

*Beplanning en Ontwikkeling
Planning and Development*

Collaborator No.: 3656306
Reference / Verwysing: Erf 1004, Wilderness
Date / Datum: 02 October 2026
Enquiries / Navrae: Petro Botha

Nel and de Kock Town and Regional Planners
Attention: Alexander Havenga
P.O. Box 1186
George
6530

Email: neldek@mweb.co.za

APPLICATION FOR CONSENT USE AND DEPARTURES – ERF 1004, WILDERNESS

Your application in the above refers.

The South Cape Joint Municipal Planning Tribunal – George Municipality, meeting held on 30 September 2026 resolved:

A. That the following applications applicable to Erf 1004, Wilderness:

1. **Consent Use** in terms of Section 15(2)(o) of the Land Use Planning By-Law for George Municipality, 2023 for a Place of Entertainment in order to operate a lounge bar on Erf 1004, Wilderness;
2. **Departure** in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023 from the parking requirements from “Normal Areas” ratio to “PT 2” ratio;

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

REASONS FOR DECISION

- (a) A Place of Entertainment (Lounge Bar) has already proven to be an advantage to the area as there are limited nighttime entertainment in Wilderness area, yet it is a holiday village and at any given time may have large amounts of youth visiting the area residing in local backpacker facilities and accommodation establishments.
- (b) Having entertainment in the local area, reduces the need to travel to nearby cities during late hours and improves the likelihood of patrons returning home safely.
- (c) The use does not have an adverse negative impact on the character of the area and the surrounding built environment.
- (d) The use does not detract from the functionality and integrity of the Wilderness landscapes and is of an appropriate scale and form.
- (e) The development is within an existing building within the Central Business District of Wilderness, being the most suitable precinct for this type of activity

- (f) The place of entertainment is supported from a Tourism perspective and does not contradict Spatial Planning objectives and holds no known negative implications for municipal service delivery.

CONDITIONS OF THE 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 two (2) years from the date the approval comes into operation.
2. This approval shall be taken to cover only the above approval as indicated on Drawing no W/I/200-3 dated March 2026, drawn by Nel & de Kock Town and Regional Planners, 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. A Site Development Plan (SDP) must be submitted to and approved by the Municipality prior to the submission of building plans. The SDP must indicate the site layout, access, parking, loading, refuse area, outdoor seating, noise mitigation measures and landscaping.
4. Appropriate measures must be implemented to reduce potential noise disturbances and nuisances from the place of entertainment. Acoustic materials must be incorporated to limit the spill of noise to acceptable standards.
5. Indoor climate control must be implemented to avoid the need for open doors and windows while using amplified sound. These measures and of condition (4) must be indicated on the site development plan and building plans. An appropriately qualified sound engineer / professional must certify that these sound mitigation measures have been correctly installed and compliant with applicable standards before occupational certificates are issued.
6. Beautification and landscaping on the property must be implemented to the satisfaction of the Municipality.
7. Should the N2 be widened to include the portion of the road reserve currently utilised by Erf 1004, Wilderness for access purposes towards Erf 165, Wilderness, alternative access arrangements will be required and must be indicated on the site development plan.
8. Access must be ensured by means of the registration of a servitude right of way on the southern boundary. The servitude must be widened to ensure the functionality thereof. The servitude area must be indicated on the site development plan and building plans. The registered notarial deed of servitude must be submitted on the building plan application.
9. Four (4) parking bays, a separate loading bay, refuse area and outdoor seating for the place of entertainment must be indicated on submission of the site development plan and building plans.
10. In accordance with Section 66(2)(z) of the Land Use Planning By-Law for George Municipality, 2023, a contravention levy of **R258 901,75 (VAT included)** will be payable to the Directorate: Planning and Development on submission of building plans.
11. No amplified music, live music or similar entertainment activities that generate noise may continue after 00h00.
12. The owner and operators shall ensure that approved operating hours in terms of all other legislation or other approvals are strictly adhered to, benefiting the residents and the visitors of Wilderness.
13. The approval will be regarded as implemented on the issuing of the occupation certificate in accordance with the approved building plans for the place of entertainment.

Town Planning Notes:

- (i) The departures from the carriageway crossing width and the reversing across the sidewalk is no longer required as the parking and access layout was amended subsequent to submission of the application.
- (ii) Stormwater must be managed and dispersed responsibly, and appropriate stormwater management and retention measures must be indicated on the building plans. The building plans must also illustrate the natural drainage patterns on site.
- (iii) Alternative forms of entertainment should also be considered and implemented such as silent discos.
- (iv) The contravention levy is calculated as follows:
 - Contravention area (directly): 148.97m²
 - Indirect contravention parking) not included.
 - m² Value of property = total municipal value / area of property.
 - $R16\,110\,000 / 1\,066\text{m}^2 = R15\,112,57/\text{m}^2$.
 - $\text{Contravention levy} = 10\% \times R15\,112,57 \times 148.97\text{m}^2 = R225\,131,96$ (excluding VAT)
 - Total: R258 901,75 (including VAT)

B. That the application for **Exemption** in terms of Section 24(1)(f) of the Land Use Planning By-law for the George Municipality, 2023 for the registration of a right of way servitude (ABCDE on Site Plan) over Erf1004, Wilderness in favour of the general public; **BE GRANTED.**

You have the right to appeal to the Appeal Authority against the decision of the Eden Joint Municipal Planning Tribunal – George Municipality, 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 23 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

