

**Collaborator No.:** 3131111  
**Reference / Verwysing:** Erf 21181, George  
**Date / Datum:** 04 July 2025  
**Enquiries / Navrae:** Marisa Arries

**Email:** [damin.vanheerden@dhl.com](mailto:damin.vanheerden@dhl.com)

MR. DAMON VAN HEERDEN  
8 MOLEN CLOSE  
GEORGE  
6530

**APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION):**  
**ERF 21181, MOLEN CLOSE, GEORGE**

Your application in the above regard refers.

The Deputy Director: Town Planning (Authorised Official) has, under delegated authority, 4.17.1.17 of 24 April 2025 decided that, notwithstanding the objection received, the application for Permanent Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for the relaxation of the eastern side boundary building line from 1.5m to 0.0m to accommodate a braai area on Erf 21181, George;

**BE APPROVED** in terms of Section 60 of said Bylaw for the following reasons:

**REASONS:**

- A. The proposed departure consists of minor residential additions, which are functionally and spatially aligned with the primary land use of the property.
- B. The northern boundary of Erf 21181, George already permits a 0m building line which abuts Erf 21182, George. The encroachments are for a small section in the north-eastern corner of the site to allow for the extension of the stoep and braai area by 1.5m onto the eastern side boundary.
- C. The proposed encroachments will have minimal impact on the neighbouring property owners' rights and amenity in terms of loss of views, overshadowing and privacy.
- D. Most of the structure complies with the zoning scheme and potential impacts in terms disturbances or nuisances can be mitigated.
- E. The proposed addition will not impact on the character of the area or streetscape as it is located towards the back of the property and not visible from the street.

Subject to the following conditions imposed of Section 66 of said Bylaw, namely:

**CONDITIONS:**

1. That in terms of the Land Use Planning By-law for the George Municipality 2023, the approval shall 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 as applied for and as indicated on the site layout plan (unnumbered) drawn by H.P. Grobbelaar dated 23 September 2021 (2x plans) & 27 June 2023 (1x plan) 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. Appropriate measures must be implemented and illustrated on the building plans to mitigate potential disturbance or nuisance caused by noise and/ or smoke.
4. The above approval will be considered as implemented on the issuing of the occupation certificate in accordance with the approved building plans.

*Note:*

- *A building plan be submitted for approval in accordance with the National Building Regulations (NBR).*
- *All areas and dimensions to be indicated on the plans.*
- *Stormwater must be dispersed responsibly, and the stormwater management and erosion measures must be addressed on the building plans.*
- *Note, 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 25 JULY 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



