

Collaborator No.: 3944957
Reference / Verwysing: Erf 675, Wilderness
Date / Datum: 04 September 2026
Enquiries / Navrae: Primrose Nako

Email: janvrolijk@jvtownplanner.co.za

JAN VROLIJK TOWN PLANNER
P O Box 710
GEORGE
6530

**APPLICATION FOR PERMANENT DEPARTURE AND ADMINISTRATORS CONSENT: ERF 675,
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:

- A. That, notwithstanding the objection received, the following applications for Permanent Departure in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023 applicable to Erf 675, Wilderness:
1. Relaxation of the western side boundary building line from 3.0m to 2.3m and up to 2.6m to legalize the existing bathroom on the lower ground/basement level on Erf 675, Wilderness;
 2. To allow for the legalization of the existing covered patio on Erf 675, Wilderness which exceeds the prescribe wall plate height of 6.5m to 8.5m;

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

REASONS FOR DECISION

- (i) The proposed departures will not have an adverse impact on the surrounding residential character, the streetscape or natural environment.
- (ii) The relaxation of the parameters concerning the consolidation of development on the site is preferred to the expansion of the building footprint into the steep slope to the south of the property, where disturbance of soil and vegetation is not desirable.
- (iii) The proposed departures will not have an adverse negative impact on the surrounding properties in terms of noise, views, sunlight on any other amenities.
- (iv) No neighbouring properties provided negative comments on the proposal.

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

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

1. That in terms of the Land Use Planning By-law for the George Municipality, 2023, the above approvals shall lapse if not implemented within a period of two (2) years from the date it comes in operation.
2. This approval shall be taken to cover only the applications applied for and indicated on the site layout plan, Plan No. W00 to W07 dated 7 November 2025, drawn by Scott 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 provision.
3. A contravention levy of **R2024.00** (VAT included) is payable on the submission of building plans for the unauthorized structures erected over the building lines.
4. The above approval will be considered as implemented on the issuing of the occupation certificate in accordance with the approved building plan.

Notes:

- i) A building plan must be submitted for approval in accordance with the National Building Regulations (NBR).
- ii) The contravention levy was calculated as follows:
 - Encroachments = 1.9m² portion of bathroom over the building line
 - Square metre value of property is Property value: R1 890 000 / 1571m² = R1203.06/m²
 - Contravention = 10% x R1203.06/m² x 1.9m² = R228.58 +VAT
 - Total minimum fee of: R1760 + VAT as per the Municipal tariffs 2026/2027
 - Grand Total: **R2024.00 (VAT included)**
- iii) The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval/comments is required and obtained for this proposed development.
- iv) Stormwater must be dispersed responsibly, and the stormwater management and erosion measures must be addressed on the building plans.

- B. That the application in terms of Section 39(4) of the Western Cape Land Use Planning Act, 2014 for Administrator's Consent as permitted in terms of Condition B.4.(d). of Title Deed T27093/11 for Erf 675, Wilderness for the relaxation of the western side boundary building line from 3.15m to 2.3m and up to 2.6m to legalize the existing bathroom on the lower ground/basement level, as indicated on the site layout plan, Plan No. W00 to W07 dated 7 November 2025, drawn by Scott Architects attached as "**Annexure A**" which bears Council's stamp; **BE APPROVED** for the following reason:

REASON FOR DECISION

- a. The application aligns with the above-mentioned zoning scheme development parameters and departures as applied for.

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 25 SEPTEMBER 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

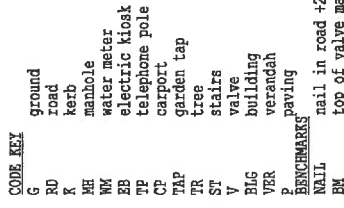


C PETERSEN

SENIOR MANAGER: TOWN PLANNING

C:\scan\Erf 675, Wilderness (Prmanent Departure & Admin Consent Approval)Jan Vrolijk.docx

ERF 675 WILDERNESS
situate in George Municipality
Western Cape Province



NOTES

1. The figure ABCD represents Erf 675 Wilderness being 1571 square metres in extent.
2. Contour interval 1/2 meter.
3. No building encroachments exist over or by the
4. Cadastral data SG No. 8096/1953.

