



The Municipal Manager
P O Box 19
George
6530

Ref: Erf 877 Wilderness

19 March 2025

Sir

APPLICATION FOR REZONING AND DEPARTURES (HEIGHT RESTRICTION AND BUILDING LINES): ERF 877 WILDERNESS

Attached hereto, please find an application in terms of

- Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2015 for the rezoning of Erf 877 Wilderness from Single Residential Zone I to General Residential Zone V (Guest lodge).
- Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2015 for the relaxation of the following building lines on Erf 877 Wilderness:
 - the southern street boundary building line from 5 metres to a distance ranging from 4.869 metres, 3.150 metres, 4.382 metres to 3.485 metres to legalize an existing staircase as well as portions of Guest Suite 2 (Lower floor level) and Guest Suite 4 (Basement floor level) which encroach into the street building line.
 - the western side boundary building line from 3 metres to a distance ranging between 2.134 metres and 2.079 metres to legalize an existing laundry on the ground floor.
 - the western side boundary building line from 3 metres to 0.0 metres to legalize a staff kitchenette on the lower floor.

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SACPLAN REG No. A/1386/2010

- An application in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2015 for a departure from the height restriction from 8.5 metres to 9.187 metres to allow for the legalization of the existing guest lodge on Erf 877 Wilderness.

Your prompt consideration of the application will be appreciated.

Thanking you in anticipation.

A handwritten signature in black ink, appearing to read 'J. Vrolijk', written in a cursive style.

Jan Vrolijk

MOTIVATION REPORT
APPLICATION FOR REZONING (GUEST LODGE) AND DEPARTURES (HEIGHT
RESTRICTION AND BUILDING LINES)
ERF 877 WILDERNESS

19 March 2025



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INDEX

1. BACKGROUND

2. DEVELOPMENT PROPOSAL

3. APPLICATION

4. PRE-APPLICATION CONSULTATION

5. GENERAL INFORMATION REGARDING ERF 877 WILDERNESS

- 5.1 Locality
- 5.2 Existing land use
- 5.3 Extent
- 5.4 Present Zoning
- 5.5 Surveyor General Diagram
- 5.6 Title Deed
- 5.7 Power of Attorney
- 5.8 Bondholder's consent
- 5.9 Conveyancer Certificate

6. DESIRABILITY OF THE APPLICATION FOR THE REZONING (GUEST LODGE) IN RESPECT OF ERF 877 WILDERNESS

- 6.1 Introduction
- 6.2 Physical characteristics of erf
 - 6.2.1 Topography
 - 6.2.2 Surface conditions
 - 6.2.3 Vegetation
 - 6.2.4 Other characteristics

6.2.5 Conclusion

6.3 Proposed land use

6.4 Compatibility of proposal with existing planning documentation and policies

6.4.1 Introduction

6.4.2 Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)

6.4.3 Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)

6.4.4 Western Cape Provincial Spatial Development Framework

6.4.4.1 Introduction

6.4.4.2 Protection of agricultural land

6.4.4.3 Urban edge

6.4.4.4 Self-sufficiency

6.4.4.5 Tourism

6.4.4.6 Summary

6.4.5 George Spatial Development Framework, 2023 (GSDF)

6.4.6 Wilderness-Lakes-Hoekwil Local Spatial Development Framework, 2015 (WLH-LSDF)

6.4.7 George Integrated Zoning Scheme By-Law, 2023

6.4.8 Title Deed

6.4.9 Conclusion

6.5 Compatibility of proposal with character of the area

6.6 Compatibility of proposal with natural environment

6.7 Potential of erf

6.8 Access to erf

6.9 Provision of parking

6.10 Provision of services

7. DESIRABILITY OF THE APPLICATION FOR PERMANENT DEPARTURE (HEIGHT RESTRICTION AND BUILDING LINES)

- 7.1 Introduction
- 7.2 Existing planning in the area
- 7.3 Impact on schools, open spaces and other community facilities
- 7.4 Impact on streetscape
- 7.5 Impact on sunlight, view and privacy
- 7.6 Impact on property values
- 7.7 Impact on provision of parking
- 7.8 Impact on traffic circulation
- 7.9 Provision of services
- 7.10 Fire fighting

8. CONCLUSION

ANNEXURES

Annexure "A": Municipal approval letter dated 4 May 2015

Annexure "B": Western Cape Provincial Government approval dated 20 May 2016.

Annexure "C": Final Municipal approval dated 2 June 2016

Annexure "D": Title Deed of Erf 877 Wilderness

Annexure "E": Plan No 244/12 dated 12 June 2012

Annexure "F": Plan No 343/13 dated 15 May 2013

Annexure "G": As built plans

Annexure "H": Application form

Annexure "I": Pre-application consultation form

Annexure "J": Locality plan

Annexure "K": General Plan

Annexure "L": Power of Attorney

Annexure "M": Conveyancer Certificate

Annexure "N": Surveyor General Diagram for Erf 878 Wilderness

MOTIVATION REPORT
APPLICATION FOR REZONING (GUEST LODGE) AND DEPARTURES (HEIGHT RESTRICTION AND BUILDING LINES)
ERF 877 WILDERNESS

1. BACKGROUND

The following applications for Erf 877 Wilderness were approved by the George Municipality on 4 May 2015:

- *“n Aansoek in terme van die Wet op Opheffing van Beperkings, 1967 (Wet 84 van 1967) vir die opheffing van voorwaarde B.4.(b), (d) en (e) uit Titelakte No T014844/10, synde die titelakte van Erf 877 Wilderness.*
- *‘n Aansoek in terme van Artikel 17 van die Ordonnansie op Grondgebruikbeplanning, 1985 (Ord 15 van 1985) vir die hersonering van Erf 877 Wilderness vanaf Enkelwoon Residensiële Sone na Algemene Residensiële Sone ten einde ‘n 10 slaapkamer gastehuis op die erf toe te laat .*
- *‘n Aansoek in terme van regulasie 2.4.4 van die Dorpsaanlegskemaregulasies van Wildernis vir die vergunning van die George Munisipaliteit om ‘n gedeelte van die bestaande woonhuis op Erf 877 Wilderness in ‘n Onderwysplek (lesingsaal vir die aanbied van seminare/opleiding) in te rig”.*

A copy of the municipal approval letter dated 4 May 2015 is attached hereto as **Annexure “A”**.

As the application also made provision for the removal of certain title deed conditions the application was referred to the Department of Environmental Affairs and Development Planning of the Western Cape Provincial Government for consideration. The application for removal of the restrictive title conditions was approved by the Department of Environmental Affairs and Development Planning of the Western Cape Provincial Government on 20 May 2016. A copy of the approval letter is attached hereto as **Annexure “B”**.

The final municipal approval of the mentioned applications was issued by the George Municipality on 2 June 2016. A copy of the final approval letter dated 2 June 2016 is attached hereto as **Annexure “C”**.

The applicant attorneys dealt with the removal of the restrictive title deed conditions and in terms of an endorsement in the title deed of Erf 877 Wilderness the restrictive conditions of title were removed on 31 October 2016. A copy of the endorsed Title Deed T14844/2010, the title deed of Erf 877 Wilderness, is attached hereto as **Annexure “D”**.

The owner has however never complied with the conditions attached to the remainder of the approvals issued on 2 June 2016 with the result that the remainder of the approvals have lapsed.

2. DEVELOPMENT PROPOSAL

Erf 877 Wilderness is developed with a dwelling house measuring approximately 831m² which has been developed over five distinct levels. The photo below gives an indication of the dwelling house as seen from 5th Avenue.



Approved building plans for the original dwelling house could not be found. The exact size of the original dwelling house is thus not known. On 12 June 2012 under Plan No 244/12 certain

extensions to the original dwelling house were approved. These extensions included an entertainment room, art studio, gymnasium and an open deck. These extensions had a floor area 462m². A copy of the approved building plan for these extensions is attached hereto as **Annexure “E”**. These building plans were implemented. As no building plans were asked for the original dwelling house at that stage it is taken that the municipality regarded the existing dwelling house at that stage to be a legal dwelling house.

On 15 May 2013 under Plan No 343/13 further building plans for a lounge, dining room and kitchen with a total floor area of approximately 147m² and an open deck with a floor area of approximately 14m² was approved. A copy of these building plans is attached hereto as **Annexure “F”**. These building plans were also implemented.

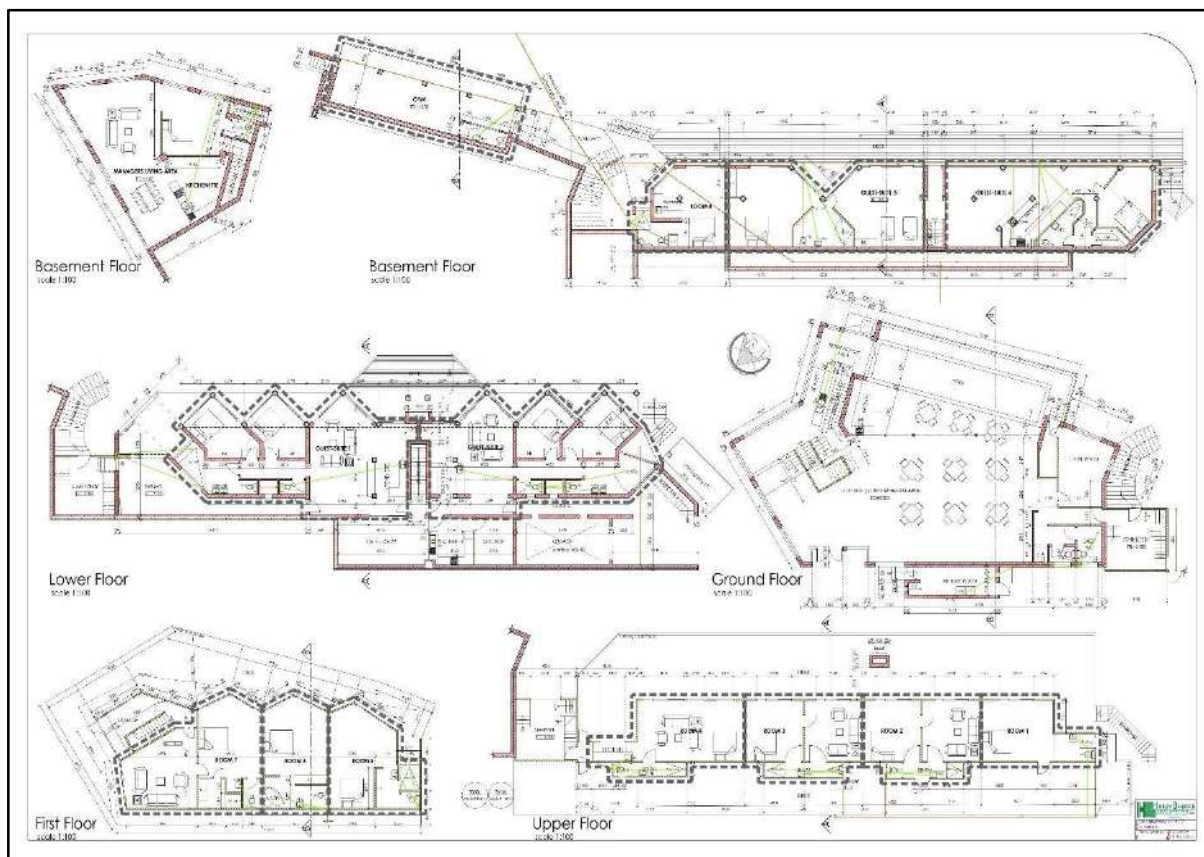
However, since the approval and implementation of these building plans, the owner has converted the dwelling house into a guest lodge consisting of the following levels with the various levels used as listed below:

- Basement level – Manager's apartment, gymnasium, guest suite consisting of two guest rooms, a self-catering guest room and a self-catering guest suite with one bedroom.
- Lower floor level – Two self-catering guest suites each with two bedrooms, a garage, hot water boiler room, storeroom and kitchenette for staff.
- Ground floor – Reception area, dining room, linen room, guest bathroom, storeroom and indoor swimming pool.
- First floor – A guest suite with one bedroom and two guest rooms.
- Second floor – A guest room, one self-catering guest room/suite and two guest suites with one bedroom each.

I should be noted that no addition floor area was added to the dwelling house and all the changes made by the owner were restricted to the existing floor area of the dwelling house as indicated on the approved building plans dated 12 June 2012 and 15 May 2013.

As built plans have since been prepared for the existing development on the erf. A copy of these as built plans is attached hereto as **Annexure “G”**. The various floor levels and the land uses

as described above is indicated on the plan below which is also attached hereto as **Annexure “G”**.



The dwelling house currently consists of a

- manager's apartment,
- two self-catering guest suites with two bedrooms each,
- three self-catering guest suites with one bedroom each,
- three guest suites (without kitchenettes) with one bedroom each,
- two guest rooms. as well as
- various other facilities ancillary and in support to the guest rooms, i.e. swimming pools, gymnasium, lounge, dining room, etc.

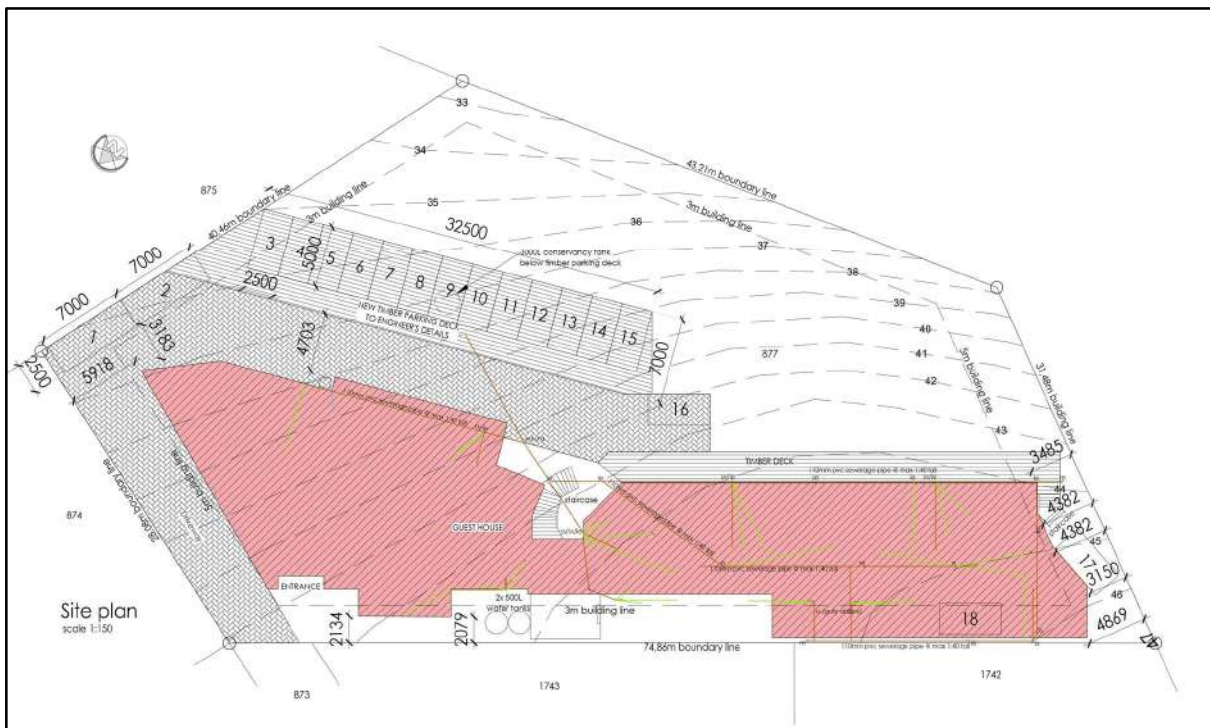
The existing dwelling house therefore consists of a manager's apartment and 15 guest rooms which include 5 self-catering guest units each with a kitchenette. No further additions to the dwelling house are envisaged and it is the intention of the owner to legalize the existing development on the erf.

As there was an issue with the provision of the required number of parking bays on the erf the owner has developed a wooden parking deck along the eastern frontage of the dwelling house. This parking deck can accommodate 15 vehicles. The photo below gives an indication of the mentioned parking deck.



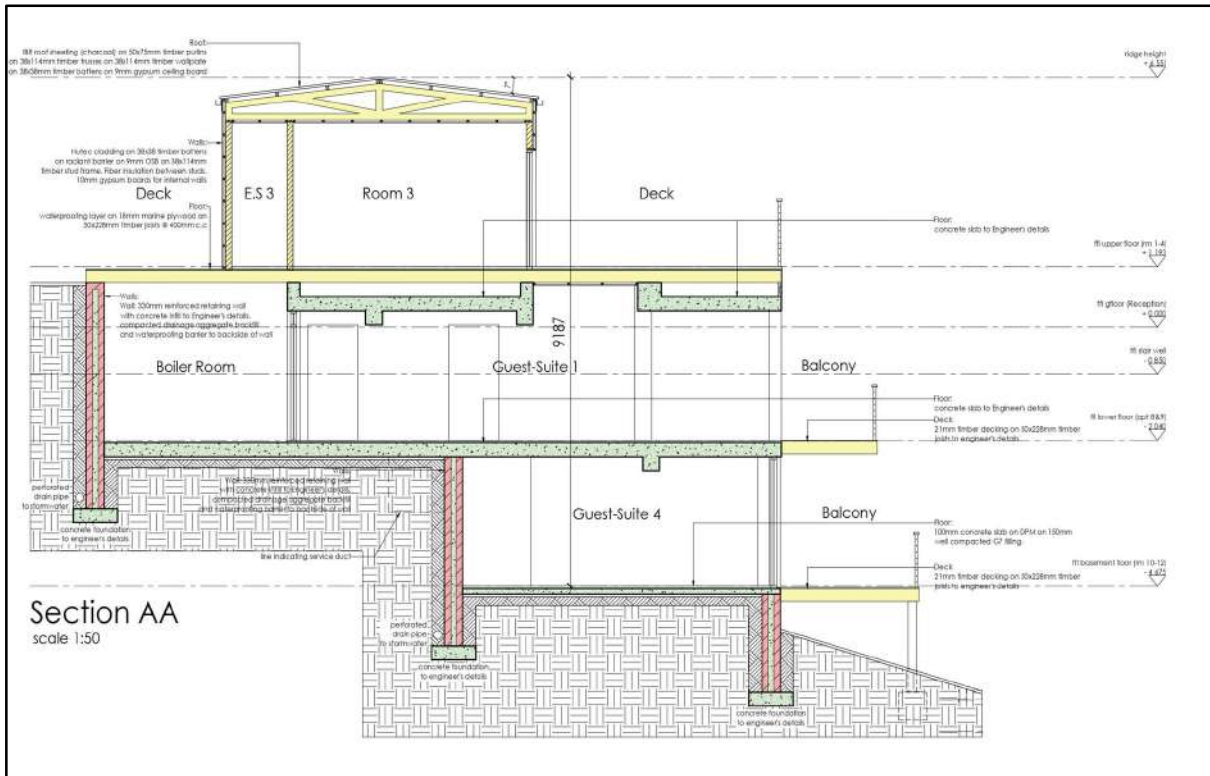
To legalize the existing development from a zoning point of view, the erf will have to be rezoned from Single Residential Zone I to General Residential Zone V (Guest Lodge).

In terms of the Table in Section 42 as per the George Integrated Zoning Scheme By-law, 2023, 2 parking bays must be provided for the manager's apartment. For a guest lodge consisting of more than 10 rooms, a minimum of 10 parking spaces or 0.75 parking spaces per guest room, whichever is the greater, must be provided. As the guest lodge consists of 15 guest rooms 11.25 parking bays (at a ratio of 0.75 parking bays per guest room) need to be provided for the 15 guest rooms. Furthermore, 1 visitor parking space must also be provided for every 6 bedrooms. Therefore, 2.5 parking spaces must be provided for the 15 guest rooms. In total, 16 (15.75) parking spaces must be provided for the development. As will be apparent from the site plan and from a site inspection, a wooden parking deck for 15 vehicles has been developed on the eastern extent of the erf. The dwelling house also has a garage which therefore means that there are 16 parking spaces on the erf. Space is also available for a further three parking spaces on the erf, if necessary as shown on the site plan. The parking requirements can therefore be met on the erf. The position and layout of the parking bays is indicated on the site plan below which is also attached hereto as **Annexure “G”**.



From Section AA below and as indicated on the as built plans attached hereto as **Annexure “G”**, it appears that a section of the “Guest Lodge” will exceed the 8.5 metre height restriction

applicable to a “Guest Lodge”. In terms of Section AA, it is indicated that the height of the guesthouse at this specific point measures 9.187 metres, thus clearly in excess of the 8.5 metres prescribed in the George Integrated Zoning Scheme By-law, 2023. An application will therefore also have to be made for a departure from the height restriction applicable to the development.



A guest lodge is subject to a 5 metre street building line. A staircase and portions of Guest Suites 2 and 4 as indicated on the as built plans attached hereto as **Annexure “G”** are located within the 5 metre street building line. An application will therefore have to be made for a departure from these building lines.

A guest lodge is furthermore also subject to a 3 meter building line along the other boundaries of the erf. As is apparent from the site plan, the guest lodge exceeds the western 3 metre side boundary building line with a laundry room, boiler room, staff kitchenette, storeroom and garage located within this building line. The laundry is located at a distance ranging between 2.134 metres and 2.079 metres from this western erf boundary whilst the boiler room, staff kitchenette, storeroom and garage are located on the 0.0 metre building line. An application for relaxation of

the western side building line to legalize the laundry and the staff kitchenette will thus be necessary.

It is the owner's purpose by virtue of the application to obtain the necessary approvals to legalize the existing Guest Lodge.

3. APPLICATION

To legalize the existing land use on Erf 877 Wilderness as described in point 2 above the following applications will have to be submitted for consideration:

- An application in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2015 for the rezoning of Erf 877 Wilderness from Single Residential Zone I to General Residential Zone V (Guest lodge).
- An application in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2015 for the relaxation of the following building lines on Erf 877 Wilderness:
 - ⇒ the southern street boundary building line from 5 metres to a distance ranging from 4.869 metres, 3.150 metres, 4.382 metres to 3.485 metres to legalize an existing staircase as well as portions of Guest Suite 2 (Lower floor level) and Guest Suite 4 (Basement floor level) which encroach into the street building line as indicated on the floor plans attached hereto as part of **Annexure "G"**.
 - ⇒ the western side boundary building line from 3 metres to a distance ranging between 2.134 metres and 2.079 metres to legalize an existing laundry on the ground floor attached hereto as part of **Annexure "G"**.
 - ⇒ the western side boundary building line from 3 metres to 0.0 metres to legalize a staff kitchenette on the lower floor attached hereto as part of **Annexure "G"**.
- An application in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2015 for a departure from the height restriction from 8.5 metres to 9.187 metres to allow for the legalization of the existing Guest Lodge on Erf 877 Wilderness.

The completed municipal application form is attached hereto as **Annexure "H"**.

4. PRE-APPLICATION CONSULTATION

The pre-application consultation discussion by the relevant officials of George Municipality, of the application, took place on 27 November 2024. The signed pre-application consultation form contains the following comments that need to be addressed in the application:

“Town Planning comments

- *Applicant to detail it in the town planning report if any additions are proposed, aside from the proposed timber deck that will be used for parking purposes.*
- *Clarity is also required to confirm if this parking deck is existing or still planned.*
- *Compliance in terms of parking width and distance/manoeuvring space to align with zoning scheme requirements – to be shown on plan.*
- *Applicant to note that any clearing of vegetation for any future development on this site will warrant consideration from DFFE and/or DEADP (environmental/integrated costal management).*
- *Applicant to provide detailed justification for the height relaxation, noted that the structure is existing. Visual representation from important views points to be shown.*
- *Mitigation measures against light pollution must be depicted by applicant in the town planning submission.*
- *Applicant to depict environmental buffers (ie CML, highwater mark, ecological sensitive areas etc) and align proposal with zoning scheme requirements in terms of these buffers.*
- *Comments from DEADP (environmental) in terms of ICMA will be required as part of the public participation process (comments can also be obtained prior to the submission of the application).*
- *The development of tourist related accommodation is in principle supported within the Wilderness area.*
- *Applicant to further motivate in terms of the LSDF, MSDF and the zoning scheme requirements.*

CES comments

- *Access to the property is restricted to Sixth Ave. with only one access point allowable per street, as per the George Integrated Zoning Scheme (GISZ) 2023 regulations*
- *All parking must be provided on-site, in accordance with the parking requirements specified in the GIZS 2023 parking tables. (Note normal PT ratios current applies)*
- *No parking is allowed within the road reserve, and the owner may be held liable for any costs associated with parking in the road reserve.*
- *Normal Development Charges (DCs) will apply in accordance with the DC policy and the Town Planning Bylaw.*
- *Building plans must be submitted to indicated proposed changes. The municipality reserves the right to impose new DC's should it be confirmed that no DC's were paid.*
- *Water and sewer services are available, subject to confirmation of capacity required.*
- *The developer must comply with the relevant Stormwater By-law.*

ETS comments

- *DC's will be applicable."*

A copy of the signed pre-application consultation form is attached hereto as **Annexure "I"**. No negative issues were mentioned, and permission was granted to proceed with the submission of the application.

The issues mentioned in the comments are addressed in various points in this motivation report.

5. GENERAL INFORMATION REGARDING ERF 877 WILDERNESS

5.1 Locality

Erf 877 Wilderness is situated at the eastern extent of 6th Avenue in Wilderness. The locality of the erf is indicated on the locality plan which is attached hereto as **Annexure "J"**.

5.2 Existing land use

Erf 877 Wilderness has been developed with a dwelling house/guest lodge as explained in detail in point 2 of this Motivation Report.

5.3 Extent

Erf 877 Wilderness is 2 782m² in extent.

5.4 Present zoning

In terms of the George Integrated Zoning Scheme By-Law, 2023, the zoning of Erf 877 Wilderness is Single Residential Zone I.

5.5 General Plan

Erf 877 Wilderness forms part of Wilderness Township Extention No. 2. A copy of General Plan No 8177 is attached hereto as **Annexure “K”**.

5.6 Title Deed

Erf 877 Wilderness is registered in the name of Tertius Johann Snyman. The title deed did contain certain restrictive conditions. In terms of an endorsement in the title deed of Erf 877 Wilderness the restrictive conditions of title were removed on 31 October 2016. A copy of the endorsed Title Deed T14844/2010, the title deed of Erf 877 Wilderness, is attached hereto as **Annexure “D”**.

5.7 Power of Attorney

A Power of Attorney, whereby Jan Vrolijk Town Planner / Stadsbeplanner is appointed by Tertius Johann Snyman, the registered owner of Erf 877 Wilderness, to prepare the applications referred to in point 3 of this motivation report and to sign all relevant documents is attached hereto as **Annexure “L”**.

5.8 Bondholder’s Consent

Erf 877 Wilderness is not encumbered by a bond.

5.9 Conveyancer Certificate

A Conveyancer Certificate in respect of Erf 877 Wilderness is attached hereto as **Annexure "M"**. The Conveyancer Certificate confirms that there are no conditions contained in the title deed which could restrict the contemplated land use in terms of the proposed application.

6. DESIRABILITY OF THE APPLICATION FOR THE REZONING (GUEST LODGE) IN RESPECT OF ERF 877 WILDERNESS

6.1 Introduction

The term "desirability" in the land use planning context, may be defined as the degree of acceptability of the land uses on the land unit concerned. The desirability of the intended consent use shall be discussed with reference to the aspects listed below.

- Physical characteristics of the erf.
- The proposed land uses.
- The compatibility of the proposal with existing planning documentation, spatial frameworks, legislation, and policies.
- The compatibility of the proposal with the character of the surrounding area.
- Potential of the erf.
- Accessibility of the erf.
- Availability of parking.
- Provision of services.

It will be indicated in the following paragraphs that the proposal can be regarded as being desirable as far as the mentioned aspects are concerned.

6.2 Physical characteristics of the erf

6.2.1 Topography

Although the erf has a fairly large size, only approximately 50% of the erf is in terms of the slope of the erf developable.

The western portion of the erf consists of a number of manmade levels on which the existing house has been developed. The levels are clearly visible from the as built plans (Section AA and Section BB) attached hereto as **Annexure "G"**.

The eastern portion of the erf has a sharp downward slope in an easterly direction which connects to a valley which occurs to the east of the erf. This portion of the erf is not developable at all, is at present overgrown with indigenous vegetation and is not used by the owner for any purpose.

The guest lodge is limited to the existing dwelling house, which has been developed within the topographical restrictions applicable to the erf. As no additions or extensions are proposed to the existing dwelling house and the land use is thus restricted to the existing dwelling house on the erf, the application for rezoning will thus not be affected by the current topographical situation on the erf.

6.2.2 Soil conditions

Little information concerning the soil conditions in the area is available. The soil condition of the application erf seems stable. The existing buildings on the application erf and buildings in the vicinity do not appear to have construction anomalies relating to unstable soil conditions. As no additions or further alterations are proposed to the existing dwelling house on the erf there is no reason to believe that the soil condition on the erf is not suitable to accommodate the proposed development.

There is, as such, no reason why this application cannot be supported from this point of view.

6.2.3 Vegetation

As already pointed out, the erf is a developed erf, and the guest lodge is to be restricted to the existing dwelling house. No garden is thus negatively affected by the proposal.

As indicated on the arial photo below the steep eastern portion of the erf forms part of a valley to the east and south of the dwelling house. No activities are envisaged for the steep eastern portion of the erf and the existing vegetation on this portion of the erf will stay intact en will in fact form an extension of the indigenous vegetation located to the east of Erf 877 Wilderness.



From the photo below it is clear that the eastern part of Erf 877 Wilderness forms an integral part of the vegetation and natural environment to the east of Erf 877 Wilderness.



6.2.4 Other

The application erf is not affected by flood lines, fountains, or other unique ecological habitats

6.2.5 Conclusion

From the contents of the above-mentioned paragraphs, there is no reason from physical characteristics point of view why the application for rezoning, as submitted, cannot be supported.

6.3 Proposed land use

The application erf is currently used as a guest lodge as discussed in point 2 of this motivation report. It is the intention to legalize this land use.

6.4 Compatibility of the development proposal with existing planning documentation and policies

6.4.1 Introduction

Different planning documents apply to the application and the desirability and compatibility of the application regarding each of these documents will subsequently be discussed.

6.4.2 Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) "(SPLUMA)"

Section 7 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) lists 5 development principles which must be applied when any development application is to be evaluated. The principles referred to are as follows:

- "Spatial justice"
- "Spatial sustainability"
- "Spatial efficiency"
- "Spatial resilience"
- "Good administration"

Different development principles are identified under each of the 5 abovementioned principles which must be applied when a land use application is to be evaluated. The proposed application for rezoning will subsequently be evaluated on each of the principles.

