

**Menslike Nedersettings, Beplanning en Ontwikkeling  
Human Settlements, Planning and Development**

**Collaborator No.:** 2600197  
**Reference / Verwysing:** Erf 1403, Wilderness  
**Date / Datum:** 23 November 2023  
**Enquiries / Navrae:** Marisa Arries

**Email: [janvrolijk@jvtownplanner.co.za](mailto:janvrolijk@jvtownplanner.co.za)**

JAN VROLIJK TOWN PLANNER  
PO BOX 710  
GEORGE  
6530

**APPLICATION FOR ADMINISTRATORS CONSENT AND DEPARTURE (BUILDING LINE RELAXATION):  
ERF 1403, ERICA STREET, WILDERNESS**

Your application in the above refers.

The Deputy Director: Town Planning (Authorised Official) has, under delegated authority, 4.16.18.1 of 30 June 2023 decided that the applications applicable to Erf 1403, Wilderness;

- A. That the application for Administrators Consent in terms of Section 39(4) of the Western Cape Act of Land Use Planning, 2014 (Act 3 of 2014) in terms of title deed condition B.6.(b) of the Title Deed T61692/2021 applicable to Erf 1403, Wilderness for the relaxation of the eastern and western boundary building lines from 1.5m to 0m to regularise the existing bathroom, storeroom and pumphouse as indicated on the site layout plan drawn by H du Preez dated 24 March 2023 attached as "**Annexure A**" which bears Council's stamp, **BE APPROVED**;
- B. That the following applications for Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023, applicable to Erf 1403, Wilderness:
- Relaxation of the eastern side boundary building line of Erf 1403, Wilderness from 2m to 0m to accommodate a new bathroom on the lower ground floor; and
  - Increase the maximum wall plate height of the northern façade of the dwelling house on Erf 1403, Wilderness from 6.5m to 8.401m to accommodate the existing study.

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

**REASONS:**

- The proposed departures will not have an adverse impact on the surrounding residential character or the streetscape.
- There will be no negative impacts on the adjacent property owners' rights or amenities in terms of views, privacy or overshadowing.
- The building line encroachments are not visible from the N2 and will thus not have a visual impact from the N2 scenic route.
- The existing study integrates into the silhouette of the existing house and will not have any significant visual impact on the N2 scenic route.

(v). 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 approved and as indicated on the site layout plan, M001 dated 9 November 2021 and M002 dated 24 March 2023 by Msmith Architect 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 R4 851.76 (VAT Included) is payable on the submission of building plans for the unauthorized structures erected over the building lines.
4. The above approval will be considered as implemented on the approval of the as-built building plans for the abovementioned structures.

**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 and erosion mitigation measures must be addressed on the building plans.
- iii. The contravention levy was calculated as follows:
  - Encroachments = 10.228m<sup>2</sup>
  - Property value: R4 030 000/977m<sup>2</sup> = R4 124.87/m<sup>2</sup>
  - Contravention = 10% x R4 124.87/m<sup>2</sup> x 10.228m<sup>2</sup> = R4 218.92
  - VAT @ 15% = R632.84
  - **Total: R4 851.76**

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 before 14 DECEMBER 2023** 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:\Marisa\Decisions\_New By-Law Pro formas\_(applicant)\Erf 1403, Wilderness(departure (building line relaxation\_ approval)jvroljik.docx

**AREA SCHEDULE:**

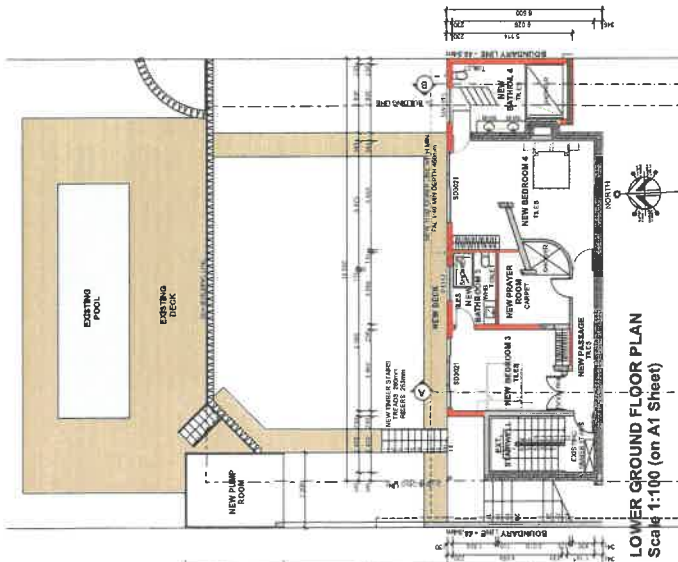
56,46m <sup>2</sup>	- EXISTING LOWER GROUND FLOOR
125,74m <sup>2</sup>	- EXISTING GROUND FLOOR
81,06m <sup>2</sup>	- EXISTING FIRST FLOOR
18,23m <sup>2</sup>	- EXISTING COVERED STEEPS
281,49m <sup>2</sup>	- TOTAL EXISTING
53,88m <sup>2</sup>	- NEW LOWER GROUND FLOOR
17,13m <sup>2</sup>	- NEW GROUND FLOOR
17,26m <sup>2</sup>	- NEW FIRST FLOOR
13,44m <sup>2</sup>	- NEW PUMP ROOM
101,71m <sup>2</sup>	- TOTAL NEW
976,8m <sup>2</sup>	- ERF AREA
24,75% COVERAGE (241,77m <sup>2</sup> )	

**MUNICIPALITEIT 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.

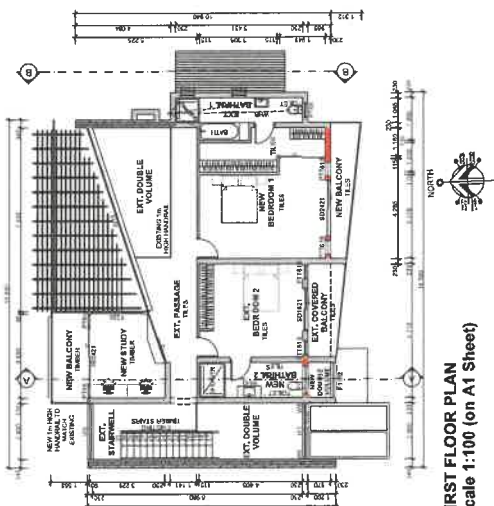
*23/11/2023*

DATE: \_\_\_\_\_  
 DATUM: \_\_\_\_\_

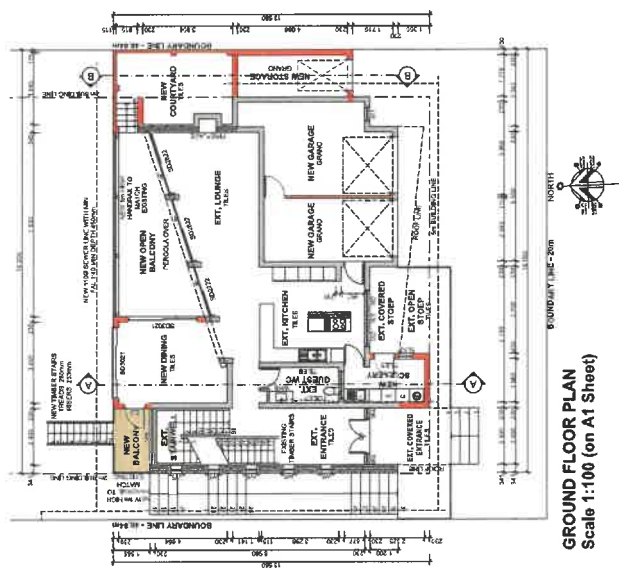
SENIOR MANAGER: TAWN PLANNING  
 SENIOR BESTUURDER: STABS BEPLANNING



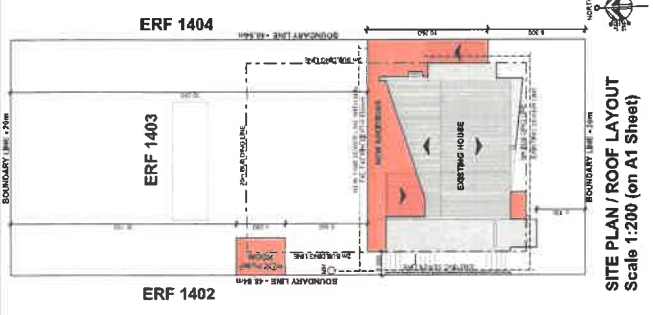
**LOWER GROUND FLOOR PLAN**  
 Scale 1:100 (on A1 Sheet)



**FIRST FLOOR PLAN**  
 Scale 1:100 (on A1 Sheet)



**GROUND FLOOR PLAN**  
 Scale 1:100 (on A1 Sheet)



**SITE PLAN / ROOF LAYOUT**  
 Scale 1:200 (on A1 Sheet)

**MSMITH ARCHITECTURAL GROUP**  
 PASSION TO CREATE  
 UNIT 2 FAIRVIEW OFFICE PARK  
 181 STREET L. GEORGE  
 GARDNER ROUTE  
 GEORGE  
 6510  
 031 261 4111  
 www.msmith.co.za

**AS BUILT FOR**  
**M.M. WAJA**  
**ON ERF 1403**  
**ERICA STREET**  
**KLEINKRANTZ**

**GROUND FLOOR PLAN, LOWER GROUND FLOOR PLAN, FIRST FLOOR PLAN, SITE PLAN**

**1:100, 1:200 21.08-07**

**M001 0**

2021/11/09 H DU PREEZ MS

12 Nov 2021

**NOTES:**

1. ALL BUILDINGS MUST COMPLY WITH THE NATIONAL BUILDING REGULATIONS AND ALL APPLICABLE BY-LAWS, ORDINANCES, ACTS AND REGULATIONS.
2. ALL BUILDINGS MUST COMPLY WITH THE NATIONAL ELECTRICAL REGULATIONS AND ALL APPLICABLE BY-LAWS, ORDINANCES, ACTS AND REGULATIONS.
3. ALL BUILDINGS MUST COMPLY WITH THE NATIONAL WATER SUPPLY REGULATIONS AND ALL APPLICABLE BY-LAWS, ORDINANCES, ACTS AND REGULATIONS.
4. ALL BUILDINGS MUST COMPLY WITH THE NATIONAL SANITATION REGULATIONS AND ALL APPLICABLE BY-LAWS, ORDINANCES, ACTS AND REGULATIONS.
5. ALL BUILDINGS MUST COMPLY WITH THE NATIONAL FIRE REGULATIONS AND ALL APPLICABLE BY-LAWS, ORDINANCES, ACTS AND REGULATIONS.
6. ALL BUILDINGS MUST COMPLY WITH THE NATIONAL ENVIRONMENTAL REGULATIONS AND ALL APPLICABLE BY-LAWS, ORDINANCES, ACTS AND REGULATIONS.
7. ALL BUILDINGS MUST COMPLY WITH THE NATIONAL PLANNING REGULATIONS AND ALL APPLICABLE BY-LAWS, ORDINANCES, ACTS AND REGULATIONS.
8. ALL BUILDINGS MUST COMPLY WITH THE NATIONAL LAND USE REGULATIONS AND ALL APPLICABLE BY-LAWS, ORDINANCES, ACTS AND REGULATIONS.
9. ALL BUILDINGS MUST COMPLY WITH THE NATIONAL ZONING REGULATIONS AND ALL APPLICABLE BY-LAWS, ORDINANCES, ACTS AND REGULATIONS.
10. ALL BUILDINGS MUST COMPLY WITH THE NATIONAL SUBSIDIOUS REGULATIONS AND ALL APPLICABLE BY-LAWS, ORDINANCES, ACTS AND REGULATIONS.
11. ALL BUILDINGS MUST COMPLY WITH THE NATIONAL MUNICIPAL REGULATIONS AND ALL APPLICABLE BY-LAWS, ORDINANCES, ACTS AND REGULATIONS.
12. ALL BUILDINGS MUST COMPLY WITH THE NATIONAL NATIONAL REGULATIONS AND ALL APPLICABLE BY-LAWS, ORDINANCES, ACTS AND REGULATIONS.
13. ALL BUILDINGS MUST COMPLY WITH THE NATIONAL INTERNATIONAL REGULATIONS AND ALL APPLICABLE BY-LAWS, ORDINANCES, ACTS AND REGULATIONS.
14. ALL BUILDINGS MUST COMPLY WITH THE NATIONAL GLOBAL REGULATIONS AND ALL APPLICABLE BY-LAWS, ORDINANCES, ACTS AND REGULATIONS.
15. ALL BUILDINGS MUST COMPLY WITH THE NATIONAL LOCAL REGULATIONS AND ALL APPLICABLE BY-LAWS, ORDINANCES, ACTS AND REGULATIONS.
16. ALL BUILDINGS MUST COMPLY WITH THE NATIONAL REGIONAL REGULATIONS AND ALL APPLICABLE BY-LAWS, ORDINANCES, ACTS AND REGULATIONS.
17. ALL BUILDINGS MUST COMPLY WITH THE NATIONAL CONTINENTAL REGULATIONS AND ALL APPLICABLE BY-LAWS, ORDINANCES, ACTS AND REGULATIONS.
18. ALL BUILDINGS MUST COMPLY WITH THE NATIONAL WORLD REGULATIONS AND ALL APPLICABLE BY-LAWS, ORDINANCES, ACTS AND REGULATIONS.
19. ALL BUILDINGS MUST COMPLY WITH THE NATIONAL UNIVERSAL REGULATIONS AND ALL APPLICABLE BY-LAWS, ORDINANCES, ACTS AND REGULATIONS.
20. ALL BUILDINGS MUST COMPLY WITH THE NATIONAL INTERNATIONAL REGULATIONS AND ALL APPLICABLE BY-LAWS, ORDINANCES, ACTS AND REGULATIONS.