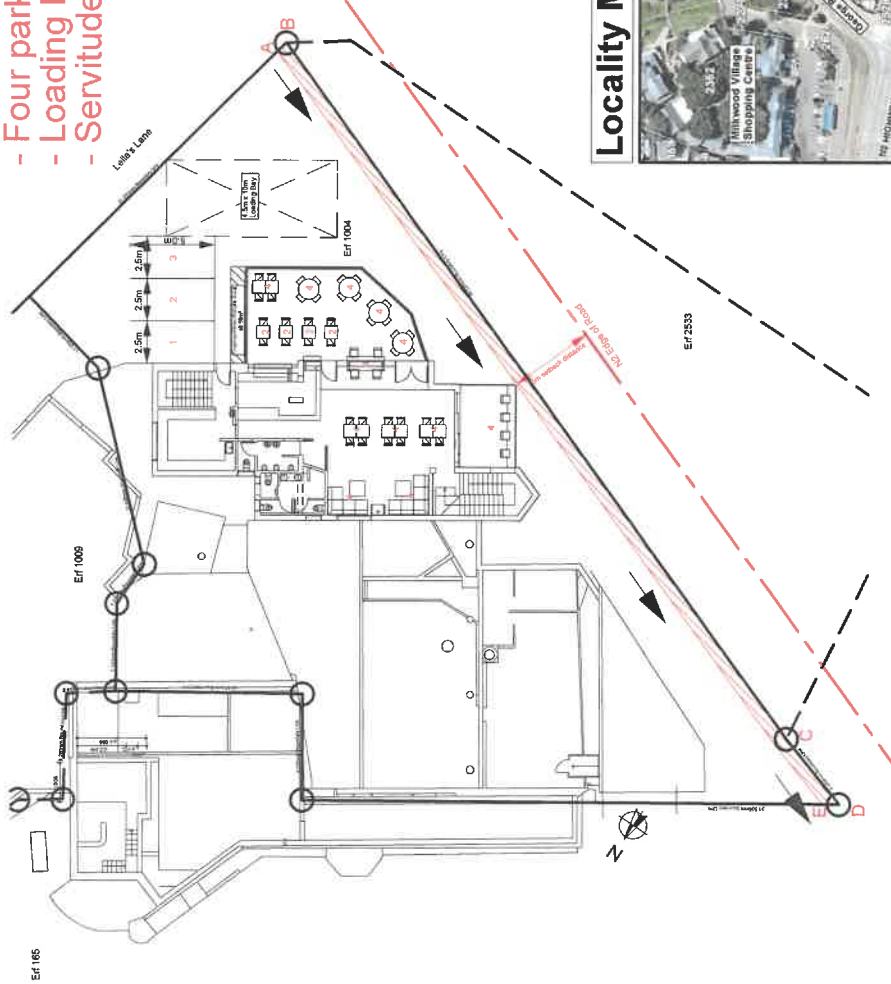


C PETERSEN

SENIOR MANAGER: TOWN PLANNING

Notes:

- Four parking bays required.
- Loading bay to not obstruct traffic flow.
- Servitude to be widened to be functional.



Locality Map: 1: 2500(A3)



MUNISIPALITEIT 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.

02/10/2026

DATE
DUM
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPANNING

Consent Use and Permanent Departures: Rem. Erf 1004, Wilderness, in terms of Section 15(2) of the Land Use Planning By-Law of George Municipality, 2023

Application is being made for the following in terms of the relevant sections of the Land Use Planning By-Law of George Municipality, 2023, w.r.t. Remainder Erf 1004, Wilderness:

1. Consent Use for a Place of Entertainment in terms of Section 15(2)(a) in order to operate a lounge bar from this land unit, and
2. The following permanent departures in terms of Section 15(2)(b):
 - 2.1 Departure from Section 45 of the Integrated Zoning Scheme By-Law, 2023, as amended, in order to allow for an increase of the total width of the property's combined entrance and exit way from 8.0m to $\pm 12.0m$, and
 - 2.2 Departure from Section 46(1)(v) of the Integrated Zoning Scheme By-Law, 2023, as amended, in order to permit vehicles to leave the property by reversing across the sidewalk.
- 2.3 Permanent Departure in order to allow parking provision to be calculated in accordance with PT2.
3. Exemption from the registration of a 0.75m wide servitude right-of-way marked Fig. A, B, C, D and E in favour of the general public over Remainder Erf 1004 in terms of Section 24(1)(i).

Remarks:

1. The Municipality requested that the applicant make provision for parking in respect of the proposed Place of Entertainment on the subject property.
2. The proposed Place of Entertainment provides seating for a total of 36 patrons. In terms of the PT2 parking calculation, the required parking bays are 18 bays. The applicant has provided 18 parking bays, which complies with the prescribed parking requirements.
3. Approval of this application will not result in any additional construction on the property.
4. The gross leasable area (GLA) and the respective land uses of the existing businesses on site are indicated on the attached Drawing No. 101, Project No. 21-005, prepared by Design Sixty Six.
5. The coverage of the existing development amounts to 67.7%.
6. Elevations indicated on the attached approved plan dd. 18/12/2001.

Notes:

1. Cadastral Information provided by Design66.
2. Locality Map obtained from Cape Farm Mapper.

Remainder ERF 1004, WILDERNESS



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SKAAL	1: 300(A3)	SCALE
BEPLAN	A.I.I.	PLAN
PLANNED	A.I.I.	NO
GETEKEN	A.I.I.	W/1/200-3
DRAWN	A.I.I.	NO
DATUM		March 2026

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