**H. KOCH**

**SENIOR MANAGER: SPATIAL PLANNING**

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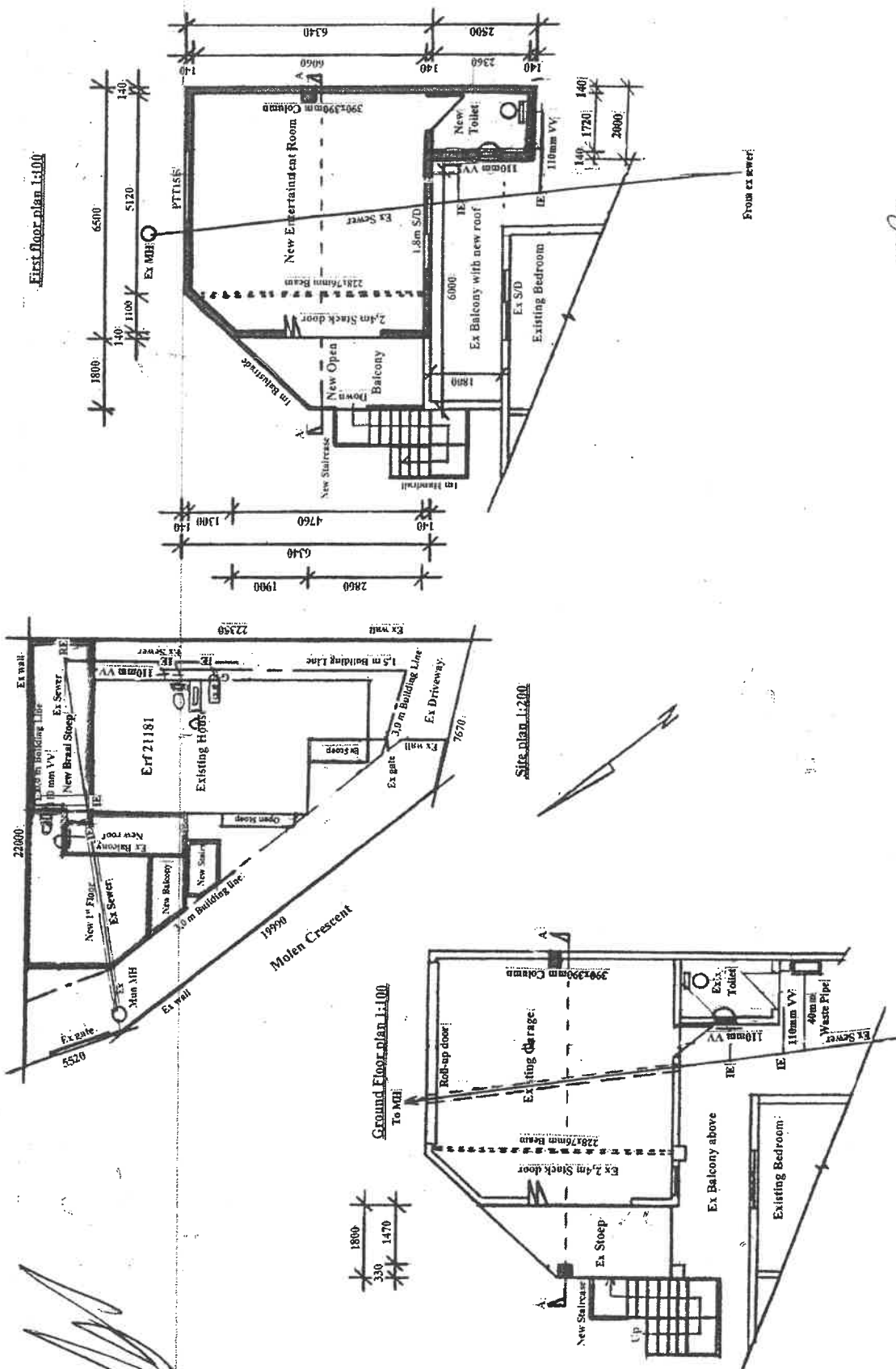
# MUNISIPALITEIT GEORGE MUNICIPALITY

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.

04-07-25

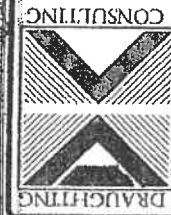
DATE  
DATUM

SENIOR MANAGER: TOWN PLANNING  
SENIOR BESTUURDER: STATSBEPLANNING



Existing House	218 m <sup>2</sup>
New Addition	45 m <sup>2</sup>
New Roof Slope	31 m <sup>2</sup>
New roof on ex deck	11 m <sup>2</sup>
Open Balcony	7 m <sup>2</sup>
Total floor footprint area	283 m <sup>2</sup>
Ex site	329 m <sup>2</sup>
Coverage	63 %

Project:  
Proposed new addition on erf 21181  
Rosemore George  
Client: Mr D van Heerden  
Date: 23/09/2021  
Drawing title: Floor plans, Site plan



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04-01-25

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*AKOON*  
SENIOR MANAGER: TOWN PLANNING  
SENIOR BESTUURDER: STATSBEPANNING

**Roof - Braairoom @ 4°**  
Safura IFR roof sheets on 76x50mm rurlins at 1000mm c/c on 152x40mm Grade 5 roof beams at 1000mm c/c supported on 228x38mm Grade 5 beams fixed to 100mm round treated wooden poles.  
Gutters and down pipes to match existing house.

