

**Menslike Nedersettings, Beplanning en Ontwikkeling
Human Settlements, Planning and Development**

Collaborator No.: 3464581
Reference / Verwysing: Erf 334, Wilderness
Date / Datum: 31 January 2025
Enquiries / Navrae: Primrose Nako

Email: planning@mdbplanning.co.za

MARLIZE DE BRUYN
P O BOX 2359
GEORGE
6530

**APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION): ERF 334,
WILDERNESS**

Your application in the above regard refers.

The Senior Manager: Town / Spatial Planning (Authorised Official) has, under delegated authority, 4.17.1.24 of 30 June 2022 decided that that the application for a 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 following building lines applicable to Erf 334, Wilderness:

- 1) Eastern side boundary building line from 3m to 1.4m to accommodate the existing primary dwelling.
- 2) Eastern side boundary building line from 3m to 1.5m to accommodate an existing outside bedroom.
- 3) Southern street boundary building line from 5m to 3.5m to accommodate an existing outside bedroom.
- 4) Southern street boundary building line from 5m to 1.1m to accommodate an existing deck.
- 5) Southern street boundary building line from 5m to 3.8m to accommodate an existing garage with a patio above.
- 6) Western side boundary building line from 3m to 0m to accommodate an existing garage with a patio above.
- 7) Western side boundary building line from 3m to 1.8m to accommodate an existing braai on the patio above the garage.

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

REASONS:

- (i). The proposed uses will not have an impact on surrounding property rights.
- (ii). The additions form part of normal residential development and can be accommodated within the property's cadastral boundaries.
- (iii). The position of existing engineering services infrastructure has been considered.
- (iv). There will be no adverse impact on the natural environment.

- (v). The proposal was not opposed and from this perspective it can be derived that it does not affect public interest.

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

CONDITIONS:

1. That in terms of the provisions of the Land Use Planning By-law for George Municipality 2023, the above-mentioned approval shall lapse if not implemented within a period of two (2) years from the date of when the approval comes into operation.
2. This approval shall be taken to cover only the departure application as applied for and as indicated on Drawing No. M101 dated 24 October 2024 drawn by Design66 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. The approval will be considered as implemented on approval of building plans.

Notes:

- *A building plan must be submitted for approval in accordance with the National Building Regulations.*
- *Please note that no protected trees may be trimmed, cut or removed without a license issued in terms of the National Forests Act No. 84 of 1998.*
- *Stormwater management needs to be addressed on submission of the building plan, to the satisfaction of the Civil Engineering Department.*

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: Human Settlements, Planning and Development, P O Box 19, George, 6530 or Directorate: Human Settlements, Planning and Development, 5th floor, Civic Centre, York Street, George **on or before 21 FEBRUARY 2025** 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.

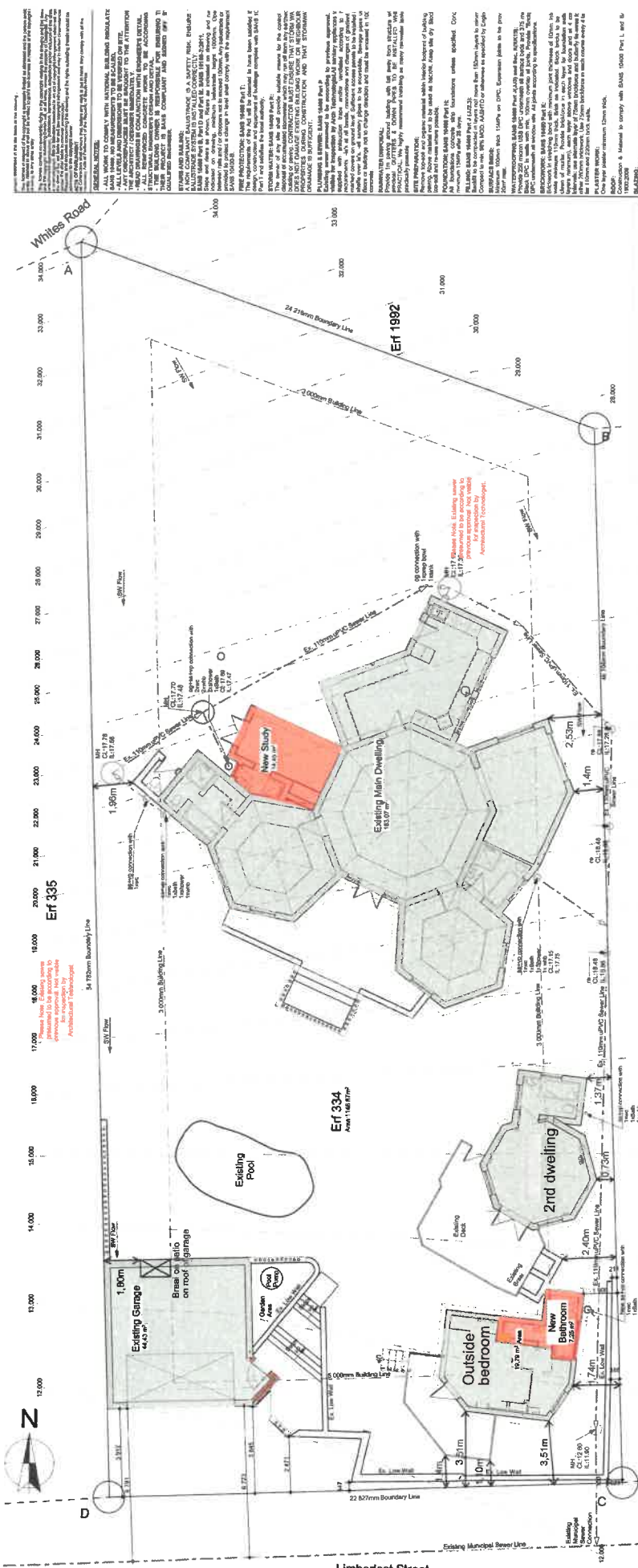
Yours faithfully

I HUYSER

ACTING SENIOR MANAGER: TOWN PLANNING

C:\sca\ Erf 334, Wilderness (Permanent Departure Decicion Letter) JM De Bruyn.docx

min 1000mm.
 2. Fence to be in accordance with the relevant standards.
 Pool overflow may not discharge into stormwater system.
 Pool overflow must be designed to discharge into stormwater system.
 All as per SANS 10400 Part D
 Please Note: Elevations are to be submitted to the relevant authority for approval.
 All structural works to be submitted to the relevant authority for approval.
 All electrical works to be submitted to the relevant authority for approval.
 All plumbing works to be submitted to the relevant authority for approval.
 All mechanical works to be submitted to the relevant authority for approval.
 All landscaping works to be submitted to the relevant authority for approval.
 All other works to be submitted to the relevant authority for approval.



GENERAL NOTES:
 1. THE DRAWING IS TO BE USED IN CONNECTION WITH THE PERMITTING PROCESS.
 2. THE DRAWING IS TO BE USED IN CONNECTION WITH THE PERMITTING PROCESS.
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Area and Coverage Breakdown

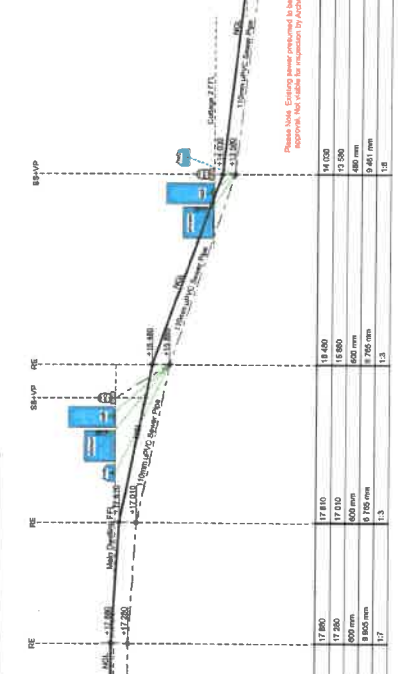
Area	Unit
Existing Erf	1 143,87 m ²
Building Lines Streets	5 m
Building Lines Side Overhangs	3 m
Zoning	Residential
Occupancy	Dwelling House
Existing Areas	14,429 m ²
Existing Garage	151,008 m ²
Existing Dwelling	19,815 m ²
Existing Cottage 1	26,205 m ²
Existing Cottage 2	14,417 m ²
New Study	1,234 m ²
New Bedroom	205,115 m ²
Total	224,511 m²



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.
31/01/2025
 DATE
 SENIOR MANAGER: TOVIN PLANNING
 SENIOR BEAUFURDER: STATSBEPANNING

DESIGN 6DXTY
 Designing (Pty) Ltd
 Professional Services
 Architectural Technology
 REGISTRATION NUMBER: 2014/0001/0003
 SALAFAT ARCHITECTURE SALAFAT - 32700

Client:
 Mr. Louis S. Hureston & Ms. Denise N. Thiebaut
 Limberlost Lane, Erf 1992, Hureston, SA 6001
 Cell: 081 958 9655



Site Plan

Level	Area	Perimeter	Volume
2nd Floor Level	17,781	17,781	17,781
1st Floor Level	17,861	17,861	17,861
Basement	200	200	200
Distance	4 879 mm	4 879 mm	4 879 mm
Wall	100	100	100

Please Note: Existing sewer presented to be according to previous approval, but needs to be confirmed by Infrastructure Technology.