SURVEYED BY
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Not a Professional
PROFESSIONAL LAND SURVEYOR
AFRICA SURVEY
+27-82 458 5802
info@fricasurvey.co.za
www.africasurvey.co.za

DATE 04/09/2006
 SINGER MANAGER!
 SERIALS BESTBURGER

SMITH MANAGER: TOWN PLANNING
SENIO BUSTURD: STATSBEPLANNING

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STATUS	PLAN OF DEVIATION

ARCHITECT

SCOTT
ARCHITECTS

Unit 11, Peims Garden Square,
1 Owen Grant St, Wilderness, 65600
Tel: +27 76 128 2575
info@scottarchitects.co.za
www.scottarchitects.co.za

CLIENT
ROGER & GRETA VANDE WIELE

PROJECT

HOUSE VANDE WIELE

511

675 LAKE ROAD
WILDERNESS

DRAWING

SURVEY DIAGRAM

SCALE AS SHOWN	DRAWN CF CALITZ
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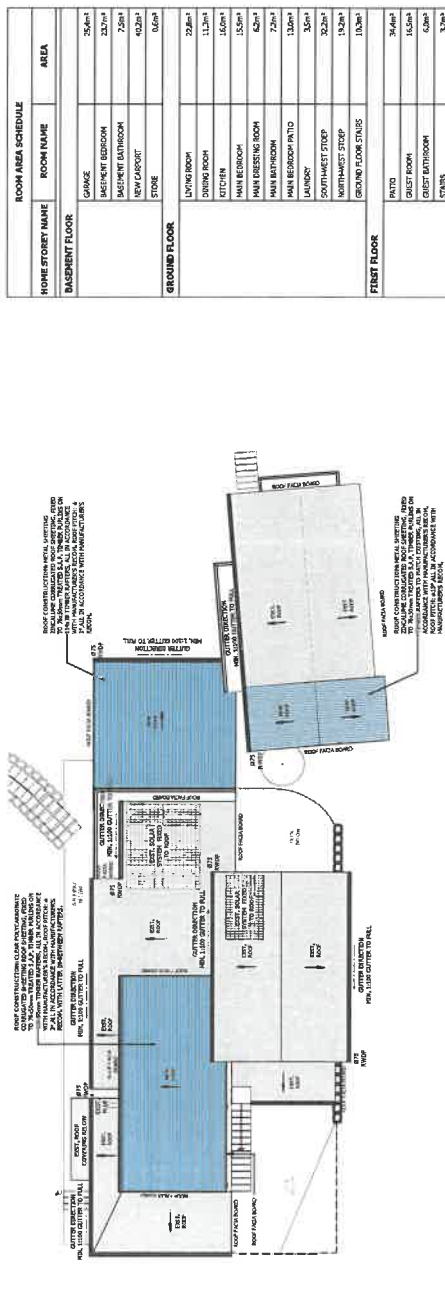
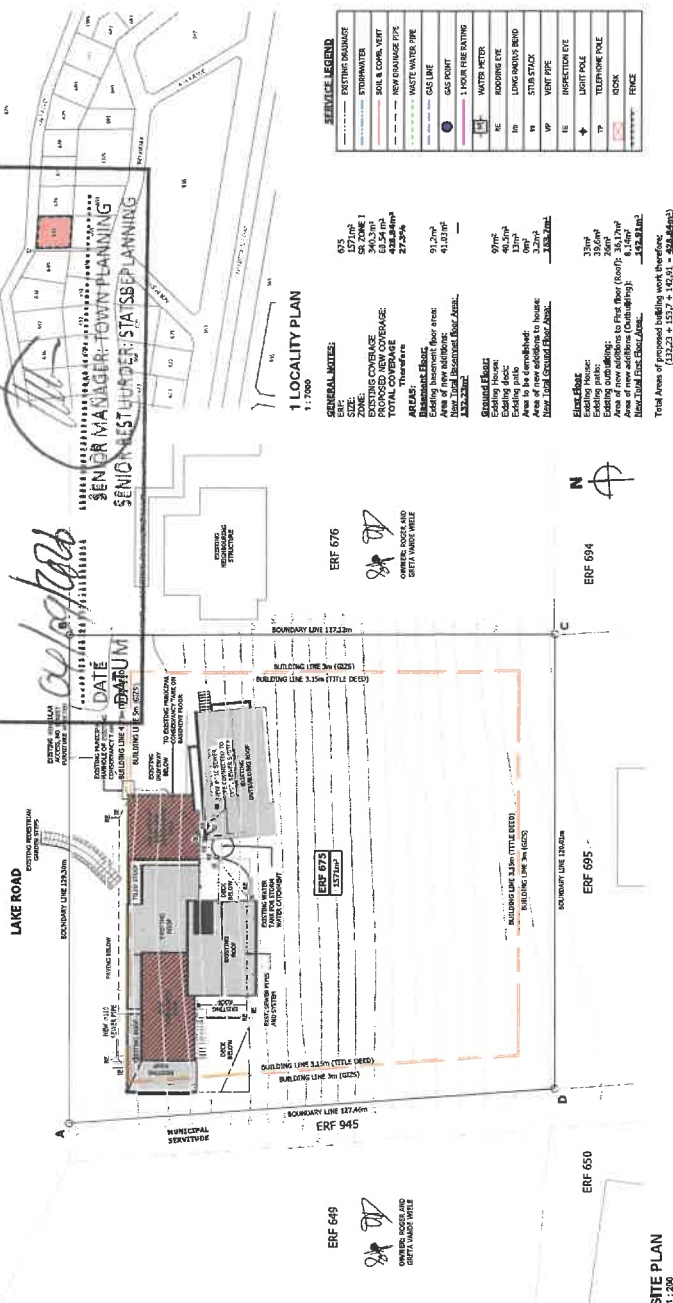
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CLIENT SIGNATURE

