

Collaborator No.: 3815136
Reference / Verwysing: Erf 775, Wilderness
Date / Datum: 15 May 2026
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JAN VROLIJK TOWN PLANNER
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APPLICATION FOR PERMANENT DEPARTURE: ERF 775, 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:

A. That the application for Administrative Consent in terms of Section 39(4) of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) in accordance with condition B.4. of Title Deed T58603/2022 for the relaxation of the following building lines applicable to Erf 775, Wilderness:

1. Southern street boundary building line from 4.72m to 0.0m varying to 0.72m for a garage, study (non-interleading outside room) and parking on street level;
2. Southern street boundary building line from 4.72m to 0.27m to legalise an existing carport;
3. Eastern side boundary building line from 3.15m to 0.58m varying to 1.39m for the garage, study (non-interleading outside room) and parking on street level;
4. Eastern side boundary building line from 3.15m to 1.0m varying to 1.63m for the proposed swimming pool;

BE APPROVED for the following reasons

REASONS

- a) The proposed departures and administrators' consent will not negatively impact the surrounding residential character of the area or streetscape as house alternations are a common occurrence in the neighbourhood.
- B. That 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 applicable to Erf 775, Wilderness:
1. Southern street boundary building line from 5.0m to 0.0m varying to 0.72m for a garage, study (non-interleading outside room) and parking on street level;

2. Southern street boundary building line from 5.0m to 0.27m to legalise an existing carport;
3. Eastern side boundary building line form 3.0m to 0.58m varying to 1.39m for the garage, study (non-interleading outside room) and parking on street level;

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

REASONS

- a) The proposed departures will not negatively impact the surrounding residential character of the area or streetscape as the additions are mostly below street level and screened with vegetation.
- b) The proposed departures will have no negative impact on neighbouring properties in terms of sunlight, views or privacy.
- c) 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 of the:
 - (a) carport shall lapse if not implemented within a period of two (2) years from the date the approval comes into operation.
 - (b) the garage, study and parking deck shall lapse if not implemented within a period of five (5) years from the date the approval comes into operation.
2. This approval shall be taken to cover only the departure application as applied for and as indicated on the site layout plan, drawing number: 2/2 dated 01/10/2020 and 1/2 dated 24/08/2023 drawn by My Cad Computer aided designs 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 R7 688.92 (Including VAT) is payable on the submission of building plans for the unauthorised carport constructed over the building line.
4. The above approval will be considered as implemented on the issuing of the occupation certificate for the respective structures in accordance with the approved 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 (proposed and 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 2024/2025 contravention levies, for properties up to 2500m² in extent, are calculated as follows:*
 - *Encroachment (existing carport over street boundary building line) = 31.7m²*
 - *Property value: R2 995 000, sqm= R2109.15/m²*
 - *Contravention = 10% x R 2109.15/m² x 31.7m² = R6686.02 (VAT Excluded)*
 - *Plus, VAT (15%) = R1002.90*
 - *Total: R7 688.92 (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 Director: Planning and Development, 46 Market Street (Old York Hostel Building), George **on or before 05 JUNE 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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