
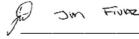

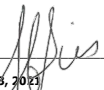


CES Development Charges Calculator				Version 3.00		June 2020	
				Erf Number	1191		
				Allotment area	Wilderness		
				Water & Sewer System	George System		
				Road network	Coastal resorts		
				Elec DCs Area/Region	Wilderness Network		
				Elec Link Network	LV		
				Elec Development Type	Normal		
				Developer/Owner	M.Baard		
				Erf Size (ha)	0,15		
				Date (YYYY/MM/DD)	2021-10-13		
Current Financial Year	2021/2022						
Collaborator Application Reference	2032319						
Code	Land Use		Unit	Total Existing Right		Total New Right	
<b>RESIDENTIAL</b>							
	Single Res > 1000m² Erf (Upmarket)		unit		1		
	Single Res > 650m² Erf (Normal)		unit				2
Is the development located within Public Transport (PT1) zone?				Please select <b>No</b>			
<b>Calculation of bulk engineering services component of Development Charge</b>							
Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total	
Roads	trips/day	4,00	R 2 574,62	R 10 298,48	R 1 544,77	R 11 843,26	
Sewerage	kl/day	0,39	R 43 481,05	R 16 957,61	R 2 543,64	R 19 501,25	
Water	kl/day	0,50	R 36 320,84	R 18 160,42	R 2 724,06	R 20 884,48	
Total bulk engineering services component of Development Charge payable				R 45 416,51	R 6 812,48	R 52 228,99	
<b>Link engineering services component of Development Charge</b>							
<b>Total Development Charge Payable</b>							
City of George				Developer/Owner			
Calculated (CES): JM Fivaz							
Signature : 							
Date : October 13, 2021							
NOTE : In relation to the increase pursuant to section 66(5B)(b) of the Planning By-Law (as amended) in line with the consumer price index published by Statistic South Africa) using the date of approval as the base month							
Notes:							
Departmental Notes:							

For the internal use of Finance only

Service	Financial code/Key number	Total
Roads	20160623 020158	R 11 843,26
Sewerage	20160623 018776	R 19 501,25
Water	20160623 021593	R 20 884,48
Electricity	20160623 021336	R 0,00
Transfers	20160623 019267	R 0,00
		R 52 228,99

Development Charges Calculator				Version 1.00		16 September 2021	
				Erf Number	1191		
				Allotment area	Wilderness		
				Elec DCs Area/Region	Wilderness Network		
				Elec Link Network	LV		
				Elec Development Type	Normal		
				Developer/Owner	M Baard		
				Erf Size (ha)	0		
				Date (YYYY/MM/DD)	2021-10-13		
				Current Financial Year	2021/2022		
				Collaborator Application Reference	2032319		
Code	Land Use		Unit	Total Existing Right		Total New Right	
<b>RESIDENTIAL</b>							
			Units			Units	
	Single Res > 1000m² Erf (Upmarket)		unit			1	
	Single Res > 650m² Erf (Normal)		unit				2
Is the development located within Public Transport (PT1) zone?				Please select			
				Yes			
<b>Calculation of bulk engineering services component of Development Charge</b>							
Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total	
Electricity	kVA	3,20	R 6 977,08	R 22 326,66	R 3 349,00	R 25 675,66	
Total bulk engineering services component of Development Charge payable				R 22 326,66	R 3 349,00	R 25 675,66	
<b>Link engineering services component of Development Charge</b>							
<b>Total Development Charge Payable</b>							
City of George							
Calculated (ETS):		C Spies					
Signature :							
Date :		October 13, 2021					
NOTE : In relation to the increase pursuant to section 66(5B)(b) of the Planning By-Law (as amended) in line with the consumer price index published by Statistic South Africa) using the date of approval as the base month							
Notes:							
Departmental Notes:							

For the internal use of Finance only

Service	Financial codeUKey number	Total
Electricity	20160623 021336	R 25 675,66
		R 25 675,66

## **PROPOSED SUBDIVISION AND DEPARTURE: ERF 1191, WILDERNESS**

### **1. INTRODUCTION**

An application for subdivision of Erf 1191, Wilderness was approved by Council on 30 March 2011. As the subdivision was not implemented within the applicable period of validity of the approval, Council extended the lapsing date of the approval, on application by the owner, until 30 March 2021. Again the owner failed to implement the subdivision and a further application for the extension of the validity of the approval was submitted on 29 March 2021. The Town Planning Department of the Municipality however, ruled that the approval of the subdivision has lapsed due to the fact that it was felt that the 2 months period between the submission of the extension application and proof of payment submitted by the applicant, was unacceptable.

The owner has now again appointed Formaplan to submit a new application for subdivision as suggested by the Department.

## **2. THE PROPERTY**

### **2.1 Description**

The property is described as Erf 1191, Wilderness in the Municipality and Division of George

### **2.2 Size**

The property is 1 535 m<sup>2</sup> in size according to Deed of Transfer No T11095/2004.

### **2.3 Locality**

The property is situated in Frederik Avenue in Wilderness Ext.7. See Locality Plan.

### **2.4 Zoning**

The property is zoned as Single Residential Zone I.

### **2.5 Ownership**

The property is owned by Ms. Moira Lynette Baard.

### **2.6 Bond Holder**

The consent of the bond holder for the subdivision is attached.

### **2.7 Present Use**

The erf is not developed. ***See photo 1.***



***Photo 1*** The photo was taken from the north western corner of the erf towards the south eastern corner. Note the vehicle and guard rail on Serpentine Road and the slope of the property in a northerly direction. On the right side of the photo, the adjacent cleared vacant property can be seen.

## **2.8     Surrounding Land Uses**

All other properties in the area are used for residential purposes. Erf 1192 adjacent to Erf 1191 is also still vacant. On the south eastern side of the erf is Main Road 352 (Serpentine Road). ***See photos 2 & 3.***



***Photo 2*** Two dwelling houses adjacent to and east of Erf 1191.





*Photo 3 Two houses directly to the north of Erf 1191.*

## **2.9 Surveyor General Diagram**

A General Plan and Erf Diagram are attached.

### 3. **APPLICATION**

Application is made in terms of Section 15(2)(d) and 15(2)(b) of the George Land Use Planning By-Law, 2015 for

3.1 the subdivision of the property into two portions as follows:

Ptn 1	- 750 m <sup>2</sup>
Remainder	- 785 m <sup>2</sup>

3.2 departure for the relaxation of the building line applicable to the erf boundary adjacent to Main Road 352 as laid down in the Conditions of Establishment of Wilderness Ext.7 from 10m to 5m.

Note – this condition is not contained in the Deed of Transfer of the property.



#### 4. **PRE-APPLICATION CONSULTATION**

A pre-application consultation i.r.o. the application, for subdivision was held with the Planning Department of the George Municipality on 24 August 2021. The following feed back was received:

- *Need to show building lines on subdivision plan.* The building lines are shown on the plan.
- *Administrators consent may be required – refer to title deed.* In studying the title deed, there are no conditions found therein which may require the consent of the Administration as all the conditions will be complied with. Also see the conveyancer certificate attached hereto.

## **6. DESIRABILITY OF THE PROPOSED SUBDIVISION AND RELAXATION OF BUILDING LINE**

The concept, desirability of the proposed subdivision in this application, can be described as the acceptability thereof on the land unit and the environment where it will take place. The proposal will be discussed according to the following to determine the desirability thereof:

- ❖ Physical characteristics
- ❖ Proposed Land Uses / Subdivided Portions
- ❖ Consistency of the proposal in terms of existing planning documents
- ❖ Consistency of the proposal in terms of the character of the area
- ❖ Potential of the Property
- ❖ Accessibility
- ❖ Services
- ❖ Relaxation of Building Line

### **6.1 Physical Character of the Property**

#### **6.1.1 Topography**

There is a very steep embankment on the southern side of the property which falls more or less inside the 10m building line applicable on the south eastern boundary. From here there is a gentle slope in a northerly direction.

#### **6.1.2 Vegetation**

There are a few protected trees on the property. These trees will not be removed and are shown on a plan that was previously submitted to and accepted by DAFF. See plan attached.

#### **6.1.3 Summary**

The physical character of the property is such that the proposed subdivision, can be accommodated.

### **6.2 Proposed Land Use**

The property is currently zoned Single Residential Zone I. The purpose of this application is not to change the land use at all but to subdivide the erf and to permit 1 dwelling on each portion.

### 6.3 Consistency in terms of Existing Planning Documents

#### 6.3.1 Deed of Transfer

Deed of Transfer No T11095/2004 is applicable to the property. There are no conditions in this deed that restricts the subdivision of the property. The building lines laid down in the deed of transfer will be complied with. See the attached Conveyancer's Certificate.

The proposed application is considered as consistent with the title deed.

#### 6.3.2 Spatial Planning and Land Use Management Act – SPLUMA

Section 7 of SPLUMA lists 5 development principles that are applicable to spatial planning, land use development and land use management namely:

- ❖ Spatial justice
- ❖ Spatial sustainability
- ❖ Efficiency
- ❖ Spatial resilience
- ❖ Good administration

Section 42 of SPLUMA mentions the factors that must be taken into account when an application is submitted to a municipal tribunal for a decision namely:

- ❖ The 5 development principles as mentioned above
- ❖ Conservation and promotion of agricultural land
- ❖ Public interest
- ❖ Constitutional transformation
- ❖ Rights and obligations of all those affected
- ❖ Impact on engineering services, social infrastructure and open space requirements
- ❖ Compliance with environmental legislation

##### 6.3.2.1 The 5 Development Principles

- Spatial Justice refers to the imbalances in development proposals and spatial planning frameworks of the past that must be addressed. This principle is not applicable to this application.
- Spatial Sustainability refers to spatial planning and land use management systems that must inter alia protect prime and unique

agricultural land, promote development in areas that are sustainable and limit urban sprawl and consider future costs of the provision of infrastructure and social services.

The proposed subdivision of this property will not affect this principle at all.

- Efficiency refers to development that optimizes the use of existing resources and infrastructure.

The proposed subdivision will make use of existing services that are already available in the area. The application was already approved in the past and it must be accepted that additional services for an additional erf is available.

This principle is supported.

- Spatial Resilience refers to flexibility in spatial plans, policies and land use management systems to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.

This principle is not affected in this application.

- Good Administration refers to an integrated approach to land use and land development for all spheres of government. Spatial development frameworks and inputs thereto by all government departments must be met timeously. Public participation must be transparent and all parties must have opportunity to participate in matters affecting them.

This principle is supported, but is not applicable to this application.

#### 6.3.2.2 Factors Mentioned in Section 42 of SPLUMA

Only the matters relevant to this application, is dealt with here.

- Public Interest in the case of this application is limited due to the scale thereof. Only the direct neighbours could be affected by the proposal.
- In this respect it is important to note that the subdivision was already approved in the past, despite a few objections that were received at the time. The objections were not considered as substantial.

- Limited Municipal Services are required for the proposed additional portion. The current property is provided with municipal water, sewerage (conservancy tank), electricity and refuse removal.
- The proposed subdivision does not trigger any listed activities in terms of the environmental legislation.

### 6.3.3 Land Use Planning Act, Act 3 of 2014. (LUPA)

It is clear that LUPA gives effect to SPLUMA in the Western Cape Province. Section 49 of LUPA gives the basis of assessments of land use applications. It mentions that when a Municipality considers and decides on a land use application, at least the following must be assessed:

- Applicable spatial development frameworks,
- Applicable structure plans,
- Principles of Chapter 6 of LUPA,
- Desirability of proposed land uses / subdivision,
- Guide lines that may be issued by the Provincial Minister regarding desirability.

#### 6.3.3.1 Relevant Spatial Development Framework

George Municipal Spatial Development Framework (MSDF) is applicable to this area. One of the important principles of the MSDF that is mentioned very often in the document is that *development* should take place inside the Urban Edge of George. This property is inside the Urban Edge.

It is mentioned in the document that there are 3 drivers that give form to the George MSDF. One of these drivers which is relevant to this property, is the first one that mentions that the natural and rural environment must be protected. To support the spatial planning approach and to direct and manage development in the Greater George, a number of strategies and supporting policies were identified. Most of these are not relevant to this application.

In the second last chapter (5) of the document under the heading *Implementation Framework*, it is mentioned that the MSDF's implementation is supported by a series of Local Spatial Development Frameworks (LSDF's) and the one relevant to this area, is the LSDF for Wilderness/Hoekwil/Lakes area. See paragraph 6.3.3.2 below.

### 6.3.3.2 Wilderness/Hoekwil/Lakes LSDF

The Wilderness/Hoekwil/Lakes LSDF forms an integral part of the MSDF. The LSDF supports the MSDF for George in that it is mentioned that the Urban Edge defines the boundaries of developments and that instead of extending the Urban Edge, better and more efficient use of land inside the edge should be encouraged by means of strategic infilling and densification.

A number of guide lines are laid down in the document i.r.o. the development of the area. It is mentioned that the area is very sensitive and attractive and that any development that would have a negative impact on the unique character of the area, should not be approved. Specific reference is made that the landscape character of the area especially the areas in view of the tourist routes through the area, should be protected. Developments on skylines and south facing slopes, must also be handled with great care.

Erf 1191, Wilderness is situated in an existing already developed residential area. The erf is not in view of any tourist route that traverses the area. The erf is also not on the southern slopes of the area or the skyline. Subdivision of the erf into 2 portions will not lead to the degradation of the character of Wilderness.

In the LSDF is also a paragraph that specifically addresses the subdivision of erven in Wilderness. It is mentioned that in general subdivisions in Wilderness is not recommended but that there are a few opportunities for further subdivision. To ensure that the character of the area is not affected negatively, a minimum erf size of 750m is adopted.

Erf 1191, Wilderness is 1535m in size which makes this erf one of those "few opportunities" that could be subdivided as mentioned in the LSDF.

We are of opinion that this application for subdivision as proposed, complies with the guide lines laid down in the LSDF:

- The proposed subdivided portions will each be a minimum of 750m<sup>2</sup>
- The property is not visible from any tourist routes
- The character of the area in which the subdivision will take place, will not be negatively affected



- DAFF had already in the previous application indicated that the proposed application is supported - see attached plan that bears DAFF's stamp.

#### 6.3.3.3 Applicable Structure Plans

Except for the LSDF, there is no structure plan for the area. See para. 6.3.3.2 above.

#### 6.3.3.4 Principles of Chapter 6 of LUPA

The land use planning principles of LUPA as set out in Section 59, are in essence an expansion of the 5 development principles of SPLUMA.

In applications that are more complicated than this subdivision application, more of these principles will need to be dealt with. For this application, it seems that no further comment regarding these planning principles is necessary.

#### 6.3.3.4 Desirability

The desirability of the application will be dealt with in paragraph 6.3.4.1.

#### 6.3.3.5 Guidelines by Provincial Minister

As far as can be ascertained, there are no guide lines in this regard from the Provincial Minister.

#### 6.3.4 Land Use Planning By – Law for George Municipality, 2015 (By – Law)

In Chapter 5 (Regulation 65) of the By – Law a number of general criteria are listed that must be taken into account when an application for land development is considered inter alia:

- Desirability of the proposed land uses / subdivision
- Impact on municipal services
- Relevant planning policies
- Local structure plans and SDF
- SPLUMA – Section 42
- LUPA – Chapter 6
- Zoning scheme

#### 6.3.4.1 Desirability

The whole of paragraph 6 of this report deals with the desirability of the application. In short, it was already mentioned that the proposed subdivision will have no effect on any of the neighbours or the environment. The application was also approved previously but the approval has lapsed.

#### 6.3.4.2 Impact on Municipal Services

The application will not impact on municipal services as no additional services are required.

#### 6.3.4.3 Relevant Planning Policies

Policies of the municipality in terms of subdivisions in the area, are included in the MSDF and Wilderness/Hoekwil/Lakes LSDF which have been dealt with elsewhere already.

#### 6.3.4.4 Local Structure Plans, SDF

See paragraphs 6.3.3.1 and 6.3.3.2.

#### 6.3.4.5 SPLUMA and LUPA

See paragraph 6.3.2 and 6.3.3.

#### 6.3.4.6 Zoning Scheme

The Municipality's Integrated Zoning Scheme is applicable to this area. The property is zoned Single Residential Zone I at present. This zoning does not address the subdivision of the property.

The application is therefore not affected by the Zoning Scheme for the area.

### 6.4 Consistency with the Character of the Area

As already mentioned before, the property is situated in an area with a single residential character. **See photos 2 & 3.** The subject property will also be used for single residential purposes in that it is proposed to erect a dwelling house on each of the two proposed erven. Although the two proposed erven will be smaller in size than the directly

surrounding erven, the proposed sizes of a minimum of 750m<sup>2</sup> is still sufficient to easily accommodate a dwelling house without causing a cramping result. The sizes are in any case in line with the minimum sizes of erven proposed in the LSDF.

We are of the opinion that the proposed subdivision will without any doubt be consistent with the character of the area where it is situated. No change in the character of the area will take place.

#### **6.5 Potential of the Property**

The erf is 1 535 m<sup>2</sup> in size. At present the erf can accommodate one dwelling house. The potential is however that the erf can be subdivided and to accommodate two dwelling houses.

#### **6.6 Accessibility**

The property has an existing access from Frederik Avenue and the subdivided portions will still use this access in future.

#### **6.7 Services**

No further services are required from the municipality as the property is already provided with services.

#### **6.8 Relaxation of Building Line**

Application is made for the relaxation of the building line applicable to the erf boundary adjacent to Main Road 352 as stipulated in the Conditions of Establishment of Wilderness Extension 7 from 10m to 5m. Note that this condition was never inserted in the Deed of Transfer of the property which means that no removal of a restriction condition is necessary.

The level of the N2 adjacent to Erf 1191, is considerably higher than the land to the north thereof. To achieve a level junction with the N2, it was necessary to do major infilling during the construction of Main Road 352 at this point. The result is that there is now a considerable difference in the height of the MR 352 and the surface of the erven to the north and adjacent thereto. The difference in height i.r.o. Erf 1191, is approximately 6m.

During the development of Wilderness Ext.7, the Provincial Roads Department required that a 10m building line should be applicable to the MR 352. It is not known why this restriction was requested. Through many years since the laying down of this 10m building line the District Roads Engineer has relaxed this building line on a number of

occasions. The District Roads Engineer however confirmed that at least a 5m building line should be applicable which is what is applied for now.

We are of opinion that the proposed relaxation will not be to the detriment of any person or party and that this relaxation can be approved.

## **7. CONCLUSION**

An application for subdivision of Erf 1191, Wilderness was approved by Council on 30 March 2011. As the subdivision was not implemented within the applicable period of validity of the approval, Council extended the lapsing date of the approval, on application by the owner, until 30 March 2021. Again the owner failed to implement the subdivision and a further application for the extension of the validity of the approval was submitted on 29 March 2021. The Town Planning Department of the Municipality however, ruled that the approval of the subdivision has lapsed due to the fact that it was felt that the 2 months period between the submission of the extension application and proof of payment submitted by the applicant, was unacceptable.

The owner now wishes to subdivide the property as there is now a willing buyer for one of the portions. In the paragraphs above it was pointed out that the application is in line with the municipality's policy for the area and further that the subdivision will not be detrimental to the area. We are of opinion that Council can again approve this application.

---



Planning and Development  
E-mail: town.planning.application@george.gov.za  
Tel: +27 (0)44 801 9477

## 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: **Collab no. #1979305**

Purpose of consultation: **To discuss application**

Brief proposal: **Proposed departure (building lines) and subdivision**

Property(ies) description: Erf 1191, Wilderness

Date: 2 August 2021

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Ilane Huyser	George Municipality	044 801 9550	ihuyser@george.gov.za
Pre-applicant	PCJ Theron	FORMAPLAN	082 770 9006	philip@formaplan.co.za



**Documentation provided for discussion:**

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

- **DEEDS OF TRANSFER NO T11095/2004**
- **PROPOSED SUBDIVISION PLAN**
- **LOCALITY PLAN**
- **PREVIOUS APPROVAL DATED 30 MARCH 2011**

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

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

YES	<input checked="checked" type="checkbox"/> NO
-----	---

**Comprehensive overview of proposal:**

An application for subdivision of Erf 1191, Wilderness was approved by Council on 30 March 2011. As the subdivision was not implemented within the applicable period of validity of the approval, Council extended the lapsing date of the approval on application by the owner until 30 March 2021. Again the owner failed to implement the subdivision and a further application for the extension of the validity of the approval was submitted on 29 March 2021. The Town Planning Department of the Municipality however, ruled that the approval of the subdivision has lapsed and that a new application for subdivision must be submitted. This application is therefore for the subdivision of the erf into 2 portions namely Ptn 1 – 750m<sup>2</sup> in size and Remainder – 785m<sup>2</sup> in size. Application is also for the relaxation of the south eastern boundary adjacent to the Hoekwil Road from 10m to 5m.

## SUBMISSION

# 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

## ADVERTISING

## ASSESSMENT

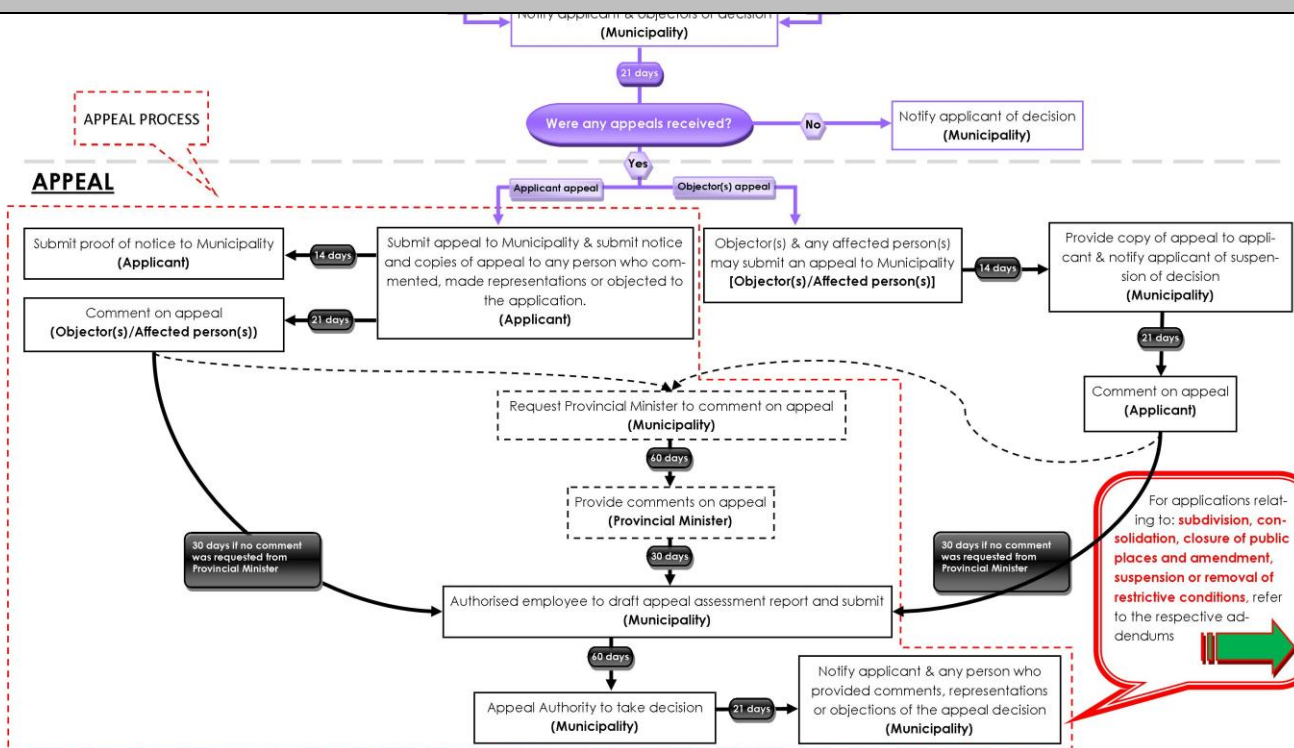
## DECISION

## PART B: APPLICATION PROCESS

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

## APPEAL

### APPEAL PROCESS



## 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
	2(a) a rezoning of land;	R
<b>X</b>	2(b) a permanent departure from the development parameters of the zoning scheme;	R 650.00
	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
<b>X</b>	2(d) a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R1430.00
	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
<b>X</b>	N Serving of notices (i.e. registered letters etc.)	R
Y	N Publication of notices (i.e. Provincial Gazette, Local Newspaper(s) etc.)	R
<b>X</b>	N Additional publication of notices (i.e. <b>Site notice</b> , public meeting, local radio, website,	R

		letters of consent etc.)	
Y	N	Placing of final notice (i.e. Provincial Gazette etc.)	R
<b>TOTAL APPLICATION FEE* (VAT excluded):</b>			R 2080.00 Vat Excl

**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?	<b>X</b>  <b>X</b>			
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)]		<b>X</b>		<b>To be confirmed by a conveyance attorney</b>
Any other Municipal by-law that may be relevant to application? (If yes, specify)		<b>X</b>		
<b>Zoning Scheme Regulation considerations:</b>  Which zoning scheme regulations apply to this site? <b>George Integrated Zoning Scheme</b>  What is the current zoning of the property? <b>Single Residential Zone I</b>  What is the proposed zoning of the property? <b>N/A</b>  Does the proposal fall within the provisions/parameters of the zoning scheme? <b>YES</b>  Are additional applications required to deviate from the zoning scheme? (if yes, specify) <b>NO</b>				

QUESTIONS REGARDING OTHER PLANNING	YES	NO	TO BE	COMMENT
------------------------------------	-----	----	-------	---------

CONSIDERATIONS			DETERMINED	
Is the proposal in line with the Provincial Spatial Development Framework (PSDF) and/or any other Provincial bylaws/policies/guidelines/documents?	X			
Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans?		X		

**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

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
				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)
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? ( <del>strikethrough irrelevant</del> )		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.			X	
Development charges:			X	

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

COMPULSORY INFORMATION REQUIRED:								
Y	X	N	Power of Attorney / Owner's consent if applicant is not owner (if applicable)		Y	X	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	X	N	Motivation report / letter		Y	X	N	Full copy of the Title Deed
Y	X	N	Locality Plan		Y	X	N	Site Layout Plan
Y	X	N	Proof of payment of fees		Y	X	N	Bondholder's consent
MINIMUM AND ADDITIONAL REQUIREMENTS:								
Y	N	X	Site Development Plan		Y	X	N	Conveyancer's Certificate
Y	N	X	Land Use Plan		Y	X	X	Proposed Zoning plan
Y	N	X	Phasing Plan		Y	X	X	Consolidation Plan
Y	N	X	Abutting owner's consent		Y	X	X	Landscaping / Tree Plan
Y	X	N	Proposed Subdivision Plan (including street names and numbers)		Y	N	X	Copy of original approval letter
Y	N	X	Services Report or indication of all municipal services / registered servitudes		Y	X	X	Home Owners' Association consent
Y	N	X	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) <u>(strikethrough irrelevant)</u>		Y	N	X	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N		Other (specify)		Y	X	N	Required number of documentation copies

## PART E: DISCUSSION

### Town Planning:

- Need to show all building lines on subdivision plan (in terms of Scheme and Title Deed);
- Administrator's consent may be required (refer to title deed conditions).

## PART F: SUMMARY / WAY FORWARD

Refer to comments in Part E. Application may be submitted for consideration.

OFFICIAL: \_\_\_Ilane Huyser\_\_\_ PRE-APPLICANT: PCJ Theron \_\_\_ (FULL NAME)  
(FULL NAME)



SIGNED: \_\_\_\_\_

\_\_\_\_ SIGNED: \_\_\_\_\_

DATE: \_\_\_2021.08.24\_\_\_

DATE: \_\_\_\_\_

*\*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.*



293  
 Millers Inc  
 BEACON HOUSE  
 123 MEADE STREET  
 GORGE  
 6530

Prepared by me

*MG Coles*  
 CONVEYANCER  
 Goldie M

VERBOD	MORTGAGED
VIL FOR R 113 000 02	
B 10 17 83	<i>[Signature]</i>
IN EXISTENCE FOR TERM	

SECTION 4	1
FOOT	260 00
PER	7

## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

*Alida Hoffmann* ELIZABETH JOHANNA MCGILL

00001109572004

Alida Hoffmann

appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, the said  
 appearer being duly authorised thereto by a Power of Attorney which said Power  
 of Attorney was signed at SANDRINGHAM on 19 JANUARY 2004 granted to him  
 by

JEFFREY MONTAGUE COX  
 Identity Number 530301 5165 18 9  
 and  
 MICHELLE COX  
 Identity Number 540522 0136 08 5  
 Married in community of property to each other

ENDOSSEMENT: JOCK BLADSY  
 FOR ENDORSEMENTS SEE PAGE 12

Page 2

And the appearer declared that his said principal had, on 14 November 2003, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by these presents, cede and transfer to and on behalf of,

**MOIRA LYNETTE BAARD**  
Identity Number 491127 0664 08 3  
Unmarried

her Heirs, Executors, Administrators or Assigns

ERF 1191 WILDERNESS  
In the Municipality and Division of George Province of the Western Cape;

IN EXTENT 1535 (ONE THOUSAND FIVE HUNDRED AND THIRTY FIVE) SQUARE METRES.

FIRST TRANSFERRED AND STILL HELD BY DEED OF TRANSFER No 7 59467/97 with General Plan No TP 10646 relating thereto.

A **SUBJECT** to the conditions referred to in Deed of Transfer No 7 9245/1922

B **ENTITLED** to the benefit of the conditions contained in Deed of Transfer No's 2813/1951 and 2814/1951 referred to in the endorsement of Deed of Transfer 7 9245/1922, which reads as follows:-

**"1. REGISTRATION OF SERVITUDE:**

By Deed of Transfer No 2813/1951, Portion 18 measuring 7,3751 Hectares thereby transferred is subject to the following conditions imposed in favour of the remaining extent of Lot A, measuring 157,5502 hectares held hereunder:

- (2) it shall be used for residential and farming purposes only.
- (3) it shall be subject to a servitude right of way which is indicated on Diagram 4809/49 by figure n o curved line 15,74 metres from left bank of Touw River.

as will more fully appear on reference to the said Deed of Transfer."

**"2. REGISTRATION OF SERVITUDE:**

By Deed of Transfer No 2814/1951 Portion 19 measuring 6,3003 Hectares thereby transferred is subject to the following conditions imposed in favour of the remaining extent of Lot A measuring 151,0100 hectares held hereunder:

- (2) it shall be used for residential and farming purposes only.
- (3) it shall be subject to a servitude right of way which is indicated on Diagram No 4810/49 by the figure m n curved line 15,74 metres from left bank of Touw River o p left bank of Touw River

as will more fully appear on reference to the said Deed of Transfer.