Spatial justice		
Criteria	Compliance	Planning Implication
Past spatial and other development imbalances must be redressed through improved access to and use of land.	Complies with.	In terms of the application, an existing guest lodge will be legalized which means that tourists will have access to accommodation facilities in the tourism-oriented Wilderness. The proposal will also lead to more efficient use of land, as the guest lodge will generate an income for the owners.
Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation.	Complies with.	George Municipality approved a Spatial Development Framework for George, 2023 as well as the Wilderness-Lakes-Hoekwil Local Spatial Development Framework, 2015. These Spatial Development Framework contains development proposals which are aimed at improving the quality of life of all the inhabitants of George and Wilderness, by creating the opportunity for income generating land uses such as proposed in this application.
Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.	Complies with.	George Municipality approved the George Integrated Zoning Scheme By-Law, 2023, which contains zoning- and development parameters which guide the development of all erven in respect of type of structure allowed, land uses and building lines. These parameters enable the development as proposed, which is aimed at stimulating economic opportunities and job creation.
Land use management systems must include all areas of a municipality and	Complies with.	George Municipality approved the George Integrated Zoning Scheme By-

<p>especially include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homelands areas.</p>		<p>Law, 2023, which contains zoning- and development parameters which guide the development of all erven in respect of type of structure allowed, land uses and building lines. These parameters enable the development as proposed, which is aimed at stimulating economic opportunities and job creation.</p>
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<p>Land development procedures must include provisions that accommodate access to secure tenure and incremental upgrading of informal areas.</p>	<p>Not applicable.</p>	<p>This provision does not apply to this application, as no informal residential development is involved.</p>
<p>A Municipal Planning Tribunal, considering an application before it, may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land or property is affected by the outcome of this application.</p>	<p>Not applicable.</p>	<p>As far as is known, the Eden Joint Planning Tribunal - George Municipality's discretion when considering applications is not affected by the value of land or property. Decision making is, as far as is known, based on the principles, as stated in Section 7 of the Spatial Planning and Land Use Act, 2013 (Act 16 of 2013).</p>

Spatial sustainability		
Criteria	Compliance	Planning Implication
<p>Promote land development that is within the fiscal, institutional and administrative means of the Republic.</p>	<p>Complies with.</p>	<p>In terms of the Wilderness – Lakes - Hoekwil Local Spatial Development Framework, 2015 guest lodges are land uses that can be allowed within the Wilderness – Lakes – Hoekwil area. The proposed guest lodge will furthermore have no impact on the fiscal, institutional or administrative capabilities of the George Municipality. The George Municipality's income base will in fact be broadened through this development proposal.</p>

<p>Ensure that special consideration is given to the protection of prime and unique agricultural land.</p>	<p>Not applicable.</p>	<p>The application erf is zoned as indicated in point 5.4 of this motivation report. The provisions of the Act on the Subdivision of Agricultural Land, 1970 (Act 70 of 1970) therefore do not apply to the application.</p>
<p>Uphold consistency of land use measures in accordance with environmental management instruments.</p>	<p>Not applicable.</p>	<p>The proposed development does not trigger any environmental activities listed in terms of National Environmental Management Act, 1998 (Act 107 of 1998).</p>
<p>Promote and stimulate the effective and equitable functioning of land markets.</p>	<p>Complies with.</p>	<p>It is the intention of the application to legalize an existing illegal guest lodge. If the guest lodge can be legalized it will improve the value of the erf on which the guest lodge is located and will as such also have a positive effect on the land values of the surrounding erven.</p>
<p>Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.</p>	<p>Complies with.</p>	<p>The guest lodge has already been connected, at the cost of the owner, to the municipal service infrastructure which is available in the area. The proposal will thus not result in infrastructure costs to any external parties. The proposal will thus not place any burden on municipal budget for the provision services infrastructure.</p>
<p>Promote land development in locations that are sustainable and limit urban sprawl.</p>	<p>Complies with.</p>	<p>The application erf is situated within the area in Wilderness which is earmarked for residential development. Guest lodges may be permitted on residential erven with the approval of a rezoning application by the George Municipality. The proposed development will, therefore, not result in urban sprawl.</p>
<p>Result in communities that are viable.</p>	<p>Complies with.</p>	<p>The development on the erf will have a positive effect on the economy of George and Wilderness in the sense that</p> <ul style="list-style-type: none"> • tourists will be accommodated in the guest lodge which in turn will

		<p>result in a financial injection for tourist-oriented uses and business uses in Wilderness;</p> <ul style="list-style-type: none"> the George Municipality can generate additional income from the guest lodge, income that can be used to improve the quality of life of the residents of George and Wilderness in general.
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Spatial efficiency		
Criteria	Compliance	Planning Implication
<p>Land development optimises the use of existing resources and infrastructure.</p>	<p>Complies with.</p>	<p>The application erf is situated within an existing serviced area. The guest lodge has already been connected, at the cost of the owner, to the municipal service infrastructure which is available in the area. The proposal will thus not result in infrastructure costs to any external parties. The proposal will thus not place any burden on municipal budget for the provision services infrastructure. Any additional costs pertaining to the extension of existing infrastructure required for the proposed development will be carried by the landowner.</p>
<p>Decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts.</p>	<p>Complies with.</p>	<p>The municipality has procedures in place that are designed to minimise negative financial, social, economic, or environmental impacts.</p>
<p>Development application procedures are efficient and streamlined and timeframes are adhered to by all parties.</p>	<p>Complies with.</p>	<p>George Municipality has adopted the George Municipality: Land Use Planning Ordinance, 2023 which prescribes procedures and time frames developers must comply with when submitting land use applications, and which officials must consider when considering applications. This application has been prepared in</p>

		accordance with the stipulations of the George Municipality: Land Use Planning By-law, 2023 and the application will therefore be managed and considered in accordance with the time frames as prescribed.
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Spatial resilience		
Criteria	Compliance	Planning Implication
Flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.	Complies with.	The guest lodge which is to be legalized will be self-sustaining and will not place any burden on the future residents of George or Wilderness. In fact, the proposal has no impact on any resident of George and Wilderness. The only person affected by the proposal is the owner in whose name the erf is registered.

Good administration		
Criteria	Compliance	Planning Implication
All spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act.	This is general principle that municipalities need to comply with.	Input was received from all spheres of government when the George Spatial Development Framework, 2023 and the Wilderness-Lakes-Hoekwil Local Spatial Development Framework, 2015 were drafted. An integrated approach, guided by the spatial planning and land use management systems as embodied in this Act, was thus followed in the preparation of the Spatial Development Frameworks. As the development proposal can be deemed to comply with the contents of

		both Frameworks, it can be stated that the proposal complies with this specific criterion.
All government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial development frameworks.	This is general principle that municipalities need to comply with.	Input was received from all government departments and sectors when the George Spatial Development Framework, 2023 and the Wilderness-Lakes-Hoekwil Local Spatial Development Framework, 2015 were drafted. An integrated approach, guided by the spatial planning and land use management systems as embodied in this Act, was thus followed in the preparation of the Spatial Development Frameworks. As it can be deemed that the development proposal complies with the contents of both Frameworks it can be stated that the proposal complies with these specific criteria.
The requirements of any law relating to land development and land use are met timeously.	This is general principle that municipalities need to comply with.	The George Municipality has adopted the George Municipality: By-law on Land Use Planning, 2023 which prescribes procedures and timeframes which developers must adhere to when submitting land use applications and which officials needs to take into consideration when considering applications. This application has been prepared in keeping with the requirements as per the George Municipality: By-law on Land Use Planning, 2023 and the application will from date of submission be dealt with and be considered within the timeframes prescribed in the by-law.
The preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them.	This is general principle that municipalities need to comply with.	This application will be advertised in accordance with the stipulations as contained in the George Municipality: By-law on Land Use Planning, 2023. All parties will be given the opportunity to participate in the public participation process and will be afforded the opportunity to provide input on the application.

<p>Policies, legislation and procedures must be clearly set in order to inform and empower members of the public.</p>	<p>This is general principle that municipalities need to comply with.</p>	<p>The George Municipality: By-law on Land Use Planning, 2023 contains clear procedures set to inform and empower members of the public. This application will be subjected to these procedures.</p>
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As can be seen from the table above, it can be argued that the proposal can be regarded as being compatible with the 5 development principles of SPLUMA.

6.4.3 Land Use Planning Act, 2014 (Act 3 of 2014) “(LUPA)”

In terms of the above Act, it is expected of a municipality to consider the compatibility of any development proposal with existing provincial and municipal spatial development frameworks and as well as more detail local spatial frameworks.

Section 19(1) and 19(2) of the Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA) which is relevant to this application reads as follows:

- 19(1) *If a spatial development framework or structure plan specifically provides for the utilization or development of land as proposed in a land use application or a land development application, the proposed utilization or development is regarded as **complying** with that spatial development framework or structure plan.*
- 19(2) *If a spatial development framework or structure plan does not specifically provide for the utilization or development of land as proposed in a land use application or a land development application, but the proposed utilization does not conflict with the purpose of the relevant designation in the spatial development framework or structure plan, the utilization or development is regarded as being **consistent** with that spatial development framework or structure plan.”*

The compatibility of the development proposal with existing spatial development frameworks is addressed in points 6.4.4 and 6.4.5 of this report.

The development principles referred to in Section 59 of LUPA, which should also be considered when motivating an application, are directly in line with the principles of SPLUMA which have been discussed in detail in point 6.4.2 above. The comments in point 6.4.2 are thus also relevant as far as Section 59 of LUPA is concerned.

6.4.4 Western Cape Provincial Spatial Development Framework (WC PSDF)

6.4.4.1 Introduction

The Western Cape Provincial Spatial Development Framework (WC PSDF) is one of the most important planning guidelines in the province. The framework not only provides for a new spatial development pattern for the province but also clearly indicates where development may take place and where it may not take place. The provisions of the development framework must therefore be considered with any development proposal.

In terms of the framework, several principles are mentioned, namely spatial justice, spatial sustainability, spatial resilience, spatial efficiency, accessibility and quality of life and good administration that spatial planning must comply with. The impact of the application on spatial justice, spatial sustainability, spatial resilience, spatial efficiency, has already been fully discussed in point 6.4.2 above and it has been shown that the proposed development complies with the relevant mentioned principles.

Several policy statements are also highlighted in terms of the WC PSDF which must specifically correlate with the mentioned principles. Some of the policy statements that are relevant to this town planning application will be addressed in the following points.

6.4.4.2 Protection of agricultural land

In terms of the WC PSDF, it is indicated that agricultural land must be protected. Erf 877 Wilderness is zoned Single Residential Zone I. The erf is not used for agricultural purposes. This objective of the WC PSDF is therefore not relevant to this application.

6.4.4.3 Urban edge

The WC PSDF provides for a guideline which determines that towns should identify an urban edge, and that development should be restricted to areas inside the urban edge. The George Municipality identified an urban edge, and the application erf falls within the identified urban edge. As such, the proposed development will not result in "urban sprawl". The proposal therefore meets the requirement of this guideline set out in the WC PSDF.

6.4.4.4 Self-sufficiency

Another important guideline requires that any proposed development must be self - sufficient, as: *"the development needs of the present generations should be met without the ability of future generations to meet their own needs, being compromised."* The proposed guest lodge will be self-sufficient and will place no financial burden on present or future inhabitants of George.

6.4.4.5 Tourism

In terms of the WC PSDF the Western Cape economy is founded on the Province's unique asset base. These include farming resources that make the Western Cape the country's leading exporter of agricultural commodities and whose value chains (e.g. agricultural processing) underpin the Province's industrial sector; and its natural capital (i.e. biological diversity) and varied scenic and cultural resources which are the attraction that makes the Western Cape a world class tourism destination. From the latter it is clear that tourism plays a significant role in the Western Cape economy.

The document further identifies a number of "Tourism Development Areas" and George / Wilderness is identified in the document as a tourism development area. According to the document, the identification of these areas will lead to tourism being directed to the identified areas which will therefore create investment and job creation opportunities within the areas. Tourism therefore plays a significant role in the development of the Province, according to the document.

The proposed guest lodge with its excellent locality and accessibility in relation to the beach and the ocean will make a positive contribution to the strengthening, expansion and development of the tourism base in Wilderness.

6.4.4.6 Summary

The framework does not go to the detail level of individual erven and therefore does not contain further information, other than the abovementioned compliance with the urban edge, self-sufficiency, etc. which could be used to determine whether this application falls within the stipulations of the framework. From the content of point 6.4.4 it seems clear that the application can indeed be considered compatible with the WC PSDF.

6.4.5 George Spatial Development Framework, 2023 (GSDF)

Erf 877 Wilderness is located within the study area of the George Spatial Development Framework, 2023 and this framework therefore applies to this application.

According to the George Spatial Development Framework, 2023 the tourism market was severely affected by Covid 19 pandemic, and a strong recovery is expected, specifically supporting local tourism to George, being an entry and destination point in the Garden Route.

In terms of “*Policy B4.2: Catering, accommodation and tourism*” as per the George Spatial Development Framework, 2023 George is viewed as the gateway to the garden route due to its locality and the airport. In terms of this Policy tourism (local and international) provides the potential for job creation, allow skilled workers and for economic enablement. It is furthermore indicated that tourism-related offerings (walking, coast and beaches, restaurant, tourist villages, heritage, skydiving, golf, fishing, sailing, markets, festivals, sport tours and other) adds to the unique 'sense of place' of George. The opinion is held that tourism accommodation as proposed in this application and this specific locality will contribute positively to this tourism gateway image of George.

In terms of this policy the following “*Specific Policy Guidelines and alignment principles: (How?)*” are listed in the GSDF:

- i. *“Catering, tourism accommodation and tourism uses are supported, as a general principle in varying formats in both the urban and rural area. Applications are evaluated on merit. Accommodation of use is facilitated through allowances in the updated Zoning Scheme.*
- ii. *Specific tourism precincts are delineated to facilitate public access to areas of natural beauty, whilst enabling managed, tourism related economic activity (application on merit) (See Spatial Elements: Tourism Precincts Nodes and Precincts Scenic Routes Retained Rural area Heritage sites, Coastal access points).*
- iii. *Zoning Scheme departures/consents allow tourism related uses (See updated GIZSB). The GRNP use areas are acknowledged.*
- iv. *The municipal nature reserves, including the botanical gardens (Van Kervel) and Fort Koppie to be actively managed.*
- v. *Tourism activities and accommodation included as consents in specific zoning categories - allowed in urban and rural areas.*
- vi. *Public use of coastal access points to be protected and promoted”*

As indicated in several points in this motivation report the guest lodge as proposed can be accommodated within the stipulations of the GIZSB as proposed in the abovementioned extract of the GSDF.

The opinion is therefore held that the guest lodge will contribute positively to the growth of the tourism market and that the application can as such be regarded as being compatible with the Wilderness-Lakes-Hoekwil Local Spatial Development Framework, 2015 (WLH-LSDF).

6.4.6 Wilderness-Lakes-Hoekwil Local Spatial Development Framework, 2015 (WLH-LSDF)

The following extract from the Wilderness-Lakes-Hoekwil Local Spatial Development Framework, 2015 (WLH-LSDF) is relevant as far as this application is concerned:

“Guest Houses, Bed and Breakfast establishments, Self Catering Accommodation and even lodging are all compatible uses on single residential properties and are encouraged in general to accommodate more tourists in our area. These facilities should not detract

however in any way from the amenity and character of the residential area of Wilderness. The following guidelines are applicable to these land uses:

- *The development parameters pertaining to normal single residential properties should **under no circumstances** be relaxed to accommodate Guest Houses, Bed and Breakfast Establishments, Self Catering Accommodation and Accommodation of Lodgers on a property. This includes building lines, coverage, maximum height restriction, parking requirements.*
- *Advertising signs should conform to the Councils advertising and hoarding policy guidelines. It is strongly recommended that in addition to the guidelines, a uniform design be adopted for Wilderness. This will enhance the aesthetic appearance of the area and ensure that all participants comply with the standards.”*

According to the WLH-LSDF Guest Houses , Bed and Breakfast Establishments, Self Catering Accommodation and Accommodation of Lodgers can indeed be permitted within the residential areas of Wilderness. However, the WLH-LSDF makes it clear that any such guest development must take place within the provisions of the applicable zoning scheme by-law.

In this specific case, an existing dwelling house, for which there were approved building plans, has been converted into a guest lodge. The existing dwelling house already exceeds the western side building line and the street building line. A departure from the height restriction applicable to the development is also required. It will be indicated in point 7 of this motivation report that the mentioned departures will have no effect on any surrounding erf owner nor on the character of the area.

The opinion is therefore held that the application can be regarded as being compatible with the Wilderness-Lakes-Hoekwil Local Spatial Development Framework, 2015 (WLH-LSDF).

6.4.7 George Integrated Zoning Scheme By-Law, 2023

Erf 877 Wilderness is at present zoned Single Residential Zone I. In terms of this zoning, the erf may be used primarily for the purposes of a dwelling house. The zoning does not allow for a "Guest Lodge" to be developed on the erf.

To legalize the existing development (guest lodge) from a zoning point of view, the erf will have to be rezoned from Single Residential Zone I to General Residential Zone V (Guest Lodge).

A “*Guest Lodge*” is described as follows in the George Integrated Zoning Scheme By-Law, 2023:

“guest lodge” means an appropriately scaled establishment which provides overnight accommodation to transient guests and—

- (a) may include the provision of meals;*
- (b) may include a kitchenette within a guest room;*
- (c) may include a small conference/ training facility that may also cater for business meetings,*
- (d) does not include a restaurant or backpackers’ lodge; and*
- (e) guest rooms may not be converted to or used as a dwelling unit or alienated separately.”*

The existing dwelling house on Erf 877 Wilderness which has been converted into as “Guest Lodge” complies with the definition of a “Guest Lodge”. As mentioned previously in this report a section of the existing dwelling house/guest lodge is located in the western side and southern street building line and a section of the dwelling house/guest lodge exceeds the height restriction applicable to a guest lodge. These departures are being dealt with in point 7 of this motivation report. All other land use parameters are being adhered to.

6.4.8 Title Deed

Although the title deed of a property is not a planning document, it sometimes still contains conditions which may have an essential impact on the development potential of a property.

The title deed of Erf 877 Wilderness did contain certain restrictive conditions. In terms of an endorsement in the title deed of Erf 877 Wilderness the restrictive conditions of title were removed on 31 October 2016. A copy of the endorsed Title Deed T14844/2010, the title deed of Erf 877 Wilderness, is attached hereto as **Annexure “D”**.

The title deed thus contains no conditions prohibiting the rezoning as proposed in this application.

6.4.9 Conclusion

From the above information it is clear that the application for rezoning complies with the mentioned Planning Polices and Planning Guidelines and can be considered desirable.

6.5 Compatibility of the proposal with the character of the area

As indicated on the following aerial photo, the application erf is situated on the eastern end of 6th Avenue.



6th Avenue is a residential street with houses located on the northern side of the street and the beach located south of it. There is already a guesthouse and B & B development established located in the street. The guesthouse and B & B development are located within existing houses which therefore still gives the street a residential character.

The dwelling house/guest lodge on Erf 877 Wilderness is however not visible at all from the dwelling houses in 6th Avenue as it is hidden behind a low dune and dense coastal vegetation as is clear from the photo below.



The guest lodge and the activities associated with it are therefore not visible at all from 6th Avenue.

The guest lodge on Erf 877 Wilderness is only visible from the white house shown in the above photo. However, the dwelling house on Erf 877 Wilderness is considerably lower than the said house. The said dwelling house therefore overlooks the guest lodge on Erf 877 Wilderness. Any activities that will take place on Erf 877 Wilderness will therefore take place at a much lower level than the said dwelling house and as such will have no impact on this said dwelling house.

The fact that the guest lodge will operate at a lower level than this said dwelling will also ensure that the privacy of this said dwelling house will not be affected in any way.

The proposed guest lodge on the application erf will thus not have a negative influence on the character of the area concerned, for the following reasons:

- No new buildings are envisaged. The residential appearance and character of the application erf will thus be maintained.
- Due to the extent of the application erf, sufficient on-site parking bays can be provided.
- The guest lodge is a residential land use and will therefore, fit in with the residential character of the area.

It is therefore considered that the proposal will not have any negative impact on the character of the surrounding area.

6.6 Compatibility of the proposal with the natural environment of the erf

As already pointed out, the erf is a developed erf, and the guest lodge is to be restricted to the existing dwelling house. No garden is thus negatively affected by the proposal. The steep eastern portion of the site forms part of a valley to the east of the dwelling house. No activities are envisaged for the steep eastern portion of the site and the existing vegetation on this portion of the erf will stay intact. Therefore, no vegetation is affected by the proposed rezoning application

The development as proposed in this application will thus not have a negative impact on the natural environment.

6.7 Potential of the erf

Erf 877 Wilderness is at present zoned Single Residential Zone I and may therefore only be used for a dwelling house.

The application erf is situated in 6th Avenue with direct access to the Wilderness Beach area. Because of the size of the dwelling house, the facilities provided in the dwelling house, its access to the beach area and the dwelling house unobstructed view to the east, the erf is ideally located to be used as an accommodation facility for tourists. It is thus argued that the erf has the potential to be developed for tourist accommodation, as proposed in this application.

The rezoning as proposed in this application, will therefore result in the application erf being used to its highest potential.

6.8 Access to the erf

The application erf is situated at the end of 6th Avenue, in a residential area between the N2 National Road and the Indian Ocean.

From the aerial photo below, it is clear that the erf has two access points from 6th Avenue.



The southern extent of the guest lodge gets access from a paved extension of the 6th Avenue which was constructed by the owner. The garage of the guest lodge as well as the entrance foyer of the guest lodge is accessed from this section of 6th Avenue. Because of the low traffic volume on 6th Avenue, the topography of this section of 6th Avenue as well as the indigenous vegetation on this section of 6th Avenue it is not foreseen that the George Municipality will in future extent 6th Avenue towards 5th Avenue.

Erf 877 Wilderness does however have an alternative access via Erf 878 Wilderness as indicated on the aerial photo above. In terms of the Surveyor General Diagram of Erf 878 Wilderness, attached hereto as **Annexure "N"**, Erf 878 George is registered as a road remainder. The 15 parking bays on the parking deck and further three parking bays adjacent to the parking deck are accessed via this section of road. The photos below indicate this access from this road as well as the access to the parking deck.



The nature of the existing two accesses to Erf 877 Wilderness are of such a standard that no problems are foreseen with the two access points.

6.9 Provision of parking

The parking requirements applicable to different land uses are set out in table format in Section 42 of the George Integrated Zoning Scheme, 2023.

In terms of the Table in Section 42 as per the George Integrated Zoning Scheme By-law, 2023, 2 parking bays must be provided for the manager's apartment. For a guest lodge consisting of more than 10 rooms, a minimum of 10 parking bays or 0.75 parking bays per guest room, whichever is the greater, must be provided. As the guest lodge consists of 15 guest rooms 11.25 parking bays (at a ratio of 0.75 parking bays per guest room) need to be provided for the 15 guest rooms. Furthermore, 1 visitor parking bay must also be provided for every 6 bedrooms. Therefore, 2.5 parking bays must be provided for the 15 guest rooms. In total, 16 (15.75) parking bays must thus be provided for the development.

As will be apparent from the site plan attached as **Annexure "G"** and from a site inspection, a wooden parking deck for 15 vehicles has been developed on the eastern extent of the erf. The guest lodge also has a garage which therefore means that there are 16 parking bays on the erf. Space is also available for a further three parking bays on the erf, if necessary as shown on the site plan. The parking requirements can therefore be met on the erf.

6.10 Provision of services

The application erf is situated within an existing serviced area. The guest lodge has already been connected, at the cost of the owner, to the municipal service infrastructure which is available in the area. The proposal will thus not result in infrastructure costs to any external parties. The proposal will thus also not place any burden on the municipality's budget for the provision services infrastructure. Any additional costs pertaining to the extension of existing infrastructure required for the proposed development will be carried by the landowner.

The development as proposed in this application will, therefore, not have a negative impact on the provision of services to the surrounding area. The proposal could result in more effective utilization of existing municipal services, which is one of the objectives of the Western Cape Provincial Spatial Development Framework.

7. DESIRABILITY OF THE APPLICATION FOR PERMANENT DEPARTURE (HEIGHT RESTRICTION AND BUILDING LINES)

7.1 Introduction

Specific issues which must be addressed in the motivation of applications are highlighted in the Land Use Planning By-Law for George Municipality, 2023. These issues are, however, aimed at more complex applications and are not applicable to lesser applications, such as permanent departures for relaxation of height restrictions.

This application will therefore be motivated with reference to the following aspects:

- *Compatibility of the proposal with the existing planning and land uses of the surrounding area.*
- *The impact that the proposal will have on the environment.*
- *The impact that the proposal will have on traffic and parking in the surrounding area.*

- *The impact that the proposal will have on surrounding facilities such as schools, open spaces and other community facilities, should the application result in an increase in the population of the area concerned.*
- *The impact that the proposal will have on the existing character of the surrounding area and the right of the inhabitants of the area in respect of property values, privacy, view, sunlight, et cetera.*
- *Provision of essential services.*

It will be indicated in the following paragraphs that the proposal can be regarded as being desirable as far as the mentioned aspects are concerned.

7.2 Existing planning in the area

The area of Wilderness where the application erf is located, has a single residential land use character. The following aerial photo indicates the locality of the application erf in relation to the surrounding erven.



The area where the application erf is situated has a significant downward slope from the paved roadway of Sixth Avenue, in the south, towards 5th Avenue in the north. The steep slope prevailing in the area results in variations occurring in the “ridge of the roof” and wall plate height

between the different dwelling houses along 5th and 6th Avenue, depending upon the difference in design of the dwelling houses.

Erf 877 Wilderness has furthermore a significant downward slope from the west to the east as well as towards the coast. Due to the slope and the north/south length of the existing dwelling house on the application erf, the roof height of a certain section of the dwelling house as indicated on Section AA on the plans attached hereto as **Annexure "G"** will be higher than the maximum allowable height of 8.5 metres.

As also indicated in this report the existing guest lodge, due to the steep downward slope of the erf, have been developed over a number of levels/floors. The building line encroachments that form the subject of this application are located on the ground floor of the guest lodge.

As indicated on the photo below the dwelling house/guest lodge on Erf 877 Wilderness is not visible at all from 6th Avenue as it is hidden behind a low dune and dense coastal vegetation.

The proposed building line relaxation and height departure will thus not have a negative influence on the character of 6th Avenue.



The permanent departure as proposed in this application, will therefore not establish an undesirable precedent, and can be accommodated within the existing planning of the area concerned.

7.3 Impact on schools, open spaces and other community facilities

The permanent departure to increase the maximum allowable roof height of the dwelling house and the relaxation of the building line will not result in an increase in the number of permanent inhabitants. As such, the proposal will not have an impact on schools and community facilities in the area. Ample open space is available in the direct vicinity of the erf and the proposal will thus also have no impact on open spaces. This aspect is therefore not relevant to this application.

7.4 Impact on streetscape

As indicated on the photo in point 7.2 above the dwelling house/guest lodge on Erf 877 Wilderness is not visible at all from 6th Avenue as it is hidden behind a low dune and dense coastal vegetation. The proposed departures will thus have no effect on the streetscape of 6th Avenue.

The dwelling house/guest lodge is however clearly visible from 5th Avenue as is indicated on the photo below.



The building line relaxations are located in such a position on Erf 877 Wilderness that it cannot be observed from 5th Avenue. The building line relaxation will thus have no effect on the streetscape along 5th Avenue.

Because of the distance between 5th Avenue and Erf 877 Wilderness and the various levels the dwelling house/guest lodge has been constructed on the departure of the height restriction is not visible and noticeable at all.

The permanent departures as proposed in this application will, therefore, not have a negative impact on the streetscape in the vicinity of the application property.

7.5 Impact on sunlight, view and privacy

The guest lodge on Erf 877 Wilderness is only visible from the white house shown in the photo in point 7.2 above. However, the dwelling house/guest lodge on Erf 877 Wilderness is considerably lower than the said house. The said dwelling house therefore overlooks the guest lodge on Erf 877 Wilderness. The view of the said dwelling house is as such not affected by proposed departures.

Any activities that will take place on Erf 877 Wilderness will therefore take place at a much lower level than the said dwelling house and as such will have no impact on this said dwelling house. The fact that the guest lodge will operate at a lower level than this said dwelling will also ensure that the privacy of this said dwelling house will not be affected in any way.

As the dwelling house/guest lodge is located on a substantial lower level as the said dwelling house the sunlight of the said dwelling house can also not be negatively affected by the proposed departures.

The permanent departures as proposed in this application can thus have no negative impact on the sunlight, view or privacy in respect of the mentioned adjacent erven.

7.6 Impact on property values

As indicated in the previous paragraphs, the dwelling house/guest lodge in respect of which the permanent departures are required, do not have a negative impact on any of the surrounding properties. The outside finishes of the dwelling house/guest lodge is of a decent quality. The

proposal will add value to the utilization of the erf and represents a substantial capital investment by the owner.

The value of surrounding properties can, therefore, not be negatively impacted upon by the permanent departure as proposed in this application.

7.7 Impact on the provision of parking

The parking requirements applicable to different land uses are set out in table format in Section 42 of the George Integrated Zoning Scheme By-law, 2023.

As indicated on the as built site and building plans attached hereto as **Annexure "G"**, it will be possible to provide the required number of parking spaces within the boundaries of the erf. The departures applied for will have no effect on these parking bays.

The provision of on-site parking will therefore not be negatively impacted upon by the granting the permanent departures as proposed.

7.8 Impact on traffic circulation

Erf 861 Wilderness is situated in Sixth Avenue, Wilderness, which is a residential street, serving only the local residents residing in this street.

From the photo in point 7.2 above it is clear that the departures can have no impact on traffic circulation in Sixth Avenue.

7.9 Provision of services

As the dwelling house/guest lodge has already been connected to the municipal services that are available in the area, the permanent departures as proposed in this application will not have any negative impact on existing services or the provision of services in the area concerned.

7.10 Firefighting

The firefighting requirements stipulated in the fire-regulations will not be negatively impacted upon as the application erf will still be fully accessible for fire-fighting purposes.

8. CONCLUSION

Application is made in terms Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2015 for the rezoning of Erf 877 Wilderness from Single Residential Zone I to General Residential Zone V (Guest lodge). Application is also made in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2015 for certain departures (height restriction and building lines) in respect of the existing development on Erf 877 Wilderness.

As indicated in this report the proposed application for rezoning and departures in respect of the application erf is compatible with all existing planning documents, spatial plans, legislation, and policy documents applicable to the application.

The proposal will not have a negative impact on the environment, development, public facilities, traffic circulation or Municipal services in the surrounding area.

The applications can therefore be considered desirable and is submitted for consideration in terms of the relevant stipulations of the Land Use Planning By-Law for the George Municipality, 2023.

ANNEXURE "A" – MUNICIPAL APPROVAL LETTER DATED 4 MAY 2015



G E O R G E

MUNISIPALITEIT
Wes Kaap

UMASIPALA WASE
Intshona - Koloni

MUNICIPALITY
Western Cape

Posbus / P.O. Box 19 George 6530 Tel: 044 8019111 Fax: 044 8733776

E-mail: marina@george.org.za

Erf: 877, Wilderness

VERW/REF.

NAVRAE: Me M Welman
ENQUIRIES:

TEL: 044 – 801 9171

4 Mei 2015

GEREGISTREERDE POS

Jan Vrolijk Stadsbeplanner
Posbus 710
GEORGE
6530

**OPHEFFING VAN TITELBEPERKINGS, HERSONERING EN
VERGUNNINGSGEBRUIK: ERF 877, WILDERNESS**

Bogenoemde aansoek verwys.

