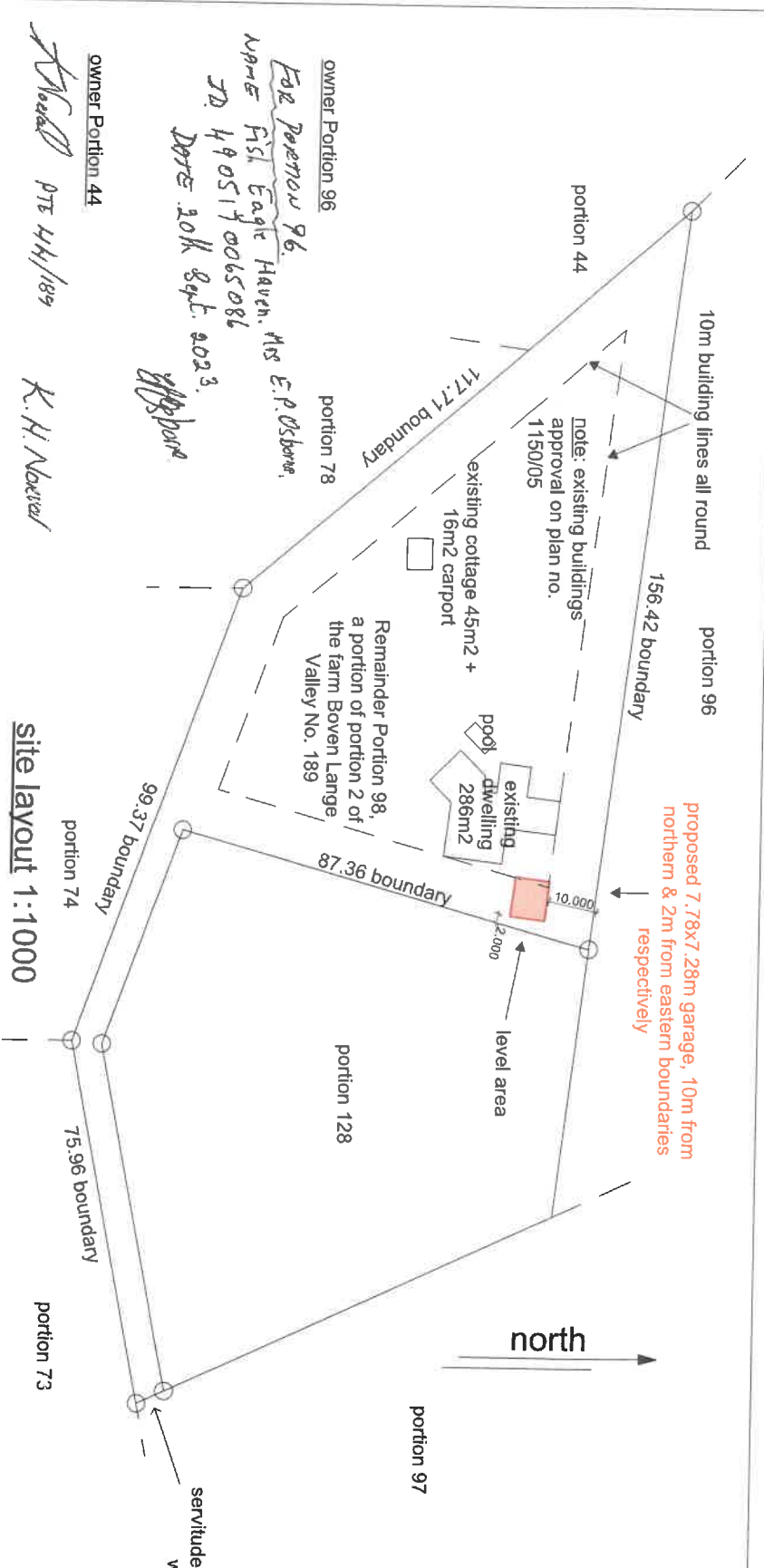
Yours faithfully



C.PETERSEN

SENIOR MANAGER: TOWN PLANNING

C:\scan\Portion 98_189 Boven Lange Valley(Depature Decision)Mr Moll.docx



proposed 7.78x7.28m garage, 10m from northern & 2m from eastern boundaries respectively

MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

06/09/2024

DATE DATUM

SENIOR MANAGER: TOWN PLANNING

SENIOR BESTUURDER: STADSBEPLANNING

owner Portion 96

FOR PORTION 96
NAME: FISI EAGLE HAVEN, Mrs E.P. Osborne,
JD: 4905190065086
DATE: 20K Sept. 2023.
V. J. J. J. J.

owner Portion 78

owner Portion 44

FOR PORTION 44
NAME: PTE 44/189
K. H. N. N. N.

owner Portion 78

FOR PORTION 78
NAME: P. D. D. D.
6 Sept 2023

owner Portion 74

FOR PORTION 74
NAME: DEAN KLEW
S. S. S. S.
DATE: 6/1/2023

owner Portion 73

FOR PORTION 73
NAME: M. S. C. P. P. P. P.
S/11/2023
EF: 73 & 189
M. S. C. P. P. P. P.

owner Portion 128

FOR PORTION 128
NAME: Dale + Sign Holder
ID: 7903090170083
DATE: 20/09/2023
S. S. S. S.

owner:

[Signature]

25 September 2023

1/2

Proposed Garage on Remainder Portion 98, a portion of portion 2 of the farm Boven Lange Valley No. 189 for Branlee Estates Pty (Ltd)

Drawn: L. Moll ph: 079 8545 014
SACAP Reg. D1451



Proposed Garage on Remainder Portion 98, a portion of portion 2 of the farm Boven Lange Valley No. 189 for Branlee Estates Pty (Ltd)

Drawn: L. Moll ph: 079 8545 014
SACAP Reg. D1451



25 September 2023

2/2

owner:

[Signature]

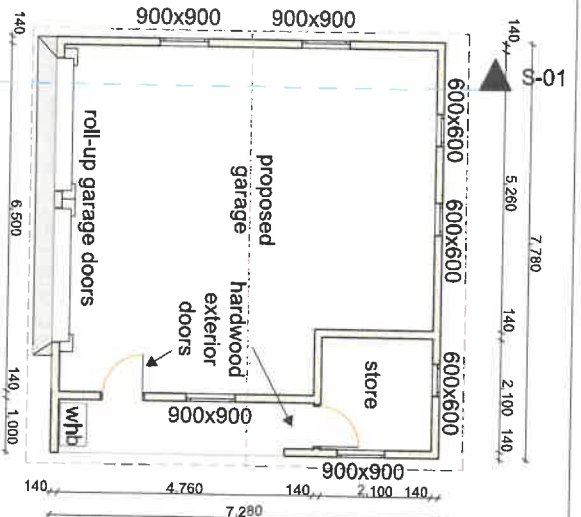
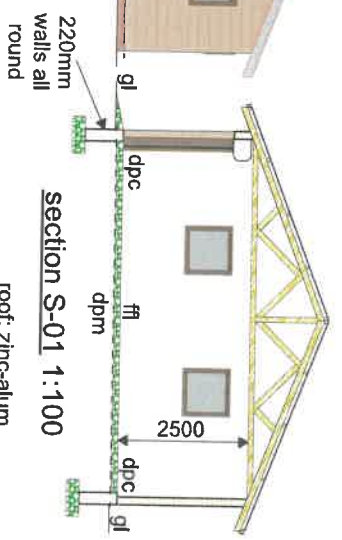
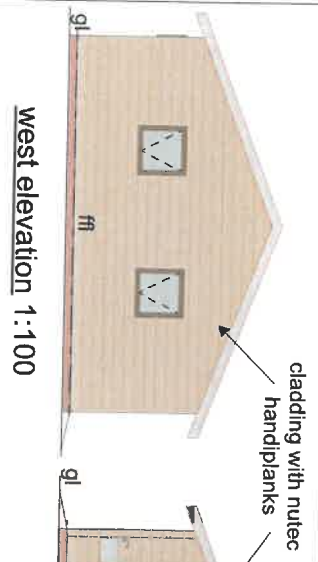
owner Portion 96
For Portion 96.
Name: Fish Eagle Haven, Mrs E.P. Osborne.
FD: 4905170065086
Date: 20th Sept 2023.
[Signature]

owner Portion 78
ER Portion 78
[Signature]
6 July 2023

owner Portion 74
For Portion 74
Name: Dean Klem
Sign: DS
Date: 6/7/2023

owner Portion 128
For Portion 128
Name: Dale + Sion Hilda
FD: 7903090170083
Date: 20/09/2023
Sign: [Signature]

owner Portion 73
EF: 73 & 18
M.S.C. [Signature]
5/11/2023



ground storey plan: 1:100

timber framed superstructure with brick plinth

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06/09/2024

DATE: 06/09/2024
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SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPANNING