

Collaborator No.: 4039348
Reference / Verwysing: Erf 721, Wilderness
Date / Datum: 02 October 2026
Enquiries / Navrae: Petro Botha

Marlize de Bruyn Planning
PO Box 2359
GEORGE
6530

Attention: Marlize de Bruyn

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marlize@mdbplanning.co.za
denise@mdbplanning.co.za

APPLICATION FOR ADMINISTRATORS CONSENT AND PERMANENT DEPARTURE
ERF 721, 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 Administrators Consent in terms of Section 39(4) of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) in accordance with Condition 4(d) of Deed of Transfer T61778/2022 in order to allow for the relaxation of the following building lines applicable to Erf 721, Wilderness:

- a) southern street boundary building line from 4.72m to 0.7m and 1.1m respectively for the existing carports and pergola;
- b) western common boundary building line from 3.15m to 0.0m for an existing shed/kitchen storage area, pergola and water tank;

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 following on Erf 721, Wilderness:

- a) Relaxation of the southern street boundary building line from 4.0m to 0.7m and 1.1m respectively to accommodate existing carports and a covered pergola.
- b) Relaxation of the western side boundary building line from 2.0m to 0.0m respectively to accommodate the existing shed/kitchen storage area, pergola and water tank.
- c) To allow a carriageway crossing on the southern street boundary with a width of 9.8m in lieu of 8.0m;

BE APPROVED in terms of Section 60 of said Bylaw for the following reasons:

REASONS:

- (i). There will be no negative impact on surrounding neighbours' rights or amenity in terms of views, privacy or overshadowing.
- (ii). The structures are existing and are already forms part of the character of the area, and with the necessary mitigations do not have a negative visual impact on the streetscape.
- (iii). The proposed addition forms part of residential development and can be accommodated within the property.
- (iv). No negative comments or objections were received.

Subject to the following conditions imposed of Section 66 of said Bylaw, namely:

CONDITIONS:

1. That in terms of the Land Use Planning By-law for the George Municipality 2023, the approval shall 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 Departures as applied for and as indicated on the site layout plan, A103 drawn by Liminal Architects dated 28 January 2026 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. The owner to plant at least x2 indigenous 200l trees on the property with associated landscaping to replace the trees on site that was removed to accommodate the carport. Trees to be shown on building plan and planted before the occupation certificate be issued.
4. The carports along the southern street boundary shall remain open-sided and may only comprise a roofed structure. The structures shall be constructed of natural materials, such as timber, to ensure that they blend with and complement the surrounding natural landscape. The structures may not be enclosed or covered with shade cloth or any other material that may result in a negative visual impact the streetscape character of the area.
5. A contravention levy of **R21 282.52** (VAT Included) is payable on the submission of building plans for the unauthorized land use.
6. The rights will be considered implemented on the issuing of the occupation certificate in accordance with the approved building plans.

Notes:

- *As built building plans 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.*
- *Material used for the carports to be included on the building plans.*
- *Applicant to show all existing structures on site when submitting Building Plans for approval.*
- *The property is subject to the OSCAE Regulations. No record of OSCAE permits being issued for the structures could be found. The owner to comply with all OSCAE Regulations prior to building plan submission.*
- *The contravention levy was calculated as follows:*
 - *Encroachments: 58.8m² (existing pergolas, covered parking and shed/kitchen storage area)*
 - *Property value: R2 990 000.00/950m²= R3 147.37/m²*
 - *Contravention = 10% x R3147.37/m² x 58.8m²=R18 506.54*
 - *VAT@15%=R2 775.98*
 - *Total: **R21 282.52 (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 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

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.
DATE 02/10/2024
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTURDER: STATSBEPANNING

AREA	AREA	AREA
1.1	1.2	1.3
1.4	1.5	1.6
1.7	1.8	1.9
2.0	2.1	2.2
2.3	2.4	2.5
2.6	2.7	2.8
2.9	3.0	3.1
3.2	3.3	3.4
3.5	3.6	3.7
3.8	3.9	4.0
4.1	4.2	4.3
4.4	4.5	4.6
4.7	4.8	4.9
5.0	5.1	5.2
5.3	5.4	5.5
5.6	5.7	5.8
5.9	6.0	6.1
6.2	6.3	6.4
6.5	6.6	6.7
6.8	6.9	7.0
7.1	7.2	7.3
7.4	7.5	7.6
7.7	7.8	7.9
8.0	8.1	8.2
8.3	8.4	8.5
8.6	8.7	8.8
8.9	9.0	9.1
9.2	9.3	9.4
9.5	9.6	9.7
9.8	9.9	10.0

PLAN & SERVICE LEGEND	
	Substation, Storage and Fuel Areas
	Highway, Airport, and Other Accessible
	General Work
	Black Pavers
	Stop Water Head
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	Hand Beam
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ERF 896