Tydens die Beplanningskomitee vergadering gehou op 24 Maart 2015 is daar besluit:

- (a) dat die PRWK: Departement van Omgewingsake en Ontwikkelings-beplanning in kennis gestel word dat die George Munisipaliteit die aansoek ingevolge die Wet op die Opheffing van Beperkings, 1967, (Wet 84 van 1967) vir die opheffing van beperkende titelvoorwaardes B.4.(b), (d) en (e) in die Titellakte van Erf 877, Wilderness ten einde die eienaar in staat te stel om die eiendom as 'n 10 slaapkamer gastehuis met lesingsaal aan te wend, **ONDERSTEUN**.

REDE TER ONDERSTEUNING

1. Die aansoek is in publieke belang aangesien dit sal bydrae tot toerisme en ekonomiese groei;
- (b) dat die volgende aansoeke:
- i. Hersonering van Erf 877, Wilderness in terme van Artikel 17 van die Ordonnansie op Grondgebruiksbeplanning, 1985 (Ord. 15 van 1985) vanaf Enkelresidensiële Sone na Algemene Residensiële Sone vir 'n 10 slaapkamer gastehuis;
 - ii. Vergunningsgebruik ingevolge die bepalinge van Artikel 2.5 van die Wilderness Skemaregulasies, vir 'n Onderrigplek (lesingsaal);

GOEDGEKEUR WORD vir die volgende redes:

REDES VIR GOEDKEURING

1. Die voorgestelde hersonering- en vergunningsgebruik aansoeke sal nie 'n negatiewe impak op die natuurlike en beboude omgewing uitoefen nie;
2. Die aansoeke is nie teenstrydig met die riglynvoorstelle soos vervat in die tersaaklike ruimtelike beplanningsdokumente vir die gebied nie;
3. Die aansoeke is in lyn met die karakter van die omliggende gebied;
4. Die aansoeke sal nie 'n negatiewe impak op bure se regte of geriewe uitoefen nie.

onderworpe aan die volgende voorwaardes opgelê ingevolge Artikel 42 van genoemde Ordonnansie asook Artikel 2.4.4 van die Wilderness Soneringskema regulasies, 1984, naamlik

VOORWAARDES – DIREKTORAAT: MENSLIKE NEDERSETTINGS, GRONDSAKE EN BEPLANNING:

1. Die goedkeuring van hierdie aansoek sal verval in ooreenstemming met die bepalings van die Ordonnansie op Grondgebruikbeplanning, 1985 (Ordonnansie 15 van 1985) na twee jaar vanaf datum van goedkeuring en/of indien die voorwaardes hieronder nie nagekom word nie;
2. Indien die hersonering verval, verval die vergunningsgebruik ook;
3. 'n Terreinuitlegplan moet tot die tevredenheid van die Direkoraat: Menslike Nedersettings, Grondsake en Beplanning, voorgelê word voordat bouplanne ingehandig word welke plan die volgende moet aantoon:
 - i. Ligging van geboue en grense van aanliggende eiendomme;
 - ii. Indeks van voorgestelde grondgebruike en omvang daarvan;
 - iii. Parkeeruitleg en toegangspunte, ook vir gestremdes;
 - iv. Erfgrense en boulyne;
 - v. Kontoere teen 1,0m interval;
 - vi. Alle serwitute;
 - vii. Ligging van riool, elektrisiteit en waterpype;
 - viii. Ligging van bestaande bome;
 - ix. Gebou aansigte en beskrywing van argitektoniese afwerking in ooreenstemming met die voorskrifte vervat in die munisipaliteit se argitektoniese riglyn dokument;
 - x. Landskappering en grensmure of heinings;
 - xi. Parkeerarea vir besoekers en persone met gestremdhede;
4. Alle nodige lisensies en goedkeurings vir die besigheid moet deur die eienaar verkry word;

5. Die gastehuis beperk word tot 10 gastekamers en dat 'n maksimum van 20 studente (verbonde aan die inhuur kursus) en/of gaste in die Gastehuis gehuisves word;
6. 'n Minimum van 12 parkeerplekke op terrein voorsien word vir gebruik deur die gastehuis en onderrigplek;
7. Buite persone mag nie die seminare/lesings bywoon nie;
8. Die toegangspad moet onderhou word en stof vanaf die toegangspad moet beperk word;
9. Die onderrigbesigheidsure word beperk vanaf 08h00 tot 16h00;
10. Geraasvlakke beperk word tot die tevredenheid van die Afdeling: Omgewingsgesondheid (George Munisipaliteit);
11. Geen struktuur opgerig mag word binne 10m van hoogs sensitiewe woude of natuurlike areas nie en/of op hellings met 'n gradiënt steiler as 1:4 nie;
12. Voordat enige terrein skoongemaak of grondwerke plaasvind die eiendom afgesper word met 'n ingenieursontwerpte goedgekeurde struktuur om te voorkom dat enige sand of rots op die aangrensende eiendomme gly;
13. Enige uitgraving/opvulling wat nodig is vir die ontwikkeling van die parkeergebied en/of die interne padnetwerk tot 'n minimum gehou word;
14. Tydens die skoonmaak van plantegroei, die kontrakteur gebiede vatbaar vir erosie sal beskerm deur die installering van al die nodige tydelike en permanente dreineringswerk so gou as moontlik. Voldoende voorsorg moets getref moet word om te verseker dat die suidelike- en oostelike helling voldoende beskerm word teen erosie. Alle onstabiele hellings moet vermy word en versteurings effektief gestabiliseer word deur middel van ingenieur ontwerp keermure;
15. Alle uitgrawingsmateriaal sorgvuldig verwyder vanaf die eiendom en gestort word by 'n munisipale goedgekeurde stortingssterrein;
16. Stormwater vanaf dakke en geplaveide areas bestuur moet word of herlei en versprei word op stabiele strukture wat erosie probleme sal aanspreek en nie op aangrensende persele oorgedra word nie. Stormwater moet verder beheer word deur te verseker dit word in reënwater tenks opgevang en die water oorfloei beheer word;
17. Alle ander vereistes van die Wilderness Soneringskema regulasies, 1984 moet nagekom word;
18. Die gebruik van reënwater opvangstelsels sowel as sonpanele verhitingsstelsels, lae vloei spoeltoilette en stortkoppe word aangemoedig;
19. Water vir tuinbou en landskapering doeleindes moet verkry word van reënwater tenke;
20. Energie- en waterbesparings tegnieke in die gebou geïnkorporeer word;
21. Alle eksterne beligting tot die minimum beperk word;
22. Die pale wat gebruik word vir die verligting van enige paadjies of paaie binne die ontwikkeling of enige oop ruimte area nie meer as 1m hoog sal wees nie;
23. Alle buite ligte afwaarts sal skyn ten einde lig besoedeling te verminder;
24. Die eienaar moet 'n volledige stel bouplanne wat die voorgenome grondgebruiksveranderinge aandui, en wat aan bepalinge van die Wet op Nasionale Bouregulasies en Boustandaarde, 1977, (Wet 103 van 1977) voldoen indien;

25. Kennis geneem word van Artikels 7 (2) en 15 (1) van die Nasionale Bosbou Wet, 1998 (Wet 84 van 1998) met betrekking tot inheemse bome;
26. Hierdie goedkeuring sal slegs as geïmplimenteer geag te wees met die goedkeuring van die terrein ontwikkelingsplan asook die uitreiking van 'n okkupasie sertifikaat vir genoemde strukture in terme van die goeagekeurde bouplan.

VOORWAARDES – DIREKTORAAT: SIVIELE INGENIEURSDIENSTE (Oorspronklik in Engels)

1. Capital contributions are payable by the developer for each new equivalent portion created as per standard tariffs for George applicable on transfer of a portion or the approval of building plans, whichever occurs first. The total amount payable will be determined by the Directorate: Civil Engineering Services, and will be subject to annual adjustment. Contributions payable may be adjusted should the actual water usage exceed the accepted normal daily usage based on the Guidelines for Human Settlement Planning and Design.
2. Revised building plan to be submitted to the Directorate: Civil Engineering Services for the purpose of calculation of capital contribution. No consent will be given until all outstanding capital contributions have been paid.
3. Any existing municipal service damaged during construction is to be repaired at the owners' expense, and in accordance with municipal standards.
4. All civil services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council and "The Guidelines to Human Settlement Planning and Design" specifications. All drawings and plans are to be submitted to the Directorate: Civil Engineering Services (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out under the supervision of the consulting engineer who is to provide the Directorate: Civil Engineering Services with a certificate on completion, and as-built plans in electronic format. All costs will be for the developer.
5. Only municipal water for residential use is provided.
6. No municipal sewer services are available at present. Should a municipal network in future be extended to this area, the owner will be compelled, at own cost, to connect to the network. A capital contribution for sewer will then become payable as per standard tariff for each equivalent erf applicable at the time of connection.
7. A conservancy tank must be installed at the owner's cost. The owner is to appoint a private contractor, at own expense, to service the tank.
8. The discharge of surface stormwater is to be addressed by the developer. Condition (5) applies. All costs related are for the developer.
9. A layout indicating the proposed stormwater drainage must be submitted to the Directorate: Civil Engineering Services for approval. Condition (5) applies.
10. Internal parking requirements (i.e. within the development area), position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic must be addressed and all measures indicated on detail plans and drawings submitted for approval.

11. Adequate parking with a hardened surface must be provided on the premises of the proposed development. Parking indicated on municipal road portion is excluded, as the road portion is not consolidated with Erf 877, in this application.
12. No private parking is allowed in the road reserve.
13. As no general layout has been provided, with limited dimensions indicated, the developer is to take note that all road reserve widths are to be in accordance with "The Guidelines for Human Settlement Planning and Design" (Red Book). The width of road reserves is to be approved by the Directorate: Civil Engineering Services before the final layout can be approved.
14. The applicant is to comply with the National Forests Act No. 84 of 1998, should it be required.
15. The developer is to adhere to the requirements of the OHS Act at all times, as well as all conditions stipulated by any other authority whose approval was required and obtained for this development.

VOORWAARDES – DIREKTORAAT: ELEKTROTEGNIESE DIENSTE (Oorspronklik in Engels)

1. Capital contributions are payable for electricity for each equivalent portion created as per standard tariffs for George by the applicant, based on the development proposal submitted applicable on approval of building plans. The total amount payable will be determined by the Directorate: Electro-technical Services applying the relevant formula for guest houses, and will be subject to annual adjustment should development not commence immediately after approval of building plans.
2. Any, and all, costs directly related to the supply of electricity to this erf remain the owner's responsibility.
3. All electrical link and internal services as well as the upgrades and relocation of overhead lines and cables to the existing network, are to be designed by a registered consulting engineer in accordance with George Municipal specifications. All drawings and plans are to be submitted to the Directorate: Electro-technical Services (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out under the supervision of the consulting engineer who is to provide the Directorate: Electro-technical Services with a certificate on completion, and as-built plans in electronic format. All costs will be for the developer.

Die aansoek is verwys na die PRWK: Departement van Omgewingsake en Ontwikkeling Beplanning vir 'n besluit. Die munisipaliteit sal u weer in kennis stel wanneer hierdie besluit bekend gemaak is.

Die uwe



T BOTHA

MUNISIPALE BESTUURDER

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ANNEXURE "B" – WESTERN CAPE GOVERNMENT APPROVAL DATED 20 MAY 2016



**Western Cape
Government**

Environmental Affairs and
Development Planning

DEVELOPMENT MANAGEMENT: REGION 3

bulelwa.nkwatani@westerncape.gov.za
Tel: +27 44 805 8641 Fax: +27 44 805 8650
93 York Park Bldg., George, George, 6529
93 York Street, George, 6530
www.westerncape.gov.za/eadp

REFERENCE: 15/3/1/4/D2/54/Erf 877, George

ENQUIRIES: Bulelwa Nkwateni

Jan Vrolijk Town Planner
P. O. Box 710
George
6530

REMOVAL OF RESTRICTIONS ACT, 1967 (ACT 84 OF 1967): ERF 877, WILDERNESS

1. Your application dated 9 December 2013 refers.
2. The relevant conditions in Deed of Transfer No. T. 14844 of 2010 have been removed by Provincial Notice No. 159 of 13 May 2016, a copy of which is enclosed for your information.
3. Your attention is drawn to transitional provisions contained in section 39(2) of the Regulations prescribed in terms of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) which stipulates that *"The applicant or holder of the title deed in respect of an application contemplated in subregulation (1) must apply to the Registrar of Deeds and Surveyor-General to make the appropriate entries in and endorsements on any relevant register, title deed, diagram or plan and submit to the Registrar of Deeds the title deed for the purpose of this subregulation."*
4. In accordance with the above provision, you are now required to submit the original title deed, this decision letter, a copy of the Provincial Gazette Notice (attached hereto) and your contact details to the Registrar of Deeds for endorsement and scanning. These documents should be submitted by hand to the Human Resources Department on the 12th Floor of the New Revenue Building, 90 Plein Street, Cape Town for the attention of Mr. Francious Waneburg. Further clarification in this regard can be obtained from him on 021 464 7725 or Francious.Waneburg@drdlr.gov.za.
5. Please bear in mind that this endorsement should be undertaken expeditiously, failing which may result in the delay of future applications, building plans submissions or approvals and the transfer of property or portions thereof.
6. In view of the above, this Department's file is now closed.

HEAD OF DEPARTMENT

DATE: 25/5/2016

ANNEXURE "C" – FINAL MUNICIPAL APPROVAL DATED 2 JUNE 2016



G E O R G E

MUNISIPALITEIT
Wes Kaap

UMASIPALA WASE
Intshona - Koloni

MUNICIPALITY
Western Cape

Posbus / P.O. Box 19 George 6530 Tel: 044 8019111 Fax: 044 8733776

E-mail: marina@george.org.za

Erf: 877, Wilderness

VERW/REF:

NAVRAE: **Me M Welman**
ENQUIRIES:

TEL: **044 – 801 9171**

2 Junie 2016

GEREGISTREERDE POS

Jan Vrolijk Stadsbeplanner
Posbus 710
GEORGE
6530

**OPHEFFING VAN TITELBEPERKINGS, HERSONERING EN
VERGUNNINGSGEBRUIK: ERF 877, WILDERNESS**

Bogenoemde aansoek sowel as munisipaliteit se besluit brief gedateer 4 Mei 2015 in hierdie verband het betrekking.

Aangeheg vind asseblief die besluit van die PRWK: Departement van Omgewingsake en Ontwikkeling Beplanning gedateer 25 Mei 2016 (verwysing 15/3/1/4/D2/54/Erf 877, George).

Tydens die Beplanningskomitee vergadering gehou op 24 Maart 2015 is daar besluit dat die volgende aansoek:

- i. Hersonerig van Erf 877, Wilderness in terme van Artikel 17 van die Ordonnansie op Grondgebruiksbeplanning, 1985 (Ord. 15 van 1985) vanaf Enkelresidensiële Sone na Algemene Residensiële Sone vir 'n 10 slaapkamer gastehuis;
- ii. Vergunningsgebruik ingevolge die bepaling van Artikel 2.5 van die Wilderness Skemaregulasies, vir 'n Onderrigplek (lesingsaal);

GOEDGEKEUR WORD vir die volgende redes:

REDES VIR GOEDKEURING

1. Die voorgestelde hersonerig- en vergunningsgebruik aansoek sal nie 'n negatiewe impak op die natuurlike en beboude omgewing uitoefen nie;
2. Die aansoek is nie teenstrydig met die riglynvoorstelle soos vervat in die tersaaklike ruimtelike beplanningsdokumente vir die gebied nie;

3. Die aansoek is in lyn met die karakter van die omliggende gebied;
4. Die aansoek sal nie 'n negatiewe impak op bure se regte of geriewe uitoefen nie.

onderworpe aan die volgende voorwaardes opgelê ingevolge Artikel 42 van genoemde Ordonnansie asook Artikel 2.4.4 van die Wilderness Soneringskema-regulasies, 1984, naamlik

VOORWAARDES – DIREKTORAAT: MENSLIKE NEDERSETTINGS, GRONDSAKE EN BEPLANNING:

1. Die goedkeuring van hierdie aansoek sal verval in ooreenstemming met die bepalinge van die Ordonnansie op Grondgebruikbeplanning, 1985 (Ordonnansie 15 van 1985) na twee jaar vanaf datum van goedkeuring en/of indien die voorwaardes hieronder nie nagekom word nie;
2. Indien die hersonering verval, verval die vergunningsgebruik ook;
3. 'n Terreinuitlegplan moet tot die tevredenheid van die Direkoraat: Menslike Nedersettings, Grondsake en Beplanning, voorgelê word voordat bouplanne ingehandig word welke plan die volgende moet aantoon:
 - i. Ligging van geboue en grense van aanliggende eiendomme;
 - ii. Indeks van voorgestelde grondgebruike en omvang daarvan;
 - iii. Parkeeruitleg en toegangspunte, ook vir gestremdes;
 - iv. Erfgrense en boulyne;
 - v. Kontoere teen 1,0m interval;
 - vi. Alle serwitute;
 - vii. Ligging van riool, elektrisiteit en waterpype;
 - viii. Ligging van bestaande bome;
 - ix. Gebou aansigte en beskrywing van argitektoniese afwerking in ooreenstemming met die voorskrifte vervat in die munisipaliteit se argitektoniese riglyn dokument;
 - x. Landskappering en grensmure of heininge;
 - xi. Parkeerarea vir besoekers en persone met gestremdhede;
4. Alle nodige lisensies en goedkeurings vir die besigheid moet deur die eienaar verkry word;
5. Die gastehuis beperk word tot 10 gastekamers en dat 'n maksimum van 20 studente (verbonde aan die inhuiskursus) en/of gaste in die Gastehuis gehuisves word;
6. 'n Minimum van 12 parkeerplekke op terrein voorsien word vir gebruik deur die gastehuis en onderrigplek;
7. Buite persone mag nie die seminare/lesings bywoon nie;
8. Die toegangspad moet onderhou word en stof vanaf die toegangspad moet beperk word;
9. Die onderrigbesigheidsure word beperk vanaf 08h00 tot 16h00;
10. Geraasvlakke beperk word tot die tevredenheid van die Afdeling: Omgewingsgesondheid (George Munisipaliteit);

11. Geen struktuur opgerig mag word binne 10m van hoogs sensitiewe woude of natuurlike areas nie en/of op hellings met 'n gradiënt steiler as 1:4 nie;
12. Voordat enige terrein skoongemaak of grondwerke plaasvind die eiendom afgesper word met 'n ingenieursontwerpte goedgekeurde struktuur om te voorkom dat enige sand of rots op die aangrensende eiendomme gly;
13. Enige uitgraving/opvulling wat nodig is vir die ontwikkeling van die parkeergebied en/of die interne padnetwerk tot 'n minimum gehou word;
14. Tydens die skoonmaak van plantegroei, die kontrakteur gebiede vatbaar vir erosie sal beskerm deur die installering van al die nodige tydelike en permanente dreineringswerk so gou as moontlik. Voldoende voorsorg moets getref moet word om te verseker dat die suidelike- en oostelike helling voldoende beskerm word teen erosie. Alle onstabiele hellings moet vermy word en versteurings effektief gestabiliseer word deur middel van ingenieur ontwerp keermure;
15. Alle uitgrawingsmateriaal sorgvuldig verwyder vanaf die eiendom en gestort word by 'n munisipale goedgekeurde stortingsterrein;
16. Stormwater vanaf dakke en geplaveide areas bestuur moet word of herlei en versprei word op stabiele strukture wat erosie probleme sal aanspreek en nie op aangrensende persele oorgedra word nie. Stormwater moet verder beheer word deur te verseker dit word in reënwater tenks opgevang en die water oorfloei beheer word;
17. Alle ander vereistes van die Wilderness Soneringskema regulasies, 1984 moet nagekom word;
18. Die gebruik van reënwater opvangstelsels sowel as sonpaneel verhitingsstelsels, lae vloei spoeltoilette en stortkoppe word aangemoedig;
19. Water vir tuinbou en landskapering doeleindes moet verkry word van reënwater tenke;
20. Energie- en waterbesparings tegnieke in die gebou geïnkorporeer word;
21. Alle eksterne beligting tot die minimum beperk word;
22. Die pale wat gebruik word vir die verligting van enige paadjies of paaie binne die ontwikkeling of enige oop ruimte area nie meer as 1m hoog sal wees nie;
23. Alle buite ligte afwaarts sal skyn ten einde lig besoedeling te verminder;
24. Die eienaar moet 'n volledige stel bouplanne wat die voorgenome grondgebruiksveranderinge aandui, en wat aan bepalings van die Wet op Nasionale Bouregulasies en Boustandaarde, 1977, (Wet 103 van 1977) voldoen indien;
25. Kennis geneem word van Artikels 7 (2) en 15 (1) van die Nasionale Bosbou Wet, 1998 (Wet 84 van 1998) met betrekking tot inheemse bome;
26. Hierdie goedkeuring sal slegs as geïmplimenteer geag te wees met die goedkeuring van die terrein ontwikkelingsplan asook die uitreiking van 'n okkupasie sertifikaat vir genoemde strukture in terme van die goedgekeurde bouplan.

VOORWAARDES – DIREKTORAAT: SIVIELE INGENIEURSDIENSTE (Oorspronklik in Engels)

1. Capital contributions are payable by the developer for each new equivalent portion created as per standard tariffs for George applicable on transfer of a portion or the approval of building plans, whichever occurs first. The total amount payable will be

determined by the Directorate: Civil Engineering Services, and will be subject to annual adjustment. Contributions payable may be adjusted should the actual water usage exceed the accepted normal daily usage based on the Guidelines for Human Settlement Planning and Design.

2. Revised building plan to be submitted to the Directorate: Civil Engineering Services for the purpose of calculation of capital contribution. No consent will be given until all outstanding capital contributions have been paid.
3. Any existing municipal service damaged during construction is to be repaired at the owners' expense, and in accordance with municipal standards.
4. All civil services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council and "The Guidelines to Human Settlement Planning and Design" specifications. All drawings and plans are to be submitted to the Directorate: Civil Engineering Services (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out under the supervision of the consulting engineer who is to provide the Directorate: Civil Engineering Services with a certificate on completion, and as-built plans in electronic format. All costs will be for the developer.
5. Only municipal water for residential use is provided.
6. No municipal sewer services are available at present. Should a municipal network in future be extended to this area, the owner will be compelled, at own cost, to connect to the network. A capital contribution for sewer will then become payable as per standard tariff for each equivalent erf applicable at the time of connection.
7. A conservancy tank must be installed at the owner's cost. The owner is to appoint a private contractor, at own expense, to service the tank.
8. The discharge of surface stormwater is to be addressed by the developer. Condition (5) applies. All costs related are for the developer.
9. A layout indicating the proposed stormwater drainage must be submitted to the Directorate: Civil Engineering Services for approval. Condition (5) applies.
10. Internal parking requirements (i.e. within the development area), position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic must be addressed and all measures indicated on detail plans and drawings submitted for approval.
11. Adequate parking with a hardened surface must be provided on the premises of the proposed development. Parking indicated on municipal road portion is excluded, as the road portion is not consolidated with Erf 877, in this application.
12. No private parking is allowed in the road reserve.
13. As no general layout has been provided, with limited dimensions indicated, the developer is to take note that all road reserve widths are to be in accordance with "The Guidelines for Human Settlement Planning and Design" (Red Book). The width of road reserves is to be approved by the Directorate: Civil Engineering Services before the final layout can be approved.
14. The applicant is to comply with the National Forests Act No. 84 of 1998, should it be required.
15. The developer is to adhere to the requirements of the OHS Act at all times, as well as all conditions stipulated by any other authority whose approval was required and obtained for this development.

VOORWAARDES – DIREKTORAAT: ELEKTROTEGNIESE DIENSTE (Oorspronklik in Engels)

1. Capital contributions are payable for electricity for each equivalent portion created as per standard tariffs for George by the applicant, based on the development proposal submitted applicable on approval of building plans. The total amount payable will be determined by the Directorate: Electro-technical Services applying the relevant formula for guest houses, and will be subject to annual adjustment should development not commence immediately after approval of building plans.
2. Any, and all, costs directly related to the supply of electricity to this erf remain the owner's responsibility.
3. All electrical link and internal services as well as the upgrades and relocation of overhead lines and cables to the existing network, are to be designed by a registered consulting engineer in accordance with George Municipal specifications. All drawings and plans are to be submitted to the Directorate: Electro-technical Services (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out under the supervision of the consulting engineer who is to provide the Directorate: Electro-technical Services with a certificate on completion, and as-built plans in electronic format. All costs will be for the developer.

Nieteenstaande hierdie besluit het u wel 'n reg tot appèl teen die Raad se goedkeuringsvoorwaardes in terme van Artikel 62 van die Munisipale Stelsels Wet 32, 2000, **welke reg binne 21 dae vanaf datum van registrasie (poskantoor datum stempel op koevert)** van hierdie brief uitgeoefen moet word. Die appèl moet **binne die voormelde tyd** aan die **Munisipale Bestuurder, Posbus 19, George, 6530** versend word.

Die uwe


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MUNISIPALE BESTUURDER

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ANNEXURE "D" – TITLE DEED OF ERF 877 WILDERNESS

63

Herold Gie Attorneys
Herold Gie Buildings
8 Darling Street
Cape Town
8001

Prepared by me


CONVEYANCER
JORDAAN LC

FEE
R 1000,00

FOR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE 7

T 014844/10

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

STEFAN GEORGE LE ROUX

appeared before me, REGISTRAR OF DEEDS at Cape Town, the said appearing being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at Durban on 10 November 2009 granted to him by

DATE / TYPED
GONCALVES

TRUSHA PILLAY in her capacity as Manager of recoveries and duly authorised thereto by a resolution of the Directors of CHANGING TIDES 17 (PROPRIETARY) LIMITED Registration number 2001/009766/07 acting for and on behalf of

THE FLATROCK LODGE (PROPRIETARY) LIMITED
Registration Number 1997/009751/07

in terms of an Order of Court dated 21 August 2009 granted by the High Court of South Africa (Western Cape High Court, Cape Town) under case number 745/2009

10/11/2009
11/11/2009
12/11/2009

And the appearer declared that his said principal had, on 25 April 2008, truly and legally sold by Public Auction, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

TERTIUS JOHANN SNYMAN
Identity Number 470303 5058 08 5
Unmarried

his Heirs, Executors, Administrators or Assigns, in full and free property

ERF 877 WILDERNESS, in the Municipality and Division of George, Province of the Western Cape

IN EXTENT 2782 (TWO THOUSAND SEVEN HUNDRED AND EIGHTY TWO) SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer No. T 22222/1964 with Diagram No. 7836/1964 relating thereto and held by Deed of Transfer Number T80472/1997

- A. **SUBJECT** to the conditions referred to in Certificate of Registered Title No. T19388/1954.
- B. **SUBJECT FURTHER** to the special conditions contained in said Deed of Transfer No. T22222/1964, imposed by the Administrator of the Province of the Cape of Good Hope in terms of Ordinance No. 33 of 1934, when approving the establishment of Wilderness Township Extension No. 2, namely:
1. Any words and expressions used in the following conditions shall have the same meaning as may have been assigned to them by the regulations published under Provincial Administration Notice No. 401 dated 17th October 1935, and in the memorandum which accompanied the said regulations.
 2. The owner of this erf shall without compensation, be obliged to allow electricity and water mains and the sewage and drainage including stormwater of any other erf or erven within or without this Township to be conveyed across this erf, if deemed necessary by the local authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time in order to construct, maintain, alter, remove or inspect any sewer, manhole, channel, conduit or other works pertaining thereto.
 3. The owner of this erf shall be obliged, without compensation, to receive the material or permit excavation on the erf, as may be required, to allow use of the full width of the street as finally constructed and the erf, unless he elects to built retaining walls to the satisfaction of and within a period to be determined by the local authority.



4. This erf shall subject to the following further conditions, provided especially where, in the opinion of the Administrator after consultation with the Townships Board and the local authority, it is expedient that the restriction in any such condition should at any time be suspended or relaxed, he may authorise the necessary suspension or relaxation subject to compliance with such conditions as he may impose:
- (a) It shall not be subdivided;
 - (b) It shall be used only for the purpose of erecting thereon one dwelling together with such outbuildings as are ordinarily required to be used therewith;
 - (c) Not more than half the area thereof shall be built upon;
 - (d) No building or structure or any portion thereof except boundary walls and fences, shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf nor within 3,15 metres of the rear or 3,15 metres of the lateral boundary common to any adjoining erf, provided that with the consent of the local authority, an outbuilding not exceeding 3,15 metres in height, measured from the floor to the wall plate and no portion of which will be used for human habitation may be erected within the above prescribed rear space. On consolidation of any two or more erven, this condition shall apply to the consolidated area as one erf.
 - (e) Notwithstanding the provisions of condition (d) above, a garage intended as an adjunct to the dwelling may, where the slope of the erf up from the level of the abutting street is such that in the opinion of the local authority it cannot reasonably be sited at a distance of 4,72 metres from the street line, be erected at such lesser distance therefrom as the local authority may approve, provided that not more than 50 per cent of the cubic measure of such garage may project above natural ground level and that in no event shall any such garage be erected at less than 3,15 metres from the street line.
 - (f) In the even of the provisions of a Town Planning Scheme being made applicable to this erf, which provisions are more restrictive than the provisions contained in the above, then the provisions of such Scheme shall apply.

- C. **SUBJECT FURTHER** to the special conditions contained in said Deed of Transfer No. T22222/1964, imposed by The Wilderness (1921) Limited for the benefit of all Purchasers and their Successors in Title of the erven comprising Wilderness Township Extension No. 2 and for the benefit of The Wilderness (1921) Limited and its Successor in Title as owners of the remaining extent of the said Township held by it under Certificate of Registered Title No. T19388/1954, namely:

"DEFINITIONS

The term "Seller" in these conditions shall be deemed to include the successors in title of the Seller to the remainder of the land held under the aforesaid Certificate of Registered Title No. T19388 dated 24th November 1954.



The term "Purchaser" shall be deemed to include the Heirs, Executors, Administrators or assigns of the Purchaser of the property hereby sold.

TRADE AND OTHER RESTRICTIONS

2. No stand or gravel shall be dug or removed from the lot except in the way of excavating for the foundations of any building to be erected thereon, or for use in such building or in preparing or laying out gardens to be occupied therewith, and no brick, tiles, clay or lime shall at any time be manufactured or burnt upon the lot.
3. All buildings and/or alterations erected on this lot shall be constructed of brick, stone or concrete, and no building shall be erected on the lot until the site and elevation plans thereof and the site of any offices or buildings together with the sanitation plans in relation thereto, shall have been approved by the Seller in writing. No such building shall, after erection, be altered without the like previous consent in writing. The Purchaser shall provide the Seller with plans in duplicate to the Seller's satisfaction.
4. The Seller shall be entitled to call upon the Purchaser to screen any outbuildings erected on the lot.
5. All walls, fences, live hedges or like structures abutting upon any road or pathway, shall be of a type approved of by the Seller. The Seller shall not be liable to contribute to the cost of any party or dividing fence, or wall, not the cost of repair thereof, but he may call upon the Purchaser to enclose the said lot. This provision eliminating any contribution by the Seller to the cost of repair of any party or dividing fence or wall shall not extend to any adjoining lot which the Seller may sell or dispose of subsequent to the state hereof, and the Purchaser of such lot adjoining the lot thereby sold shall in all respects be subject to the laws governing contributions to such party of dividing fences or walls.
6. No wind driven appliances or windmill or wireless aerial and poles shall be erected by the Purchaser without the specific written approval thereof and permission of the Seller.
7. All buildings or structures, fences, live hedges or the like erected on the lot shall be reasonably maintained externally by the Purchaser in good order and repair, the intention being that adjoining lots shall not be depreciated by any shabby, uncared for or dilapidated buildings, structures, fences or live hedges.
8. Should any building or structures be erected out of compliance with these conditions, the Seller shall have the right to insist upon the demolition thereof, and the Seller shall at all reasonable times, through its proper officers, have the right of access to and inspection of any building operations conducted by the Purchaser on the lot.



9. Pending the establishment of the Local Authority the Seller retains the right and power to enforce the observance of proper sanitation and orderly neatness and cleanliness upon this lot, as well as the right to construct, use and maintain across the lot any pipeline for water leading, sewerage or drainage, and any poles or structures for the conduct of any electricity for light or power.
10. In respect of any lot upon the sea front, Purchasers shall not cut down or otherwise destroy the natural bush growth on the sea front and so endanger any plot to erosion by the sea or to shifting sands. Seller reserves the right to prescribe the level at which all buildings shall be placed on such lots, or any of them, and if called upon to do so by the Seller, Purchaser shall be obliged to plant and maintain suitable turf on any clear or open portions of such lots to guard against shifting sands.
11. The lot shall not be occupied either for building purposes or as a place of human residence or resort, whether by means of buildings thereon or tents or camps erected or placed thereon for any period, unless the said lot shall have previously been provided with water flush sanitation accommodation for the use of persons so residing or resorting upon the said lot. Such sanitation accommodation shall at all times be maintained in efficient working order by the owner of the plot.
12. The Purchaser agrees to be bound not to clear or destroy the trees and bush on the lot without first consulting the Seller, the intention being that it is desirable in the general interest that the scenery shall not be marred by excessive or undue clearing of the bush and trees and especially as it is the Seller's intention to avoid cutting of any lines or squares or angles which will show marked patterning on the scenic effect of the Township, but it is not the intention to interfere unreasonably with the Purchaser's full use and enjoyment of the said lot, and the Seller agrees that the frontage of any premises other than domestic should have a clear and uninterrupted view.
13. The Purchaser agrees to observe uniformity in respect of fencing line for all fences, walls, hedges or structures that may abut on to any road, pathway, open space or property of the Seller, and to maintain all boundary fences, walls, hedges or structures of the lot in good order and repair."



WHEREFORE the said Appearer, renouncing all right and title which the said

THE FLATROCK LODGE (PROPRIETARY) LIMITED
1997/009751/07


heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

TERTIUS JOHANN SNYMAN, Unmarried

his Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R4 600 000,00 (FOUR MILLION SIX HUNDRED THOUSAND RAND).


IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at Cape Town on 29 March 2008-2010 8



q.q.

In my presence



REGISTRAR OF DEEDS



VA 000005713 / 2016

Pg 7.

T14844/2010

Certified a true copy of the duplicate original filed of record in this Registry, issued to serve in place of the original thereof under the provisions of Deeds Regulation No. 6B(1)

Deeds Registry
Cape Town

2016-07-28

Asst. Registrar of Deeds

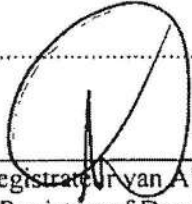
FOR FURTHER ENDORSEMENTS
SEE PAGE.....8.....

T 14844/2010

ENDOSSEMENT IN TERME VAN ARTIKEL 6(1) VAN WET 84 VAN 1967
ENDORSEMENT IN TERMS OF SECTION 6(1) OF ACT 84 OF 1967

Voorwaardes hierin is
Conditions **B. 4. (b), B. 4. (d) and B. 4. (e)** herein are
gewysig / opgeskort / ophef kragtens Administrateurs Proklamasie Nr
altered / suspended / removed in terms of Administrators Proclamation No. **159/2016**
gedateer in Offisiele Koerant Nr
dated **13/05/2016** in Official Gazette No. **7617**
onderworpe aan voorwaardes daarin gemeld
subject to conditions mentioned therein

Aktekantoor, Kaapstad
Deeds Registry, Cape Town
Datum **31 OCT 2016**
Dated



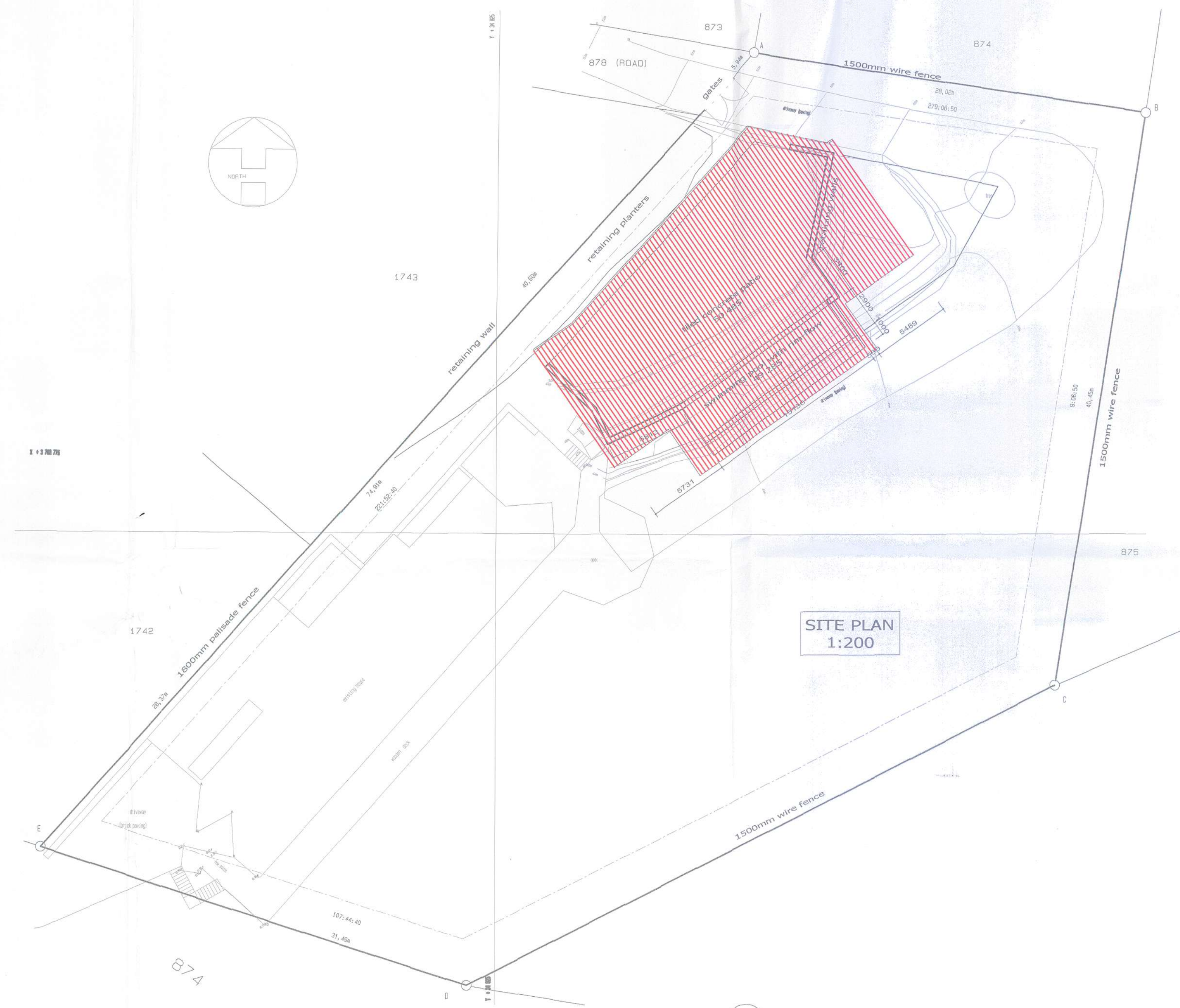
Registrar van Aktes
Registrar of Deeds

4.

T14844/2010

000006144/2023
true copy
ASST REGISTRAR OF DEEDS
14 SEP 2023
ASST REGISTRAR OF DEEDS

ANNEXURE "E" – PLAN NO 244/12 DATED 12 JUNE 2012



SITE PLAN
1:200

NOTES

AREAS	
ERF AREA	2044 m ²
ENTERTAINMENT ROOM	312 m ²
OPEN DECK	68 m ²
ART STUDIO	99 m ²
GYMNASIUM	51 m ²
TOTAL ENTERTAINMENT	462 m ²
EXISTING HOUSE	349 m ²

GEORGE MUNICIPALITY

APPROVED

DATE: 12/6/12 PLAN No: 249/12

[Signature]
Municipal Engineer

stewart scott
professional architects

STEWART SCOTT ARCHITECTS
101-103 & 105-107 A & B Avenues
048 877-1243 082 447-7228
www.stewartscottarchitects.co.za
pinnacle suite 14 ground floor 46503
george 6520 stouk africa

PROJECT

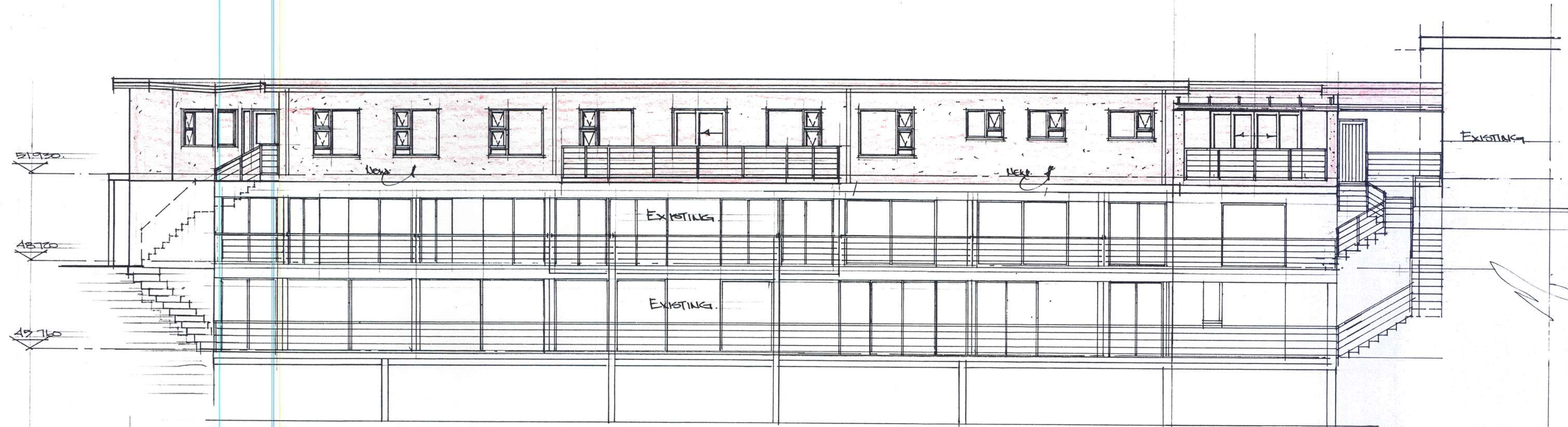
**NEW POOL ROOM
GYMNASIUM
FOR DR T.SNYMAN
ERF 877
6th AVE
WILDERNESS EAST
GEORGE**

DRAWING

**LOWER GROUND
& GROUND FLOOR
PLANS**

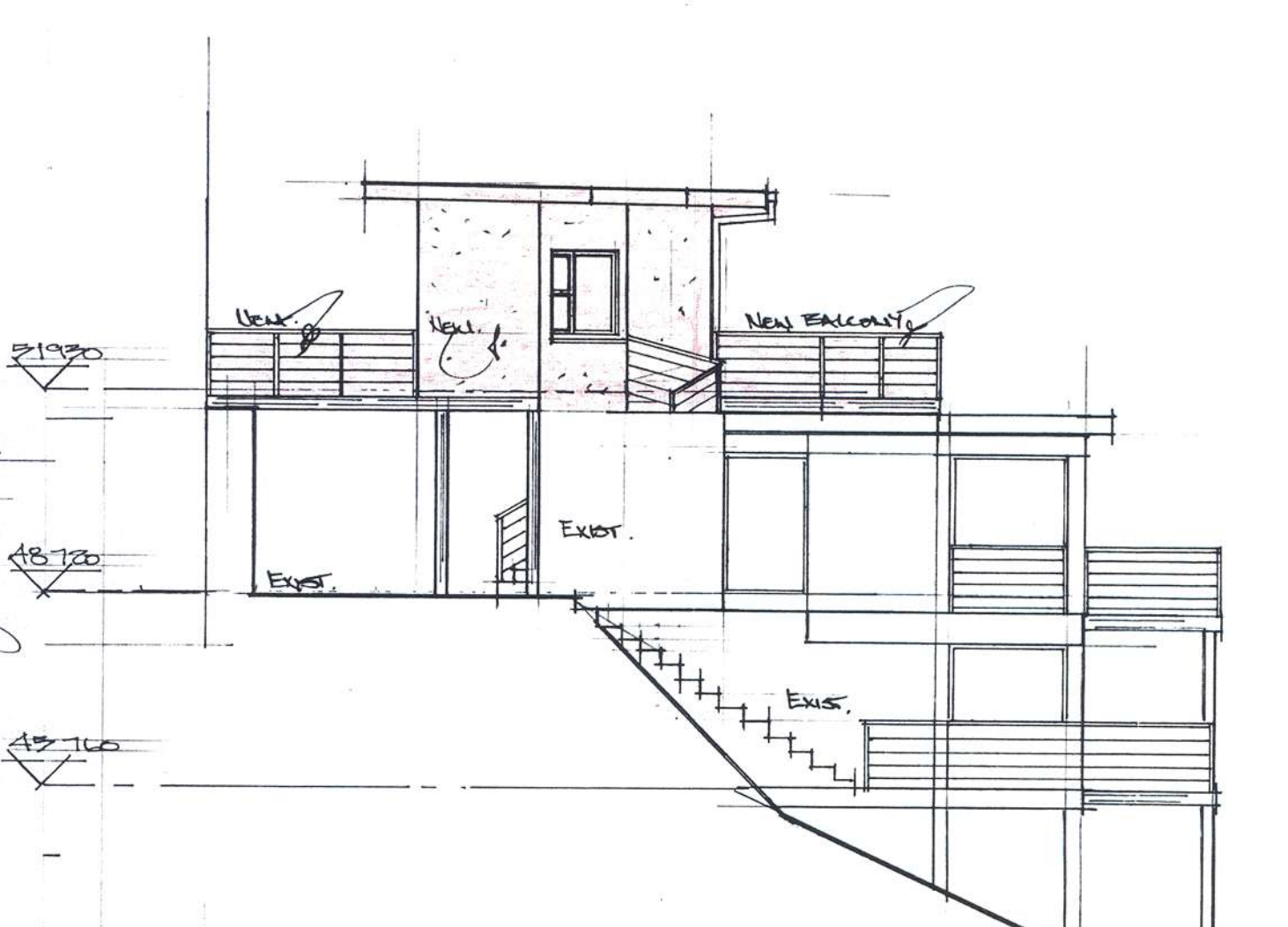
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date	2012/03/20	checked	<i>[Signature]</i>
drawing no.	31/W01	revision	0

ANNEXURE "F" - PLAN NO 343/13 DATED 15 MAY 2013



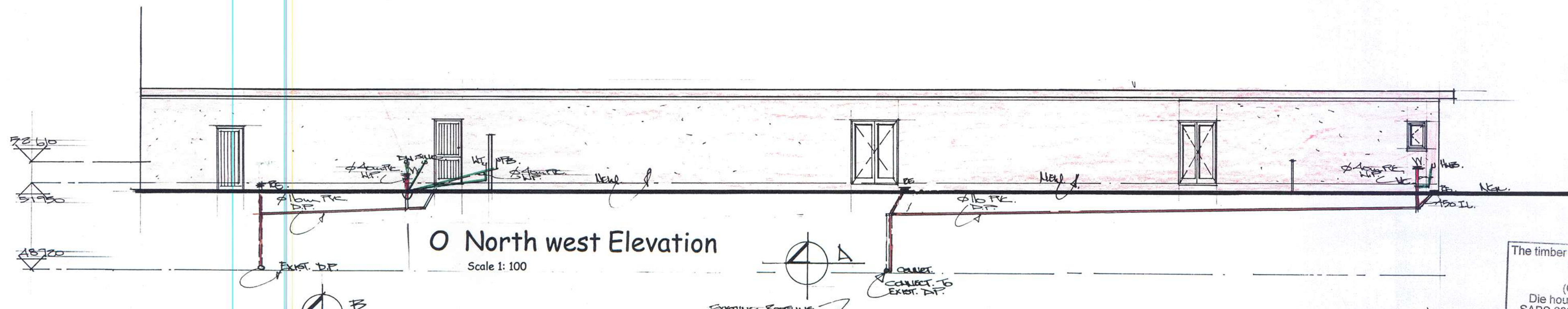
O South east Elevation

Scale 1: 100



O South west Elevation

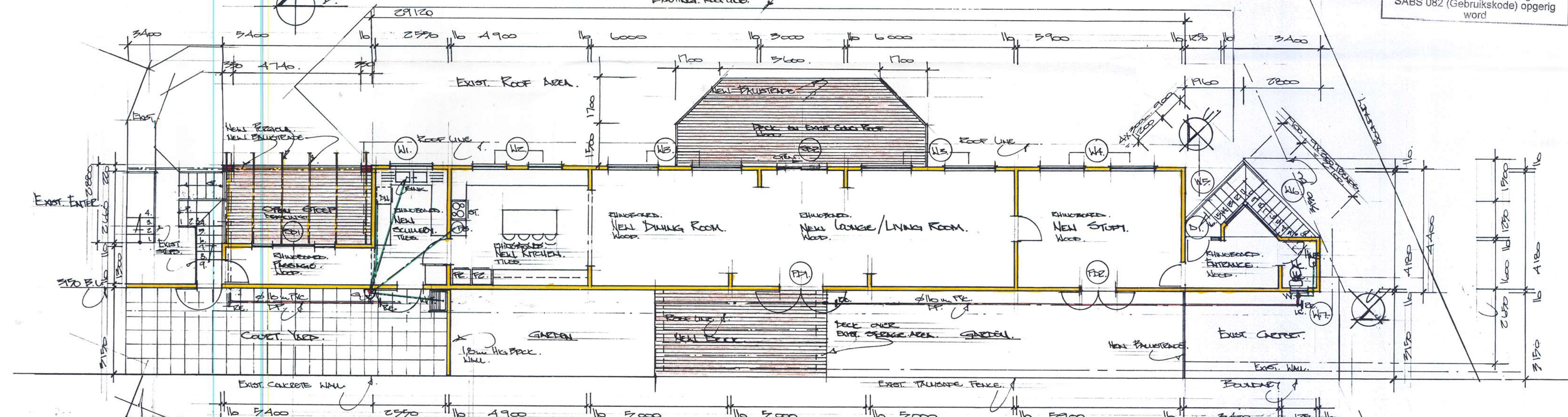
Scale 1: 100



O North west Elevation

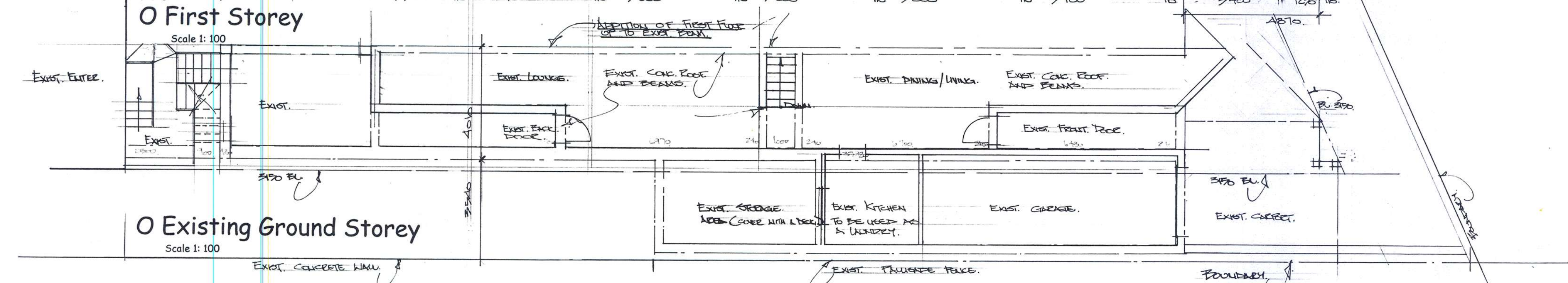
Scale 1: 100

The timber structure is to be erected in accordance with SABS 082 (Code of Practice) Die houtstruktuur moet volgens SABS 082 (Gebruikskode) opgerig word



O First Storey

Scale 1: 100



O Existing Ground Storey

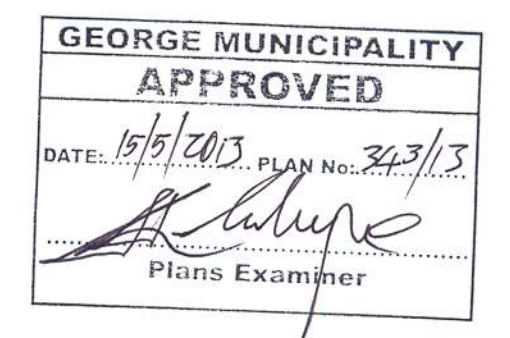
Scale 1: 100

- General notes:**
- All levels, dimensions and positions to be checked on site and verified before any work commenced.
 - Any errors, discrepancies or omissions to be reported to the architect immediately.
 - All work to be in accordance with good and accepted local building practice.
 - Figured dimensions to be taken in preference to scaled dimensions.
 - These architectural drawings are to be read in conjunction with engineers and consultants drawings, where applicable.
 - All building by-laws, health and fire requirements to be strictly adhered to.
 - The contractor will be held responsible for the correct setting out of the works. Any doubt as to the accuracy of boundary pegs or lines to be reported to the client immediately.
 - Foundations to boundary walls not to encroach over boundary lines.
 - All electrical and drainage work is to be executed by registered tradesmen.
 - Care to be taken when excavating for new work. All existing pipes, cables, etc. exposed to be pointed out to client and/or architect, who shall advise necessary action to be taken.
 - The contractor shall take all necessary precautions to avoid any damage what so ever, to existing buildings and fences.
 - All stairs are 170mm-193mm high and 300mm wide no alterations allowed.
 - Glazing in accordance with SABS 10137.
 - Balustrades has to comply with SABS 10104, 1 meter high with copings not more than 100mm.
 - All Occupational safety regulations as set by Dept. of Labour to comply with.
 - Chimney not less than 1 meter in height on top of roof.
- Floor:**
- Hard wood floor finishing, as to suppliers detail.
 - Decking, 152x50mm Joists at 400C/C on existing conc. slab.
 - 22mm Balau Timber decking fixed to joists with plastic bracket and s/s screws.
- Walls:**
- Walls External walls: 38x114mm frame work, studs @ 450C/C max. with 50mm Isotherm and 15mm rhinoboard internal cladding, 9mm OSB board cladding externally, insulation 410 plastic backed insulation/damp proofing. Nutec building plank "Vermont" (Timber Grain) siding external cladding as to owners choice. All the Fixing accessories to be used as supplied by building plank manuf.
 - 114mm SA Pine Frame work to comply with SABS 10082.
 - 9mm OSB Board nailed to frame work on the outside.
 - 410 plastic backed insulation on top of OSB Board.
 - 50mm Isotherm on the inside of frame work.
 - 15mm Gypsumboard.
 - Handrails Galvanised steel handrail, with hardwood Balau (timber) top rail, with shoe rail bolted onto brick work.

- Roof:**
- Gypsum ceiling 10mm Rhino board with 75mm nu cornice, or "NMC Decorative Mouldings" ceiling nailed to 38x38mm brundering at 400mm centres max. cover strips fibre tape with fibrolite finish, 1 coat "DULUX DURA SEAL" and 2 coats "DULUX DURA 55".
 - Wall plate 38x114mm pine wall plate painted with two coats carbolium
 - Floor Beams : 228x 38mm SA Pine beams @400mm centers, fixed to existing concrete structure.
 - Rafters 228x38mm SA Pine @1000mm centers.
 - 15mm Shutter Board fixed on top of rafters.
 - Waterproofing on top of shutter board, 4mm dual reinforced torch-on membrane "Dedogum" with one coat bitum silver aluminium paint.
 - Insulation 1 x70mm Isoboard.
 - Water-permeable filter fabric on top of Isoboard.
 - Ø 19mm Gravel ballast.
 - Downpipes, Gutters: Seamless Aluminium powder coated.
 - Bargeboards and fascias nutec fibre cement.

- Drainage:**
- All soil pipes under building or footings to be encased in concrete of min. 300mm thickness all around pipe.
 - Inspection eyes at all bends and junctions of drains, with marked covers at ground level.
 - All waste pipes to be accessible over their entire length.
 - No drainage bends or junctions in or under floors.
 - Provide I.E.'s each end of encased drain where same passes underneath the building as nearest possible to foundations.
 - Pre-sealing traps to all waste water fittings (two pipe system).
 - Waste pipes on single pipe system will be fitted with 65mm deep seal traps and each fitting will be anti-siphoned.
 - WC soil pipes having a greater depth from pan to pipe invert level of 1.220mm will be anti-siphoned.
 - Waste pipes under floors to be sleeved
 - Min fall of 100mm drains to be 1:40 with min of 300mm cover.
- 18. Glazing installation:**
- Must be able to withstand wind loads in accordance with SANS 10400-B and shall not deflect more than 1/175th of their span.
 - Glass panes in partitions within 2100mm above floor level shall be a minimum thickness of 6mm safety glazing.
 - The panes of all safety glazing shall be permanently marked by the installer in such a manner that the marking are visible in each individual frame after installation.
 - Safety glazing that complies with SANS 1263-1 shall be used.

- Electrical:**
- Energy Saving Lamps, similar and approved.
- Lighting:** Eurolux, or Osram Energy Saver Lamps to be used.
- GU10 1.2W LED- All down lighters
 - 10W TB Fluorescent in Warm/Cool White- All fluorescent tubes
 - E27 11W 3U CFL in Warm/Cool White
 - G23 7W PL CFL in Warm/Cool White
 - B22 9W 3U CFL in Warm/Cool White



Project:

Changes and Addition to Existing House
 Dr. T. Snyman, Erf 877, 6th Avenue
 Wilderness East
 George District

Area:

New First Floor: 146.82m²
 Open Deck: 14.06m²
 Total New Covered Area: 146.82m²

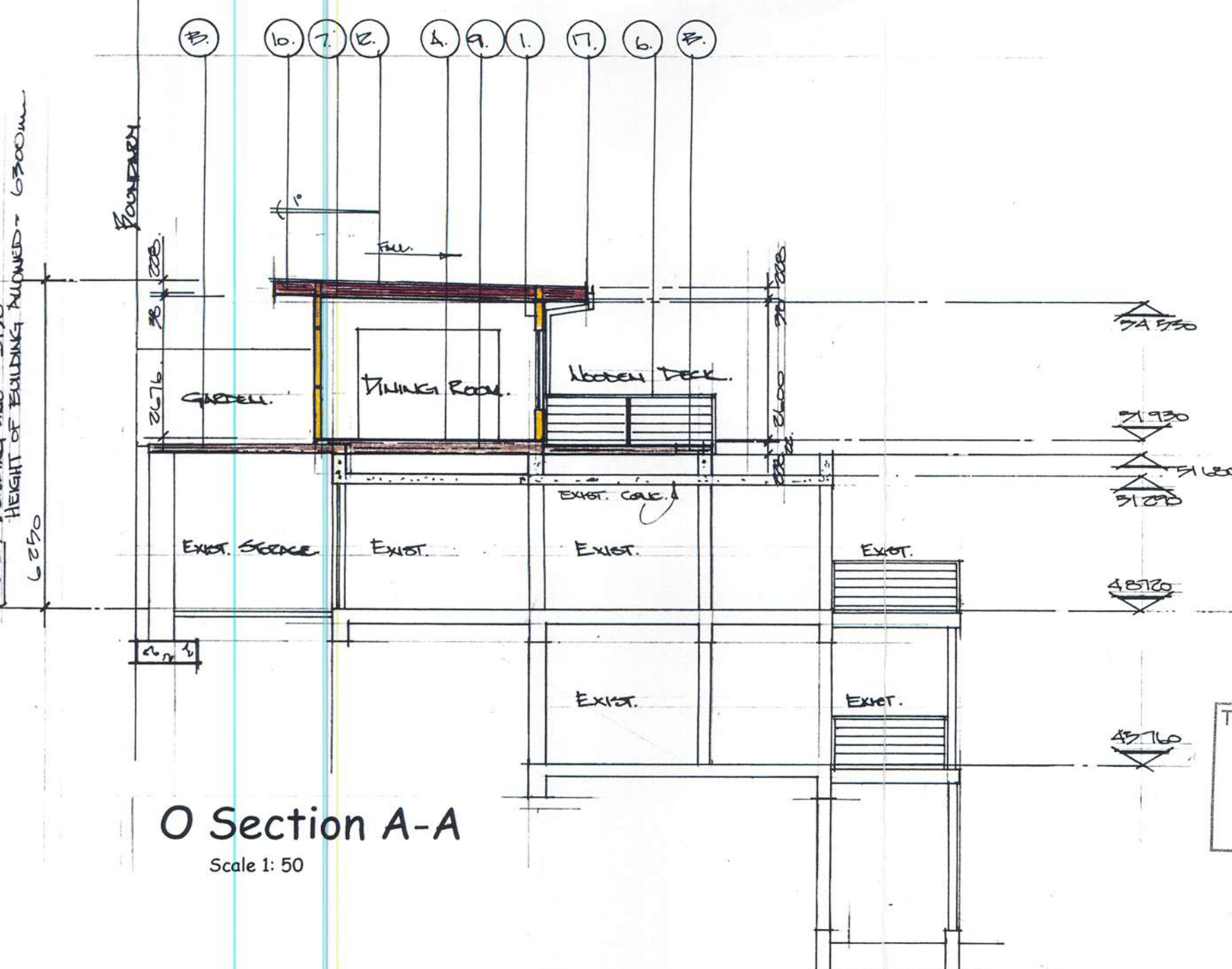
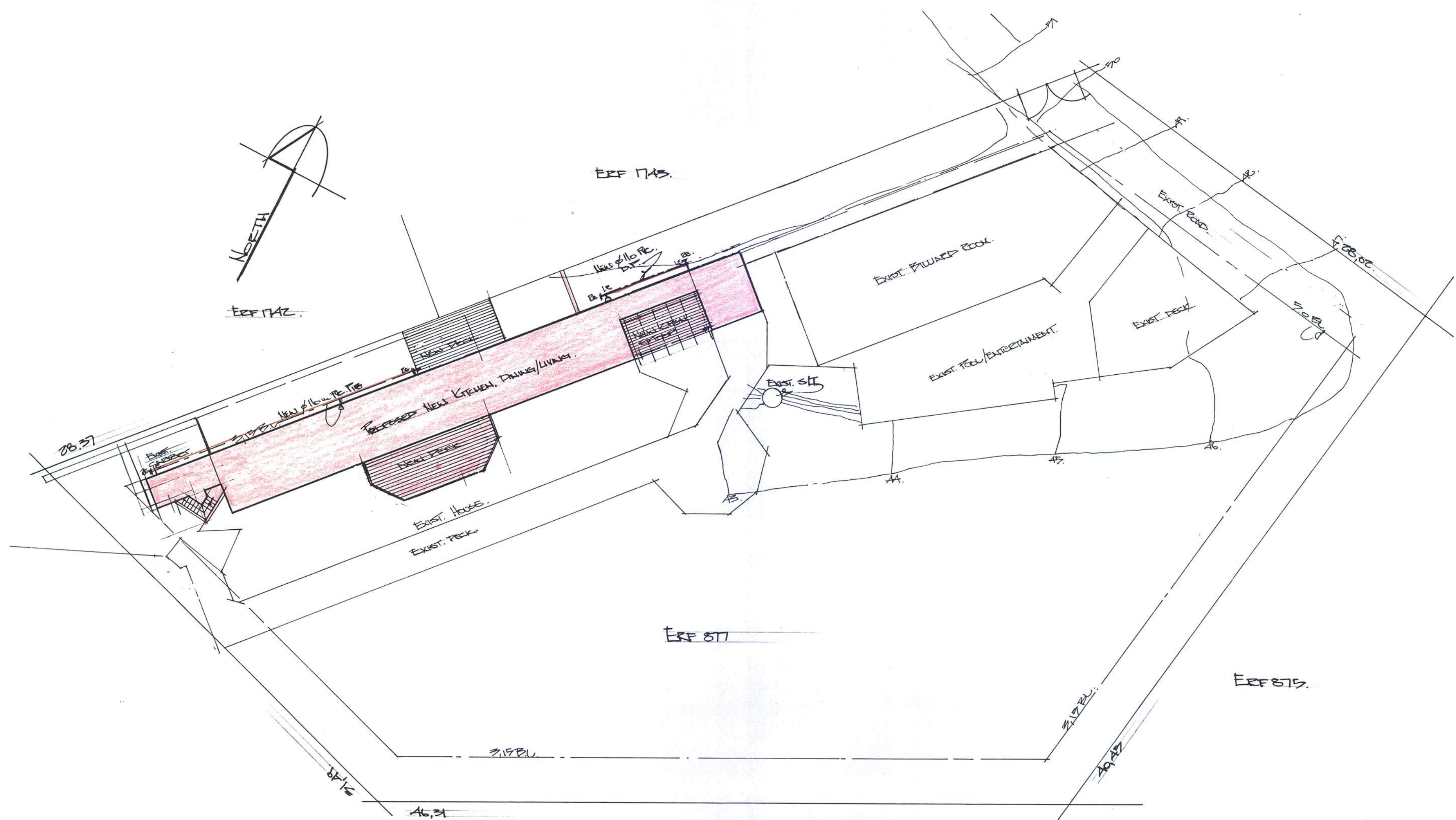
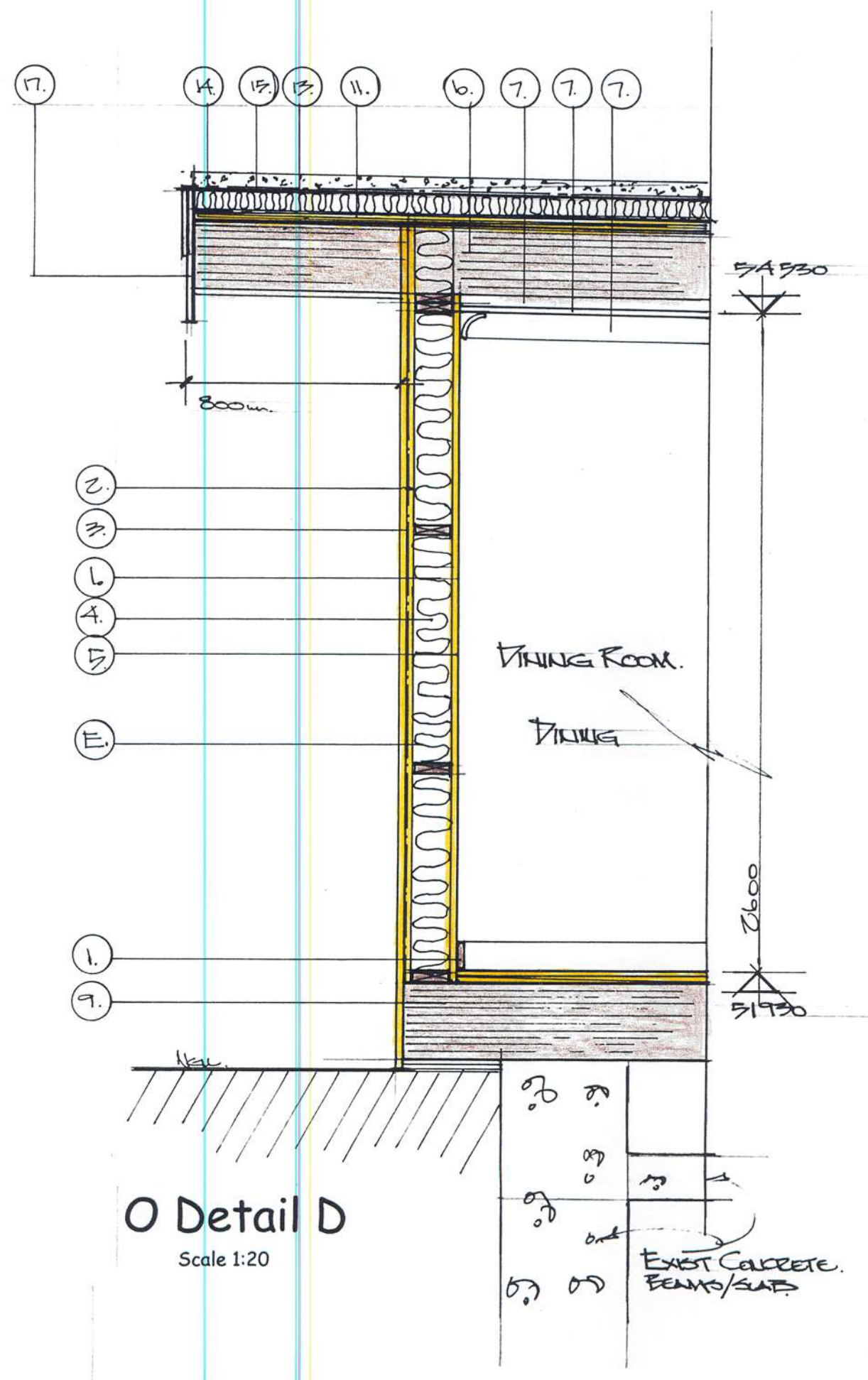
thompson & van blerk
 architectural designers & planners

- vlerie thompson (n.d. arch) 044 850 1984
- Pr. S. Arch. T. SACAP Reg/31080
- shane van blerk 044 883 1071
- p.o. box 179
- hoekwil

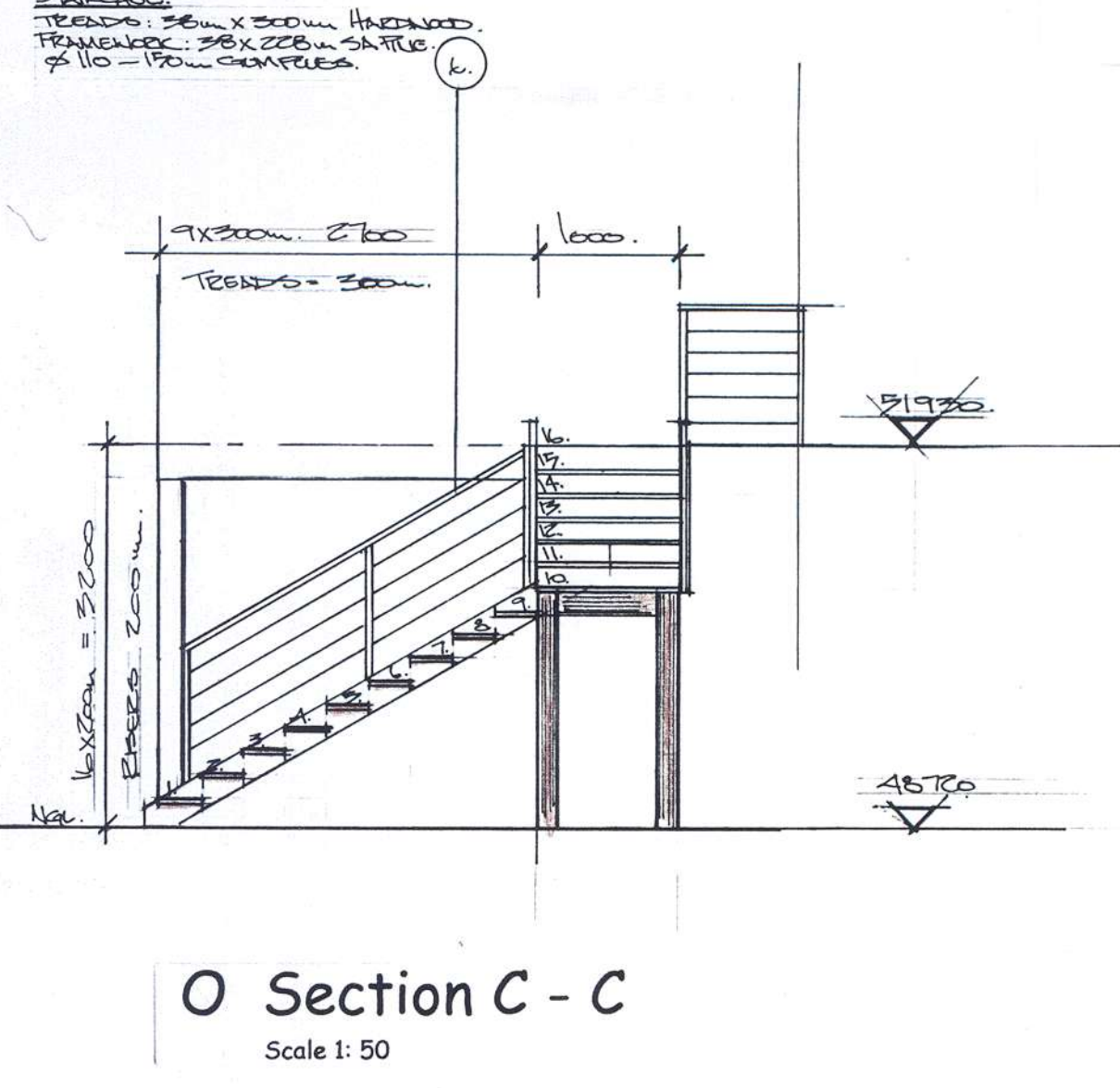
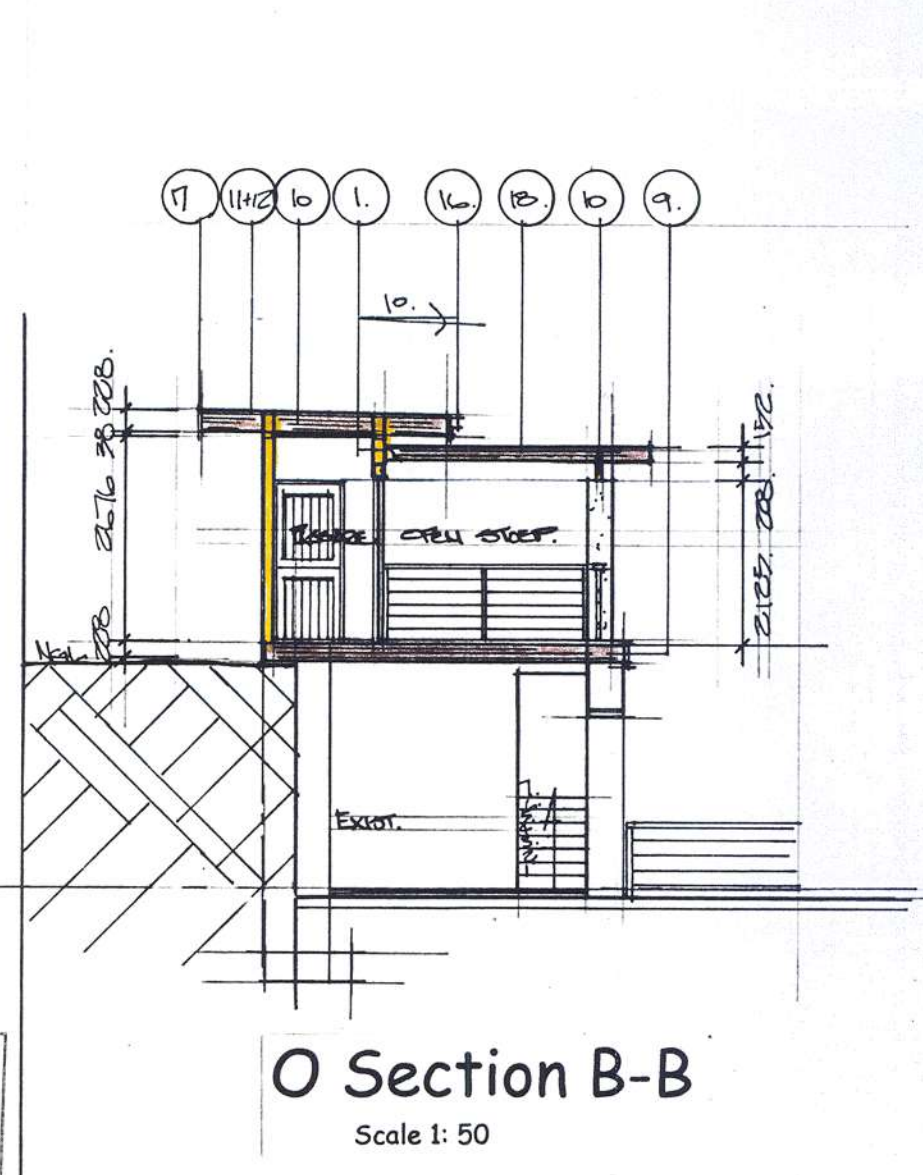
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 1: 200,

Drawing no
 VT04/ 13/01

Date
 23/04/13



The timber structure is to be erected in accordance with SABS 082 (Code of Practice) Die houtstruktuur moet volgens SABS 082 (Gebruikskode) opgerig word



FENESTRATION CALCULATIONS					
Nett area: 135,07m ² x 1,4 total conductance = 189,10 x0,13 total shgc = 17,57					
W nr	Area x quart	p/h	E	Glass type	conductance shgc
NORTH WEST ELEVATION					
W7	54	0,8/1,37	0,51	Low-E	2,19 0,57
FD1	3,15	0,8/2,57	0,80		12,79 1,59
FD2	2,52	0,8/2,57	0,80		10,23 1,27
EAST ELEVATION					
SOUTH EAST ELEVATION					
W1	1,35	970/1,34	0,42	Low-E	5,48 0,36
W2	1,88 X2	970/1,34	0,42		8,77 0,57
W3	2,70 X4	970/1,34	0,42		43,85 2,86
W4	2,25 X2	970/1,34	0,42		18,27 1,19
W5	1,08	970/1,64	0,45		4,38 0,31
W6	1,80	970/1,64	0,45		7,30 0,51
SD1	6,30	970/2,54	0,57		25,58 2,36
SD2	3,78	970/2,54	0,57		15,35 1,36
D1	2,52	970/2,54	0,54		10,23 0,86
WEST ELEVATION					
TOTALS					
					164,42 13,31

Window	W1	W2	W3	W4	W5	W6	W7	FD1	FD2	D1
Material	PT 1512	PT 1512	PT 1015	PT 1515	PT 1515	PT 1515	PT 1515	PT 1515	PT 1515	PT 1515
Frame	PT 1512	PT 1512	PT 1015	PT 1515	PT 1515	PT 1515	PT 1515	PT 1515	PT 1515	PT 1515
Glazing	PT 1512	PT 1512	PT 1015	PT 1515	PT 1515	PT 1515	PT 1515	PT 1515	PT 1515	PT 1515
Notes	BEERHUIZENDER COATED ALUMINIUM WINDOES TO MATCH EXIST. KAT ENDS FITTED LOW-E GLASS.									

Window Schedule
Scale 1:50

General notes:

- All levels, dimensions and positions to be checked on site and verified before any work commenced.
- Any errors, discrepancies or omissions to be reported to the architect immediately.
- All work to be in accordance with good and accepted local building practice.
- Figured dimensions to be taken in preference to scaled dimensions.
- These architectural drawings are to be read in conjunction with engineers and consultants drawings, where applicable.
- All building by - laws, health and fire requirements to be strictly adhered to.
- The contractor will be held responsible for the correct setting out of the works. Any doubt as to the accuracy of boundary pegs or lines to be reported to the client immediately.
- Foundations to boundary walls not to encroach over boundary lines.
- All electrical and drainage work is to be executed by registered tradesmen.
- Care to be taken when excavating for new work. All existing pipes, cables, etc. exposed to be pointed out to client and/or architect, who shall advise necessary action to be taken.
- The contractor shall take all necessary precautions to avoid any damage what so ever, to existing buildings and fences.
- All stairs are 170mm-195mm high and 300mm wide no alterations allowed.
- Glazing in accordance with SABS 10137.
- Balustrades has to comply with SABS 10104, 1meter high with openings not more than 100mm.
- All Occupational safety regulations as set by Dept. of Labour to comply with.
- Chimney not less than 1 meter in height on top of roof.

Floor:

- Hard wood floor finishing, as to suppliers detail.
- Decking: 152x50mm Joists at 400C/C on existing conc. slab.
- 22mm Balau Timber decking fixed to joists with plastic bracket and s/s screws.

Walls:

- Walls External walls: 38x114mm frame work, studs @ 450C/C max. with 50mm Isotherm and 15mm rhinoboard internal cladding, 9mm OSB board cladding externally, sialation 410 plastic backed insulation/damp proofing. Nutec building plank "Vermont" (Timber Grain) siding external cladding as to owners choice. All the Fixing accessories to be used as supplied by building plank manuf.
- 114mm SA Pine Frame work to comply with SABS 10082.
- 9mm OSB Board nailed to frame work on the outside.
- 410 plastic backed sialation on top of OSB Board.
- 50mm Isotherm on the inside of framework.
- 15mm Gypsumboard.
- Handrails Galvanised steel handrail, with hardwood Balau (timber) top rail, with shoe rawl bolted onto brick work.

Roof:

- Gypsum ceiling 10mm Rhino board with 75mm nu cornice, or "NMC Decorative Mouldings" ceiling nailed to 38x28mm bracing at 400mm centres max. cover straps fibre tape with rhinolite finish, 1 coat "DULUX DURA SEAL" and 2 coats "DULUX DURA 55".
- Wall plate 38x114mm pine wall plate painted with two coats carbolinum
- Floor Beams: 228x38mm SA Pine beams @400mm centres, fixed to existing concrete structure.
- Rafters 228x38mm SA Pine @1000mm centres.
- 15mm Shutter Board fixed on top of rafters.
- Waterproofing on top of shutter board, 4mm dual reinforced torch-on membrane "Derbigum" with one coat bitum silver aluminium paint.
- Insulation 1 x70mm Isoboard.
- Water-permeable filter fabric on top of Isoboard.
- 15mm Gravel ballast.
- Downpipes, Gutters: Seamless Aluminium powder coated.
- Bargeboards and fascias nutec fibre cement.
- Roofing: 152x50mm s/s joists, 22mm Balau.

Drainage:

- All soil pipes under building or footings to be encased in concrete of min. 300mm thickness all around pipe.
- Inspection eyes at all bends and junctions of drains, with marked covers at ground level.
- All waste pipes to be accessible over their entire length.
- No drainage bends or junctions in or under floors.
- Provide I.E.'s each end of enclosed drain where same passes underneath the building as nearest possible to foundations.
- Pre-sealing traps to all waste water fittings (two pipe system).
- Waste pipes on single pipe system will be fitted with 65mm deep seal traps and each fitting will be anti-siphoned.
- WC soil pipes having a greater depth from pan to pipe invert level of 1.220mm will be anti-siphoned.
- Waste pipes under floor to be sleeved.
- Min fall of 100mm drains to be 1:40 with min of 300mm cover.

Glazing installation:

- Must be able to withstand wind loads in accordance with SANS 10400-8 and shall not deflect more than 1/175th of their span.
- Glass panes in partitions within 2100mm above floor level shall be a minimum thickness of 6mm safety glazing.
- The panes of all safety glazing shall be permanently marked by the installer in such a manner that the marking are visible in each individual frame after installation.
- Safety glazing that complies with SANS 1263-1 shall be used.

Electrical:

Energy Saving Lamps, similar and approved.

Lighting: Eurlux, or Oram Energy Saver Lamps to be used.

- GU10 1.2W LED- All down lighters
- 10W T8 Fluorescent in Warm/Cool White- All fluorescent tubes
- E27 11W 3U CFL in Warm/Cool White
- G23 7W PL CFL in Warm/Cool White
- B22 9W 3U CFL in Warm/Cool White

GEORGE MUNICIPALITY
APPROVED
DATE: 15/5/2015
Plans Examiner

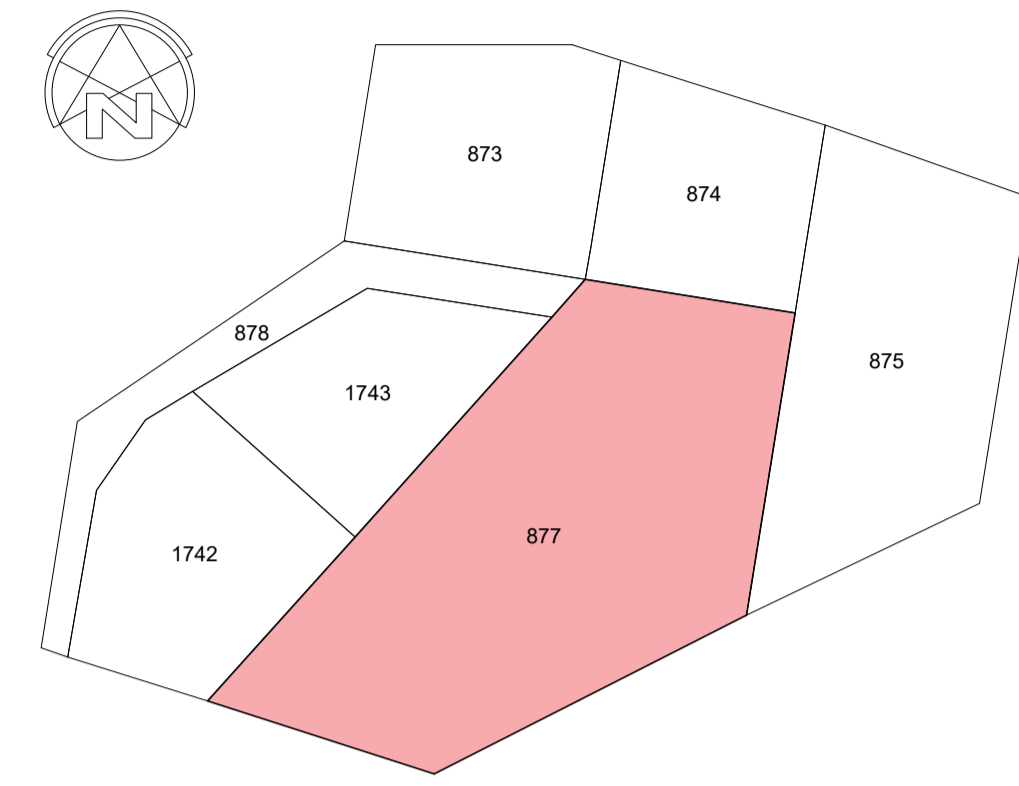
Project:
Changes and Addition to Existing House
Dr. T. Snyman, Erf 877, 6th Avenue
Wilderness East
George District

thompson & van blerk
architectural designers & planners
valerie thompson (n.d.arch) 044 850 1984
P. S. Arch. T. SACAP Reg. 519980
shane van blerk 044 883 1071
p.o. box 179
hoekwil

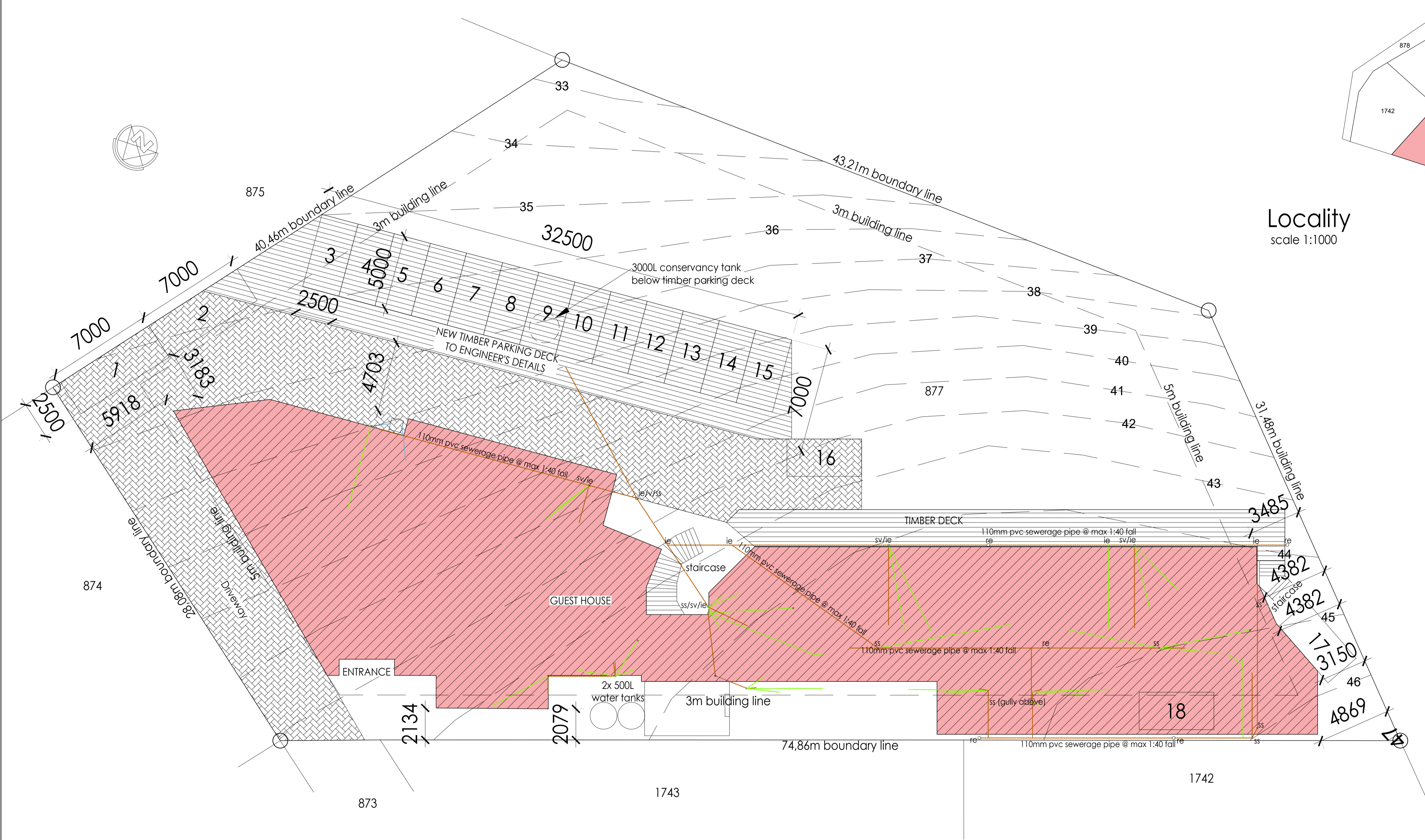
Scale:
1: 20, 1:50, 1: 100
1: 200,
Date:

