

Collaborator No.: 3214441
Reference / Verwysing: Erf 123, Wilderness
Date / Datum: 11 July 2025
Enquiries / Navrae: Marisa Arries

Email: janvrolijk@jvtownplanner.co.za

JAN VROLIJK TOWN PLANNER
PO BOX 710
GEORGE
6530

**APPLICATION FOR PERMANENT DEPARTURE: ERF 123, SANDS ROAD,
WILDERNESS**

Your application in the above regard refers.

The Acting Deputy Director: Development and Environmental Planning (Authorised Official) has, under delegated authority, 4.17.1.17 of 24 April 2025 decided that, notwithstanding the objections received, the application for Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 from the following applicable to Erf 123, Wilderness:

- development parameter (a) applicable to a "second dwelling" to accommodate the existing second dwelling unit of 194.6m² on the first floor of the dwelling house on Erf 123, Wilderness; and
- the relaxation of the western street boundary building line from 4.0 metres to a distance varying between 0.352 metres and 2.569 metres to accommodate the conversion of the double garage on the ground floor to a bedroom, as well as the existing second dwelling unit on the first floor on Erf 123, Wilderness;

BE APPROVED in terms of Section 60 of the Land Use Planning Bylaw for George Municipality, 2023 for the following reasons:

REASONS FOR DECISION:

- The proposed development is deemed to be consistent with the spatial planning policies and guidelines for this area.
- Based on the considerations and merit, the context of the area, and impact on neighbours the proposed departures is deemed justifiable.
- The proposed development will not have a significant adverse impact on surrounding neighbours' rights in terms of privacy, views and sunlight, nor will it have any impact on the character of the area, the streetscape, nor set a precedent.
- Conditions will be imposed to address the parking and structural encroachments on the road reserves.

Subject to the following conditions imposed in terms of Section 66 of the said Planning By-Law:

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT:

General

- 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 a period of two (2) years from the date it comes into operation.
- This approval shall be taken to cover only the Departure as applied for as indicated on the Building Plans drawn by Rooted Living Solutions (3x plans) 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 land surveyor certificate must be submitted with the building plan to confirm the location of all structures encroaching the property boundaries. All such structures must be demolished, and proof of demolition should be submitted with the building plan.
4. Any illegal structures that do not form part of this approval and that are located over the building lines of the property must also be demolished before the building plan is submitted.
5. The area comprising the parking bays which do not form part of this approval, must be rehabilitated prior to the submission of building plans. The owner must ensure blocked off to the satisfaction of the Civil Engineering Services Department to ensure that it can no longer be used for vehicle parking access.
6. A contravention levy of **R 44 179.08** (VAT Included) shall be payable on submission of building plans.
7. The approvals will be deemed implemented on the approval of the as-built building plans for the abovementioned structures.

Notes:

- (i) A building plan be submitted for approval in accordance with the National Building Regulations (NBR).
- (ii) Stormwater management needs to be addressed to the satisfaction of the Civil Engineering Department as part of the Building Plans.
- (iii) The necessary wayleaves will have to be obtained from the Municipality for the construction and work in the road reserve.
- (iv) The contravention levy on Erf 123, Wilderness is calculated as follows:

Factor	Calculations
Floor area (directly related)	47.3m ² [19.6m ² (second dwelling size) and 27.7m ² (Ground floor BL)]
Floor Area (Indirectly related)	N/A
Per m ² value of the Property	$\frac{\text{Total Municipal Value of property (R 6 400 000.00)}}{\text{The total area of the property (788m}^2\text{)}} = \text{R8 121.83/m}^2$
Contravention levy 10% (directly)	$10\% \times \text{R8121.83} \times 47.3\text{m}^2 = \text{R38 416.59}$ $\text{Plus VAT (15\%)} = \text{R 5762.49}$

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 01 AUGUST 2025** 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.