**Ground Floor**  
Existing paving on well compacted filling.

**General notes**

All materials to be SABS approved.

All building work to comply to SANS 10400.

Chimney to comply to SANS 10400 Part V.

No foundations to encroach over boundary.

No structure or any portion thereof to encroach over the boundary.

Rainwater not to discharge onto neighbouring properties.

**Drainage notes**

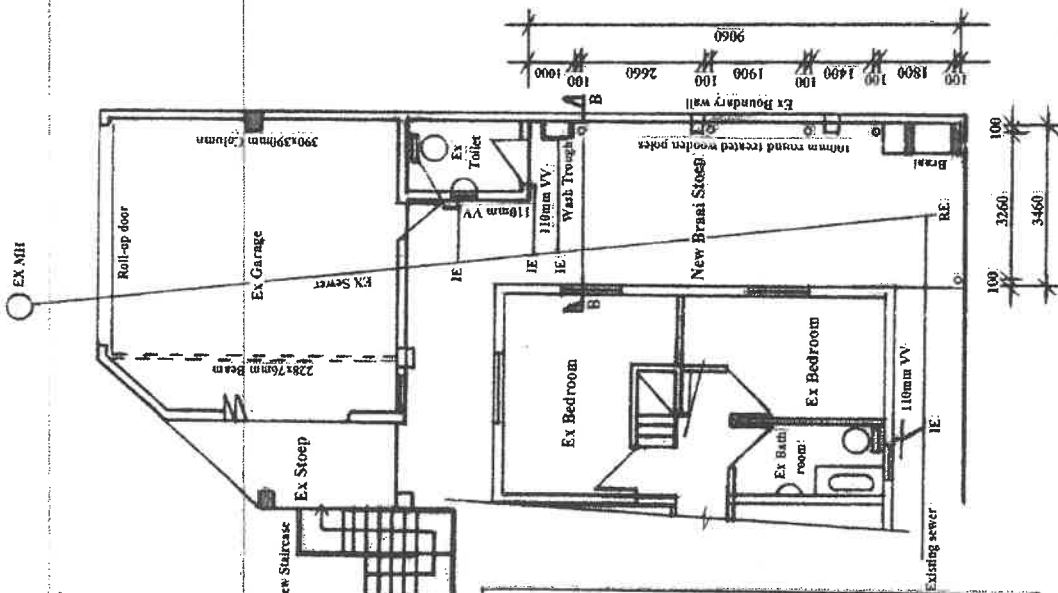
All drainage installations to comply to SANS 10400 Part P.

Registered plumber to submit compliance certificate at final inspection.

Sanitary fittings discharging to gully to discharge over that gully as per SANS 10400 Part P (4.21).

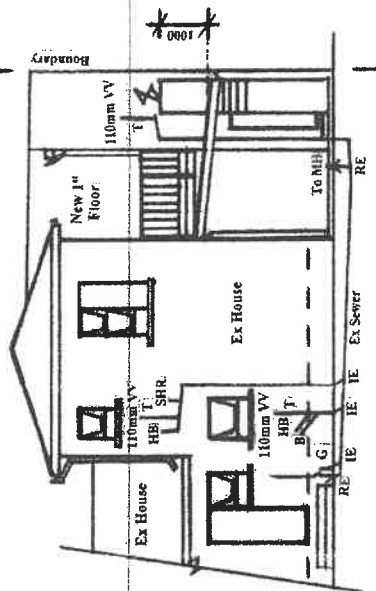
Drainage installations under building work must be installed in terms of SANS 10400 Part P (4.19).

Drainage installations under building work must be protected in terms of SANS 10400 Part P (4.22).

