

Collaborator No.: 3475360
Reference / Verwysing: Erf 127, Herolds Bay
Date / Datum: 02 October 2026
Enquiries / Navrae: Petro Botha

Sanzonette Meintjes
P O Box 522
GREAT BRAK RIVER
6525

Email: sanzonette@mscdraftdesign.co.za

APPLICATION FOR PERMANENT DEPARTURE
ERF 127, HEROLDS BAY

Your application in the above regard refers.

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

That 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 northern street boundary building line from 4m to 0.2 and 0.9 respectively to accommodate an existing carport and a wendy house on Erf 127, Herold's Bay;

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

REASONS:

- (a) The proposed departures will not have an adverse impact on the surrounding residential character or the streetscape.
- (b) There will be no negative impacts on surrounding neighbours' rights or amenity in terms of views, privacy or overshadowing.
- (c) The proposed additions form part of residential development and can be accommodated within the property.
- (d) No negative comments or objections were received.

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

CONDITIONS:

1. That in terms of Section 18(2) 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 it 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, Plan no. AVHHGWC/06.26/A3.001 (2x plans) drawn by MSC Draft & Design dated June 2026 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. A contravention levy of **R15 000.84** (VAT Included) is payable on the submission of building plans for the unauthorized structures erected over the street boundary building line.
4. The above approval will be considered as implemented on the issuing of the occupation certificate in accordance with the approved building plans.

Note:

- (i) A building plan be submitted for approval in accordance with the National Building Regulations (NBR).*
- (ii) Stormwater must be dispersed responsibly, and the stormwater management, retention and erosion measures must be addressed on the building plans.*
- (iii) Note, provisions for the removal of solid waste are to be addressed in conjunction with the Dir: Environmental Services.*
- (iv) In terms of the Municipal Tariff Book for 2026/2027 contravention levies are calculated as follows:*
 - *Encroachment= 30.17m²*
 - *Property value: $\frac{R3\ 100\ 000}{717\ sqm} = R4323.57 /m^2$*
 - *Contravention = 10% x R4323.57/m² x 30.17m² = R13 044.21*
 - *Plus, VAT (15%) = R1 956.63*
 - *Total: R15000.84*
- (v) 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.*
- (vi) The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.*

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 23 October 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.

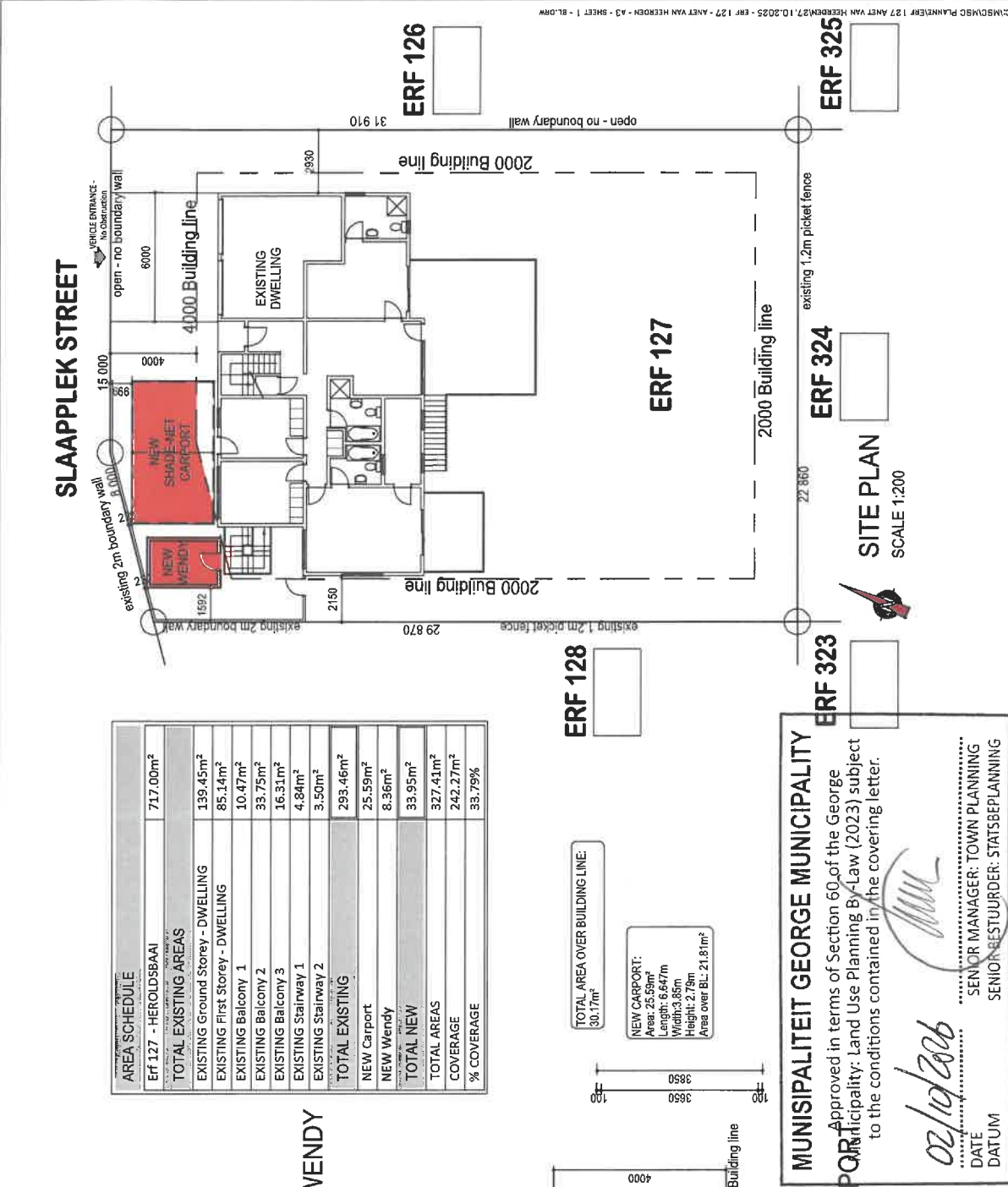
Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