Drawing no
VT04/ 13/02

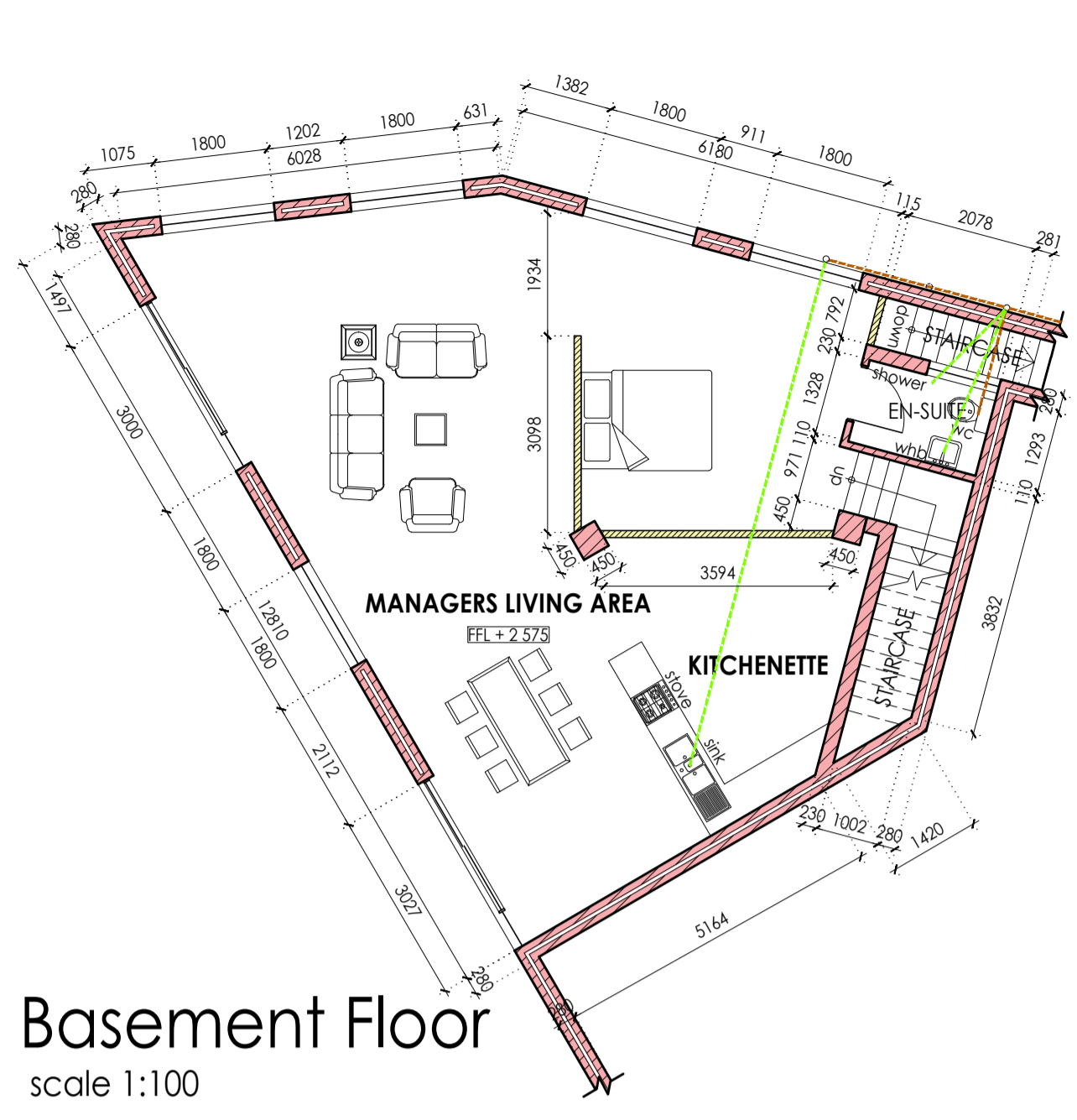
ANNEXURE "G" – AS BUILT PLANS



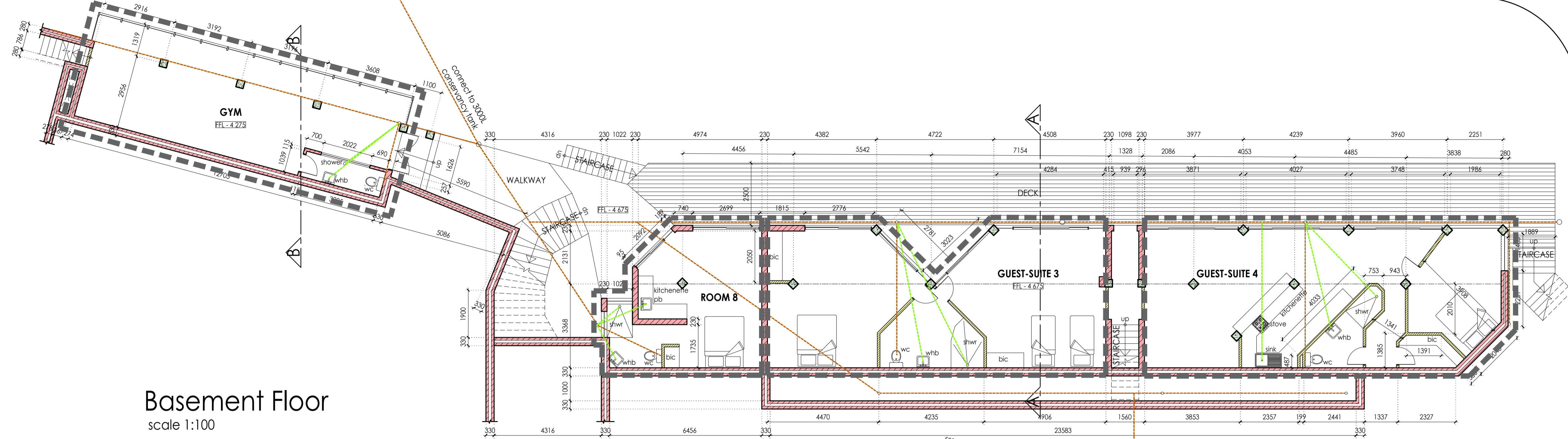
Locality
scale 1:1000



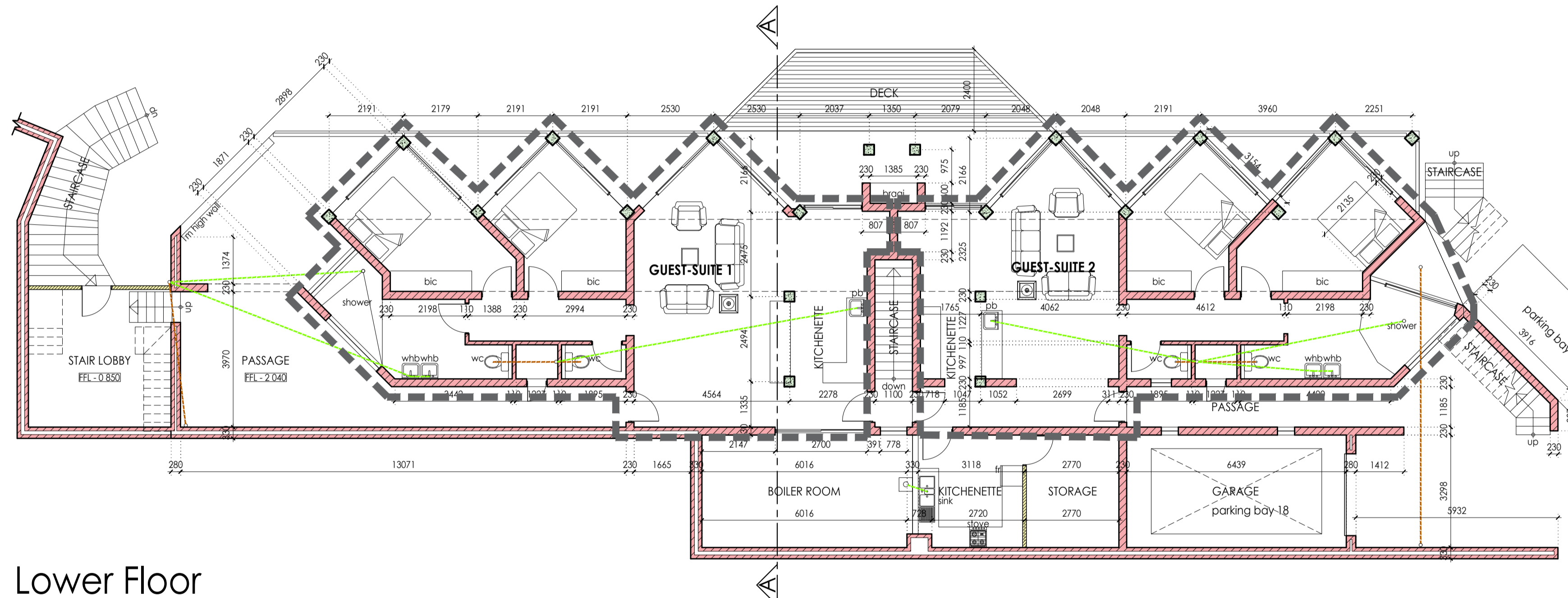
Site plan
scale 1:150



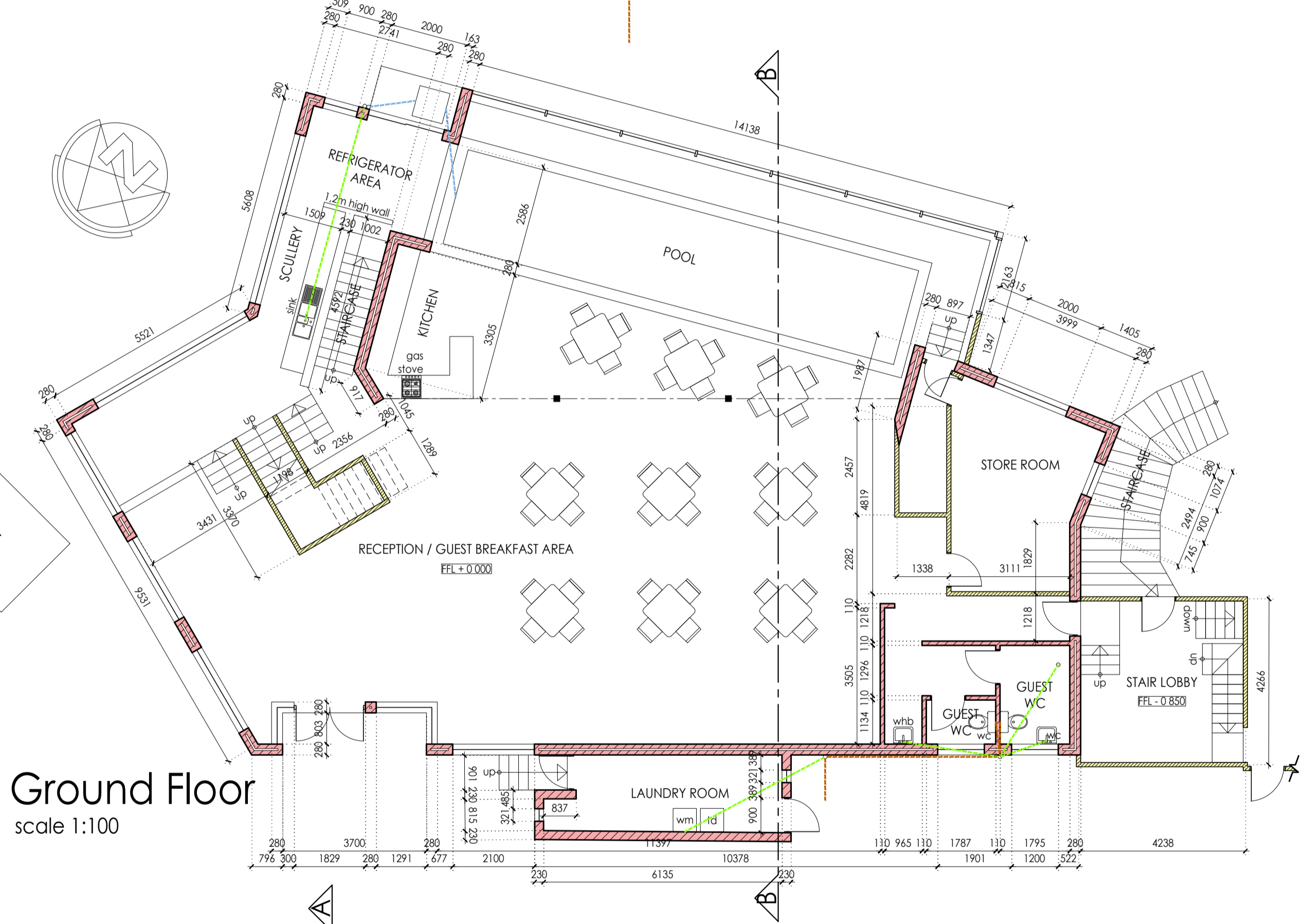
Basement Floor
scale 1:100



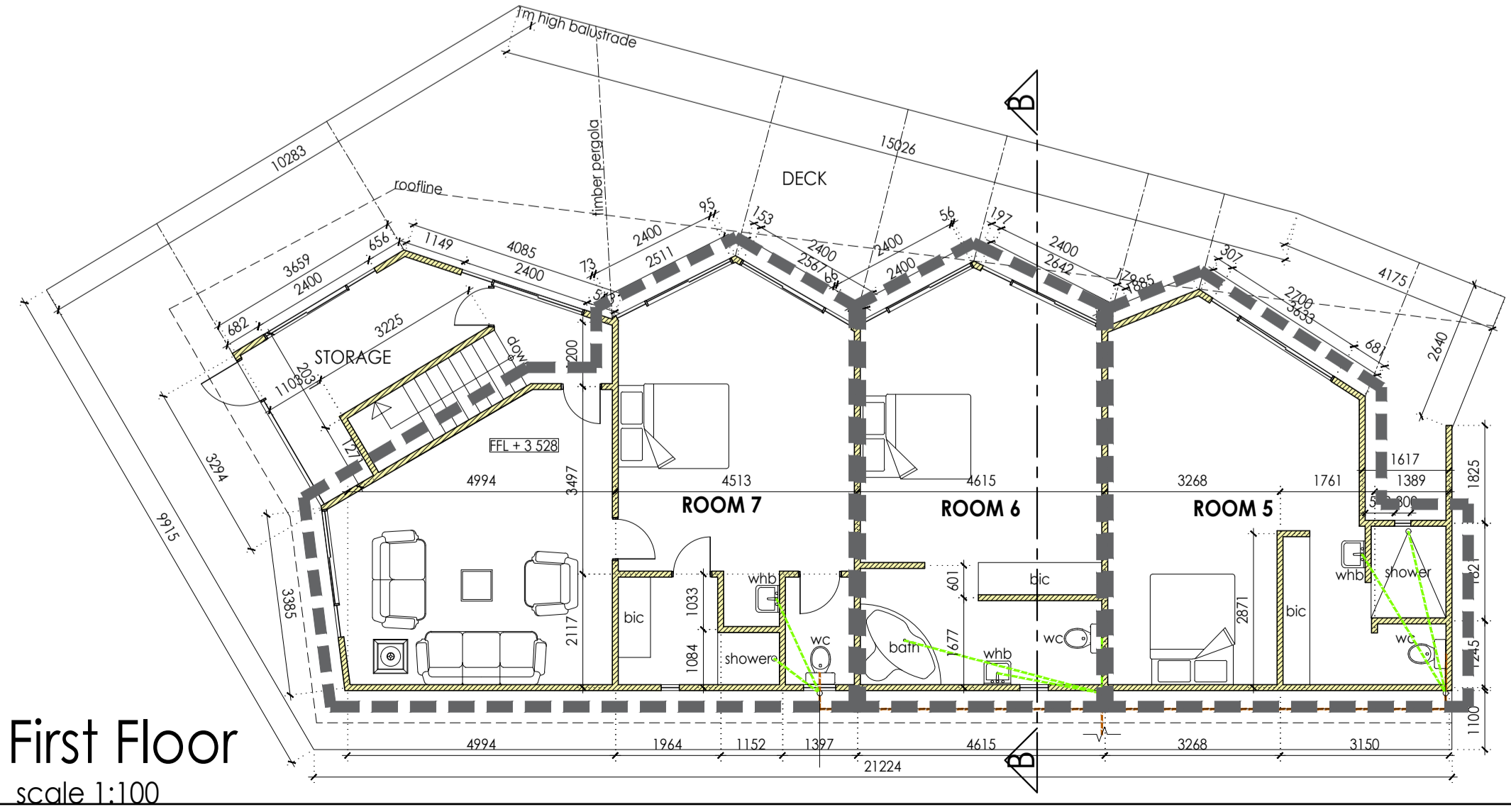
Basement Floor
scale 1:100



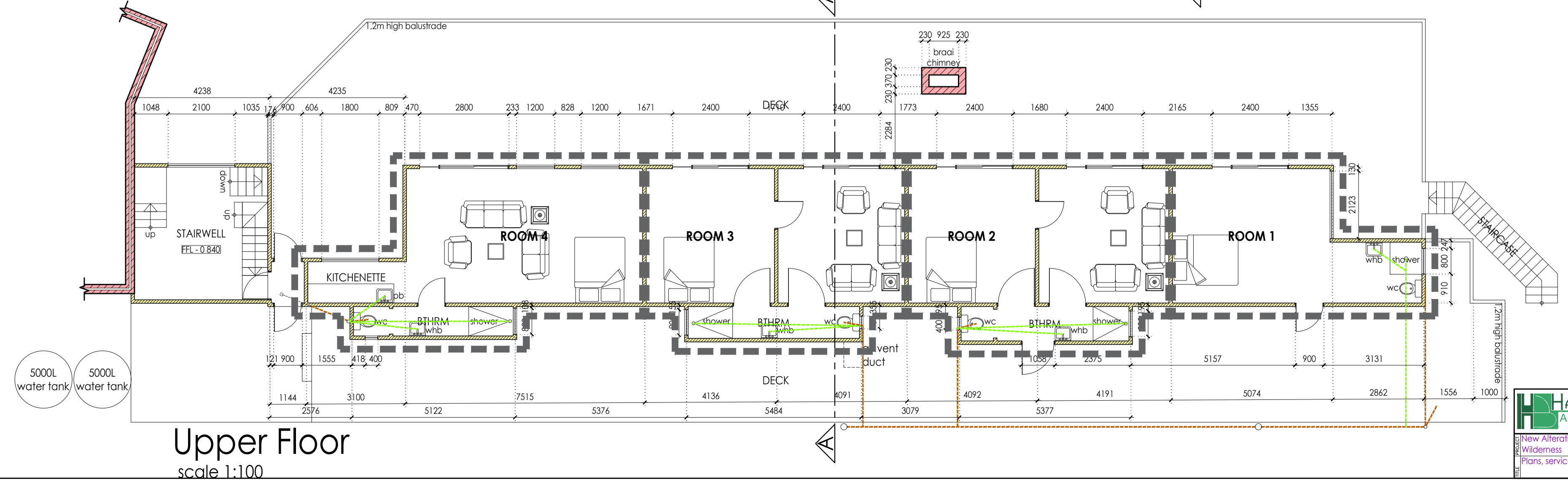
Lower Floor
scale 1:100



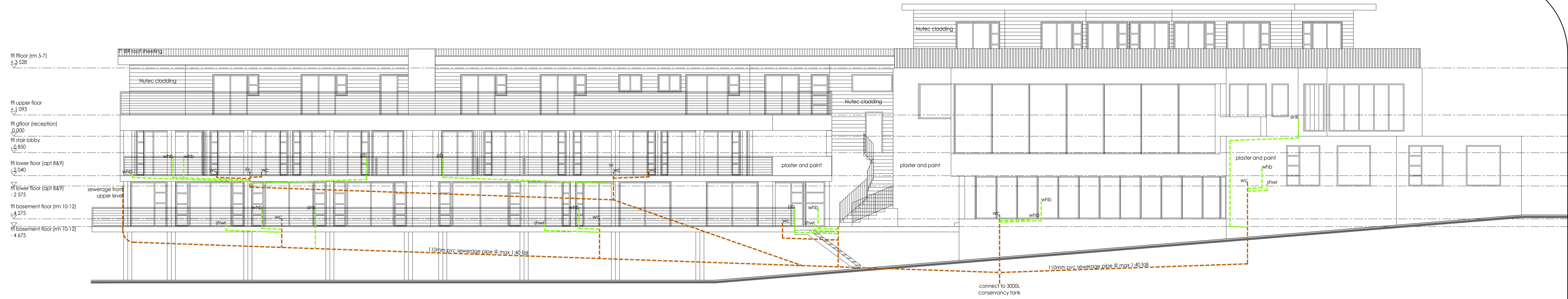
Ground Floor
scale 1:100



First Floor
scale 1:100



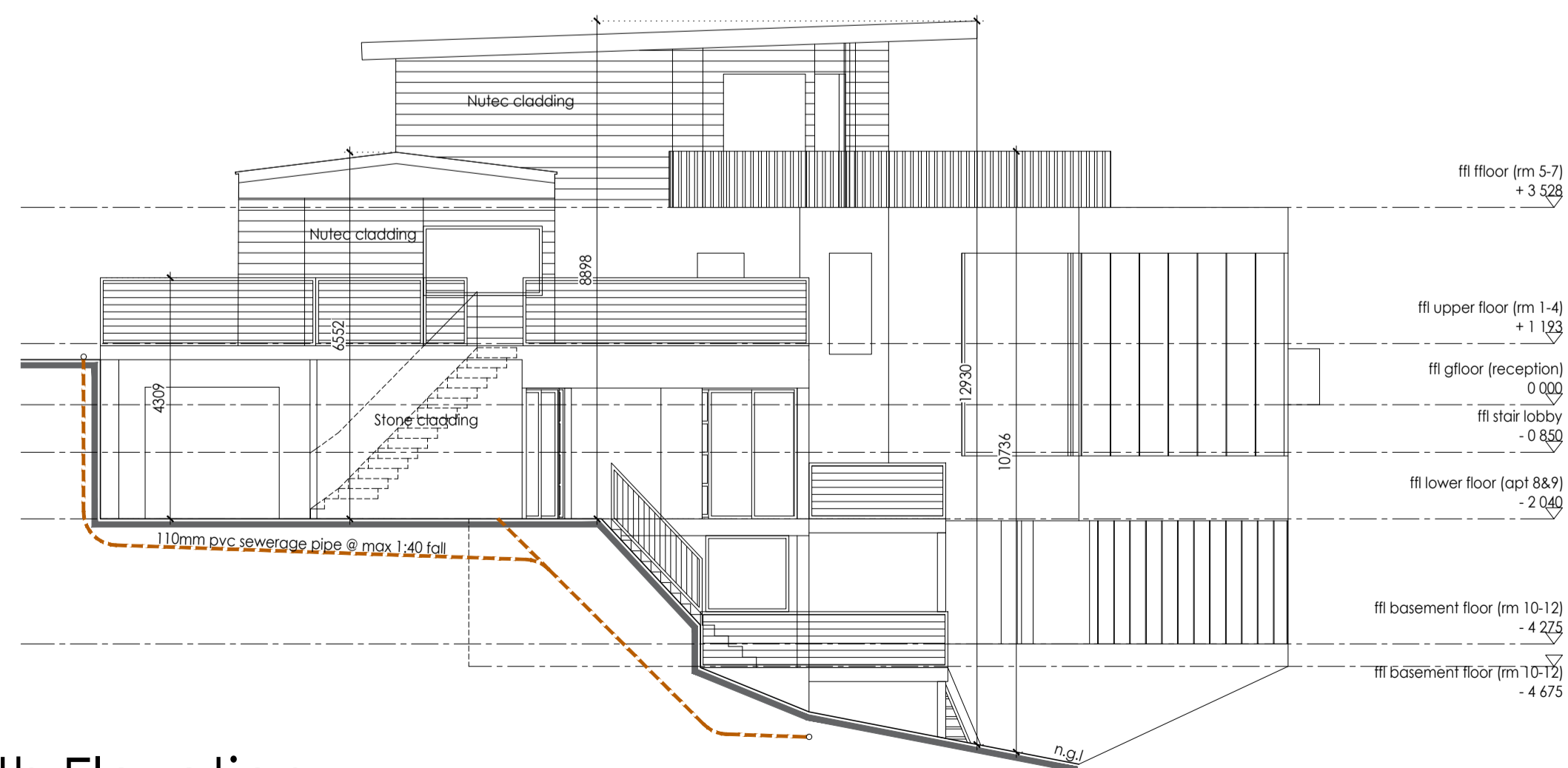
Upper Floor
scale 1:100



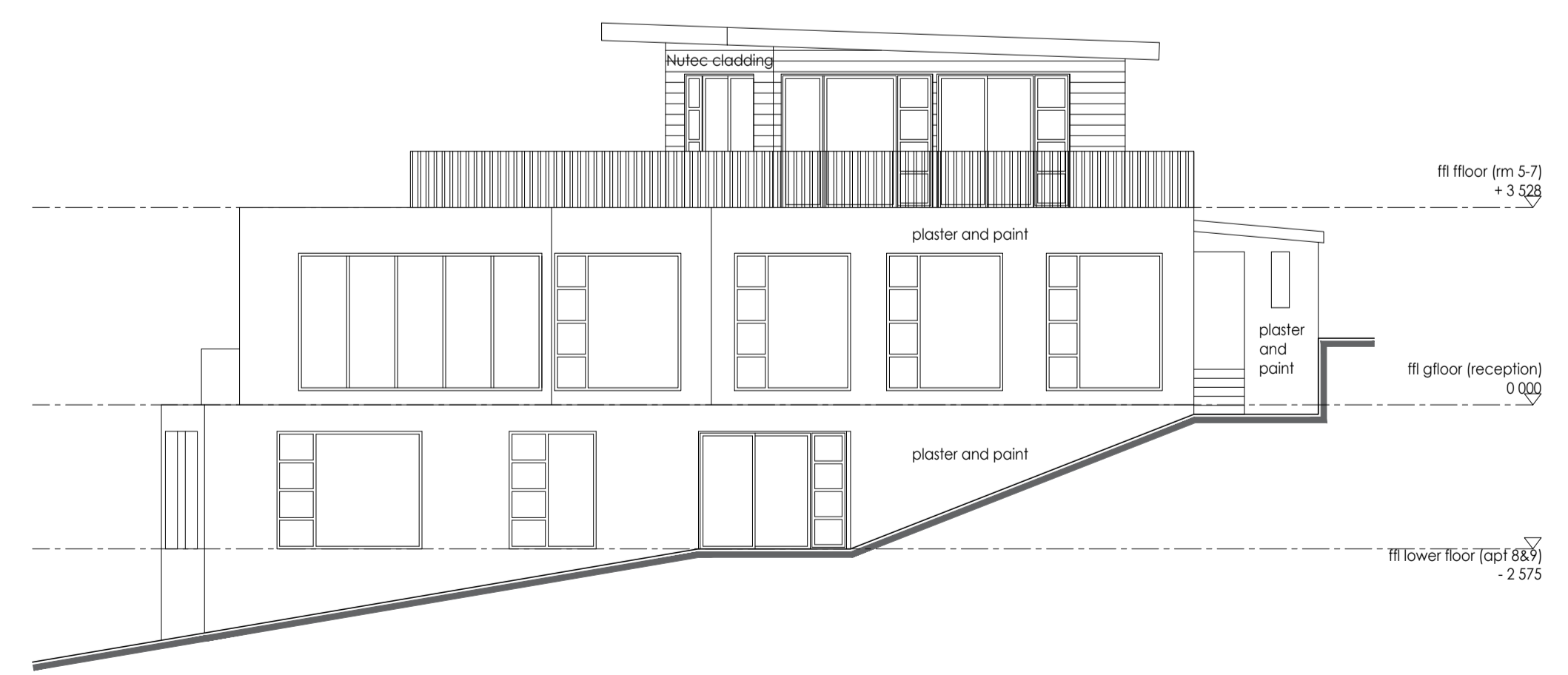
East Elevation
scale 1:100



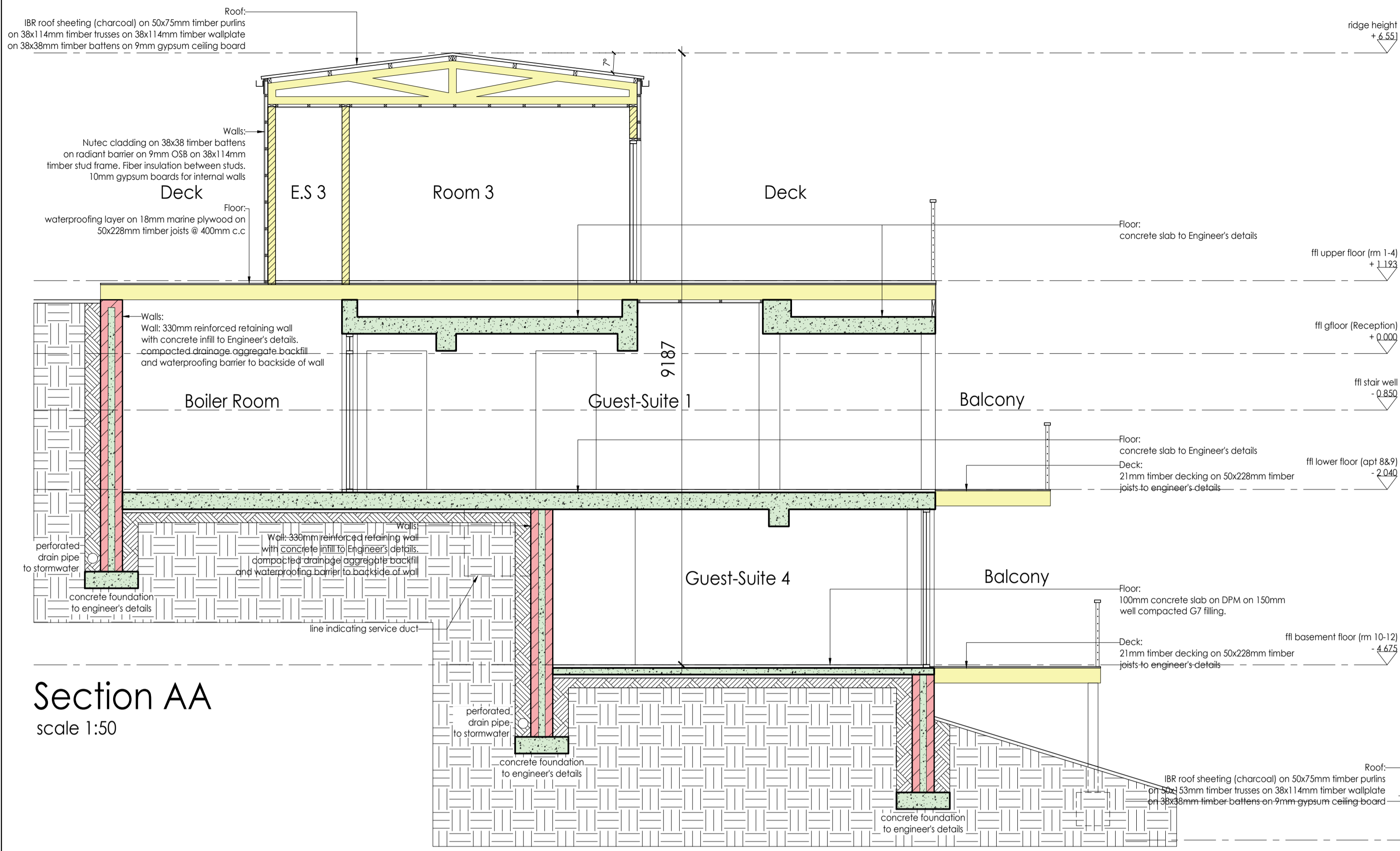
West Elevation
scale 1:100



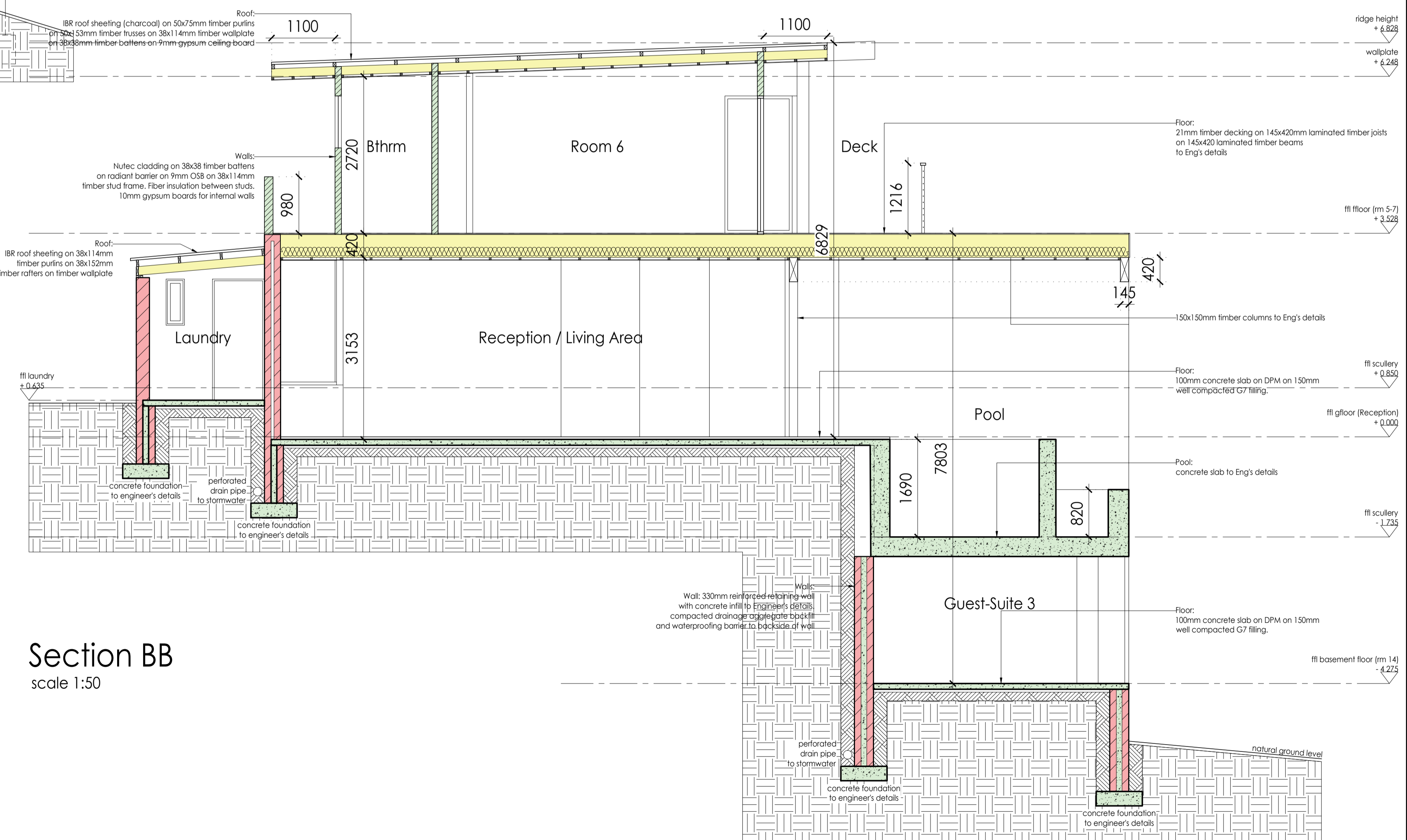
South Elevation
scale 1:100



North Elevation
scale 1:100



Section AA
scale 1:50



Section BB
scale 1:50

ANNEXURE "H" - APPLICATION FORM



Application Form for Application(s) Submitted in terms of the Land Use Planning By-Law for George Municipality

NOTE: Please complete this form by using: Font: Calibri; Size: 11

PART A: APPLICANT DETAILS

First name(s)	Johannes George		
Surname	Vrolijk		
SACPLAN Reg No. (if applicable)	A/1386/2010		
Company name (if applicable)	Jan Vrolijk Town Planner / Stadsbeplanner		
Postal Address	P O Box 710		
	George	Postal Code	6530
Email	janvrolijk@jvtownplanner.co.za		
Tel	044 873 3011	Fax	086 510 4383
		Cell	082 464 7871

PART B: REGISTERED OWNER(S) DETAILS (if different from applicant)

Registered owner	Tertius Johan Snyman		
Address	Erf 877, 6 th Avenue		
	Wilderness	Postal code	6538
E-mail	charl@terraconprop.co.za		
Tel	N/a	Fax	N/a
		Cell	061 455 6129

PART C: PROPERTY DETAILS (in accordance with Title Deed)

Property Description [Erf / Erven / Portion(s) and	Erf 877 Wilderness
---	--------------------

Farm number(s), allotment area.]												
Physical Address		Erf 877, 6th Avenue, Wilderness										
GPS Coordinates					Town/City		George					
Current Zoning		Single Residential Zone I		Extent		2 782m²		Are there existing buildings?		Y	N	
Current Land Use		Residential (Guest lodge)										
Title Deed number & date		T14844/2010										
Any restrictive conditions prohibiting application?		Y	N	If Yes, list condition number(s).								
Are the restrictive conditions in favour of a third party(ies)?		Y	N	If Yes, list the party(ies).								
Is the property encumbered by a bond?		Y	N	If Yes, list Bondholder(s)?								
Has the Municipality already decided on the application(s)?		Y	N	If yes, list reference number(s)?								
Any existing unauthorized buildings and/or land use on the subject property(ies)?					Y	N	If yes, is this application to legalize the building / land use?				Y	N
Are there any pending court case / order relating to the subject property(ies)?					Y	N	Are there any land claim(s) registered on the subject property(ies)?				Y	N
PART D: PRE-APPLICATION CONSULTATION												
Has there been any pre-application consultation?			Y	N	If Yes, please complete the information below and attach the minutes.							
Official's name		Fakazile Vava and Ilanè Huyser		Reference number		3488493		Date of consultation		27 November 2025		

PART E: LAND USE APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY & APPLICATION FEES PAYABLE

*Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany the application.

BANKING DETAILS

Name: **George Municipality**
 Bank: **First National Bank (FNB)**
 Branch no.: **210554**
 Account no.: **62869623150**
 Type: **Public Sector Cheque Account**
 Swift Code: **FIRNZAJJ**
 VAT Registration Nr: **4630193664**
 E-MAIL: **msbrits@george.gov.za**
 *Payment reference: Erven ____, George/Wilderness/Hoekwil...

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

- **An application in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2015 for the rezoning of Erf 877 Wilderness from Single Residential Zone I to General Residential Zone V (Guest lodge).**
- **An application in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2015 for the relaxation of the following building lines on Erf 877 Wilderness:**
 - **the southern street boundary building line from 5 metres to a distance ranging from 4.869 metres, 3.150 metres, 4.382 metres to 3.485 metres to legalize an existing staircase as well as portions of Guest Suite 2 (Lower floor level) and Guest Suite 4 (Basement floor level) which encroach into the street building line.**
 - **the western side boundary building line from 3 metres to a distance ranging between 2.134 metres and 2.079 metres to legalize an existing laundry on the ground floor.**
 - **the western side boundary building line from 3 metres to 0.0 metres to legalize a staff kitchenette on the lower floor.**
- **An application in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2015 for a departure from the height restriction from 8.5 metres to 9.187 metres to allow for the legalization of the existing Guest Lodge on Erf 877 Wilderness.**

PART G: ATTACHMENTS & SUPPORTING INFORMATION FOR LAND USE PLANNING APPLICATIONS

Please complete the following checklist and attach all the information relevant to the proposal. Failure to submit all information required will result in the application being deemed incomplete.

Is the following compulsory information attached?

Y	N	Completed application form	Y	N	Pre-application Checklist (where applicable)
Y	N	Power of Attorney / Owner's consent if applicant is not owner	Y	N	Bondholder's consent

Y	N		Motivation report / letter	Y	N		Proof of payment of fees
Y	N		Full copy of the Title Deed	Y	N		S.G. noting sheet extract / Erf diagram / General Plan
Y	N		Locality Plan	Y	N		Site layout plan
<i>Minimum and additional requirements:</i>							
Y	N	N/A	Conveyancer's Certificate	Y	N	N/A	Land Use Plan / Zoning plan
Y	N	N/A	Proposed Subdivision Plan (including street names and numbers)	Y	N	N/A	Phasing Plan
Y	N	N/A	Consolidation Plan	Y	N	N/A	Copy of original approval letter (if applicable)
Y	N	N/A	Site Development Plan	Y	N	N/A	Landscaping / Tree Plan
Y	N	N/A	Abutting owner's consent	Y	N	N/A	Home Owners' Association consent
Y	N	N/A	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)	Y	N	N/A	1:50 / 1:100 Flood line determination (plan / report)
Y	N	N/A	Services Report or indication of all municipal services / registered servitudes	Y	N	N/A	Required number of documentation copies
Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes	Y	N	N/A	Other (specify)

PART H: AUTHORISATION(S) IN TERMS OF OTHER LEGISLATION

Y	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	N/A	Specific Environmental Management Act(s) (SEMA) (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental -- Management: Air Quality Act, 2004 (Act 39 of 2004), National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008),
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)			
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)			
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)			

Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations			National Environmental Management: Waste Act, 2008 (Act 59 of 2008), National Water Act, 1998 (Act 36 of 1998) (strikethrough irrelevant)
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)	Y	N/A	Other (specify)
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc. N/A			
Y	N	If required, do you want to follow an integrated application procedure in terms of section 44(1) of the Land-Use Planning By-law for George Municipality?			

SECTION I: DECLARATION

I hereby wish to confirm the following:

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. The Municipality has not already decided on the application.
3. I'm aware that it is an offense in terms of section 86(1)(d) to supply particulars, information or answers in an application, knowing it to be false, incorrect or misleading or not believing them to be correct.
4. I am properly authorized to make this application on behalf of the owner and (where applicable) copies of such full relevant Powers of Attorney/Consent are attached hereto.
5. I have been appointed to submit this application on behalf of the owner and it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to me as the authorised agent and the owner will regularly consult with the agent in this regard (where applicable).
6. That this submission includes all necessary land use planning applications required to enable the development proposed herein.
7. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/amendment/suspension forms part of this submission.
8. I am aware of the status of the existing bulk services and infrastructure in the subject area and that I am liable for any possible development charges which may be payable as a result of the proposed development.
9. I acknowledge that in terms of the Protection of Personal Information Act (POPIA) all correspondence will be communicated directly and only to myself (the applicant). No information will be given to any third party and/or landowner (if the landowner is not the applicant). I herewith take responsibility to convey all correspondence to the relevant parties.

Applicant's signature:



Date:

19 March 2025

Full name:

Johannes George Vrolijk

Professional capacity:

Professional Town Planner

SACPLAN Reg. Nr:

A/1386/2010

ANNEXURE "I" - PRE-APPLICATION CONSULTATION FORM

LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

PLEASE NOTE:

Pre-application consultation is an advisory session and is required prior to submission of an application for rezoning, consent use, temporary departure and subdivision. It does not in any way pre-empt the outcome of any future application which may be submitted to the Municipality.

PART A: PARTICULARS

Reference number: **3488493**

Purpose of consultation: **‘n Aansoek om hersonering en afwykings (boulyne en hoogte).**

Brief proposal: **Die doel van die aansoek is om die erf vanaf Enkel Residensiële Sone I na Algemene Residensiële Sone V te hersoneer, afwyking van die westelike en suidelike boulyne en die hoogtebeperking van toepassing op die erf te verkry.**

Property(ies) description: **Erf 877 Wilderness**

Date: **13 November 2024**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Ilané Huyser	George Muni.	044 801 9477	ihuyser@george.gov.za
Official	Fakazile Vava	George Muni.	044 801 9477	fvava@george.gov.za
Pre-applicant	Jan Vrolijk	JV Town Planner	044 873 3011	janvrolijk@jvtownplanner.co.za

Documentation provided for discussion:

(Include document reference, document/plan dates and plan numbers where possible and attach to this form)

Titelakte van erf

Lugfoto liggingsplan

Algemene Plan

Bestaande goedgekeurde bouplanne

Voorgestelde ontwikkelingplanne

Has pre-application been undertaken for a Land Development application with the Department of Environmental Affairs & Development Planning (DEA&DP)?

YES	NO
-----	----

(If so, please provide a copy of the minutes)

ONTWIKKELINGSVOORSTEL

Erf 877 Wilderness is met 'n woonhuis ontwikkel wat oor 'n oppervlakte van ongeveer 831m² beskik, met vertrekke wat oor vyf verskillende vlakke ontwikkel is. Die goedgekeurde bouplanne vir die woonhuis is hierby aangeheg.

Die eienaar het egter sedert die goedkeuring van die bouplanne die woonhuis as volg omskep:

- Keldervloervlak – Bestuurders woonstel, gymnasium, gastesuite bestaande uit twee gastekamers, 'n selfsorg gastekamer en 'n selfsorg gaste suite met een slaapkamer.
- Laer vloervlak – Twee selfsorg gaste suites elk met twee slaapkamers, 'n motorhuis, warm water ketelkamer, stoorkamer en kitchenette vir personeel.
- Grondvloer – Ontvangsarea, eetsaal, linnekamer, gastebadkamer, stoorkamer en binnehuise swembad.
- Eerste vloer – 'n Gaste suite met een slaapkamer en twee gastekamers.
- Tweede vloer – 'n Gastekamer, een selfsorg gastekamer/suite en twee gaste suites met een slaapkamer elk.

Die woonhuis bestaan dus tans uit 'n bestuurders woonstel, twee selfsorg gaste suites met twee slaapkamers elk, drie selfsorg gaste suites met een slaapkamer elk, drie gaste suites (sonder "kitchenettes") met een slaapkamer elk en twee gastekamers asook verskeie ander vetrekke aanvullend tot die gastekamers.

Die woonhuis bestaan dus in totaal uit 'n bestuurders woonstel en 15 gastekamers wat 5 selfsorg gaste eenhede wat elk oor 'n "kitchenette" beskik insluit .

Ten einde die ontwikkeling vanuit 'n soneringsoogpunt te te wettig sal die erf vanaf Enkel Residensiële Sone I na Algemene Residensiële Sone V gehersoneer moet word.

In terme van die Tabel in Artikel 42 soos per die George Geïntegreerde Soneringskema Verordening, 2023 moet daar 2 parkeerplekke vir die bestuurder woonstel voorsien word. Verder moet daar vir 'n "Guest Lodge" wat uit meer as 10 kamers bestaan 'n minimum van 10 parkeerplekke of 0.75 parkeerplekke per gastekamer, wat ookal die meeste, voorsien word. In hierdie geval bestaan die "Guest Lodge" uit 15 gastekamers wat teen 0.75 parkeerplekke per gastekamer neerkom op 11.25 parkeerplekke. Verder moet daar ook 1 besoekers parkeerplek vir elke 6 slaapkamers voorsien word. Vir die 15 gastekamers moet daar dus 2.5 parkeerplekke voorsien word. In totaal moet daar dus 16 (15.75) parkeerplekke vir die ontwikkeling voorsien word. Soos vanuit die terreinplan en vanuit 'n terreininspeksie sal blyk is 'n hout parkeerdek vir 15 voertuie op die oostelike gedeelte van die erf ontwikkel. Die woonhuis beskik verder oor 'n motorhuis wat dus beteken dat daar 16 parkeerplekke op die erf voorkom. Ruimte is verder beskikbaar vir 'n verdere drie parkeerplekke op die erf soos aangetoon op die aangehegde terreinplan indien nodig. Daar sal dus aan die parkeervereistes op die erf voldoen kan word.

'n "Guest Lodge" is onderworpe aan 'n 5 meter straatboulyn en 'n 3 meter boulyn langs die ander grense van die erf. Soos vanuit die terreinplan blyk oorskry die "Guest Lodge" die suidelike 5 meter straatgrensboulyn asook westelike 3 meter sygrensboulyn. Aansoek sal dus gedoen moet word vir 'n afwyking van die boulyne.

Vanuit die aangehegde planne wat snit AA aantoon blyk, blyk dit of die "Guest Lodge" ook die hoogtebeperking wat op 'n "Guest Lodge" van toepassing is gaan oorskry. Aansoek sal dus ook gedoen moet word vir 'n afwyking van die hoogtebeperking van toepassing op die ontwikkeling. Die oorskryding sal in meer detail in die aansoek aangespreek word.

AANSOEK

- Aansoek sal dus in terme van Artikel 15(2)(a) van die Verordening op Grondgebruikbeplanning vir George Munisipaliteit, 2015 gedoen moet word vir die herosnering van Erf 877 Wilderness vanaf Enkel Residensiële Sone I na Algemene Residensiële Sone V.
- Aansoek sal dus in terme van Artikel 15(2)(b) van die Verordening op Grondgebruikbeplanning vir George Munisipaliteit, 2015 gedoen moet word vir die verslapping van suidelike 5 meter straatgrensboulyn asook westelike 3 meter sygrensboulyn op Erf 877 Wilderness.
- Aansoek sal dus in terme van Artikel 15(2)(b) van die Verordening op Grondgebruikbeplanning vir George Munisipaliteit, 2015 gedoen moet word vir 'n afwyking van die hoogtebeperking van toepassing op die bestaande ontwikkeling op Erf 877 Wilderness.

PART B: APPLICATION PROCESS

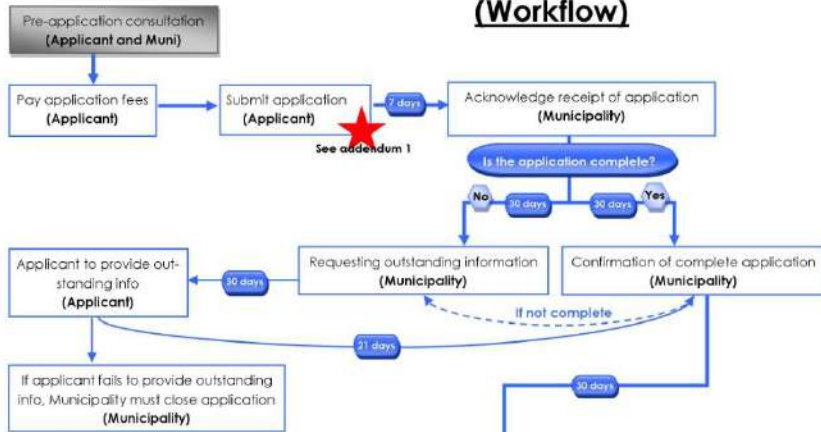
(WILL FULLY APPLY ONLY ONCE LUPA REGULATIONS ARE IN FORCE)

Draft By-Law on Municipal Land Use Planning

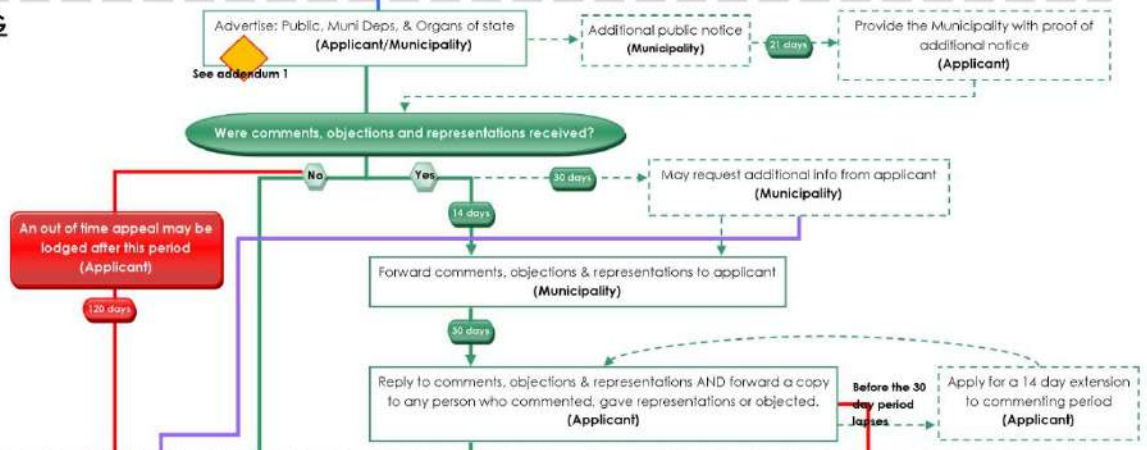
(Workflow)

- Types of applications that can be submitted in terms of Section 15 (2)**
- (a) Rezoning of land
 - (b) Permanent departure
 - (c) Temporary departure
 - (d) Subdivision of land
 - (e) Consolidation of land
 - (f) Amendment, suspension or removal of restrictive conditions
 - (g) Permission required in terms of the zoning scheme
 - (h) Amendment, deletion or imposition of condition in respect of an approval
 - (i) Extension of validity period of an approval
 - (j) Approval of an overlay zone
 - (k) Phasing, amendment or cancellation of a subdivision plan or part thereof
 - (l) Permission required in terms of condition of approval
 - (m) Determination of zoning
 - (n) Closure of public place or part thereof
 - (o) Consent use
 - (p) Occasional use

SUBMISSION

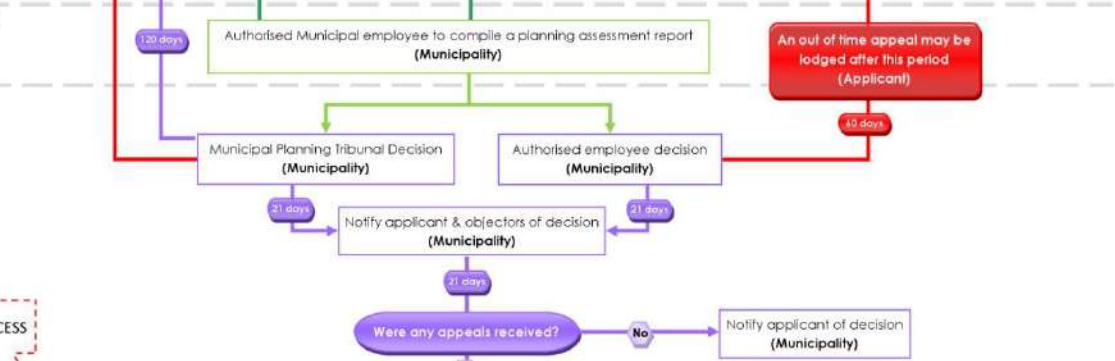


ADVERTISING



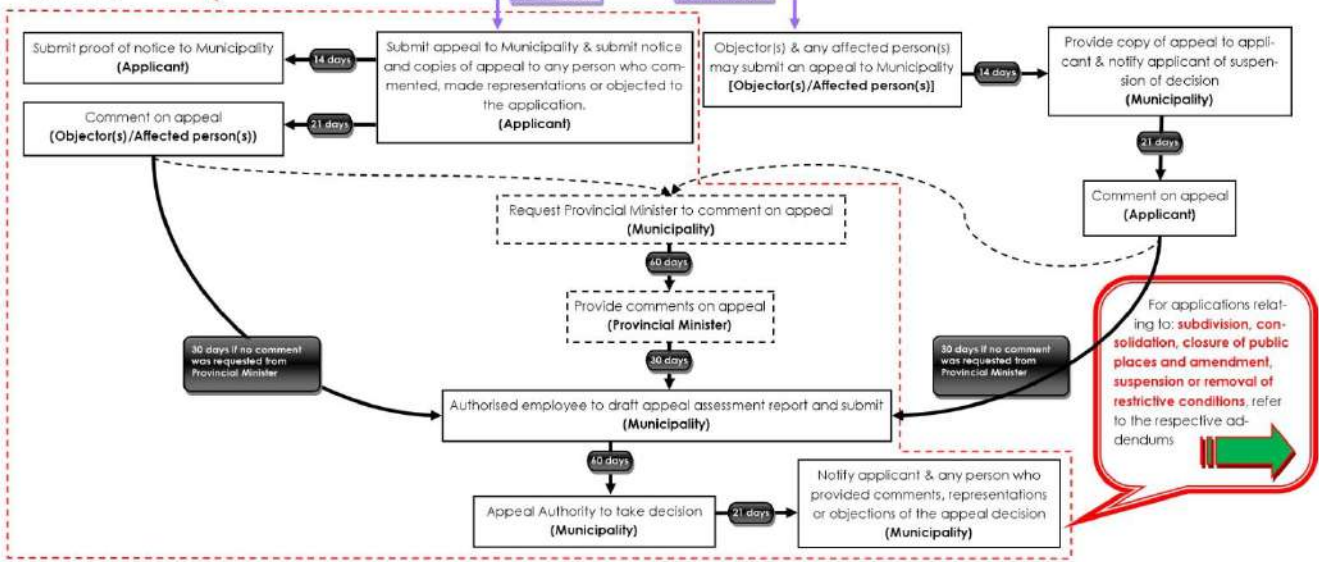
ASSESSMENT

DECISION



APPEAL PROCESS

APPEAL



PART C: QUESTIONNAIRES

SECTION A:

DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES

Tick if relevant		What land use planning applications are required?	Application fees payable
x	2(a)	a rezoning of land;	To be determined
x	2(b)	a permanent departure from the development parameters of the zoning scheme;	To be determined
	2(c)	a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R
	2(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R
	2(e)	a consolidation of land that is not exempted in terms of section 24;	R
	2(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R
	2(g)	a permission required in terms of the zoning scheme;	R
	2(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;	R
	2(i)	an extension of the validity period of an approval;	R
	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;	R
	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
	2(l)	a permission required in terms of a condition of approval;	R
	2(m)	A determination of a zoning;	R
	2(n)	A closure of a public place or part thereof;	R
	2(o)	a consent use contemplated in the zoning scheme;	R
	2(p)	an occasional use of land;	R
	2(q)	to disestablish a home owner's association;	R
	2(r)	to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;	R
	2(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building	R
Tick if relevant		What prescribed notice and advertisement procedures will be required?	Advertising fees payable
Y	N	Serving of notices (i.e. registered letters etc.)	R
Y	N	Publication of notices (i.e. Provincial Gazette, Local Newspaper(s) etc.)	R
Y	N	Additional publication of notices (i.e. Site notice, public meeting, local radio, website, letters of consent etc.)	R
Y	N	Placing of final notice (i.e. Provincial Gazette etc.)	R
TOTAL APPLICATION FEE* (VAT excluded):			To be determined

PLEASE NOTE: * Application fees are estimated on the information discussed and are subject to change with submission of the formal application and/or yearly application fee increase.

SECTION B:

PROVISIONS IN TERMS OF THE RELEVANT PLANNING LEGISLATION / POLICIES / GUIDELINES

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?	X		George Ruimtelike Ontwikkelingsraamwerk 2023 en die Wilderness – The Lakes – Hoekwil Plaaslike Ruimtelike Ontwikkelingsraamwerk 2015	Sal bepaal word
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]	X		N.v.t.	Conveyance Attorney to confirm
Any other Municipal by-law that may be relevant to application? (If yes, specify)		X		
<p>Zoning Scheme Regulation considerations:</p> <p>Which zoning scheme regulations apply to this site?</p> <p>Die George Geïntegreerde Soneringskema Verordening, 2023</p> <p>What is the current zoning of the property?</p> <p>Enkel Residensiële Sone I</p> <p>What is the proposed zoning of the property?</p> <p>Algemene Residensiële Sone V</p> <p>Does the proposal fall within the provisions/parameters of the zoning scheme?</p> <p>Ja</p> <p>Are additional applications required to deviate from the zoning scheme? (if yes, specify)</p> <p>Ja, boulyne en hoogte</p>				
QUESTIONS REGARDING OTHER PLANNING CONSIDERATIONS	YES	NO	TO BE DETERMINED	COMMENT
Is the proposal in line with the Provincial Spatial Development Framework (PSDF) and/or any other Provincial bylaws/policies/guidelines/documents?	X		N.v.t.	N.v.t.
Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans?		X	N.v.t.	N.v.t.

SECTION C:

CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Is/was the property(ies) utilised for agricultural purposes?		X		Western Cape Provincial Department of Agriculture
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		X		National Department of Agriculture
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?		X		Western Cape Provincial Department of Environmental Affairs & Development Planning (DEA&DP)
Will the proposal require authorisation in terms of Specific Environmental Management Act(s) (SEMA)? (National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003) (NEM:PAA) / National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004) (NEM:BA) / National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004) (NEM:AQA) / National Environmental Management: Integrated Coastal Management Act, 2008 (Act 24 of 2008) (NEM:ICM) / National Environmental Management: Waste Act, 2008 (Act 59 of 2008) (NEM:WA) (strikethrough irrelevant)		X		National Department of Environmental Affairs (DEA) & DEA&DP
Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?		X		National Department of Water & Sanitation (DWS)
Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?		X		South African Heritage Resources Agency (SAHRA) & Heritage Western Cape (HWC)
Will the proposal have an impact on any National or Provincial roads?		X		National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & Western Cape Provincial Department of Transport and Public Works (DTPW)

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		X		National Department of Labour (DL)
Will the proposal affect any Eskom owned land and/or servitudes?		X		Eskom
Will the proposal affect any Telkom owned land and/or servitudes?		X		Telkom
Will the proposal affect any Transnet owned land and/or servitudes?		X		Transnet
Is the property subject to a land / restitution claims?		X		National Department of Rural Development & Land Reform
Will the proposal require comments from SANParks and/or CapeNature?		X		SANParks / CapeNature
Will the proposal require comments from DEFF?		X		Department of Environment, Forestry and Fishery
Is the property subject to any existing mineral rights?		X		National Department of Mineral Resources
Does the proposal lead to densification to such an extent that the number of schools, healthcare facilities, libraries, safety services, etc. In the area may be impacted on? (strikethrough irrelevant)		X		Western Cape Provincial Departments of Cultural Affairs & Sport (DCAS), Education, Social Development, Health and Community Safety

SECTION D:

SERVICE REQUIREMENTS

DOES THE PROPOSAL REQUIRE THE FOLLOWING ADDITIONAL INFRASTRUCTURE / SERVICES?	YES	NO	TO BE DETERMINED	OBTAIN COMMENT FROM: (list internal department)
Electricity supply:			X	Directorate: Electro-technical Services
Water supply:			X	Directorate: Civil Engineering Services
Sewerage and waste water:			X	Directorate: Civil Engineering Services
Stormwater:			X	Directorate: Civil Engineering Services
Road network:			X	Directorate: Civil Engineering Services

Telecommunication services:			X	
Other services required? Please specify.			N.v.t.	
Development charges:	X			

PART D: COPIES OF PLANS / DOCUMENTS TO BE SUBMITTED AS PART OF THE APPLICATION

COMPULSORY INFORMATION REQUIRED:

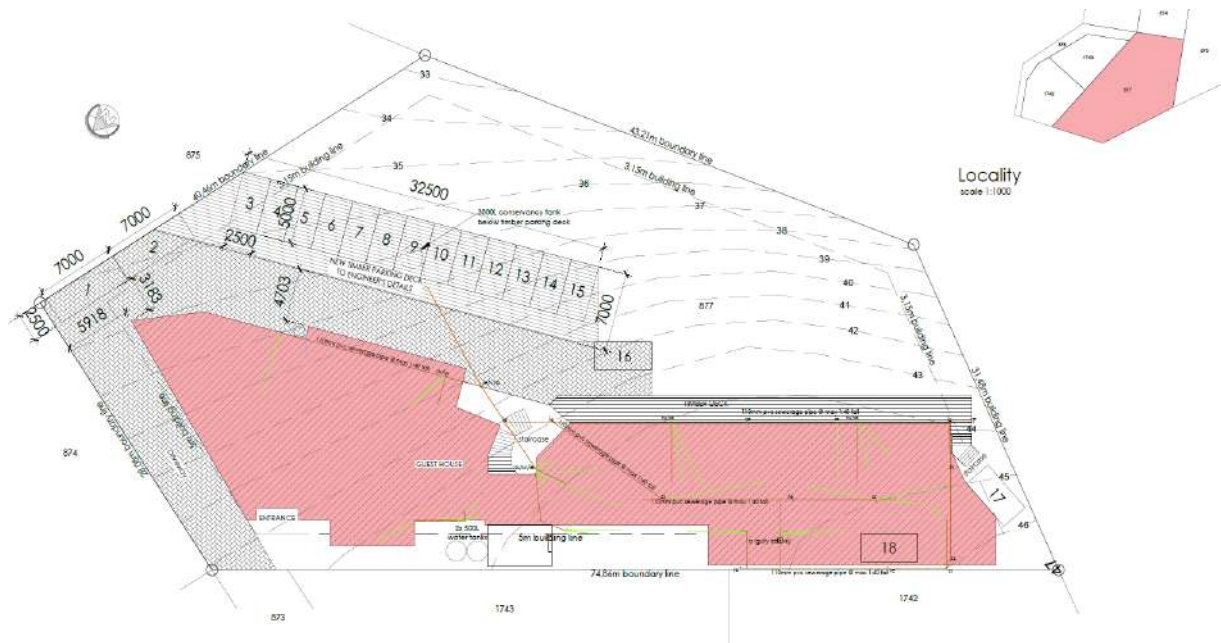
Y	N	Power of Attorney / Owner's consent if applicant is not owner (if applicable)	Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Motivation report / letter	Y	N	Full copy of the Title Deed
Y	N	Locality Plan	Y	N	Site Layout Plan
Y	N	Proof of payment of fees	Y	N	Bondholder's consent

MINIMUM AND ADDITIONAL REQUIREMENTS:

Y	N	Site Development Plan	Y	N	Conveyancer's Certificate
Y	N	Land Use Plan	Y	N	Proposed Zoning plan
Y	N	Phasing Plan	Y	N	Consolidation Plan
Y	N	Abutting owner's consent	Y	N	Landscaping / Tree Plan
Y	N	Proposed Subdivision Plan (including street names and numbers)	Y	N	Copy of original approval letter
Y	N	Services Report or indication of all municipal services / registered servitudes	Y	N	Home Owners' Association consent
Y	N	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)	Y	N	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	Other (specify)	Y	N	Required number of documentation copies

PART E: DISCUSSION

Pre-application as discussed on 13 November 2024 for the proposed Rezoning of Erf 877, Wilderness from Single Residential Zone I to General Residential Zone V and possible Departures in order to allow for an establishment of a guest lodge. Applicant provided the following site layout plan for the pre-app meeting.



