

**Collaborator No.:** 3922946  
**Reference / Verwysing:** Erf 856, Wilderness  
**Date / Datum:** 18 September 2026  
**Enquiries / Navrae:** Petro Botha

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**APPLICATION FOR PERMANENT DEPARTURE & ADMINISTRATORS' CONSENT:  
ERF 856, WILDERNESS**

Your application in the above regard refers.

The Senior Manager: Town Planning (Authorised Official) has, under delegation 4.17.3.13 of 24 April 2025, decided:

A. That the application for Administrator's Consent in terms of Section 39(4) of the Western Cape Land Use Planning Act, 2014 for the relaxation of the following restrictive title deed conditions in title deed T51692/2005 applicable to Erf 856, Wilderness:

- (i) Condition C.4(b) to accommodate the existing second dwelling unit; and
- (ii) Condition C.4(d) to relax the street boundary building line from 4.72m to 2.44m to accommodate the existing dwelling house;

**BE APPROVED.**

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 street boundary building line from 5m to 2.44m in order to accommodate the existing dwelling house on Erf 856, Wilderness;

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

**REASONS**

- (i). The proposed departure will not negatively impact the surrounding character of the area, streetscape or natural environment.
- (ii). The proposed departure will have no negative impact on sunlight, views or privacy in respect of any adjacent property.

- (iii). The proposed departure will not have a negative impact on development, public facilities or traffic circulation in the surrounding area.
- (iv). The proposed departure will not have a negative impact on surrounding property rights.

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 George Municipality, 2023, the approval will lapse if not implemented within a period of two (2) years from the date it comes into operation.
2. This approval shall be taken to cover only the departure and administrators consent application as applied for and as indicated on Drawing No. CD100 dated 04 September 2026, drawn by Smith and Smith Architects and 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. Three kitchens are not permitted. One of the kitchens must be removed. The conversion must be indicated on building plan submission.
4. It is noted that the garage and retaining walls up to the street boundary have previously been approved on building plans; however, no evidence of land use approval exists. In this instance, it is required that sufficient landscaping be implemented to contribute to the beautification of the streetscape and to soften the visual and stormwater impact of the hardened surfaces of the existing structures and parking area. Indicate landscaping mitigation on building plans, to the satisfaction of the Town Planning Department.
5. According to the land surveyor’s certificate, the garage within the street boundary building line extends beyond the property boundary. The owner must therefore conclude an encroachment agreement with the relevant authority. The agreement must be included with the building plan submission.
6. The above approval will be considered as implemented on approval of building plans.

#### ***Town Planning Notes:***

- (i). *It is noted that the parking deck on top of the garage was not previously approved – this is deemed additional usable space which requires a departure application as it has an additional impact on the street reserve. Should parking on top of the garage be considered, the parking area in the street reserve must be restored and rehabilitated with vegetation, together with vegetation measures on the retaining wall, to mitigate the visual impact of the cumulative concrete and brick characteristics.*
- (ii). *The plans on the website (which are deemed to be accurate for marketing purposes) does not correspond with the plans as submitted. Accurate and truthful plans to be submitted for building plan approval.*
- (iii). *The deck on the northern side is indicated as being less than 500mm above the natural ground level and therefore does not require departure. However, the photo on the website indicates the decks which look like much higher than 500mm.*
- (iv). *The deck area in front of the house in the western boundary building line seems to be higher than 500mm. Should this be the case, an additional building line departure is required.*
- (v). *A parking deck was not previously approved, only a garage.*

- (vi). *Development charges to be imposed for the second dwelling unit – this unit must be indicated as “new” on the building plan.*
- (vii). *All zoning scheme development parameters must be indicated on building plan submission and complied with. Any structure not applied for that requires an additional approval must be applied for before building plans can be considered.*
- (viii). *A building plan must be submitted for approval in accordance with the National Building Regulations.*
- (ix). *It is incumbent on the owners / developers to ensure compliance with the approvals, permissions and authorisations required and granted by the respective provincial and national authorities.*
- (x). *Stormwater must be dispersed responsibly, and the stormwater management and erosion control measures must be addressed on the building plans.*

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 09 October 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

