

Collaborator No.: 3338154
Reference / Verwysing: Erf 850, Wilderness
Date / Datum: 09 January 2026
Enquiries / Navrae: Primrose Nako

Email: info@wrra.co.za

WILDERNESS RATEPAYERS & RESIDENTS ASSOCIATION
P O BOX 10
WILDERNESS
6560

APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION): ERF 850, WILDERNESS

Your comments / objection in the above regard refers.

The Acting Deputy Director: Development and Environmental Management (Authorised Official) has, under delegated authority, 4.17.3.13 of 24 April 2025 decided that, notwithstanding the objections received, the application for **Permanent Departure** in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023, for the relaxation of the following building lines on Erf 850, Wilderness:

- (a) Southern rear boundary building lines from 2m to 0m to accommodate a proposed studio / second dwelling and open balcony on the first floor of the existing double garage on Erf 850, Wilderness;
- (b) Eastern side boundary building lines from 2m to 0m to accommodate a proposed studio / second dwelling and open balcony on the first floor of the existing double garage on Erf 850, Wilderness;
- (c) Eastern side boundary building line from 2m to 0.685m to accommodate the existing staff bedroom on the ground floor and an existing bedroom on the first floor of the existing dwelling house;

BE APPROVED in terms of Section 60 of the said Planning By-Law for the following reasons:

REASONS FOR DECISION:

- (i) Erf 850, Wilderness has limited developable space due to biophysical constraints. It is therefore justifiable to develop the proposed studio with a balcony above the existing garage. This approach is encouraged as it optimises the use of the property without negatively impacting the natural environment.
- (ii) The approval of this application is not anticipated to have any negative impact on the sunlight, views, or privacy of surrounding properties, nor to the environment. All adjoining property owners were notified of the proposal, and none objected.
- (iii) The proposal is considered in keeping with the character of the area as a second dwelling forms part of a dwelling house and is a permitted use within the residential area. The proposal will not have an adverse impact on the character of the area or the streetscape.
- (iv) The objections received from the Wilderness Ratepayers and Residents' Association and the Wilderness and

Lakes Environmental Action Forum are found to be contrary to the Department's findings and do not demonstrate how the proposal would impact the existing rights of adjoining property owners or the natural environment.

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

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT:

1. That in terms of the provisions of the Land Use Planning By-law for George Municipality, 2023, the approval will lapse if not implemented within a period of two (2) years from the date of approval.
2. This approval shall be taken to cover only the application as applied for and as indicated on the drawing plans number 001 dated February 2024 drawn by APIC 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 provisions.
3. A contravention levy of **R 21 299.52 (Including VAT)** is payable on the submission of building plans for the unauthorised structures constructed over the building lines.
4. The above approval will be considered as implemented on the commencement of building works in accordance with the approved building plans.

Notes

- (a) *As the studio contains a prep bowl, it is deemed a second dwelling, to which development contributions are payable. Please amend wording on the building plan accordingly and indicate compliance with all relevant development parameters applicable to a second dwelling.*
- (b) *The management of stormwater onto adjoining properties must be addressed on the building plans.*
- (c) *Department of Forestry, Fisheries and the Environment must be consulted should protected trees be affected by the proposed development.*
- (d) *Additional building plan application fees, calculated in terms of the approved tariffs, will be applicable should structures already be commenced with or completed without the approval of the Local Authority.*
- (e) *Building plan to be submitted in terms of the National Building Regulations and Building Standards Act.*
- (f) *Building plans to comply with SANS 10400 and any other applicable legislation.*
- (g) *No construction may be commenced with until such time as a building plan has been approved.*
- (h) *The property may only be used for the intended purpose once a Certificate of Occupation has been issued.*
- (i) *Contravention levy was calculated as follows:*
 - *Total area of encroachment: 28.74m²*
 - *Property value: R 4 350 000, 00 / 675m² = R 6 444.44/m²*
 - *Contravention: 10% x R 6 444.44 / m² x 28.74m² = R 18 521.32 (Excluding VAT)*
 - *VAT @ 15%: R 2 778.20*
 - *Total: R 21 299.52 (Including VAT)*

The application complies with the requirements of Section 67 of the Land Use Planning By-Law for George Municipality, 2015.

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 30 JANUARY 2026. 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.

