

**Beplanning en Ontwikkeling
Planning and Development**

Collaborator No.: 4002196
Reference / Verwysing: Erf 362, Herold's Bay
Date / Datum: 08 May 2026
Enquiries / Navrae: Primrose Nako

Email: info@vreken.co.za

Marike Vreken Town Planners
P O Box 2180
KNYSNA
6570

APPLICATION PERMANENT DEPARTURE AND ADMINISTRATOR'S CONSENT: ERF 362 HEROLD'S BAY

Your application in the above regard refers.

The Senior Manager: Town Planning (Authorised Official) has, under delegated authority, 4.17.3.13 of 24 April 2025 decided:

- A. That the application made for Administrator's Consent in terms of Section 39(4) of the Western Cape Land Use Planning Act, 2014 in terms of Condition B(7) in the title deed T23035/2024 for Erf 362, Herolds Bay to allow the relaxation of the southern street boundary building line from 5m to 3.4m to legalise the existing patio, **BE APPROVED**.
- B. That the application for Departure in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023, for the relaxation of the street boundary building line from 4m to 3.4m to legalise the existing patio on Erf 362, Herolds Bay;

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

REASONS

- (i). The proposed use will not have an impact on surrounding property rights.
- (ii). The additions form part of normal residential development and can be accommodated within the property's cadastral boundaries.
- (iii). The proposal was not opposed and from this perspective it can be derived that it does not affect public interest.
- (iv). There will be no adverse impact on the natural environment.
- (v). No new construction is proposed.

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

CONDITIONS

1. That in terms of the provisions of the Land Use Planning By-law for the George Municipality, 2023, the approval shall lapse if not implemented within a period of two (2) years from the date of approval.

2. This approval shall be taken to cover only the departure application as applied for and as indicated on the undated site layout plan No. 362/MM/2025, drawn by RW Architects and attached as “Annexure A” which bears Council’s stamp and shall not be construed as to depart from any other Council requirements or legal provisions.
3. The aerial photography and street view seems to indicate that the building is not located 2m from the side boundaries as per the approved building plans. Access to the rear also seems to be insufficient for motor vehicles to reach the garage. A land surveyor certificate must be submitted with building plans to confirm the structures in relation to the property boundaries. Should there not be sufficient space, the covered patio cannot be supported, to enable sufficient space for parking in front of the house.
4. An additional administrative consent and building plans will be required for a second dwelling unit and a third dwelling unit is not permitted.
5. The above approval will be considered as implemented on approval of building plans for the structures.

Town Planning Notes:

- *A building plan must be submitted for approval in accordance with the National Building Regulations.*
- *Stormwater must be dispersed responsibly, and the stormwater management and erosion measures must be addressed on the building plans.*
- *Building plans to comply with SANS 10400 and any other applicable legislation.*
- *Additional building plan application fees, calculated in terms of the approved tariffs, will be applicable should structures already be commenced with or completed without the approval of the Local Authority.*

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: Planning and Development, P O Box 19, George, 6530 or Directorate: Planning and Development, 46 Market Street (Old York Hostel Building), George **on or before 29 May 2026**, 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.

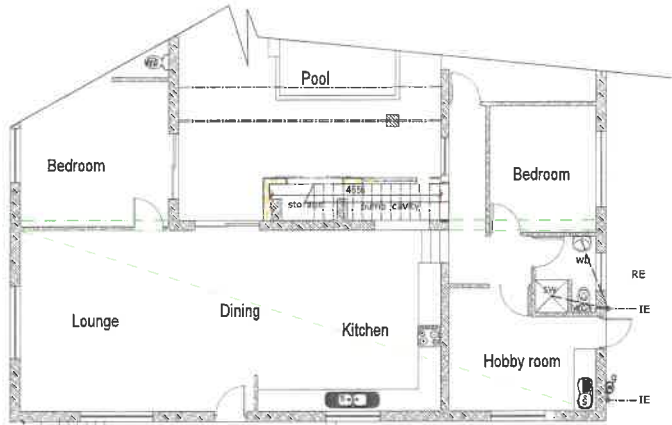
Please also note that in terms of Section 80(14) of the Land Use Planning By-Law for George Municipality, 2023, the above decision is suspended until such time as the period for lodging an/appeal(s) has lapsed, any appeal(s) has been finalised and you have been advised accordingly.

Yours faithfully

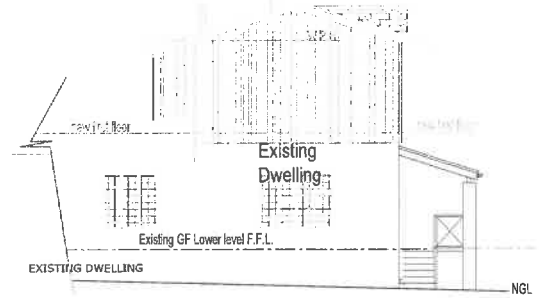


C PETERSEN
SENIOR MANAGER: TOWN PLANNING

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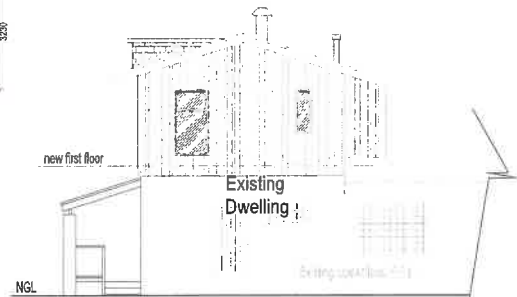
GROUND STOREY 1:100



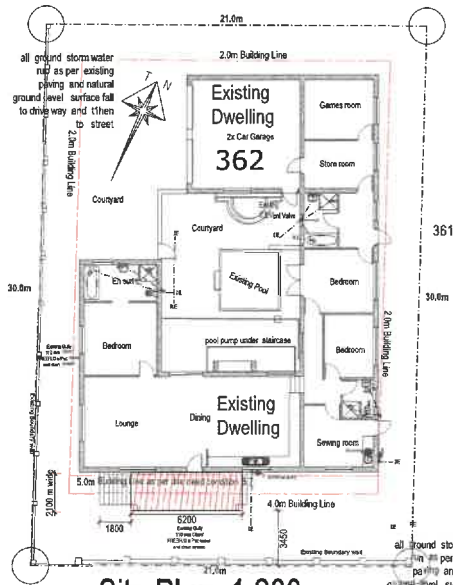
West-Elevation -1:100



South-Elevation -1:100



East-Elevation -1:100



Site Plan -1:200

CONTROL SCHEDULE

Exist.	
Existing Ground floor	328 m ²
Porch area	13 m ²
Total new structure Area	342 m ²
Site size	629.88 m ²
Coverage	39.1%



Iyria & J.O. Watson Registered: JC Watson Engineers Comp. 1 Drawing no: 352/MM/2025	PROJECT TITLE existing structure on Erf 362 Slaapleek street Herolds Bay	 ARCHITECTS LIVING THE DREAM Professional Registrations: SACAP SAAT SAIA SyMo Watson: Paroch 37708417 082 210 9008 Joseph Charles Watson: P Tech - T 0834 082 508 2330 Shop 7 Oubosid Village Market Oubosid Golf Estate Heroldsbay George 6529
	Municipal / Town plan documentation -	

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.

08/05/2026

[Signature]

SENIOR MANAGER: TOWN PLANNING
 SENIOR BETUURDER: STADSBEPLANNING