

Collaborator No.: 3755872
Reference / Verwysing: Erf 2045, Wilderness
Date / Datum: 2 April 2026
Enquiries / Navrae: Andrea Griessel

Email: planning@mdbplanning.co.za

MARLIZE DE BRUYN PLANNING
P O Box 2359
GEORGE
6530

APPLICATION FOR PERMANENT DEPARTURE: ERF 2045, WILDERNESS

Your application in the above regard refers.

The Senior Manager: Town Planning (Authorised Official) has, under delegated authority, 4.17.3.13 of 24 April 2025 decided that 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 applicable to Erf 2045, Wilderness:

1. Relaxation of Condition 4.1 of the Conditions of Approval for Constantia Kloof (Farm 158), stipulating that “no building shall be higher than 2 storeys as seen from any direction” so that the proposed house may appear higher than 2 storeys due to a section that was enclosed underneath the house for storage purposes;
2. Relaxation of the northern side boundary building line from 3.0m to 2.3m to accommodate a bathroom, to 1.0m for existing stairs and to 0.0m for an existing braai, all on the ground floor; and
3. Relaxation of the northern side boundary building line from 3.0m to a distance between 2.0m and 2.3m to accommodate a bedroom and patio on the first floor;

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

REASONS

- a) The proposed departures will not have an adverse impact on the surrounding residential character, natural environment 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 structures are existing and are already accommodated within the boundaries of the property.
- d) No negative comments or objections were received.

Subject to the following conditions imposed in terms of Section 66 of said By-law, namely:

CONDITIONS

1. 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 the approval comes into operation.
2. This approval shall be taken to cover only the departure applications approved, as indicated on the site layout plan, plan number: 101 & 103 (dated 26.03.2025), 102 & 202 (dated 17.03.2025), 201 (dated 28.08.2024) and 401 (dated 27.08.2024) drawn by Liminal 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. The owner must remove the structures on Remainder Farm 158, Division George and rehabilitate the area to its natural state in accordance with Environmental legislation/requirements.
4. An Environmental Control Officer (ECO) to be appointed to oversee the rehabilitation of the areas as mentioned in Condition 3. A confirmation letter from the ECO to be submitted with the building plans.
5. A contravention levy of R8 072.42 (Including VAT) is payable on the submission of building plans for the unauthorized structures erected over the respective building lines.
6. The above approval will be considered as implemented on the issuing of an occupation certificate in accordance with approval of building plans.

Notes:

- *A building plan must be submitted for approval in accordance with the National Building Regulations.*
- *Stormwater must be dispersed responsibly, and the stormwater management and erosion measures must be addressed on the building plans.*
- *Applicant to show all existing structures on site (including Pool) when submitting Building Plans for approval.*
- *The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.*
- *In terms of the Municipal Tariff Book for 2025/2026 contravention levies, for properties up to 2500m² in extent, are calculated as follows:*
 - *Encroachment= 12.6m²*
 - *Property value: R6 000 000 sqm= R5571.03/m²*
 - *Contravention = 10% x R 5571.50/m² x R12.6m² = R7019.50*
 - *Plus, VAT (15%) = R1052.92*
 - *Total: R8 072.42 (VAT Included)*

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: Planning and Development, P O Box 19, George, 6530 or Directorate: Planning and Development, 46 Market Street (Old York Hostel Building), George **on or before 24 APRIL 2026**, 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:\Town Planning\Approvals\Erf 2045. Wilderness

CONSTRUCTION NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2021 GEORGIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE APPLICABLE AGENCIES.

4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.

5. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY EXCAVATION WORK.

6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

7. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.

8. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.

9. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

ENERGY EFFICIENCY

1. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2021 GEORGIA BUILDING CODE ENERGY EFFICIENCY REQUIREMENTS.

2. THE CONTRACTOR SHALL INSTALL ENERGY EFFICIENT LIGHT FIXTURES AND BALLASTS.

3. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2021 GEORGIA BUILDING CODE ENERGY EFFICIENCY REQUIREMENTS.

