

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

**Collaborator No.:** 2875951  
**Reference / Verwysing:** Erf 859, Wilderness  
**Date / Datum:** 12 January 2024  
**Enquiries / Navrae:** Marisa Arries

**Email:** [info@scottarchitects.co.za](mailto:info@scottarchitects.co.za)

SCOTT ARCHITECTS  
UNIT 11, NO. 1 OWEN GRANT STREET  
WILDERNESS  
6560

**APPLICATION FOR ADMINISTRATORS CONSENT AND DEPARTURE:  
ERF 859, 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 following applications applicable to Erf 859, Wilderness;

A. Administrators Consent as contemplated by Section 39(4) of the Western Cape Land Use Planning Act, 2014 to allow for the following as per condition 4. (d) in Title deed no. T21116/2023 of Erf 859, Wilderness as indicated on the site layout plan and building plans Plan no. S01 dated 04/10/2023, W01 – W02 dated 12/10/2023, W03 – W04 REV B dated 12/10/2023 & W05 REV B dated 04/10/2023 drawn by “G Scott” from Scott Architects attached as “**Annexure A**” which bears Council’s stamp:

1. The relaxation of the southern street boundary building line from 4.72m to 0m to allow for existing dwelling and proposed additions;
2. The relaxation of the eastern lateral boundary from 3.15m to 2.78m for existing dwelling and proposed additions;
3. The relaxation of the western lateral boundary from 3.15m to 2m for existing dwelling;

B. Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for the following on Erf 859, Wilderness:

1. The relaxation of the southern street boundary building line from 5m to 0m to allow for existing dwelling and proposed additions;
2. The relaxation of the eastern lateral boundary from 3m to 2.78m for existing dwelling and proposed additions;
3. The relaxation of the western lateral boundary from 3m to 2m for existing dwelling;

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

### **REASONS:**

- (i). The proposed departures will not have an adverse impact on the surrounding residential character or the streetscape.
- (ii). The proposed development will not result in the overshadowing or intrusion of surrounding neighbours' rights and amenities in terms of privacy or views.
- (iii). 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 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 and building plans Plan no. S01 dated 04/10/2023, W01 – W02 dated 12/10/2023, W03 – W04 REV B dated 12/10/2023 & W05 REV B dated 04/10/2023 drawn by "G Scott" from Scott 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 provision.
3. The parking in the 6<sup>th</sup> Avenue road reserve must be removed and the 6<sup>th</sup> Avenue access must be altered to comply with requirements of the George Integrated Zoning Scheme, 2023 to the satisfaction of the Directorate: Civil Engineering Services (CES).
4. The above approval will be considered implemented on commencement of building works in terms of the approved building plan.

### ***Notes:***

- *A building plan be submitted for approval in accordance with the National Building Regulations (NBR). Compliance with Condition 3 must be reflected on these building plans.*
- *Stormwater must be dispersed responsibly, and the stormwater management and erosion measures must be addressed on the building plans.*

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 02 FEBRUARY 2024** 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 859, wilderness ( administrators consent and departure approval\_stewart scott architects).docx



**MUNICIPALITEIT GEORGE MUNICIPALITY**

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

**12/01/2024**

DATE

DATUM

SENIOR MANAGER: TOWN PLANNING

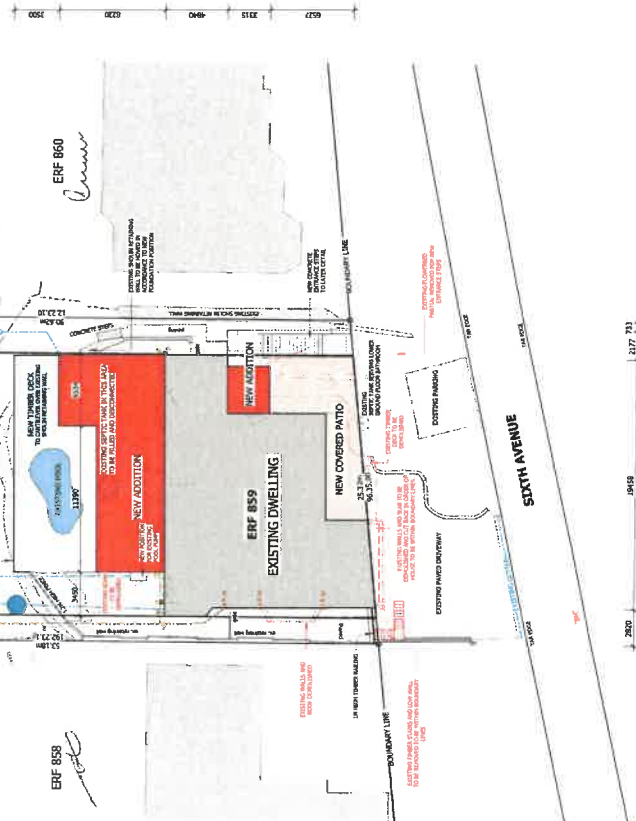
SENIOR BESTUURDER: STADSBEPANNING



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.