Town Planning comments

- Applicant to detail it in the town planning report if any additions are proposed, aside from the proposed timber deck that will be used for parking purposes.
- Clarity is also required to confirm if this parking deck is existing or still planned.
- Compliance in terms of parking width and distance/manoeuvring space to align with zoning scheme requirements – to be shown on plan.
- Applicant to note that any clearing of vegetation for any future development on this site will warrant consideration from DFFE and/or DEADP (environmental/integrated costal management).
- Applicant to provide detailed justification for the height relaxation, noted that the structure is existing. Visual representation from important views points to be shown.
- Mitigation measures against light pollution must be depicted by applicant in the town planning submission.
- Applicant to depict environmental buffers (ie CML, highwater mark, ecological sensitive areas etc) and align proposal with zoning scheme requirements in terms of these buffers.
- Comments from DEADP (environmental) in terms of ICMA will be required as part of the public participation process (*comments can also be obtained prior to the submission of the application*).
- The development of tourist related accommodation is in principle supported within the Wilderness area. Applicant to further motivate in terms of the LSDF, MSDF and the zoning scheme requirements.

CES comments

- Access to the property is restricted to Sixth Ave. with only one access point allowable per street, as per the George Integrated Zoning Scheme (GISZ) 2023 regulations.

- All parking must be provided on-site, in accordance with the parking requirements specified in the GIZS 2023 parking tables. (Note normal PT ratios current applies)
- No parking is allowed within the road reserve, and the owner may be held liable for any costs associated with parking in the road reserve.
- Normal Development Charges (DCs) will apply in accordance with the DC policy and the Town Planning By-law.
- Building plans must be submitted to indicated proposed changes. The municipality reserves the right to impose new DC's should it be confirmed that no DC's were paid.
- Water and sewer services are available, subject to confirmation of capacity required.
- The developer must comply with the relevant Stormwater By-law.

ETS comments

- DC's will be applicable.

PART F: SUMMARY / WAY FORWARD

OFFICIAL:  _____

Fakazile Vava (Town Planner)

PRE-APPLICANT: **Johannes George Vrolijk**

(FULL NAME)

SIGNED:  _____

Ilané Huyser (Senior Town Planner)

SIGNED: 

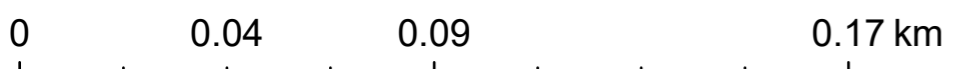
DATE: 2024.11.27

DATE: **8 November 2024**

**Please note that the above comments are subject to the documents and information available to us at the time of the pre-application meeting and we reserve our rights to elaborate on this matter further and/or request more information/documents should it deemed necessary.*

ANNEXURE "J" - LOCALITY PLAN

Erf 877 Wilderness - Locality plan



Date: 11/8/2024 7:49 AM

Scale: 1:1,551



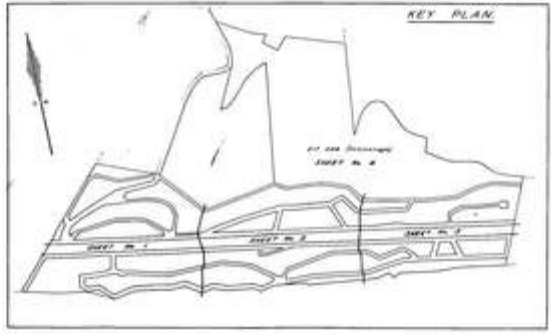
Disclaimer
George Municipality makes no warranties as to the correctness of the information supplied.
Persons relying on this information do so entirely at their own risk.

George Municipality will not be liable for any claims whatsoever, whether for damages or otherwise, which may arise as a result of inaccuracies in the information supplied.

ANNEXURE "K" – GENERAL PLAN

This also comprises 5 sheets
WILDERNESS A/A T P
GENERAL PLAN 1065 L.D.
OF
WILDERNESS TOWNSHIP EXTENSION NO. 2. (C.D.R.)

No. 2056/1353
Approved
W. C. ...
Surveyor General
of Western Australia



Warning: This plan is subject to the provisions of Section 202 of the Survey Act, 1947, and the provisions of the Survey Act, 1947, in the Division of Survey, Province of Cape of Good Hope.
The Plan No. 2056/1353, approved on 21/11/52.

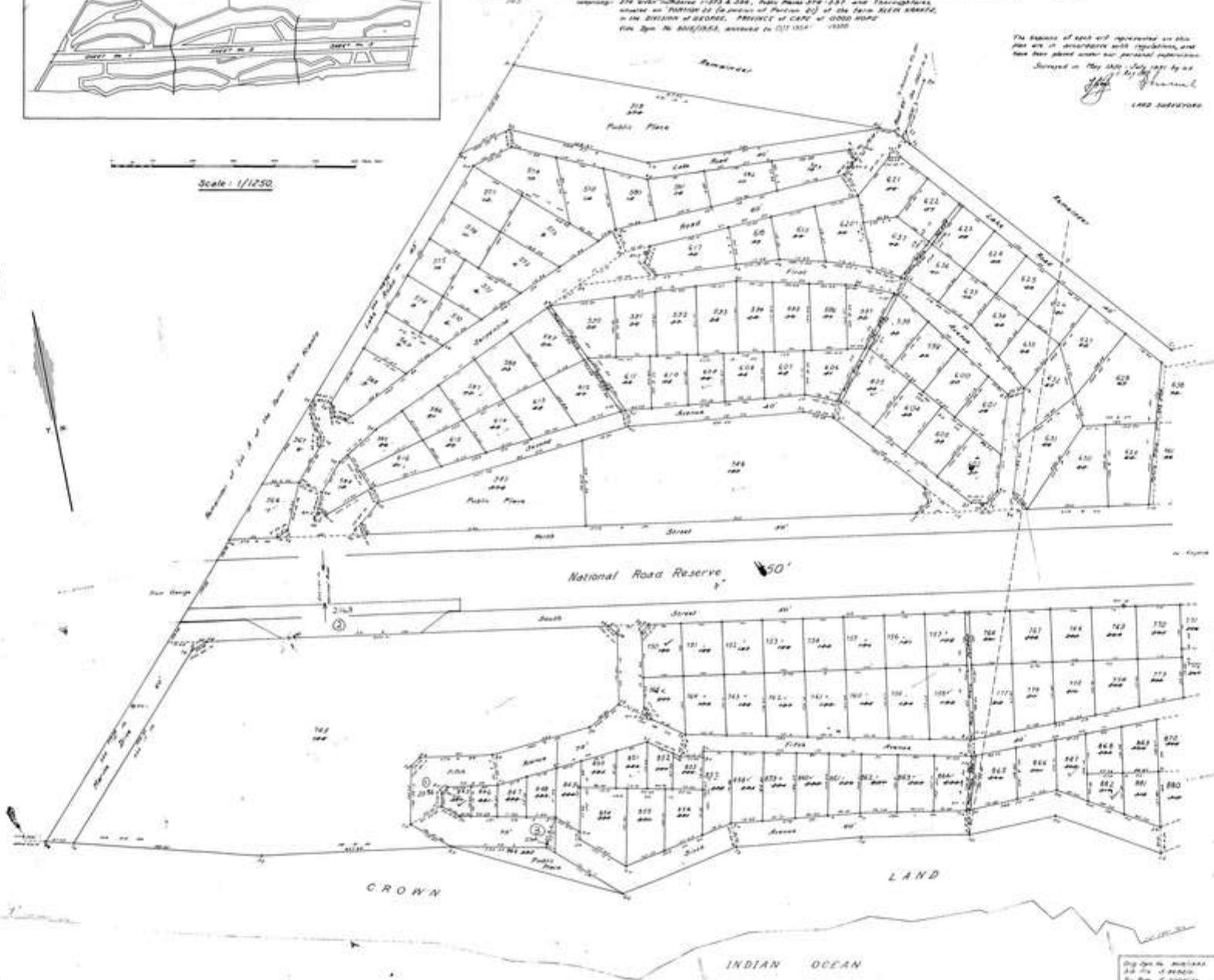
The boundaries of each lot represented on this plan are in accordance with regulations, and have been placed under our personal supervision.
Surveyed in May 1950 - July 1951 by us
W. C. ...
LAND SURVEYOR

W. C. ...
Surveyor General
of Western Australia

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Scale: 1/1250

1065 SHT.1 C.D.R.



Lot No.	Area	Remarks	Remarks
1	2.00	Lot 1 of Block 1065	Lot 1 of Block 1065
2	2.00	Lot 2 of Block 1065	Lot 2 of Block 1065
3	2.00	Lot 3 of Block 1065	Lot 3 of Block 1065
4	2.00	Lot 4 of Block 1065	Lot 4 of Block 1065

SS OFFICE NOTES
Ch. 511. 8.

By Order of the Surveyor General
W. C. ...
Surveyor General
of Western Australia

Approved under the provisions of Section 202 of the Survey Act, 1947, and the provisions of the Survey Act, 1947, in the Division of Survey, Province of Cape of Good Hope.
The Plan No. 2056/1353, approved on 21/11/52.



S.

No. 8096/1963
Approved
B. B. Williams
A SURVEYOR GENERAL

T P
GENERAL PLAN 1065 L D
OF
WILDERNESS TOWNSHIP EXTENSION NO. 2. (C.D.R.)

Surveyed in May 1979 / July 1981 by me

J. P. H. H. H.
LAND SURVEYOR

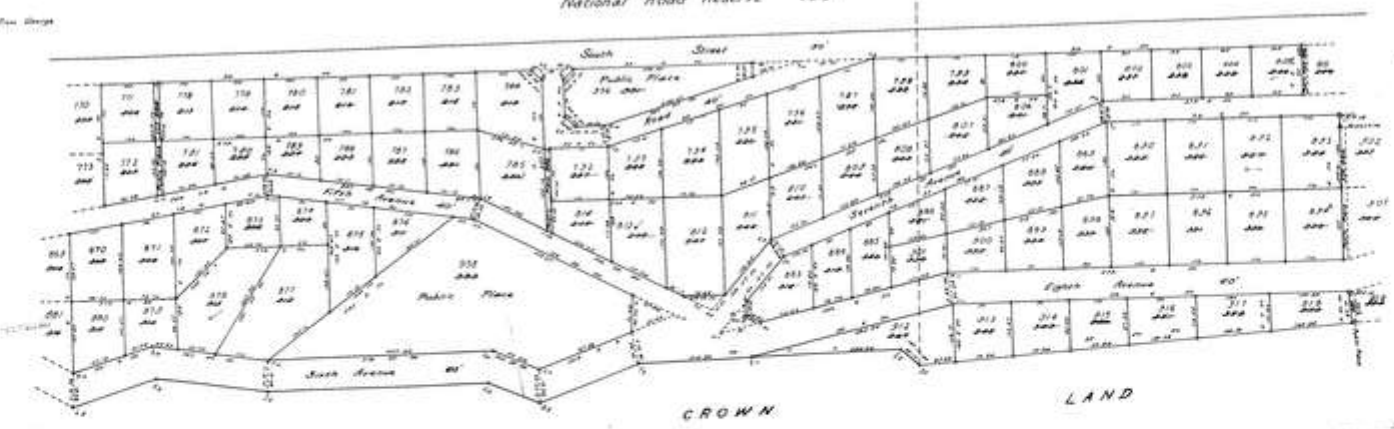
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SHEET No. 4 ADJOINS

1065 SHT. 2 (C.D.R.)



SHEET No. 1 ADJOINS



SHEET No. 3 ADJOINS

INDIAN OCEAN

City of Perth
2nd Floor, 2nd Floor
Perth, Western Australia
City of Perth, Western Australia
City of Perth, Western Australia
City of Perth, Western Australia

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T P
GENERAL PLAN 1065 L D

OF
WILDERNESS TOWNSHIP EXTENSION NO. 2.

C.D.R.

Surveyed in May 1952 - July 1951 by us

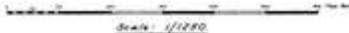
W. G. ...
LAND SURVEYORS

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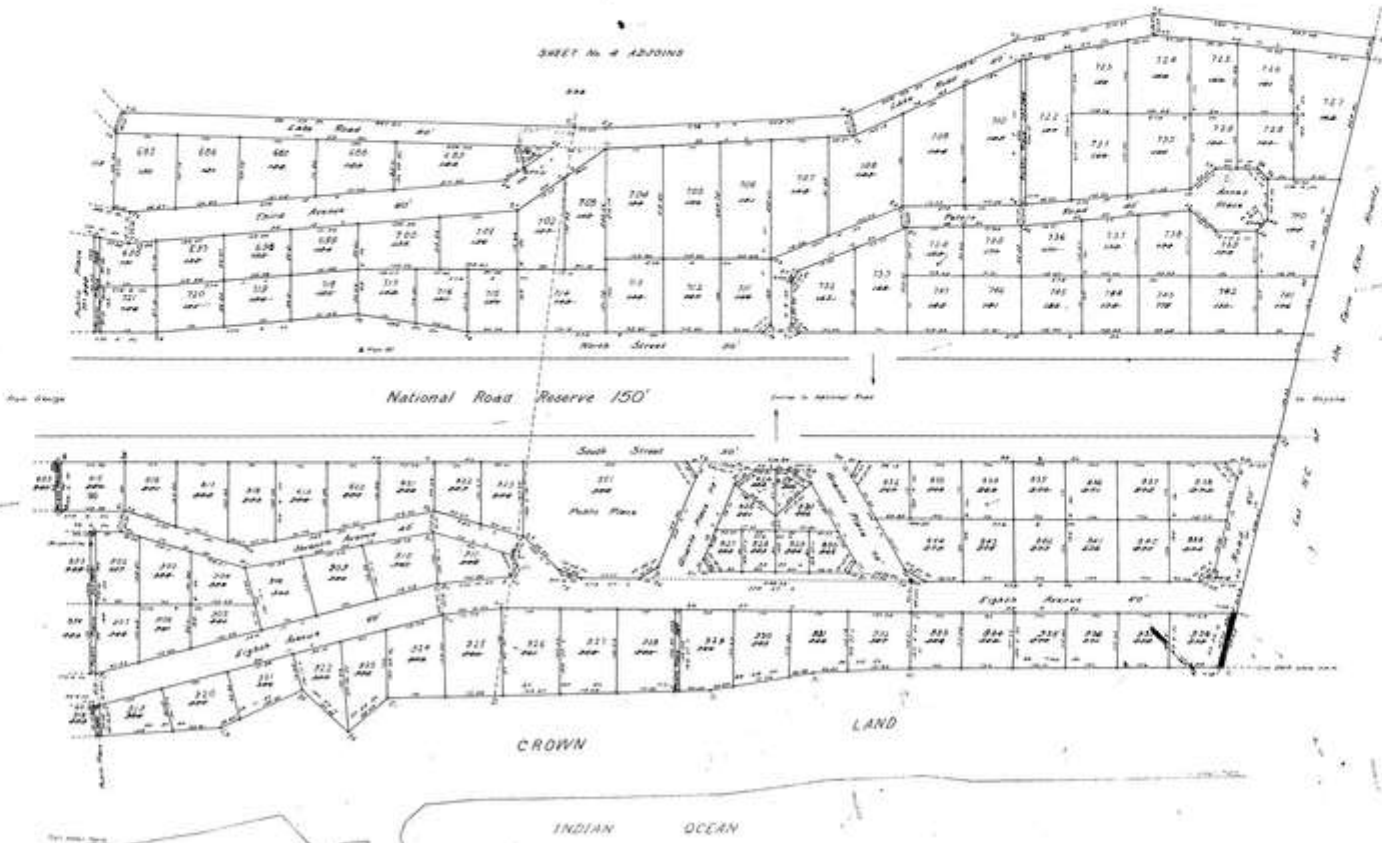


C.D.R.

U66 5HI. 3



SHEET No. 2 ADJOINING

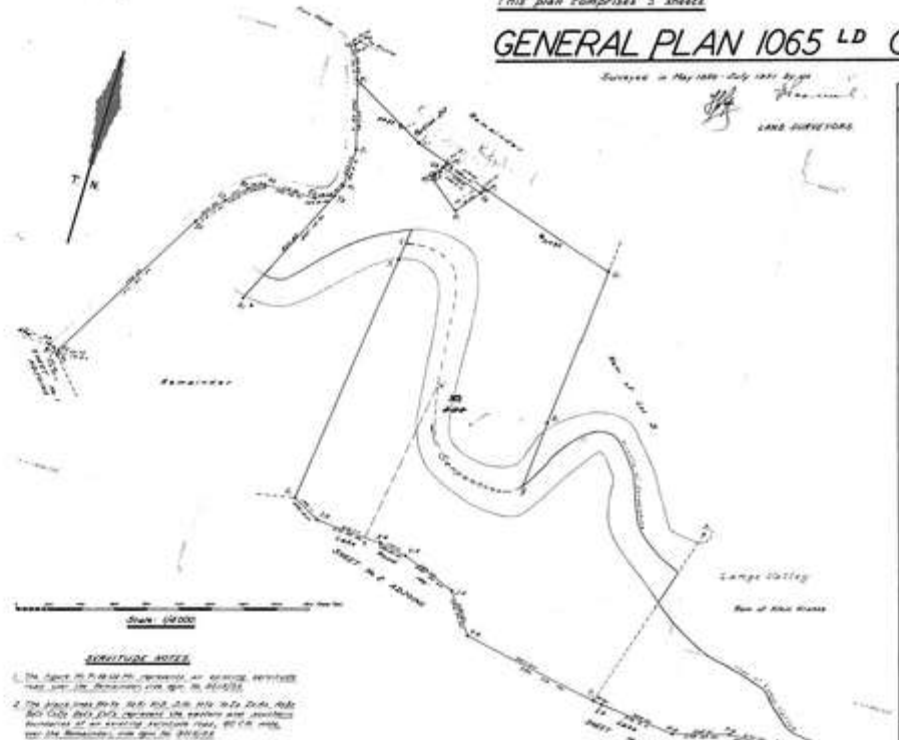


By the ...
SURVEYOR-GENERAL



S

1065 SHT. 4 C.D.R.



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	AC.	SQ. FT.								
1	1.234	168,500	1	1	1.234	1	1	1.234	1	1
2	1.234	168,500	2	2	1.234	2	2	1.234	2	2
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BLOCK NO.	AREA OF THIS BLOCK	DIBAGRAY NO.	TRANSFER NO.	BLOCK NO.	AREA OF THIS BLOCK	DIBAGRAY NO.	TRANSFER NO.	BLOCK NO.	AREA OF THIS BLOCK	DIBAGRAY NO.	TRANSFER NO.
1	1.234	1	1	1	1.234	1	1	1	1.234	1	1
2	1.234	2	2	2	1.234	2	2	2	1.234	2	2
...

FOR METRIC VALUES SEE SHT. 5

Prep. Date: 8/20/83
 Drawn By: J. J. J. J.
 Checked By: J. J. J. J.
 Title: GENERAL PLAN 1065 OF WILDERNESS TOWNSHIP EXTENSION NO. 2



ANNEXURE "L" – POWER OF ATTORNEY

POWER OF ATTORNEY

I, the undersigned

Tertius Johann Snyman

in my capacity as the registered owner of

Erf 877 Wilderness

do hereby appoint Jan Vrolijk Town Planner/Stadsbeplanner to prepare, sign and submit the following application to the George Municipality:

- An application in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2015 for the rezoning of Erf 877 Wilderness from Single Residential Zone I to General Residential Zone V (Guest lodge).
- An application in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2015 for the relaxation of the following building lines on Erf 877 Wilderness:
 - the southern street boundary building line from 5 metres to a distance ranging from 4.869 metres, 3.150 metres, 4.382 metres to 3.485 metres to legalize an existing staircase as well as portions of Guest Suite 2 (Lower floor level) and Guest Suite 4 (Basement floor level) which encroach into the street building line.
 - the western side boundary building line from 3 metres to a distance ranging between 2.134 metres and 2.079 metres to legalize an existing laundry on the ground floor.
 - the western side boundary building line from 3 metres to 0.0 metres to legalize a staff kitchenette on the lower floor.
- An application in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2015 for a departure from the height restriction from 8.5 metres to 9.187 metres to allow for the legalization of the existing Guest Lodge on Erf 877 Wilderness.

Signed at George on 11 March 2025



Tertius Johann Snyman

ANNEXURE "M" – CONVEYANCER CERTIFICATE

CONVEYANCER'S CERTIFICATE

I, the undersigned

JESSICA DU PREEZ

a duly qualified and admitted Conveyancer, practicing at:

STADLER & SWART INCORPORATED
1 Doneraile Street, George, 6529

do hereby certify as follows:

1. I have perused the following Title Deed/s:

Deed of Transfer No. T14844/2010 (Holding Title)

In respect of:

ERF 877 WILDERNESS
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE

In Extent 2782 (TWO THOUSAND SEVEN HUNDRED AND EIGHTY TWO) SQUARE METRES
REGISTERED in the name of

TERTIUS JOHANN SNYMAN
IDENTITY NUMBER 470303 5058 08 5
UNMARRIED

2. Deed of Transfer No. **T14844/2010** contains the following restrictive conditions:

"A **SUBJECT** to the Conditions referred to in Certificate of Registered Title No. T19388/1954.

B. **SUBJECT FURTHER** to the special conditions contained in said Deed of Transfer No. T22222/1964, imposed by the Administrator of the Province of the Cape of Good Hope in terms of Ordinance No. 33 of 1934, when approving the establishment of Wilderness Township Extension No. 2, namely:



1. Any words and expressions used in the following conditions shall have the same meaning as may have been assigned to them by the regulations published under Provincial Administration Notice No. 401 dated 17th October 1935, and in the memorandum which accompanied the said regulations.
2. The owner of this erf shall without compensation, be obliged to allow electricity and water mains and the sewage and drainage including stormwater of any other erf or erven within or without this Township to be conveyed across this erf, if deemed necessary by the local authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time in order to construct, maintain, alter, remove or inspect any sewer manhole, channel, conduit or other works pertaining thereto.
3. The owner of this erf shall be obliged, without compensation, to receive the material or permit excavation on the erf, as may be required, to allow use of the full width of the street as finally constructed and the erf, unless he elects to built retaining walls to the satisfaction of and within a period to be determined by the local authority.
4. This erf shall subject to the following further conditions, provided especially where, in the opinion of the Administrator after consultation with Townships Board and the local authority, it is expedient that the restriction in any such condition should at any time be suspended or relaxed, he may authorise the necessary suspension or relaxation subject to compliance with such conditions as he may impose:
 - (a) It shall not be subdivided;
 - (b)
 - (c)
 - (d)
 - (e) Notwithstanding the provisions of condition (d) above, a garage intended as an adjunct to the dwelling may, where the slope of the erf up from the level of the abutting street is such that in the opinion of the local authority it cannot reasonably be sited at a distance of 4,72 metres from the street line, be erected at such lesser distance therefrom as the local authority may approve, provided that not more than 50 per cent of the cubic measure of such garage may project above natural ground level and that in no event shall



any such garage be erected at less than 3,15 metres from the street line.

- (f) In the even of the provisions of a Town Planning Scheme being made applicable to this erf, which provisions are more restrictive than the provisions contained in the above, then the provisions of such Scheme shall apply.

- C. **SUBJECT FURTHER** to the special conditions contained in said Deed of Transfer No. T22222/1964, imposed by The Wilderness (1921) Limited for the benefit of all Purchasers and their Successors in Title of the erven comprising Wilderness Township Extension No. 2 and for the benefit of The Wilderness (1921) Limited and its Successor in Title as owners of the remaining extent of the said Township held by it under Certificate of Registered Title No. T19388/1954, namely:

"DEFINITIONS

The term "Seller" in these conditions shall be deemed to include the successors in title of the Seller to the remainder of the land held under the aforesaid Certificate of Registered Title No. T19388 dated 24th November 1954.

The term "Purchaser" shall be deemed to include the Heirs, Executors, Administrators or assigns of the Purchaser of the property hereby sold.

TRADE AND OTHER RESTRICTIONS

2. No stand or gravel shall be dug or removed from the lot except in the way of excavating for the foundations of any building to be erected thereon, or for use in such building or in preparing or laying out gardens to be occupied therewith, and no brick, tiles, clay or lime shall at any time be manufactured or burnt upon the lot.
3. All buildings and/or alterations erected on this lot shall be constructed of brick, stone or concrete, and no building shall be erected on the lot until the site and elevation plans thereof and the site of any offices or buildings together with the sanitation plans in relation thereto, shall have been approved by the Seller in writing. No such building shall, after erection, be altered without the like previous consent in writing. The Purchaser shall provide the Seller with plans in duplicate to the Seller's satisfaction.
4. The Seller shall be entitled to Call upon the Purchaser to screen



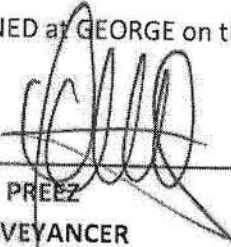
any outbuildings erected on the lot.

5. All walls, fences, live hedges or like structures abutting upon any road or pathway, shall be of a type approved of by the Seller. The Seller shall not be liable to contribute to the cost of any party or dividing fence, or wall, not the cost of repair thereof, but he may call upon the Purchaser to enclose the said lot. This provision eliminating any contribution by the Seller to the cost of repair of any party or dividing fence or wall shall not extend to any adjoining lot which the Seller may sell or dispose of subsequent to the state hereof, and the Purchaser of such lot adjoining the lot thereby said shall in all respects be subject to the laws governing contributions to such party of dividing fences or walls.
6. No wind driven appliances or windmill or wireless aerial and poles shall be erected by the Purchaser without the specific written approval thereof and permission of the Seller.
7. All buildings or structures, fences, live hedges or the like erected on the lot shall be reasonably maintained externally by the Purchaser in good order and repair, the intention being that adjoining lots shall not be depreciated by any shabby, uncared for or dilapidated buildings, structures, fences or live hedges.
8. Should any building *at* structures be erected out of compliance with these conditions, the Seller shall have the right to insist upon the demolition thereof, and the Seller shall at all reasonable times, through its proper officers, have the right of access to and inspection of any building operations conducted by the Purchaser on the lot.
9. Pending the establishment of the Local Authority the Seller retains the right and power to enforce the observance of proper sanitation and orderly neatness and cleanliness upon this lot, as well as the right to construct, use and maintain across the lot any pipeline for water leading, sewerage or drainage, and any poles or structures for the conduct of any electricity for light or power.
10. In respect of any lot upon the sea front, Purchasers shall not cut down or otherwise destroy the natural bush growth on the sea front and so endanger any plot to erosion by the sea or to shifting sands. Seller reserves the right to prescribe the level at which all buildings shall be placed on such lots, or any of them, and if called upon to do so by the Seller, Purchaser shall be obliged to plant and maintain suitable turf on any clear or open portions of such lots to guard against shifting sands.



11. The lot shall not be occupied either for building purposes or as a place of human residence or resort, whether by means of buildings thereon or tents or camps erected or placed thereon for any period, unless the said lot shall have previously been provided with water flush sanitation accommodation for the use of persons so residing or resorting upon the said lot. Such sanitation accommodation shall at all times be maintained in efficient working order by the owner of the plot.
 12. The Purchaser agrees to be bound not to clear or destroy the trees and bush on the lot without first consulting the Seller, the intention being that it is desirable in the general interest that the scenery shall not be marred by excessive or undue clearing of the bush and trees and especially as it is the Seller's intention to avoid cutting of any lines or squares or angles which will show marked patterned on the scenic effect of the Township, but it is not the intention to interfere unreasonably with the Purchaser's full use and enjoyment of the said lot, and the Seller agrees that the frontage of any premises other than domestic should have a clear and uninterrupted view.
 13. The Purchaser agrees to observe uniformity in respect of fencing line for all fences, walls, hedges or structures that may abut on to any road, pathway, open space or property of the Seller, and to maintain all boundary fences, walls, hedges or structures of the lot in good order and repair."
3. The Title Deed, as referred to in paragraph 1 hereof contains no further restrictive conditions.

SIGNED at GEORGE on this 19 day of MARCH 2025



J DU PREEZ
CONVEYANCER
43408

ANNEXURE "N" – SURVEYOR GENERAL DIAGRAM FOR ERF 878 WILDERNESS

General Plan T.P. 1065LD.

S.G. No. 6852/54

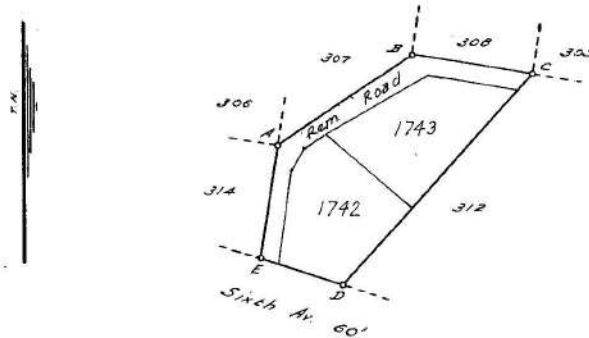
	SIDES Cape Feet	ANGLES OF DIRECTION
AB	135.42	233. 56. 0"
BC	102.72	279. 6. 50
CD	237.52	41. 52. 40
DE	73.52	107. 44. 40
EA	36.37	109. 6. 50

Approved

Surveyor-General.

BEACONS.

3" diam. creosoted wooden poles, projecting 10".



ERF 878
WILDERNESS

Scale 1:1250.

The Figure A. B. C. D. E.

represents 22 449 sq. ft. of land being
ERF 313, WILDERNESS TOWNSHIP EXTENSION No. 2

Situate in the Division of George, Province of Cape of Good Hope.

Surveyed in May 1950 - July 1951 and August 1953 by us

[Signatures]
Land Surveyors.

This diagram is annexed to Deed of Transfer 1/a.
Tracked for future local Authority for Wilder-
ness Township Extension No. 2 add this day.
No. 15 8597
Registrar of Deeds.

S. G. File No. S.8692/5.
S. R. No. E.2008/1953.
Gen. Plan T. P. 1065LD.

FOR ENDORSEMENTS
878 C