4. THE CONTRACTOR SHALL INSTALL ENERGY EFFICIENT LIGHT FIXTURES AND BALLASTS.

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6. THE CONTRACTOR SHALL INSTALL ENERGY EFFICIENT LIGHT FIXTURES AND BALLASTS.

MECHANICAL

1. ALL MECHANICAL WORK SHALL BE IN ACCORDANCE WITH THE 2021 GEORGIA BUILDING CODE MECHANICAL REQUIREMENTS.

2. THE CONTRACTOR SHALL INSTALL MECHANICAL SYSTEMS IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.

3. ALL MECHANICAL WORK SHALL BE IN ACCORDANCE WITH THE 2021 GEORGIA BUILDING CODE MECHANICAL REQUIREMENTS.

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6. THE CONTRACTOR SHALL INSTALL MECHANICAL SYSTEMS IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.

ELECTRICAL

1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2021 GEORGIA BUILDING CODE ELECTRICAL REQUIREMENTS.

2. THE CONTRACTOR SHALL INSTALL ELECTRICAL SYSTEMS IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.

3. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2021 GEORGIA BUILDING CODE ELECTRICAL REQUIREMENTS.

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6. THE CONTRACTOR SHALL INSTALL ELECTRICAL SYSTEMS IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.

PLUMBING

1. ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH THE 2021 GEORGIA BUILDING CODE PLUMBING REQUIREMENTS.

2. THE CONTRACTOR SHALL INSTALL PLUMBING SYSTEMS IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.

3. ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH THE 2021 GEORGIA BUILDING CODE PLUMBING REQUIREMENTS.

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6. THE CONTRACTOR SHALL INSTALL PLUMBING SYSTEMS IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.

FINISHES

1. ALL FINISHES SHALL BE IN ACCORDANCE WITH THE 2021 GEORGIA BUILDING CODE FINISHES REQUIREMENTS.

2. THE CONTRACTOR SHALL INSTALL FINISHES IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.

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GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2021 GEORGIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE APPLICABLE AGENCIES.

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STATUS: MUNICIPAL SUBMISSION

CLIENT: MADELYN KOHLER

CLIENT SIGNATURE:

PROJECT: PROPOSED RENOVATIONS

ARCHITECT:

LIMINAL ARCHITECTS

CELL: 978 886 7997
 OFFICE: 978 886 7997
 ADDRESS: 805 WILMINGTON ST., WILMINGTON, GEORGIA 31820

ARCHITECT SIGNATURE:

P.J. JOSEPH
 SACAP - FARCHI - 44016884

PROFESSIONAL ARCHITECT:

RENELORPE JOY VORSTER

REGISTERED PROFESSIONAL ARCHITECT IN THE STATE OF GEORGIA

OCCUPATION CLASSIFICATION: H4

SITE: EFF 2045
 NUM-NUM CRESCENT
 WILMINGTON

DRAWING: FIRST FLOOR PLAN

SCALE (8 A1): DRAWN
 AS INDICATED
 C.D.
 25-SEP-2024
 PV

PROJECT NO.: 09-24
REVISION DATE: 2024-03-20

CURRENT REVISION: 6
REVISION ACCORDING TO: MUNICIPALITY FEEDBACK

DATE: 2/4/2026

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CONSTRUCTION NOTES

1. All work shall be in accordance with the approved plans and specifications. The contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.

2. The contractor shall ensure that all work is completed in a timely manner and to the satisfaction of the client. Any delays or issues should be reported to the architect immediately.

3. The contractor shall maintain a clean and safe work site at all times. All materials and equipment should be stored properly and not obstruct access to the building.

4. The contractor shall ensure that all work is completed in accordance with the approved plans and specifications. Any changes to the plans must be approved by the architect in writing.

5. The contractor shall ensure that all work is completed in accordance with the approved plans and specifications. Any changes to the plans must be approved by the architect in writing.

GENERAL NOTES

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MUNICIPAL SUBMISSION

CLIENT: MADELYN KOHLER

PROJECT: PROPOSED RENOVATIONS

ARCHITECT: LIMINAL ARCHITECTS

CELL: 770-336-7497
ADDRESS: 323 W. Main St., Tallahassee, FL 32301

ARCHITECT SIGNATURE: [Signature]
SACAP - PARCET - 44016884

PROFESSIONAL ARCHITECT: PENelope JOY WORTER
[Seal]

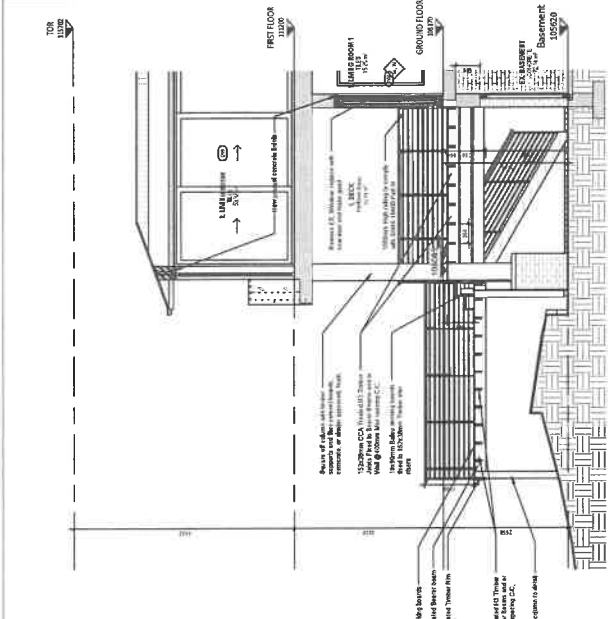
OCCUPATION CLASSIFICATION: H4

SITE: EF 2045

