

**Beplanning en Ontwikkeling
Planning and Development**

Collaborator No.: 4219152
Reference / Verwysing: Erf 421, Herolds Bay
Date / Datum: 24 July 2026
Enquiries / Navrae: Andrea Griessel

Email: andreLouwa@gmail.com

ANDRE LOUW
1 Vaalkom street
Herolds Bay
GEORGE
6529

**APPLICATION FOR ADMINISTRATOR'S CONSENT AND PERMANENT DEPARTURE:
ERF 421, HEROLDS 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 that the application for:

- A. Administrators Consent in terms of Section 39(4) of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) in accordance with Condition B.6(b) of Deed of Transfer T69474/2013 in order to allow for the relaxation of the northeastern street boundary building line from 5m to a distance that range between 0.5m and 1.2m for the existing carport on Erf 421, Herolds Bay;

BE APPROVED.

- B. That the application for Permanent Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law of George Municipality, 2023 for the relaxation of the northeastern street boundary building line from 5m to a distance that range between 0.5m and 1.2m for the existing carport on Erf 421, Herolds Bay;

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

REASONS

- (i) The proposed departure will not negatively impact the surrounding residential character of the area, streetscape or natural environment.
- (ii) The proposed departures will have no negative impact on neighbouring properties in terms of sunlight, views or privacy.
- (iii) No negative comments or objections were received.

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

CONDITIONS:

1. That in terms of the provisions of the Land Use Planning By-law for George Municipality, 2023, the approval shall lapse if not implemented within a period of two (2) years from the date the approval 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, plan no. G0319, drawn by Conradie Land Surveyors dated January 2026 attached as "**Annexure A**" which bears Council's stamp and shall not be construed as to depart from any other Council requirements.
3. In accordance with Section 66(2)(z) of the Land Use Planning By-Law for George Municipality, 2023, a contravention levy of **R7 199.97** (VAT included) shall be payable to the Directorate: Planning and Development on submission of building plans.
4. The above approval will be considered as implemented on the approval of the building Plan.

Notes:

- (i) *A building plan must be submitted for approval in accordance with the National Building Regulations.*
- (ii) *Stormwater must be dispersed responsibly, and the stormwater management and erosion measures must be addressed on the building plans.*
- (iii) *The contravention levy was calculated as follows:*
 - *Encroachments: 23.2m² for the existing carport*
 - *Property value: R3 770 000.00/1 397m²= R2 698.64/m²*
 - *Contravention = 10% R2 698.64/m²/m²x23.2m²= R6 260.84 plus VAT@15%= R939.13*
 - *Total: **R7 199.97 VAT Included***

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.

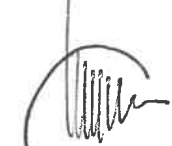
A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Planning and Development, P O Box 19, George, 6530 or Directorate: Planning and Development, 46 Market Street (Old York Hostel Building), George **on or before 14 AUGUST 2026**, and simultaneously 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.

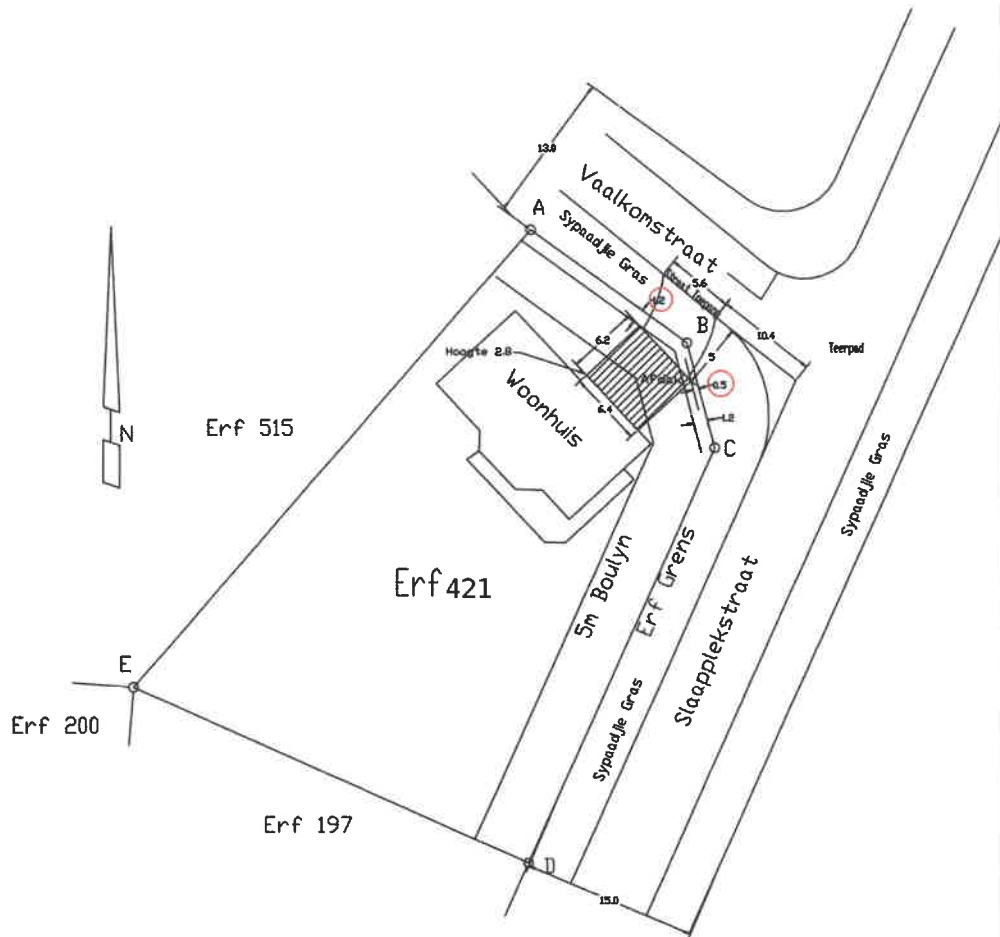
Please also note that in terms of Section 80(14) of the Land Use Planning By-Law for George Municipality, 2023, the above decision is suspended until such time as the period for lodging an/appeal(s) has lapsed, any appeal(s) has been finalised and you have been advised accordingly.

Yours faithfully



C. PETERSEN
SENIOR MANAGER: TOWN PLANNING

C:\Town Planning\Approvals\Erf 421, Herolds Bay_approval letter.docx



Bakenbeskrywing

A, C, E, F . 12mm Ysterpen
B Gat in plaveisel
D Nie gebaken nie

Byvoegings deur A Louw op afmetings van
JD Conradie Pr.L(SA)

Januarie 2026 (Leer verw no G0319)

Tel 044 874 0991

SKETSPLAN
van posisie van Afdak
op Erf 421
HEROLDS BAY
Skaal 1 : 500



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.

24/07/2026

DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSBEPLANNING