

**Beplanning en Ontwikkeling
Planning and Development**

Collaborator No.: 3934048
Reference / Verwysing: Erf 6601, George
Date / Datum: 24 July 2026
Enquiries / Navrae: Andrea Griessel

Email: planning@delplan.co.za

DELAREY VILJOEN CC
P O Box 9956
GEORGE
6530

APPLICATION FOR PERMANENT DEPARTURES: ERF 6601, GEORGE

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 Departure in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023 for the relaxation of the following building lines applicable to Erf 6601, George:

- a) eastern side boundary building line from 3m to 0m for the accommodation of the existing carport/storeroom;
- b) southern rear boundary building line from 3m to 1.7m to accommodate the existing water tank and shower and to 0m to accommodate the existing bedroom/bathroom, hobby room and garage;
- c) western side boundary building line from 3m to 2.5m to accommodate the existing en-suite bathroom and bedroom;

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

REASONS

- (i) The departures 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) The proposed departures will not have a negative impact on development, public facilities or traffic circulation in the surrounding area.
- (iv) No negative comments or objections were received.

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 two (2) years from the date of when the approval comes into operation.
2. This approval shall be taken to cover only the departures as applied for and as indicated on the site layout plan, drawing number: BA23-017 1-01MS and BA23-017 2-01MS dated May 2023 drawn by Blue Architects 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 above approval will be considered as implemented on issuing of the occupation certificate in accordance with the approved building plans.

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.*
- *Applicant to show all existing structures on site (including Pool) when submitting Building Plans for approval.*

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.

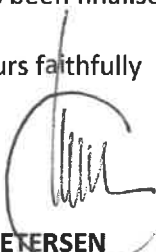
A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Planning and Development, P O Box 19, George, 6530 or Directorate: Planning and Development, 46 Market Street (Old York Hostel Building), George **on or before 14 AUGUST 2026**, and simultaneously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

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LEVELS AND DIMENSIONS.

ALL DIMENSIONS ARE TO BE TAKEN IN PRESENCE TO SCALED
 DETAILS AND LARGE SCALE DETAILS SUPERSEDE SMALL SCALE
 DETAILS.

DESCRIPTION	FOR BUSHING RESISTANT ON 400 AMT	TOTAL
MEATHENLANDS		
EX HOUSE	450'W	
EX DOV ENTRANCE	100'	
EX DOV CARPORTS	1320W	
EX DOV ROOM	1000W	
EX OF BATH ROOM (old on 400 AMT)	2100W	
EX, POOL	2100W	
TOTAL	6180W	
GRADING TRENCH		
EX COVER	1700W	
EX COVERAGE	433W	
TOTAL CONCRETE	3173W	

ERF 6601-
(1780.6m²)

EXISTING
GARDEN SHED
REMOVED

ERF 6601
(1780.6m²)



Blue Architects

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P O Box 4232, George East, 6529

Mr.
HOEPFNER

As built plans for existing residence on Erf 6601
Heatherlands
George

ITE PLAN & ROOF PLAN

A23-017 1-01 MS
 King Humbert University Name
 Wye No. 1

Drinking water	RIVIAN LE ROUX
Dress	RIVIAN LE ROUX
Clothing	RIVIAN LE ROUX

ROOF PLAN - scale 1:100

SITE PLAN - scale 1:100

LEVELS AND DIMENSIONS.
THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIER MUST VERIFY ALL
POINTS TO THE ARCHITECT BEFORE COMMENCING ANY WORK. ANY
DIMENSIONS ARE TO BE TAKEN IN REFERENCE TO THE
DIMENSIONS AND LARGE SCALE DETAILS SUPPLIED SHALL
PREVAILE.

No.	Date	Description	By	Date
1	2023/07/24	Revising	Mr. Hoepfner	2023/07/24

BLUEARCHITECTS
101-123 10101 Ave. 123 456 789
10101 Ave. 123 456 789
10101 Ave. 123 456 789
10101 Ave. 123 456 789

Mr.
HOEPFNER

As built plans for existing
residence on Erf 6601
Heatherlands
George

Ground Storey Plan & Elevations

Project Name	As Shown
Project Number	AS SHOWN
Project Date	AUGUST 2023
Project Location	HEATHERLANDS
Project Owner	HEATHERLANDS