**ALL STAIRS ACCORDING TO SANS 10000 - 01:**

- 1. RISERS MAX 200mm
- 2. TREADS MIN 250mm
- 3. HANDRAILS MAX 900mm HEIGHT
- 4. BALUSTRADES MAX 1000mm CENTRES
- 5. BALUSTRADE DETAIL: TYPICAL DETAIL (SEE 2, 3, 4, 5)
- 6. BALUSTRADE DETAIL: TYPICAL DETAIL (SEE 2, 3, 4, 5)
- 7. BALUSTRADE DETAIL: TYPICAL DETAIL (SEE 2, 3, 4, 5)
- 8. BALUSTRADE DETAIL: TYPICAL DETAIL (SEE 2, 3, 4, 5)
- 9. BALUSTRADE DETAIL: TYPICAL DETAIL (SEE 2, 3, 4, 5)
- 10. BALUSTRADE DETAIL: TYPICAL DETAIL (SEE 2, 3, 4, 5)
- 11. BALUSTRADE DETAIL: TYPICAL DETAIL (SEE 2, 3, 4, 5)
- 12. BALUSTRADE DETAIL: TYPICAL DETAIL (SEE 2, 3, 4, 5)
- 13. BALUSTRADE DETAIL: TYPICAL DETAIL (SEE 2, 3, 4, 5)
- 14. BALUSTRADE DETAIL: TYPICAL DETAIL (SEE 2, 3, 4, 5)
- 15. BALUSTRADE DETAIL: TYPICAL DETAIL (SEE 2, 3, 4, 5)
- 16. BALUSTRADE DETAIL: TYPICAL DETAIL (SEE 2, 3, 4, 5)
- 17. BALUSTRADE DETAIL: TYPICAL DETAIL (SEE 2, 3, 4, 5)
- 18. BALUSTRADE DETAIL: TYPICAL DETAIL (SEE 2, 3, 4, 5)
- 19. BALUSTRADE DETAIL: TYPICAL DETAIL (SEE 2, 3, 4, 5)
- 20. BALUSTRADE DETAIL: TYPICAL DETAIL (SEE 2, 3, 4, 5)

**MSMITH ARCHITECTURAL GROUP**  
 1000 FAIRVIEW GLENVIEW PARK  
 140 GARDINER DRIVE  
 GAITHERSBURG, MD 20878  
 TEL: 301-261-0244  
 WWW.MSMITHGROUP.COM