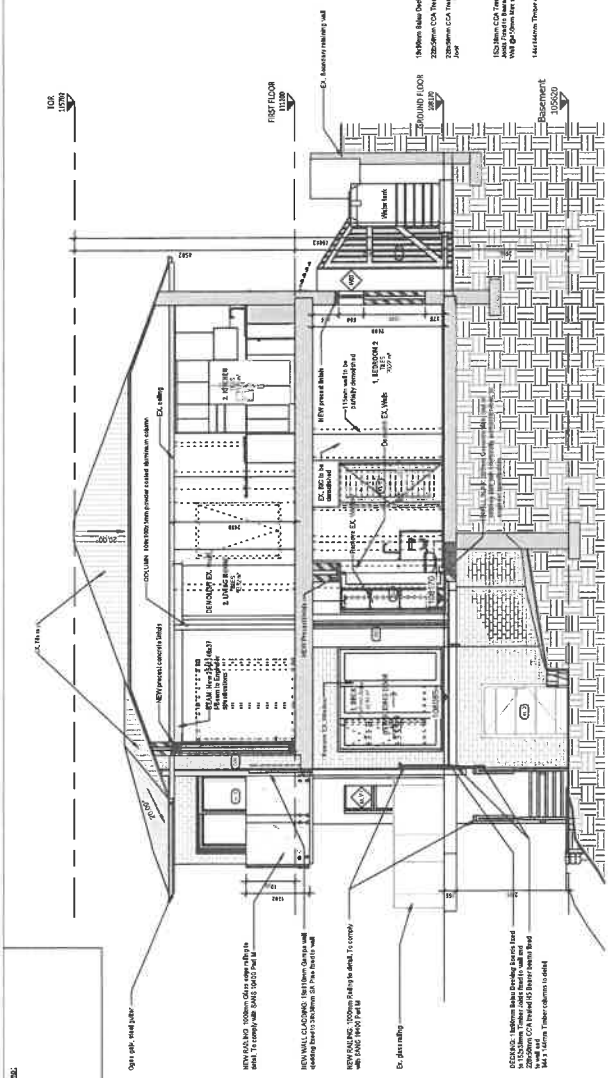
NUM-NUM CRESCENT WIDENESS SECTIONS

SCALE (9 A1): DRAWN: 1:50
CHECKED: PV
PROJECT NO.: 24-08-2024
DRAWING NO.: 09-24
REVISION DATE: 28-08-2024

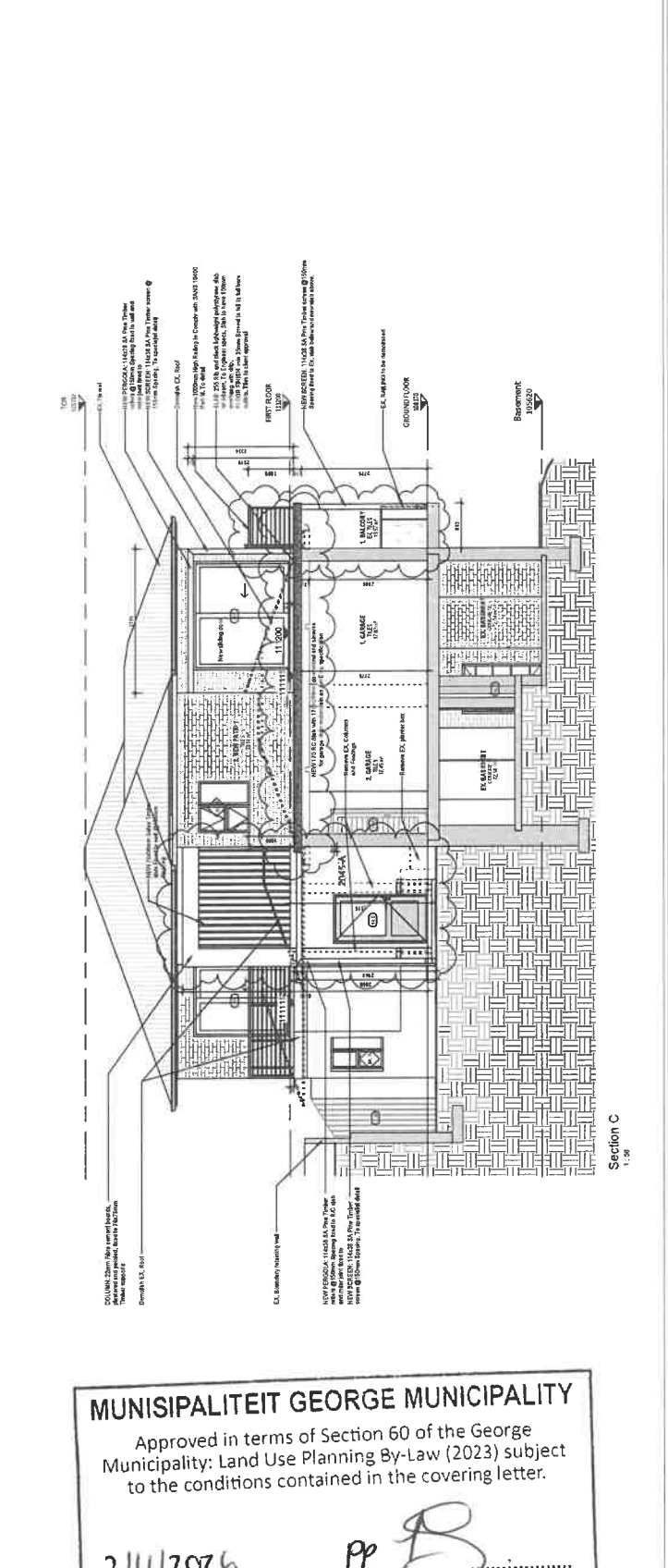
Engineer: J.W. Englewood
Lead Designer: [Name]
Landscape Architect: [Name]



Section B
1:50



Section A
1:50



Section C
1:50

MUNICIPALITEIT GEORGE MUNICIPALITY

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.

