



Marisa Arries
Administrator, Planning Department
Planning and Development
E-mail: marries@george.gov.za
Tel: +27 (044) 801 9473

**Beplanning en Ontwikkeling
Planning and Development**

Collaborator No.: 3659678
Reference / Verwysing: Erf 349, Wilderness
Date / Datum: 14 November 2025
Enquiries / Navrae: Marisa Arries

Email: info@scottarchitected.co.za

ROBERT STEWART SCOTT
PO BOX 9956
GEORGE
6530

**APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION):
ERF 349, WILDERNESS**

Your application in the above regard refers.

The Deputy Director: Town 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 for the following on Erf 349, Wilderness:

1. Relaxation of the southern street boundary building line from 4m to 0m for existing dwelling and proposed additions on Erf 349, Wilderness;
2. Relaxation of the western side boundary building line from 2m to 1.5m for the existing building on Erf 349, Wilderness;
3. Relaxation of the eastern side boundary building line from 2m to 0m for the existing dwelling and proposed additions (along the southern street boundary) on Erf 349, Wilderness;
4. Increase in the wall plate height from 6.5m to 7.75m for a stairwell leading to a roof patio on Erf 349, Wilderness;

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

REASONS:

- a) The position of the existing dwelling house is deemed the most suitable for the subject property, considering all its bio-physical constraints, therefore rendering the proposed building line departures feasible in terms of environmental considerations.
- b) The proposed departures will not have an adverse impact on the surrounding residential character or the streetscape.
- c) The proposed development will not result in the overshadowing or intrusion of surrounding neighbours' rights and amenities in terms of privacy or views.
- d) No neighbouring properties provided negative comments on the proposal.

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 Plan and building Plan no. Plan no. W00 to W07 Rev A dated 17/04/2025 (8x plans) drawn by 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 approval will be considered as implemented on the issuing of occupation certificate in accordance with the approved building plan.

Notes:

- (i) A building plan be submitted for approval in accordance with the National Building Regulations (NBR).
- (ii) Stormwater must be disposed of responsibly to prevent erosion.
- (iii) Stormwater run-off from roofs and paved areas must be captured in rainwater harvesting tanks and used on site for landscape irrigation and domestic use.
- (iv) Stormwater management needs to be addressed to the satisfaction of the Civil Engineering Department in the Building Plans.
- (v) In terms of the National Forests Act, 1998 (Act No. 84 of 1998), no person may cut, disturb, damage, destroy, or remove any protected tree species, without a licence issued by the Department of Forestry, Fisheries and the Environment (DFFE). Any proposed pruning or removal of protected trees or tree clumps must be formally authorised through the granting of such a licence prior to commencement of any activity.
- (vi) The letter holder is reminded of their duty of care in terms of Section 28 of the National Environmental Management Act, 1998 (Act No. 107 of 1998), to take all reasonable measures to prevent environmental degradation and to protect the environment.
- (vii) An Outeniqua Sensitive Coastal Area Extension (OSCAE) permit/Exemption/condonation, if required, must be submitted with the building plan submission.

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 05 DECEMBER 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.

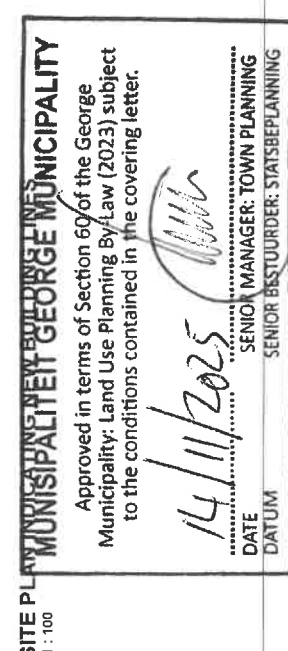
Yours faithfully



C. PETERSEN

SENIOR MANAGER: TOWN PLANNING

C:\Marisa\Decisions_New By-Law Pro formas_(applicant)\Erf 349, Wilderness(permanent departure _building line relaxation approval)ronald scott.docx



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.

DATE _____
 SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STATSBEPANNING



NOTE:

- ROOF MEMBRANE TO EXISTENCE INDICATED TO ACHIEVE THE R VALUE AS NOTED.
- R VALUE OF 3.7 TO BE MAINTAINED TO MEET ENERGY CODE.