UNIT # 2 FAIRVIEW GLENVIEW PARK  
 140 GARDINER DRIVE  
 GAITHERSBURG, MD 20878  
 2023/03/24

**AS BUILT FOR**  
**M.M. WAJA**  
**ON ERF 1403**  
**ERICA STREET**  
**KLEINKRANTZ**

**ELEVATIONS SECTIONS (ES-08)**

**1:100** **21.08-07**

**M002** **0**

**2023/03/24** **H DU PREZ** **MS**

**DATE** **SCALE** **REVISION**

**PROJECT** **CLIENT** **DATE**

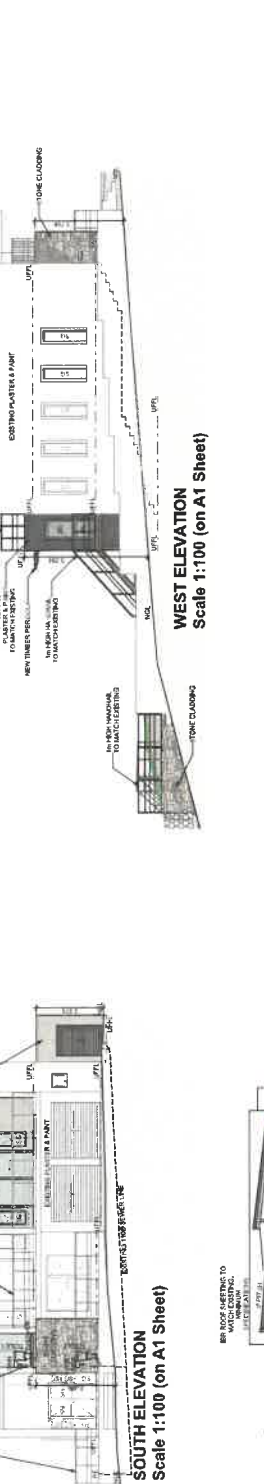
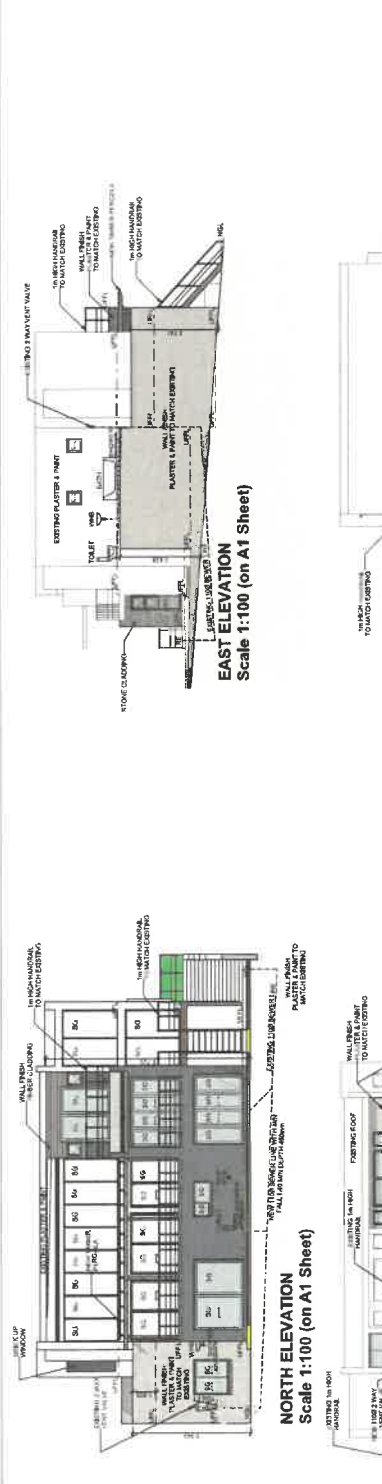
**NOTES:**  
 ALL MATERIALS USED MUST COMPLY TO LATEST SPECIFICATIONS.  
 ALL BUILDING WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS (NBR) AND THE NATIONAL ELECTRICAL REGULATIONS (NER).  
 ALL DIMENSIONS SHALL BE GIVEN IN METERS AND MILLIMETERS.  
 ALL DIMENSIONS SHALL BE GIVEN TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.  
 ALL DIMENSIONS SHALL BE GIVEN TO THE FACE UNLESS OTHERWISE SPECIFIED.  
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 ALL DIMENSIONS SHALL BE GIVEN TO THE FACE UNLESS OTHERWISE SPECIFIED.

