

**Collaborator No.:** 3815976  
**Reference / Verwysing:** Erf 2022, Wilderness  
**Date / Datum:** 08 May 2026  
**Enquiries / Navrae:** Primrose Nako

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JAN VROLIJK TOWN PLANNER  
P O Box 710  
**GEORGE**  
6530

**APPLICATION FOR PERMANENT DEPARTURE: ERF 2022, WILDERNESS**

Your application in the above regard refers.

The Deputy Director: Development and Environmental Management (Authorised Official) has, under delegated authority, 4.17.1.17 of 24 April 2025 decided that the application for Permanent Departure in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023, from the conditions of approval for Farm 158 known as Constantia Kloof, with specific reference to Condition 4.2 of the letter dated 25 November 1996, to allow for the construction of a concrete and painted dwelling house on Erf 2022, Wilderness;

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

**REASONS**

- (i) The proposal will not have a negative impact on the residential character of the area.
- (ii) The proposal is aesthetically appropriate and is consistent with the existing and evolving built form of the area.
- (iii) The proposal will not have a negative impact on the rights and amenity of the neighbouring properties in terms of privacy, sunlight and/or views.
- (iv) No objection from neighbouring property owners or internal departments were received.

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

**CONDITIONS: DIRECTORATE PLANNING AND DEVELOPMENT**

1. That in terms of the provisions of the Land Use Planning By-law for George Municipality, 2023, the approval shall lapse if not implemented within a period of five (5) years from the date of approval.
2. This approval shall be taken to cover only the departure application as applied for to allow for the proposed dwelling house to be built of concrete and painted and shall not be construed as to depart from any other Council requirements or legal provisions.
3. Any material or paint used must be of darker colour to blend in with the natural vegetation, such as dark green, dark grey, brown, etc. White and light colours must be avoided / minimised.
4. The above approval will be considered as implemented on the approval of the building plans.

### **Town Planning Notes:**

- i. All development parameters of all relevant structures to be indicated on building plans and to comply with the Zoning Scheme and the remaining conditions of approval.
- ii. The property owner must comply with all fire safety requirements to be imposed at building plan stage in terms of the National Building Regulations.
- iii. A building plan must be submitted for approval in terms of the National Building Regulations.
- iv. Compliance with OSCAE regulations is required.
- v. Stormwater must be dispersed responsibly, and the stormwater management and erosion measures must be addressed on the building plans.
- vi. The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.
- vii. 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.
- viii. Building plans to comply with SANS 10400, and any other applicable legislation.
- ix. The property may only be used for the intended purpose once a Certificate of Occupation has been issued.

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 29 May 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**

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