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.

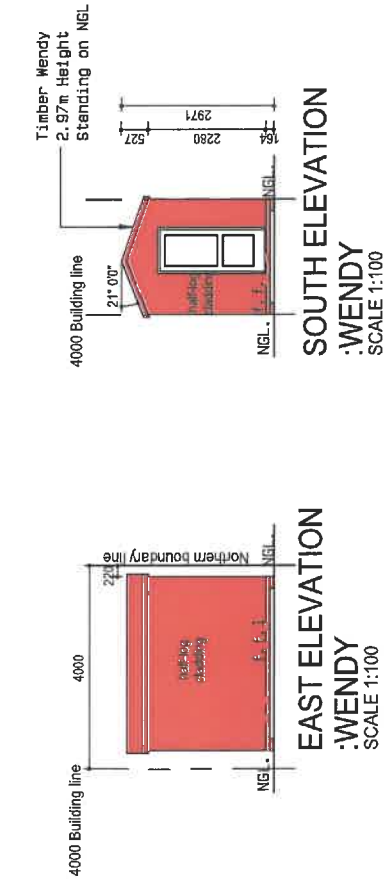
Yours faithfully



C PETERSEN
SENIOR MANAGER: TOWN PLANNING



AREA SCHEDULE	
Erf 127 - HEROLDSBAAI	717,00m ²
TOTAL EXISTING AREAS	
EXISTING Ground Storey - DWELLING	139,45m ²
EXISTING First Storey - DWELLING	85,14m ²
EXISTING Balcony 1	10,47m ²
EXISTING Balcony 2	33,75m ²
EXISTING Balcony 3	16,31m ²
EXISTING Stairway 1	4,84m ²
EXISTING Stairway 2	3,50m ²
TOTAL EXISTING	293,46m²
NEW Carport	25,59m ²
NEW Wendy	8,36m ²
TOTAL NEW	33,95m²
TOTAL AREAS	327,41m²
COVERAGE	242,27m²
% COVERAGE	33,79%