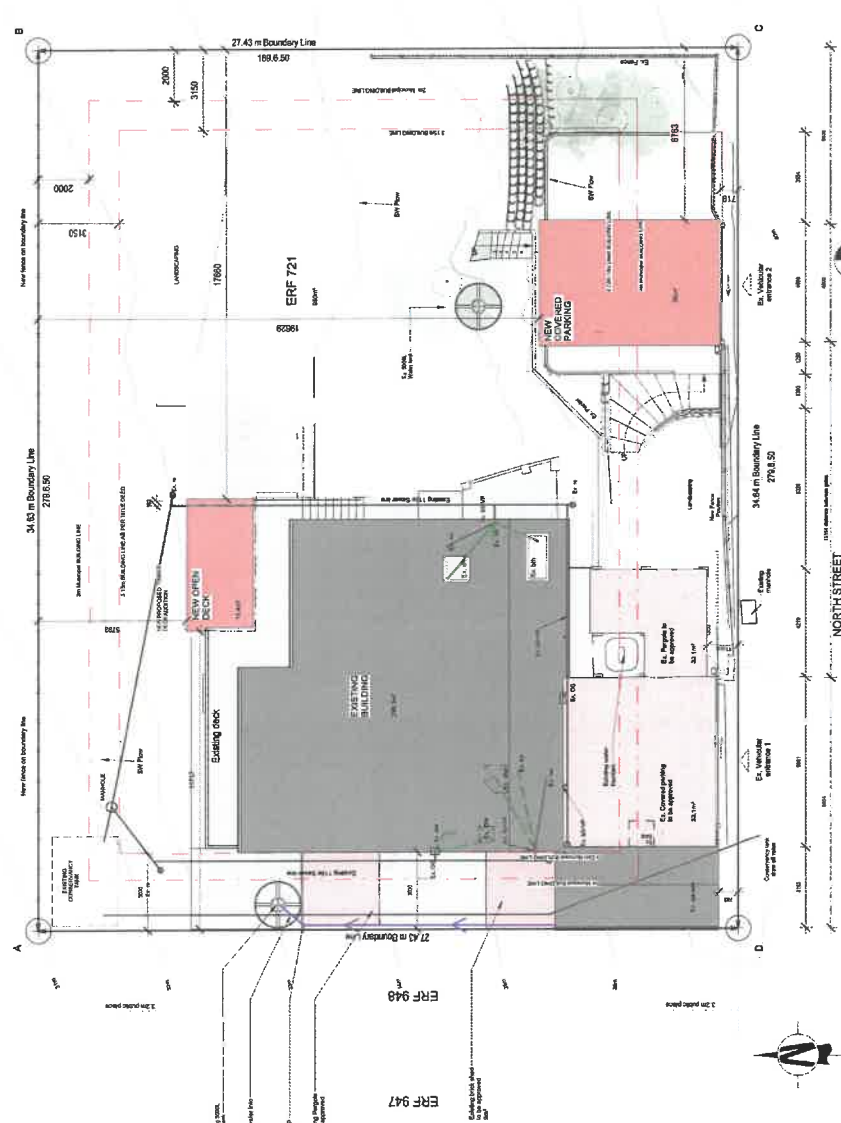
ERF 897

ERF 720

ERF 721

ERF 947

ERF 948



Scale 1:100
North Arrow

SITE PLAN
1:100

CONSTRUCTION NOTES

1. The drawings are prepared in accordance with the latest edition of the South African National Standards (SANS) 10400-1:2017 and SANS 10400-2:2017.

2. The drawings are prepared in accordance with the latest edition of the South African National Standards (SANS) 10400-1:2017 and SANS 10400-2:2017.

3. The drawings are prepared in accordance with the latest edition of the South African National Standards (SANS) 10400-1:2017 and SANS 10400-2:2017.

4. The drawings are prepared in accordance with the latest edition of the South African National Standards (SANS) 10400-1:2017 and SANS 10400-2:2017.

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10. The drawings are prepared in accordance with the latest edition of the South African National Standards (SANS) 10400-1:2017 and SANS 10400-2:2017.

STATUS: MUNICIPAL SUBMISSION

CLIENT: CHARL DE KOCK

CLIENT SIGNATURE:

PROJECT: DECK EXTENSION & NEW COVERED PARKING

ARCHITECT: LIMINAL ARCHITECTS

CELL: 078 386 7497

EMAIL: info@liminal.co.za

ADDRESS: 392 VANDERSTRAAT, WILDEMOES, GEORGE, 6530

ARCHITECT SIGNATURE:

P. J. JOHNSON

SAPO - PRACTICE - 44018884

PROFESSIONAL ARCHITECT

PENELOPE JOY VORSTER

SAPO - PRACTICE - 44018884

PROFESSIONAL ARCHITECT

SAPO - PRACTICE - 44018884

OCCUPATION CLASSIFICATION: H4

SITE: 721 North Street Wilderness

DRAWING: SITE PLAN

SCALE (@ A1):

CO: DRAWN:

PROJECT NO: 28/04/2026

DRAWING NO: 21-24

CURRENT REVISION: B

REVISION DATE: 03-04-2025

Exiting elements corrected

Project: 721 North Street Wilderness

Architect: Liminal Architects