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**Beplanning en Ontwikkeling
Planning and Development**

Collaborator No.: 3399294
Reference / Verwysing: Erf 1715, Wilderness
Date / Datum: 11 July 2025
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VINCENT MOOS
1 DAISY STREET
LAVALIA
GEORGE
6530

**APPLICATION FOR ADMINISTRATORS CONSENT AND DEPARTURE (BUILDING LINE RELAXATION:
ERF 1715, VLOKSIE STREET, WILDERNESS**

Your application in the above regard refers.

The Senior Manager: Town Planning (Authorised Official) has, under delegated authority, 4.17.3.13 and 4.17.3.23 of 24 April 2025 decided that the following applications applicable on Erf 1715, Wilderness;

1. That the application for Administrators Consent in terms of Section 39(4) of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) for relaxation the southern street boundary building line from 5m to 1.5m as per condition 7 in the title deed T61715/2022 for Erf 1715, Wilderness to allow for the additions to the existing house;

BE APPROVED.

2. That the application for Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law of George Municipality, 2023 for the relaxation of the street boundary building line from 3m to 1.5m to accommodate additions to the existing dwelling on Erf 1715, Wilderness;

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

REASONS:

- A. The proposed departure will not have an adverse impact on the surrounding residential character or the streetscape.
- B. There will be no negative impact on surrounding neighbours' rights or amenity in terms of views, privacy or overshadowing.
- C. The proposed addition forms 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 the Land Use Planning By-law for the George Municipality 2023, the approval shall lapse if not implemented within a period of five (5) 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. 202407020 (drawing no 01 and 02), drawn by A4 Architecture dated 22 April 2025 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 above approval will be considered as implemented on the approval of the building plans.

Note:

- *A building plan be submitted for approval in accordance with the National Building Regulations (NBR).*
- *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 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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