DATE:

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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.



GENERAL NOTES:

- 1. All dimensions are in meters unless otherwise stated.
- 2. All dimensions are to be checked on site and verified.
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PLAN OF DEVIATION

STATUS

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www.scottarchitects.co.za

CLIENT

ROGER & GRETA VANDE WIELE

PROJECT

HOUSE VANDE WIELE

SITE

675 LAKE ROAD
WILDERNESS

DRAWING

SITE PLAN & ROOF PLAN

SCALE

AS SHOWN

DATE

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PROJECT NO.

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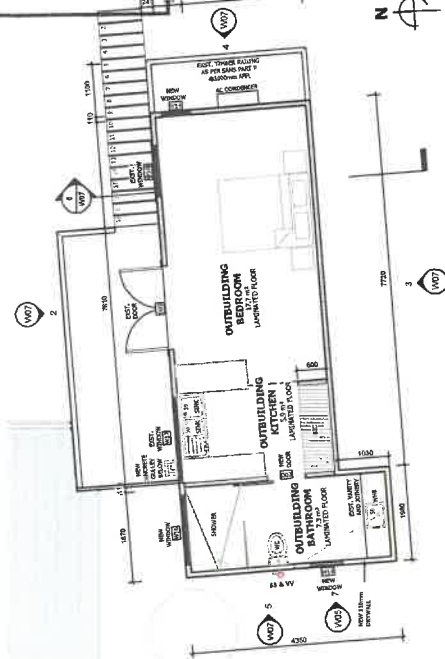
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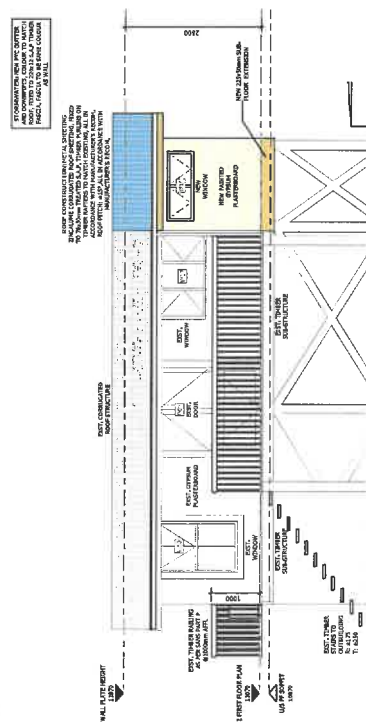
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24/09/2016