SENIOR MANAGER: TOWN PLANNING  
SENIOR BESTUURDER: STATSBEPLANNING

## 1 : 200

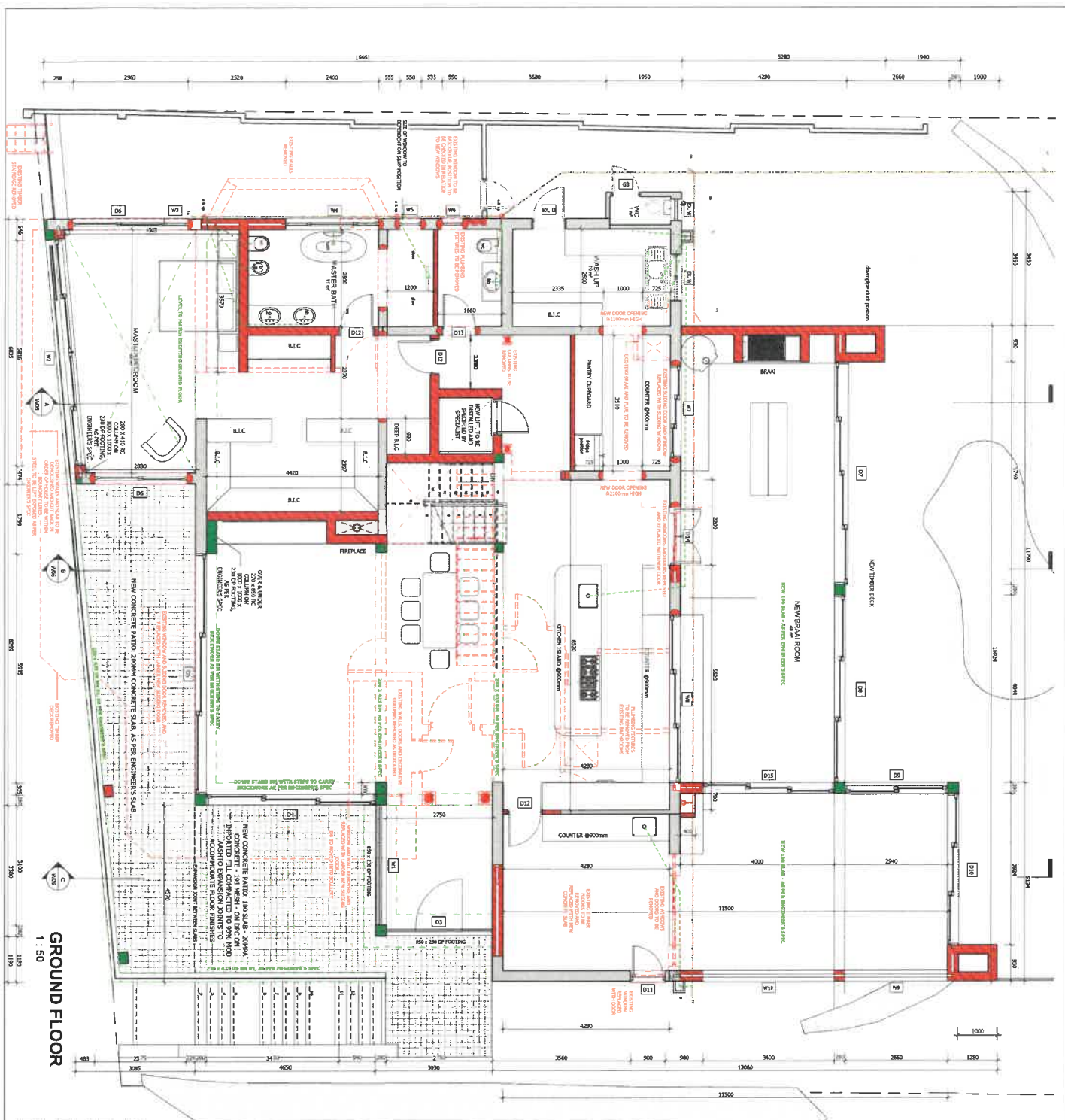
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US code of practice and any local authority regulations. The contractor is to make themselves aware of these prior to commencement of work.