Yours faithfully



C PETERSEN

ACTING DEPUTY DIRECTOR: DEVELOPMENT AND ENVIRONMENTAL MANAGEMENT

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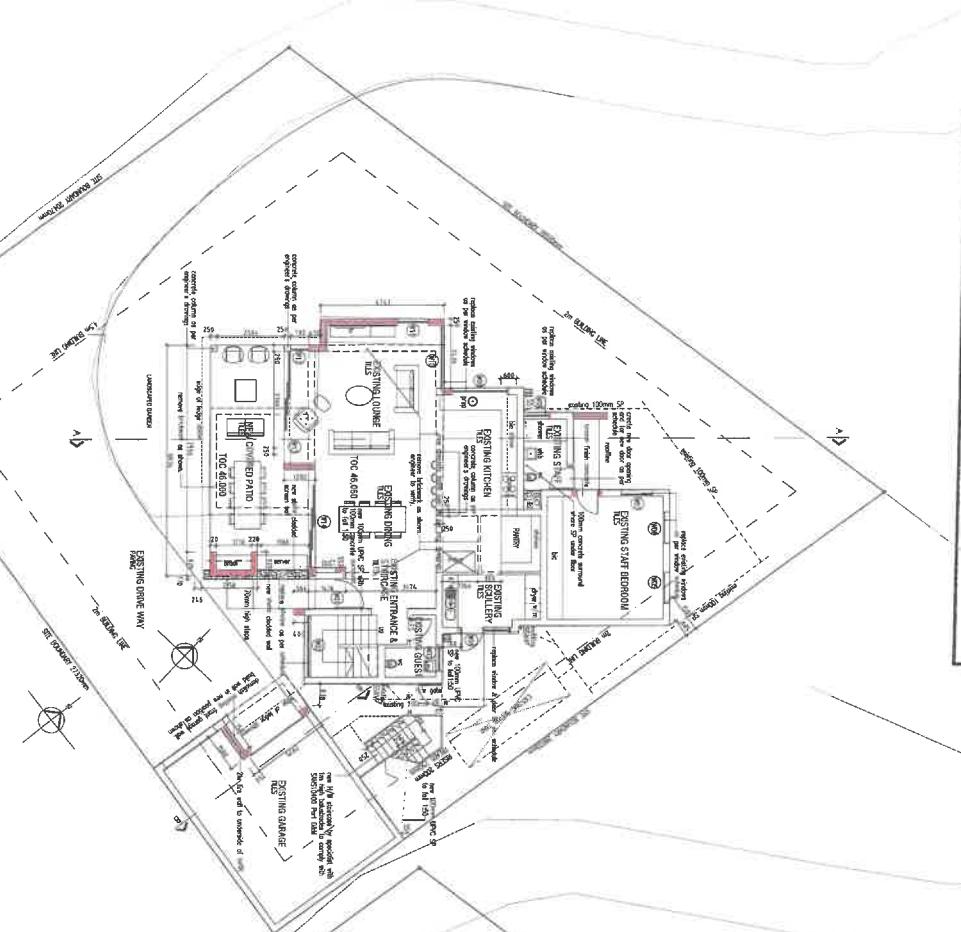
Approved in terms of Section 60 of the George
Municipality Land Use Planning By-Law (2023) subject
to the conditions contained in the covering letter.

09/01/2024
DATE
SENIOR MANAGER, TOWN PLANNING
Batum
SENIOR BESTURURDERS, STASBZ, PLANNING

5de LAAN WILDERNESS

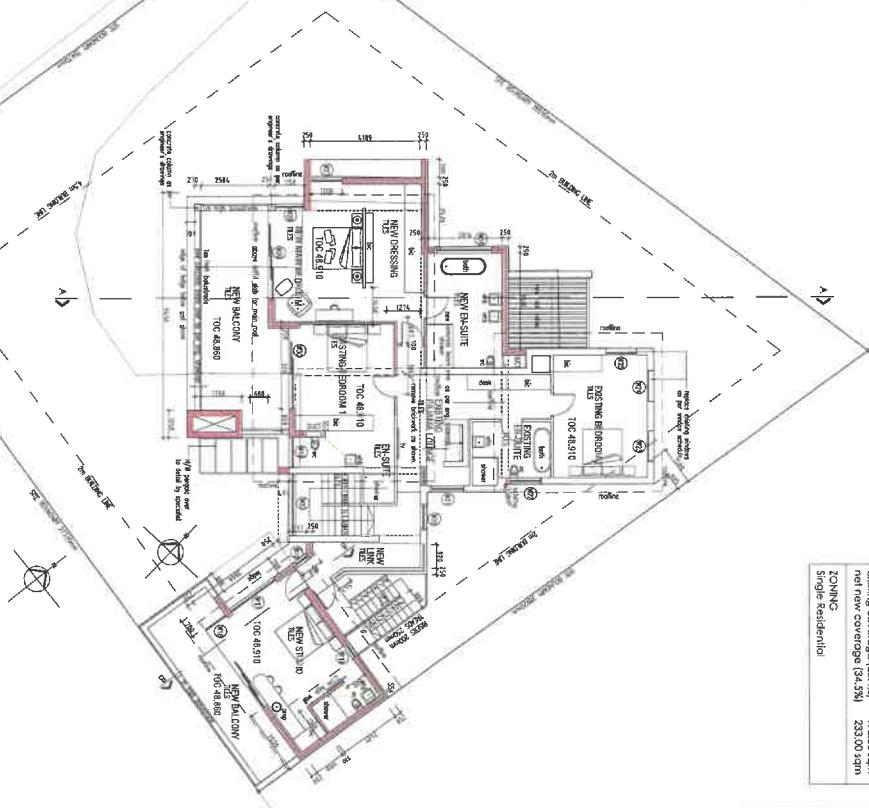
Ground Storey Plan and Site Plan

SCALE: 1:100



First Storey Plan

SCALE: 1:100



AREA SCHEDULE:	
site area	675 sqm
GROUND STOREY	
new covered floor area	27.10 sqm
existing floor area	196.40 sqm
area to be demolished	4.46 sqm
FIRST STOREY	
new covered floor area	111.30 sqm
new open balcony area	17.40 sqm
existing floor area	87.43 sqm
TOTAL	
Total new area	154.20 sqm
Total overall area	437.59 sqm
COVERAGE	
existing coverage (38.4%)	192.00 sqm
new coverage (34.5%)	233.00 sqm
ZONING	
Single Residential	



SACAP Professional: 2011 - sacap-architects.com
Tel: 071 757 2056
Postal Suite 316, Private Bag X2001, Bellville, 7400
Date _____
Architect Signature _____ Date _____

Alterations & Additions to
existing house for
OLYVENHOF SAFARIS CC
Erf 850, Wilderness
Corner of 5th and 6th Avenue
OCCUPANCY CLASS: H4
SITE PLAN, GROUND AND FIRST
SECOND STOREY PLAN
Scale 1:100
P.H | P.H | FEB 2024
12.24 | 01 | 00