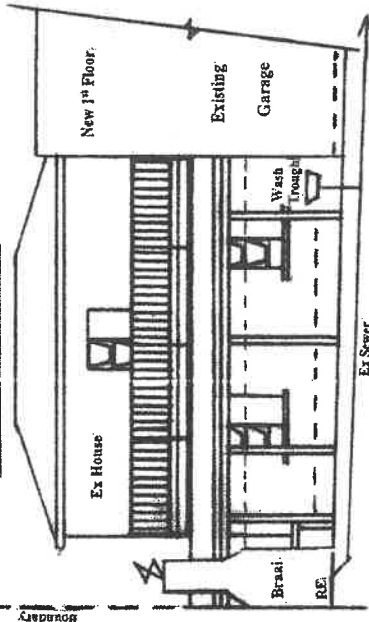


Ground Floor plan 1:100

Southeast Elevation 1:100

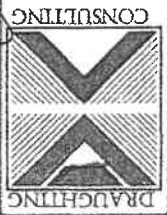


Northeast Elevation 1:100



Existing Hoag	218 m²
New Addition	45 m²
New Braai Stoop	31 m²
New roof on ex deck	11 m²
Open Balcony	7 m²
Total Floor footprint area	208 m²
Plot size	329 m²
Coverage	63.2%

Protects:  
Proposed new addition on erf 21181, Rosemoore George  
Client: Daryl Heerden  
Date: 27/06/2023  
Drawing title: Floor plan, Elevations



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Signature - client: *[Signature]* Signat in - Draughtperson: *[Signature]*

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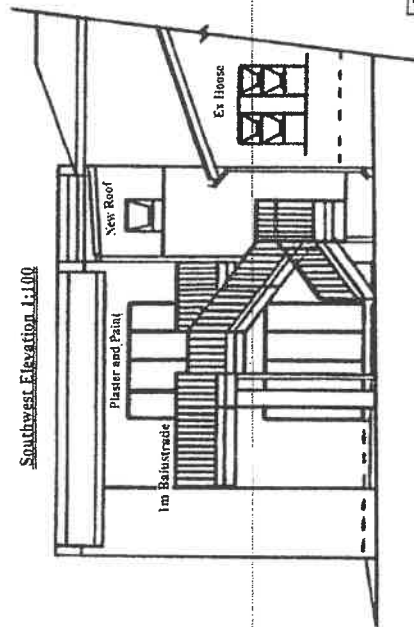
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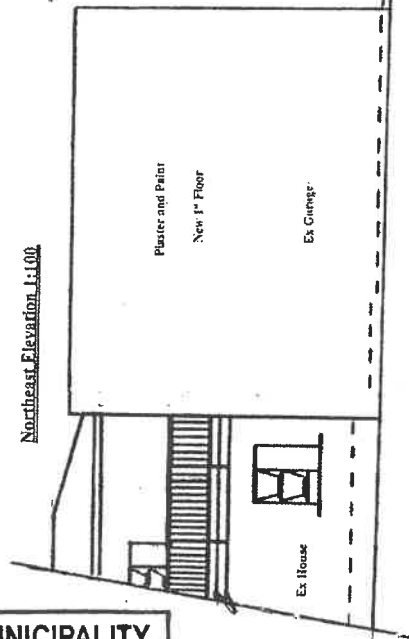
DATE  
DATUM