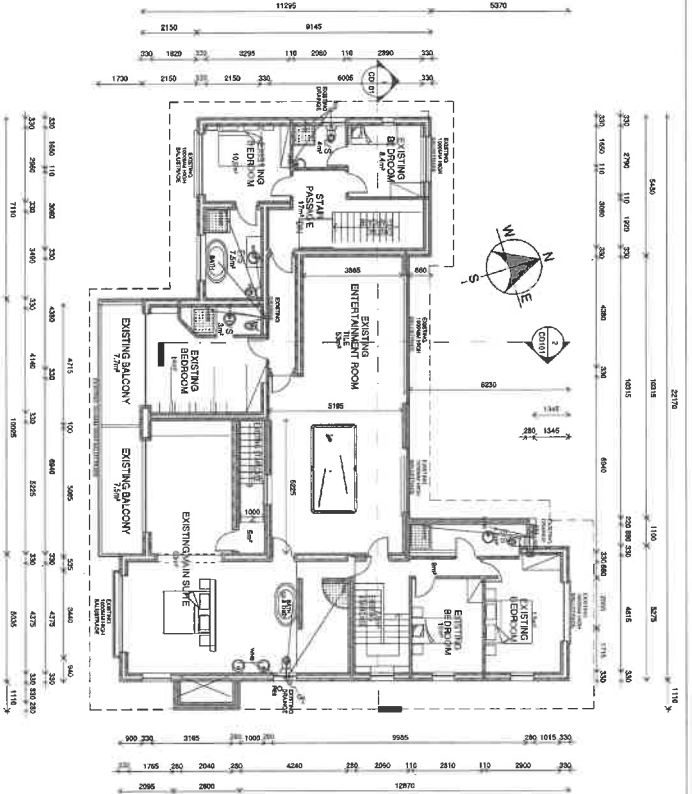
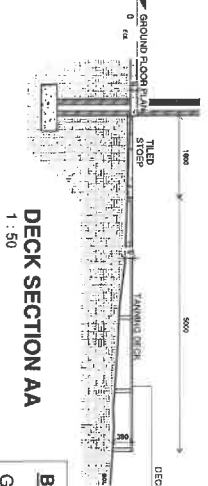
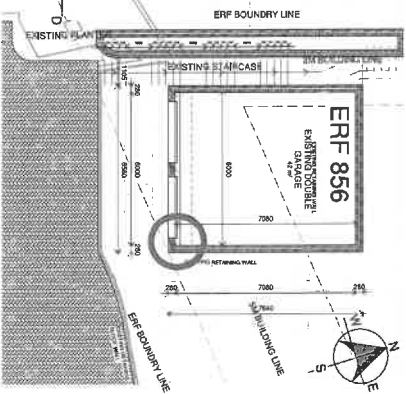


**C PETERSEN**

**SENIOR MANAGER: TOWN PLANNING**

[https://georgemun-my.sharepoint.com/personal/pbotha\\_george\\_gov\\_za/Documents/LAND USE MANAGEMENT/DECISIONS/2026/SEPTEMBER/Myne/Erf856 Wilderness - Administrators Consent.docx](https://georgemun-my.sharepoint.com/personal/pbotha_george_gov_za/Documents/LAND%20USE%20MANAGEMENT/DECISIONS/2026/SEPTEMBER/Myne/Erf856%20Wilderness%20-%20Administrators%20Consent.docx)

**GARAGE**



|                                        |                              |
|----------------------------------------|------------------------------|
| <b><u>BUILDING AREA SCHEDULE :</u></b> |                              |
| GROUND FLOOR LEVEL                     | = 259 m <sup>2</sup>         |
| FIRST FLOOR LEVEL                      | = 251 m <sup>2</sup>         |
| GARAGE LEVEL                           | = 47 m <sup>2</sup>          |
| <b><u>TOTAL HOUSE AREA</u></b>         | <b>= 557 m<sup>2</sup></b>   |
| <b><u>OTHERS:</u></b>                  |                              |
| TIMBER DECK                            | = 124 m <sup>2</sup>         |
| BALCONIES                              | = 17 m <sup>2</sup>          |
| PATIOS                                 | = 85 m <sup>2</sup>          |
| DRIVEWAY                               | = 172 m <sup>2</sup>         |
| <b><u>TOTAL SITE AREA</u></b>          | <b>= 1237.5m<sup>2</sup></b> |
| <b><u>BUILDING COVERAGE :</u></b>      |                              |
| House Footprint                        | = 259 m <sup>2</sup>         |
| Site Area                              | = 1237.5m <sup>2</sup>       |
| <b><u>COVERAGE</u></b>                 | <b>= 20.9%</b>               |
| <b><u>BULK</u></b>                     |                              |
| SITE AREA                              | = 1237.5m <sup>2</sup>       |
| GBA                                    | = 557 m <sup>2</sup>         |
| <b><u>TOTAL BULK</u></b>               | <b>= 45%</b>                 |

**DECK SECTION BB**  
1:50

|                                                                                                                                                                                                                                 |                                                                                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| MUNICIPALITY OF GEORGE                                                                                                                                                                                                          |                                                                                                                                                                                                 |
| <input type="checkbox"/> AMENDMENT<br><input type="checkbox"/> CANCELLATION<br><input type="checkbox"/> APPROVAL<br><input type="checkbox"/> REJECTION<br><input type="checkbox"/> RESOLUTION<br><input type="checkbox"/> OTHER | Approved by Council on <u>18/09/2026</u><br>Pursuant to the provisions of Section 60 of the George<br>Use Planning By-Law (2023) subject<br>to the conditions contained in the covering letter. |
| DATE: <u>18/09/2026</u><br>BY: <u>[Signature]</u>                                                                                                                                                                               | SENIOR MANAGER: TOWN PLANNING<br>SENIOR BEST MANAGER: STATS/PLANNING                                                                                                                            |

## NOTES