21/4/2026

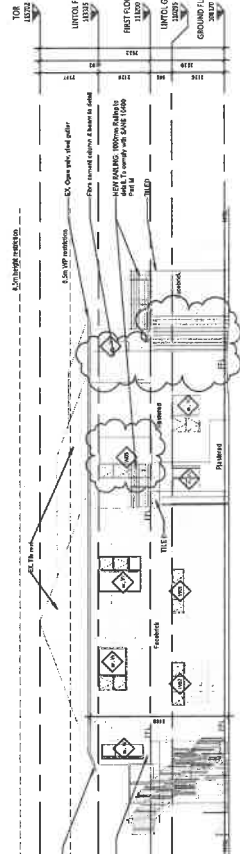
PP [Signature]

DATE: SENIOR MANAGER: TOWN PLANNING
DATUM: SENIOR BESTUURDER: STATSBEPANNING

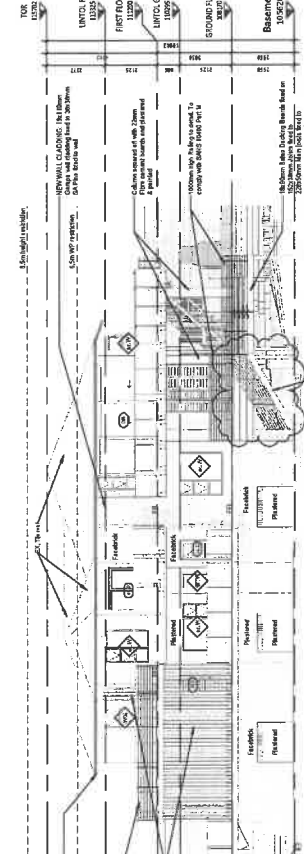
MUNICIPALITEIT GEORGE MUNICIPALITY
 Approved in terms of Section 60 of the George Municipality Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

2/4/2026
 DATE
 DATUM

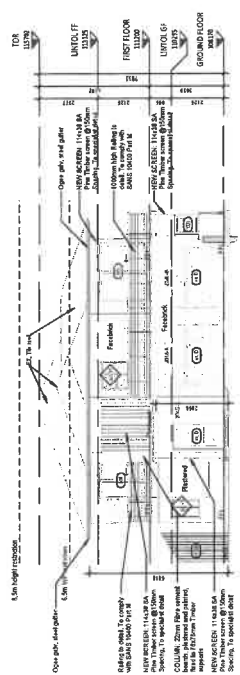
PPB
 SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STADSBEPLANNING



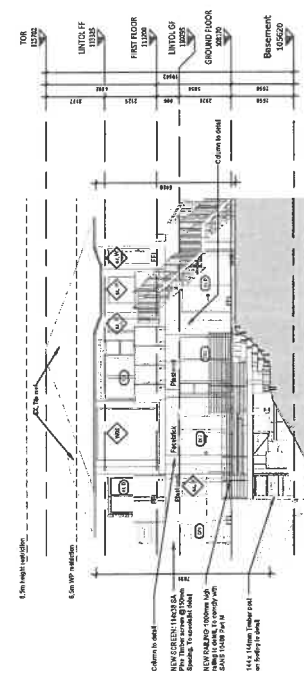
North Elevation
1:100



South Elevation
1:100



West Elevation
1:100



East Elevation
1:100

CONSTRUCTION NOTE

1. All work shall be in accordance with the approved drawings and specifications.

2. The contractor shall be responsible for obtaining all necessary permits and approvals.

3. The contractor shall ensure that all work is completed in accordance with the approved drawings and specifications.

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10. The contractor shall ensure that all work is completed in accordance with the approved drawings and specifications.

ENERGY USAGE IN BUILDINGS

1. The building shall be designed to meet the energy efficiency requirements of the applicable regulations.

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STATIS MUNICIPAL SUBMISSION

CLIENT: MADELYN KOHLER

PROJECT: PROPOSED RENOVATIONS

ARCHITECT: LIMINAL ARCHITECTS

CELL: 078 365 7677
 ADDRESS: 392 MARINUS R. WILHEMSS, GEORGE, 6530

ARCHITECT SIGNATURE: P.J. VOORST
 SACAP - PARICH - 4401 6884

PROFESSIONAL ARCHITECT: RENELUPE JOY WORSTER

OCCUPATION CLASSIFICATION		H4
SITE		
Erf 2045 NUM-NUM CRESCENT WILHEMSS		
DRAWING ELEVATIONS		
SCALE (6 A1)	DRAWN	
3:1:00	CO	
DATE	DRAWN BY	
26-08-2024	PV	
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