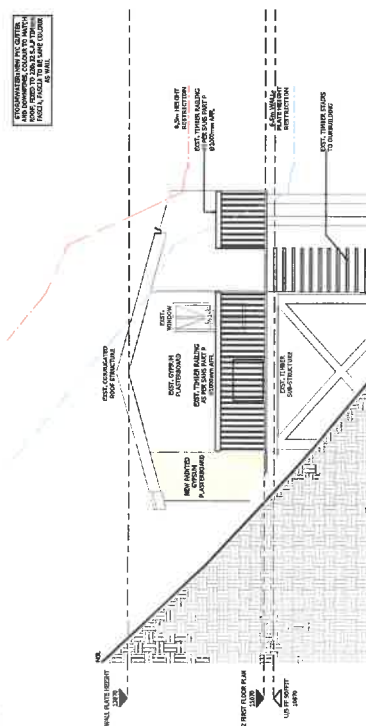
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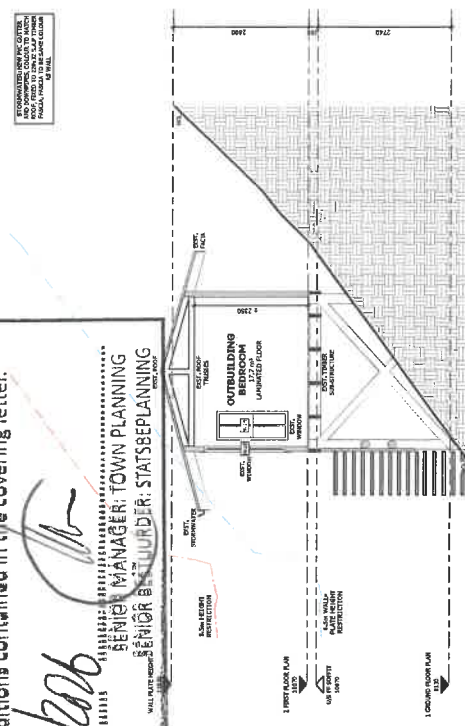
3 OUTBUILDING FLOOR PLAN



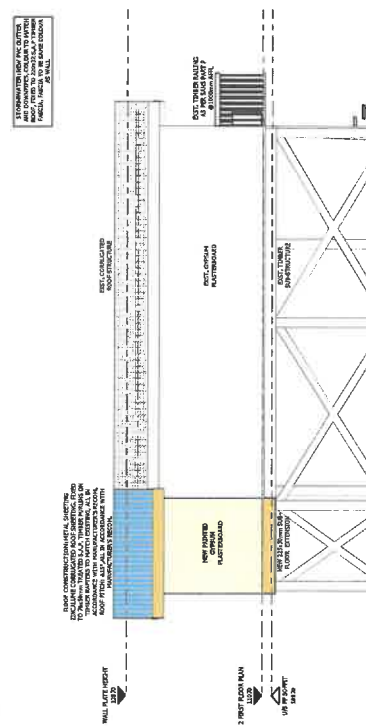
5 NORTH ELEVATION - OUTBUILDING
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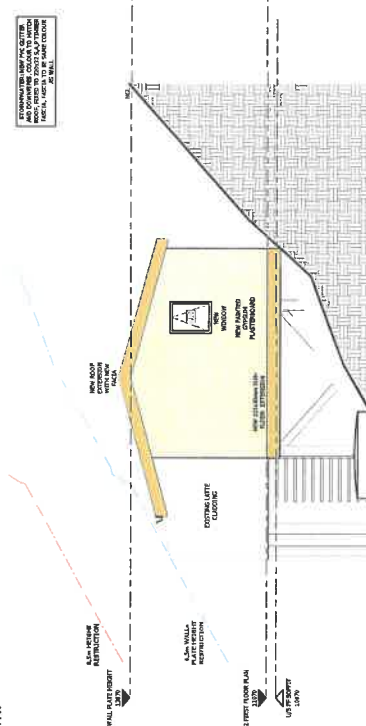
7 EAST ELEVATION - OUTBUILDING



SECTION D-D
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10 SOUTH ELEVATION - OUTBUILDING



3 WEST ELEVATION - OUTBUILDING

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Rev	Date	Description
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PLAN OF DEVIATION	
STATUS	

ARCHITECT

SCOTT
ARCHITECTS

Unit 11, Peirce Garden Square,
1 Owen Grant St, Wildermead, G55D
Tel: 0177 26 120 25/96

CLIENT
ROGER & GRETA VANDE WIELE

PROJECT	HOUSE VANDE WIELE
SITE	

DRAWING

675 LAKE ROAD
WILDERNESS

OUTBUILDING

SCALE AS SHOWN	DRAWN BY CALTZ
DATE 7/14/2008 10:27:23	CHECKED BY: [signature] 8-4-08

PROJECT NO. 240		DRAWING NO. W007	REVISION 00
ARCHITECT SIGNATURE			

CLIENT SIGNATURE _____

water drawn is not to be scaled. All work to comply with the 1988, any relevant SABS code of practice and any local authority regulations. The contractor is to make themselves aware of these prior to commencement of work.