**MSMITH ARCHITECTURAL GROUP**  
 PASSION TO CREATE

**SECTION A - A**  
 Scale 1:100 (on A1 Sheet)

**SECTION B - B**  
 Scale 1:100 (on A1 Sheet)

**SECTION C - C**  
 Scale 1:100 (on A1 Sheet)



ELEMENT	QUANTITY	UNIT	DESCRIPTION	MARKET TYPE	MARKET TYPE	MARKET TYPE	MARKET TYPE	MARKET TYPE	MARKET TYPE	MARKET TYPE	MARKET TYPE	MARKET TYPE	MARKET TYPE	MARKET TYPE	MARKET TYPE	MARKET TYPE	MARKET TYPE	MARKET TYPE	MARKET TYPE	MARKET TYPE
NEW WINDOW			NATURAL ALUMINUM FRAME WITH SAFETY GLASS - WHERE INDICATED	LOW-E NOVA 70	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE
NEW DOOR			NATURAL ALUMINUM FRAME WITH SAFETY GLASS - WHERE INDICATED	LOW-E NOVA 70	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE
NEW BRICK			NATURAL ALUMINUM FRAME WITH SAFETY GLASS - WHERE INDICATED	LOW-E NOVA 70	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE
NEW PLASTER & PAINT			NATURAL ALUMINUM FRAME WITH SAFETY GLASS - WHERE INDICATED	LOW-E NOVA 70	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE
NEW WINDOW			NATURAL ALUMINUM FRAME WITH SAFETY GLASS - WHERE INDICATED	LOW-E NOVA 70	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE
NEW DOOR			NATURAL ALUMINUM FRAME WITH SAFETY GLASS - WHERE INDICATED	LOW-E NOVA 70	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE
NEW BRICK			NATURAL ALUMINUM FRAME WITH SAFETY GLASS - WHERE INDICATED	LOW-E NOVA 70	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE
NEW PLASTER & PAINT			NATURAL ALUMINUM FRAME WITH SAFETY GLASS - WHERE INDICATED	LOW-E NOVA 70	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE

ELEMENT	QUANTITY	UNIT	DESCRIPTION	MARKET TYPE	MARKET TYPE	MARKET TYPE	MARKET TYPE	MARKET TYPE	MARKET TYPE	MARKET TYPE	MARKET TYPE	MARKET TYPE	MARKET TYPE	MARKET TYPE	MARKET TYPE	MARKET TYPE	MARKET TYPE	MARKET TYPE	MARKET TYPE	MARKET TYPE
NEW WINDOW			NATURAL ALUMINUM FRAME WITH SAFETY GLASS - WHERE INDICATED	LOW-E NOVA 70	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE
NEW DOOR			NATURAL ALUMINUM FRAME WITH SAFETY GLASS - WHERE INDICATED	LOW-E NOVA 70	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE
NEW BRICK			NATURAL ALUMINUM FRAME WITH SAFETY GLASS - WHERE INDICATED	LOW-E NOVA 70	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE
NEW PLASTER & PAINT			NATURAL ALUMINUM FRAME WITH SAFETY GLASS - WHERE INDICATED	LOW-E NOVA 70	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE
NEW WINDOW			NATURAL ALUMINUM FRAME WITH SAFETY GLASS - WHERE INDICATED	LOW-E NOVA 70	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE
NEW DOOR			NATURAL ALUMINUM FRAME WITH SAFETY GLASS - WHERE INDICATED	LOW-E NOVA 70	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE
NEW BRICK			NATURAL ALUMINUM FRAME WITH SAFETY GLASS - WHERE INDICATED	LOW-E NOVA 70	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE
NEW PLASTER & PAINT			NATURAL ALUMINUM FRAME WITH SAFETY GLASS - WHERE INDICATED	LOW-E NOVA 70	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE

**WINDOW & DOOR SCHEDULE**  
 Scale 1:100

**LOW-E NOVA 70 FILM NEEDS TO BE APPLIED TO SPECIFIED WINDOWS TO SATISFY ENERGY CALCULATIONS.**  
**READ IN CONJUNCTION WITH ENERGY CALCULATIONS.**

**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.

23/11/2023

DATE DATUM

SENIOR MANAGER: TOWN PLANNING  
 SENIOR BESTUURDER: STADSBEPLANNING