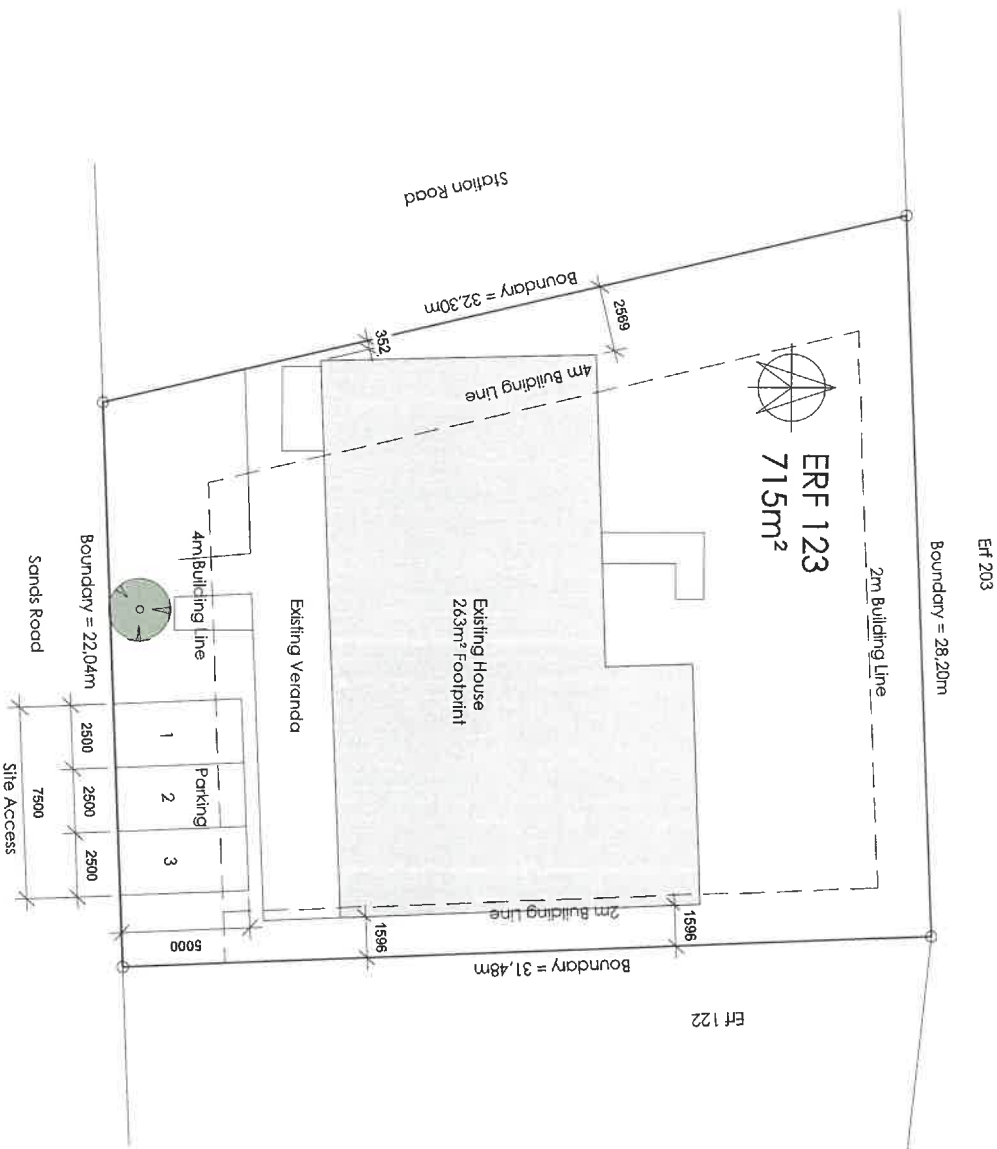
Yours faithfully



C. PETERSEN

SENIOR MANAGER: TOWN PLANNING

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SITE PLAN
Scale 1 : 100

MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 50 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

11/7/2025

DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSBEPLANNING

AS BUILT DRAWINGS
For Esthi Beukes
ERF 123
Sands Road
Wilderness

Rooted Living Solutions



Architect
Camilla : Edgar
March Professional

Unit 4
Building 1
Millwood Village
Beacon Road
Wilderness
064 065 2492
rootedlivingolutions@protonmail.com
Architecture • Landscape • Design

