

Collaborator No.: 3989070
Reference / Verwysing: Erf 754, Wilderness
Date / Datum: 25 September 2026
Enquiries / Navrae: Petro Botha

Formaplan cc
PO Box 9824
George
6530

Attention: Phillip Theron

Email: philip@formaplan.co.za

APPLICATION FOR PERMANENT DEPARTURE ON ERF 754, WILDERNESS

Your application in the above regard refers.

The Senior Manager: Town Planning (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 for relaxation of the height of a pitched roof on Erf 754, Wilderness, from 8.5m to 8.9m;

BE APPROVED in terms of Section 60 of 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 surrounding property rights.
- (iv) The height departure is minor and only relates to a small portion of the pitched roof.
- (v) No objections were received against the height departure.

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 of approval.
2. This approval shall be taken to cover only the departure application as applied for and as indicated on Plan No. **25-16B1B** dated **11 February 2026**, drawn by **Gideon Henning Draughting Services** 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. In accordance with Section 66(2)(z) of the Land Use Planning By-Law for George Municipality, 2023, a minimum contravention levy of **R2 024,00 (inclusive of VAT)** shall be payable to the Directorate: Planning and Development upon submission of as-built building plans.
4. Any remaining illegal structures within the building lines must be removed prior to submission of building plans.
5. The above approval will be considered as implemented on approval of as-built building plans.

Town Planning Notes:

- (i). *All zoning scheme development parameters must be indicated on building plan submission and complied with. Any structure not applied for that requires an additional application approval must be applied for before building plans can be considered.*
- (ii). *A building plan must be submitted for approval in accordance with the National Building Regulations.*
- (iii). *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.*
- (iv). *Stormwater must be dispersed responsibly, and the stormwater management and erosion control measures must be addressed on the building plans.*
- (v). *The contravention levy was calculated as follows:*
 - ~ Total extent of contravention area = 2.08m² (directly related)
 - ~ The per m² value of the property is R 1 613,65/m²
 - ~ The contravention levy payable by the owner in accordance with the Municipality's tariff list is:
 - ~ Directly: 10% x R per m² (R1 613,65) x contravention area (2.08m²) = R 335,64 (excluding VAT)
 - ~ Total minimum contravention levy as per the approved tariff list = R 1 760, 00 (excluding VAT)
 - ~ = R2 024,00 (including VAT)

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 16 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/Erf 754, Wilderness_approval letter Delia.docx](https://georgemun-my.sharepoint.com/personal/pbotha_george_gov_za/Documents/LAND%20USE%20MANAGEMENT/DECISIONS/2026/SEPTEMBER/Myne/Erf%20754,%20Wilderness_approval%20letter%20Delia.docx)