## MUNISIPALITEIT GEORGE MUNICIPALITY

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12/01/2024

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

SENIOR MANAGER: TOWN PLANNING  
SENIOR BESTUURDER: STATSBEPLANNING

| SERVICE LEGEND    |    |
|-------------------|----|
| EXISTING DRAINAGE | RE |
| STORMWATER        | SD |
| SOIL & COMB. VENT | SV |
| DRAINAGE PIPE     | VP |
| WASTE WATER PIPE  | WP |
| INSPECTION PIPE   | IP |
| LIQ. T. POLE      | LP |
| TEL. POLE         | TP |
| WATER METER       | WM |
| WATER METER       | WM |

DATE:

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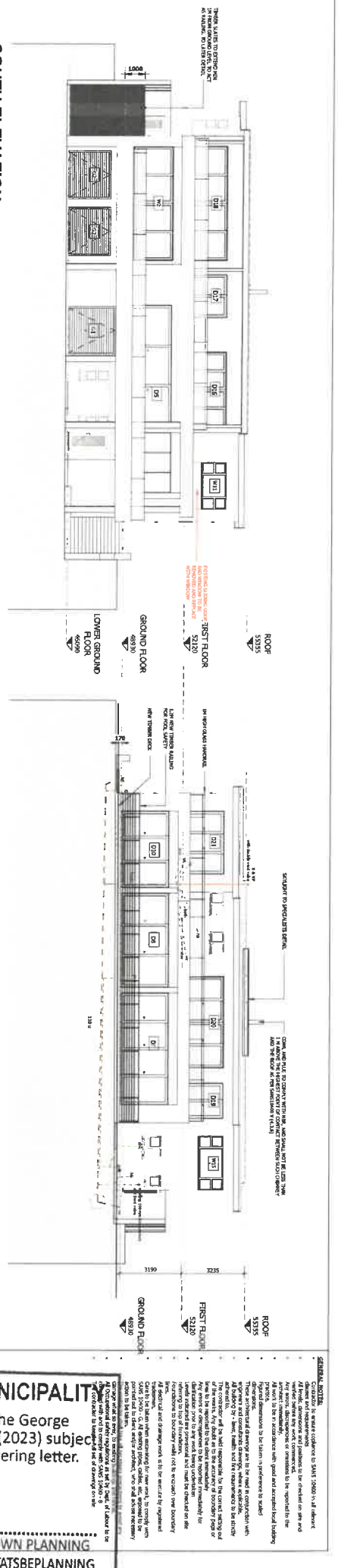
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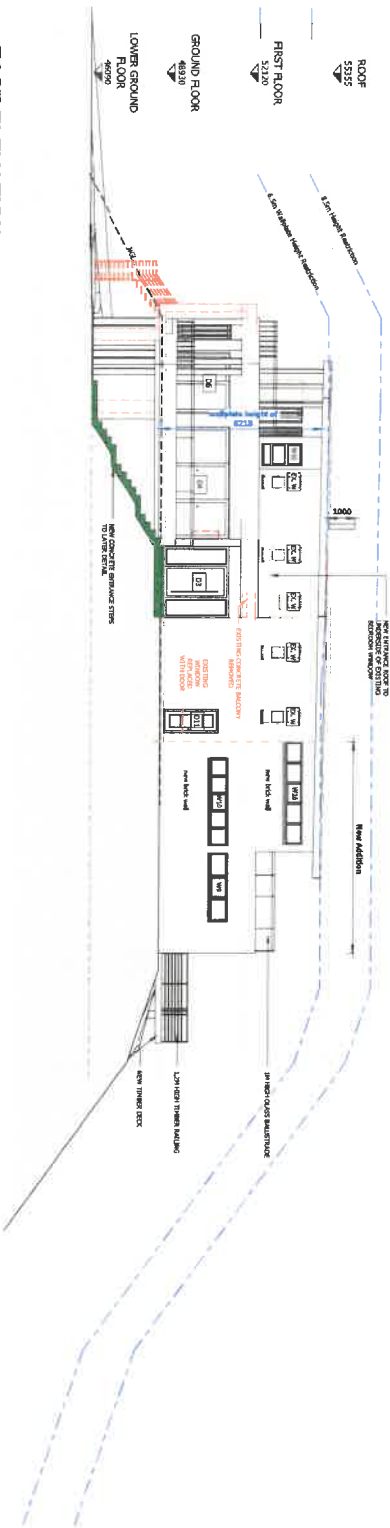


**SOUTH ELEVATION**  
1 : 100

**NORTH ELEVATION**  
1 : 100

**WEST ELEVATION**  
1 : 100

**EAST ELEVATION**  
1 : 100



**MUNICIPALITEIT GEORGE MUNICIPALITY**  
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12/01/2024  
DATE  
DATUM

SENIOR MANAGER: TOWN PLANNING  
SENIOR BESTUURDER: STATSBEPANNING

**CLIENT**  
SCHUSTER'S RIVER TRUST NO.2

**PROJECT**  
ALTERATIONS AND ADDITIONS

**SITE**  
ENF 859, 6TH AVENUE, WILDERNESS

**DRAWINGS**  
ELEVATIONS

**SCALE (P.A.)**  
1 : 100

**DATE**  
09/10/2023 12:12:39

**PROJECT NO.**  
208

**ARCHITECT SIGNATURE**  
[Signature]

**CLIENT SIGNATURE**  
[Signature]

**DATE**  
04/10/2023 12:12:39