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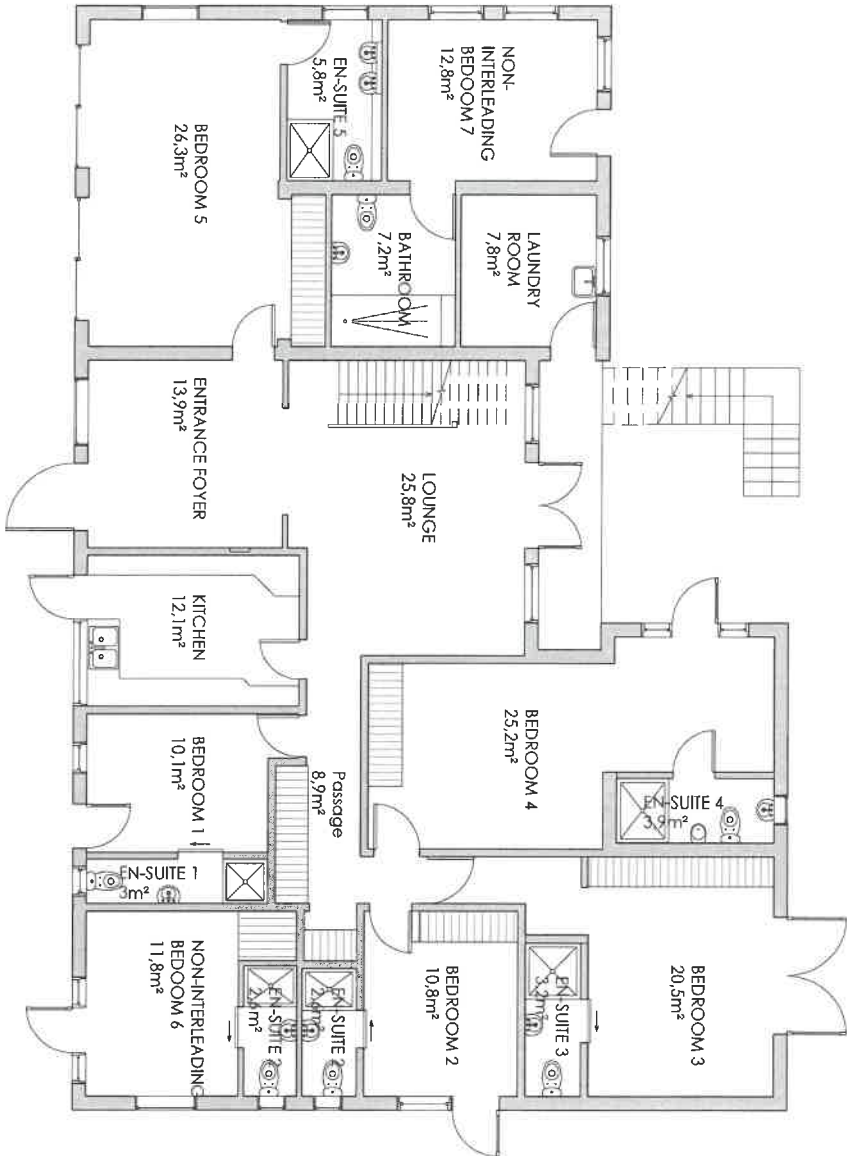
PIETER LIEBENBERG

ST 1371



GROUND FLOOR PLAN
AS BUILT
Scale 1 : 100

GROUND FLOOR
AREA = 250,3m²



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SENIOR BESTUURDER: STADSBEPLANNING

AS BUILT DRAWINGS

For Esthi Beukes
ERF 123
Sands Road
Wilderness

Rooted Living Solutions



Architect
Camilla : Eager
March Professional

064 065 2492
rootedlivingolutions@gmail.com

Architecture • Landscape • Design

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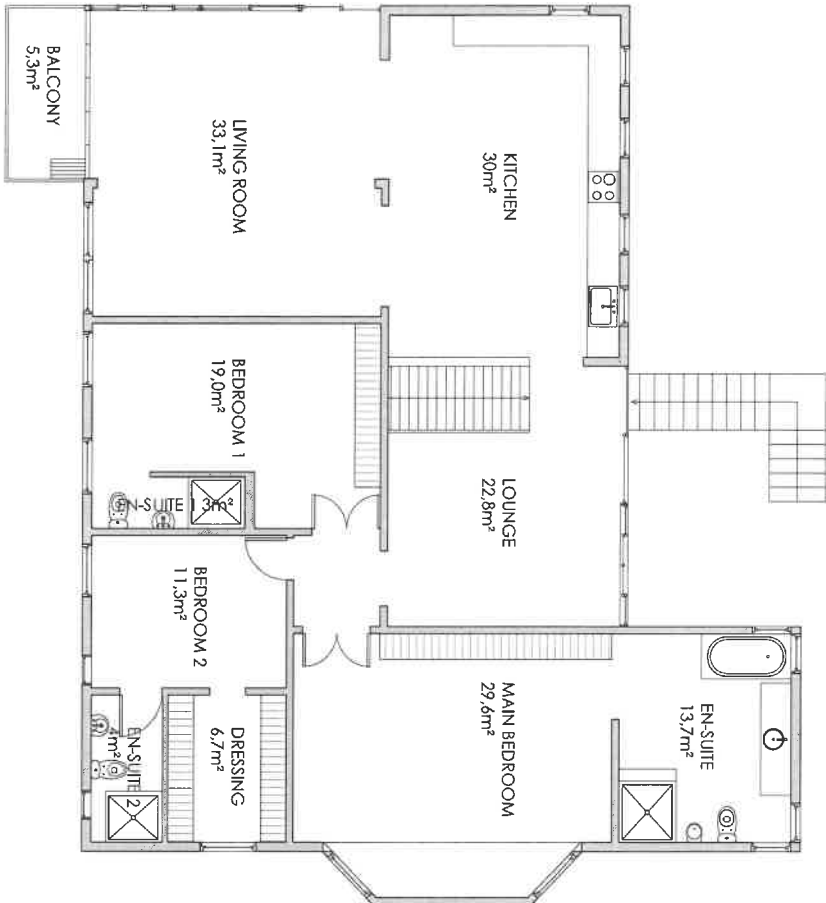
PIETER LIEBENBERG

ST 1371



FIRST FLOOR PLAN
AS BUILT
Scale 1 : 100

FIRST FLOOR
Area = 194,6m²



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AS BUILT DRAWINGS

For Esthi Beukes
ERF 123
Sands Road
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