ROOF TYPE: CONCRETE ROOF - INSULATION DETAIL

TOTAL R VALUE CONCRETE ROOF - INSULATION DETAIL

ITEM	THICKNESS (IN)	R VALUE
1. Outside Air Film		0.10
2. 2\"/>		

Thursdays, Tues & Saturdays only = \$58
 Total R-value required in concrete areas = 3.7
 Translucent Composite

FLOOR FINISHES: In comply with SANS 10060 - 1. Finishings schedule, in 40mm wet screed and 10mm sand external.

- As per Engineer's drawings and specifications
- Wetpound Grouting suited to Owner's specific requirements.

CONCRETE SLAB:

- As per Engineer's drawings and specifications
- As per Engineer to fill to follow voids.

RAILROADS: with comply with SANS 10014

- 1 meter high with openings not more than 100mm

RAINFALL: GOODS to comply with SANS 10090 - R

- refer to Road and Stormwater Management Plan.

STRUCTURAL THRESH:

- Accession information stated, structural barrier shall be in accordance with the minimum requirements of SANS 10090 - S3 and 1245

WALLS: to comply with SANS 10090 - 1

- The tops of the walls covered with planks or scaffolding during wet weather to prevent rain entering the wall.
- External walls shall be in concrete with galvanized wire fixed at every third course for 230 mm brick face
- galvanized bar used every third course.

CHIMNEY:

**SCOTT
ARCHITECTS**
professional architects

Unit 11, Peims Garden Square,
1 Owen Grant St, Wilderness, 6560
Tel: (+27) 82 447 7228
info@scotlandirects.co.za
www.scotlandirects.co.za

M BARNARD

PROJECT ADDITIONS AND ALTERATIONS

9 - WILDERNESS

7 & ROOF PLAN

SCALE (8 A1) As Indicated	DATE	CHECKED	DRAWN
	17/04/2025 09:47:00	R.S.SCOTT	G.SCOTT - P.A.T 64685972
PROJECT NO. 195	DRAWING NO. W05	REVISION A	PROJArch 6469
ARCHITECT SIGNATURE			

DATE: _____

CLIENT SIGNATURE _____

REVISIONS:

1. ENTRANCE STEP WIDTH REDUCED TO 270/44 TREAD
2. BATHROOM IN EXISTING BATHROOM REVERTED BACK TO
3. DRAINAGE CHANGED
4. STORAGE TO BE CONVERTED TO BE VENTILATED
5. KITCHEN FRIG BOWL MOVED
6. NEW SHEET PILE - STORMWATER MANAGEMENT

WATER PROOFING MEMBRANE TO UNDERLAYER CONCRETE

DRAIN PIPE

TOPSOIL AND FILLING

POROUS MATERIAL

WEIR HOLE

CONCRETE CHANNEL

CONCRETE FOUNDATION AS PER ENGINEERS SPECIFICATIONS

REINFORCED RETAINING WALL

1 : 20

INTERIOR

- SUBSIDIARY PLASTER & FINISHES TO BE DONE AS PER FINISHING NOTES
- INTERNAL FLOOR OVERBAY TO FOLLOW FINISH LEVEL
- FINISH 25 MM SCALED LEVELLED
- CONCRETE SURFACE BED AS PER ENGINEERS SPECIFICATIONS
- TO BE DONE ON TOP OF FOUNDATION WALL AND
- UNDER DRY
- DOWN LAYERED SAND
- BINDING LAYER
- 150 MM WELL COMPACTED MASS CONCRETE AS PER ENGINEERS SPECIFICATIONS

EXTERIOR

- BLACK POLICE EVERY 4TH COURSE ABOVE F.F.L.
- EXTERIOR PLASTER & PLASTER AND PAINTED AS PER FINISHING NOTES
- WALL TIES - MAX VERTICAL SPACING @ 600mm C/C
- AS PER ENGR'S TO BE DOE FACE SIDE
- WEPPHOLCS
- BACK POLICE EVERY COURSE
- PAINTED WITH WHITE WASH ATTENTION TO FLOOR SLAB
- CAREY TO BE FILLED WITH PORTLAND CEMENT MORTAR AS PER ENGINEERS SPECS
- FOUNDATION SIZE AND STRENGTH TO BE AS PER ENGINEERS SPECIFICATIONS

SURFACE BED STANDARD DETAIL
1 : 20

[illegible]

1:20

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.

DATE
DATUM

[illegible]