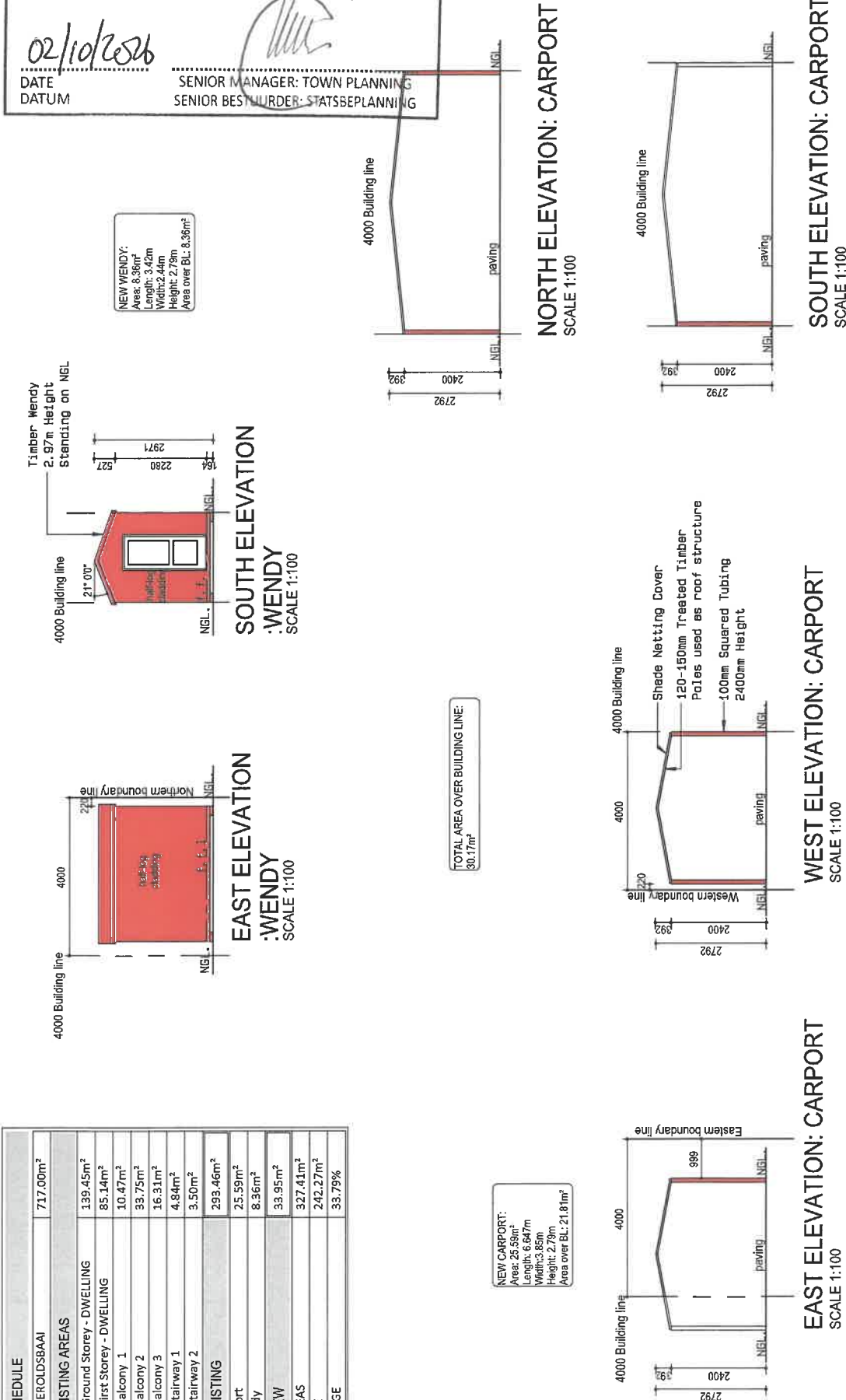
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Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

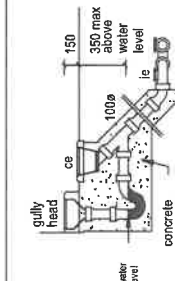
02/10/2026

DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSBEPLANNING



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GULLY DETAIL

SIGNATURES

OWNER:
CJ van Heerden

ENGINEER:

ARCHITECT/DRAUGHTSPERSON:
S. Maritzke PAD24751206

TITLE

BUILDING LINE - ELEVATIONS

SCALE: As shown

DATE: JUNE 2026

DRAWING Nr.:

AV-HHGW/06.26/A3.001

PROJECT

BUILDING LINE
ADDITIONS & ALTERATIONS TO ERF 127
FOR OWNER CJ VAN HEERDEN
SHEET 2

CONSTRUCTION AND SPECIFICATIONS AS PER ENGINEER
DETAILS. NO CONSTRUCTION TO COMMENCE WITHOUT
ENGINEER & OWNER APPROVAL. ALL DIMENSIONS TO BE
CONFIRMED AND CHECKED ON SITE PRIOR TO CONSTRUCTION.

**SOUTH AFRICAN COUNCIL
ARCHITECTURAL PROFESSION**



MSC DRAFT & DESIGN

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