SENIOR MANAGER: TOWN PLANNING  
SENIOR BESTUURDER: STADSBEPLANNING

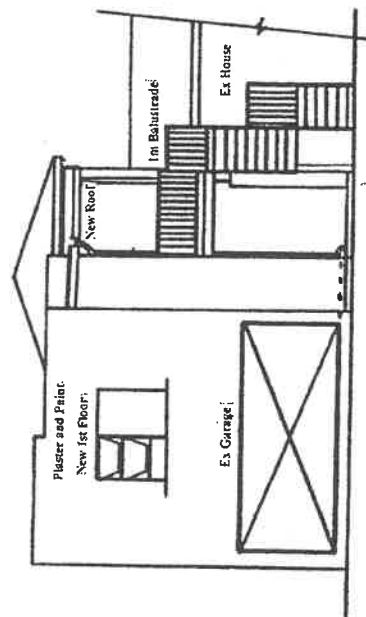
Southwest Elevation 1:100



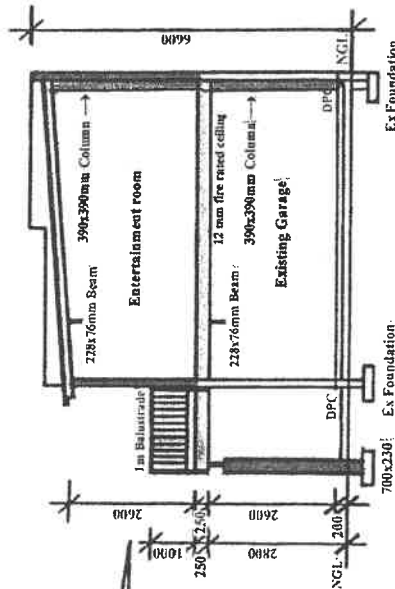
Northeast Elevation 1:100



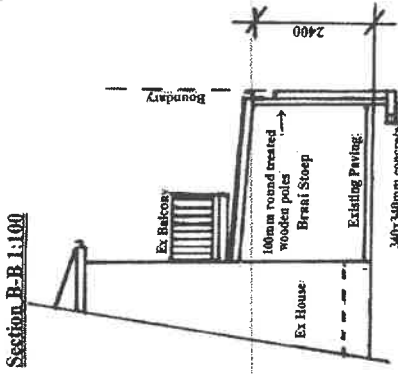
Northwest Elevation 1:100



Section A-A 1:100



Section B-B 1:100



**Roof - @ 5°**  
Safintra 1BR roof sheets on 76x50 mm purlins at 1000mm c/c on thermal insulation on 228x50 mm roofbeams at 1000 mm c/c on 228x76mm support beam on 114x38 mm wall plates tied down with galvanized hoop iron straps. PVC gutters and downpipes.

**Ceiling**  
Niche ceiling boards on 38x38 mm battenings at 340 mm c/c with 76mm curved gullies.

**Walls**  
140 mm Cement block walls, plaster and paint. Brick force every 3rd course.  
Concrete lintols above all openings.  
Aluminium windows, sliding door and meranti doors.

**Ground Floor**  
Floor covering on 20 mm cement screed on 100 mm concrete slab on 250 micron DPC on well compacted filling.

**First Floor**  
22mm Floorboards on 228x50 mm floor beams @ 450 mm c/c on 228x76mm support beam built into walls.

**Balcony & Stairs**  
22mm Decking on 228x38 mm floor beams @ 450 mm c/c on 228x50mm support beam on 330x130mm column.  
1 m Balustrades and handrails.  
Treads = 250 mm minimum.  
Risers = 200 mm maximum.

**General notes**  
All materials to be SABS approved.  
All building work to comply to SANS 10400.  
No foundations and gutters to encroach over boundary.  
All parapet walls to be waterproofed with a SABS approved sealant.

Signature - client: *[Signature]*

Signature - Draughtsman: *[Signature]*



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**Project:**  
Proposed new addition on erf 21181.  
**Rossmore, George**  
**Client:** Mr D van Heerden  
**Date:** 23/09/2021  
**Drawing title:** Floor plans, Site plan

Existing House	- 218 m²
New Addition	- 45 m²
New Brass Stoop	- 31 m²
New roof on ex deck	- 11 m²
Open Balcony	- 7 m²
Total Floor footprint area	- 203 m²
Ex 197c	- 379 m²
Coverage	- 63 %