C. **SUBJECT FURTHER**, as contained in Deed of Transfer No. 1 59467/97, to the conditions imposed by the Administrator of the Province of the Cape of Good Hope in terms of Section 18 of Ordinance No. 33 of 1934 when approving the establishment of the WILDFRNESS TOWNSHIP Extension No. 7, 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 Notice No. 823 dated 14<sup>th</sup> August, 1970.
2. In the event of a Town Planning Scheme or any portion thereof being made applicable to this erf, any provisions thereof which are more restrictive than any conditions of title applicable to this erf, shall take precedence. Furthermore, nothing in these conditions shall be construed as overriding the provisions of Section 17 of Ordinance No. 19 of 1976, as amended.
3. No building on this erf shall be used or converted to use for any purpose other than permitted in terms of these conditions.
4. The owner of this erf shall, without compensation, be obliged to allow electricity, telephone and television cables and/or wires and main and/or other waterpipes and the sewage and drainage including stormwater of any other erf or erven inside or outside this Township to be conveyed across this erf, and surface installations such as mini-substations, meter kiosks and service pillars to be installed thereon, if deemed necessary by the local or any other statutory 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 for the purpose of constructing, altering, removing or inspecting any works connected with the above.
5. The owner of this erf shall be obliged, without compensation to receive such material or permit such excavation on the erf, as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the Local Authority.
6. The erf shall be used solely for the purpose of erecting thereon one dwelling or other buildings for such purposes as the Administrator may, from time to time after reference to the Townships Board and the local authority, approve, provided that if the erf is included within the area of a Town Planning Scheme, the local authority may permit such other buildings as permitted by the Scheme, subject to the conditions and restrictions stipulated by the Scheme.
7. No building or structure or any portion thereof, except boundary walls and fences, shall except with the consent of the Administrator be erected nearer than 5 metres to the street line which forms a boundary of this erf, nor within 3 metres of the rear or 1,5 metres of

Page 4

the lateral boundary common to any adjoining erf, provided that with the consent of the local authority:

- (i) an outbuilding used solely for the housing of motor vehicles and not exceeding 3 metres in height, measured from the ground floor of the outbuilding to the wall plate thereof, may be erected within such side and rear spaces and any other outbuilding of the same height may be erected within the rear space and side space for a distance of 12 metres measured from the rear boundary of the erf, provided that in the case of a corner erf the distance of 12 metres shall be measured from the point furthest from the streets abutting the erf;
  - (ii) an outbuilding in terms of sub-paragraph (i) may only be erected nearer to a lateral or rear boundary of a site than the above prescribed spaces, if no windows or doors are inserted in any wall facing such boundary
8. On consolidation of this erf or any portion thereof with any abutting erf which is subject to the same conditions as herein set forth these conditions shall apply to the consolidated holding as if it was one erf.
9. In the event of this erf being subdivided each subdivided portion, other than any portion deducted for road or similar purposes, shall be subject to the conditions herein set forth as if it were the original erf.



Page 3

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

**JEFFREY MONTAGUE COX and MICHELLE COX, Married as  
aforesaid**

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

**MOIRA LYNETTE BAARD, Unmarried**

her 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  
R165 000.00 (ONE HUNDRED AND SIXTY FIVE 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

10 February

2004.

*[Signature]*  
qq

In my presence

*[Signature]*  
REGISTRAR OF DEEDS

VERBODEN		BESCHIEDEN	
VIA		70	
FOR		C.A.D. 610	
B 00053		16 SEP 2004	
		NORTHAMPTON REGISTRY	

23. Addisionele voorwaarde van toepassing op erf 1164 - 1168, 1170, 1171, 1175 en 1190 - 1210

Geen direkte voertuigtoegang vanaf hierdie erf tot die aangrensende Hoofweg sal toegelaat word nie en hierdie erf sal ook onderworpe wees aan 'n 10 m boulyn vanaf genoemde pad.

24. Addisionele voorwaarde van toepassing op erf 1190, 1218 - 1224

Geen direkte voertuigtoegang vanaf hierdie erf tot die aangrensende Grootpad op die suidelike grens sal toegelaat word nie en hierdie erf sal ook onderworpe wees aan 'n 20 m boulyn vanaf genoemde pad.

GENERAL PLAN TP 10646

G.S. Savage &amp; Associates Prof Land Surveyor George

S.G. No.

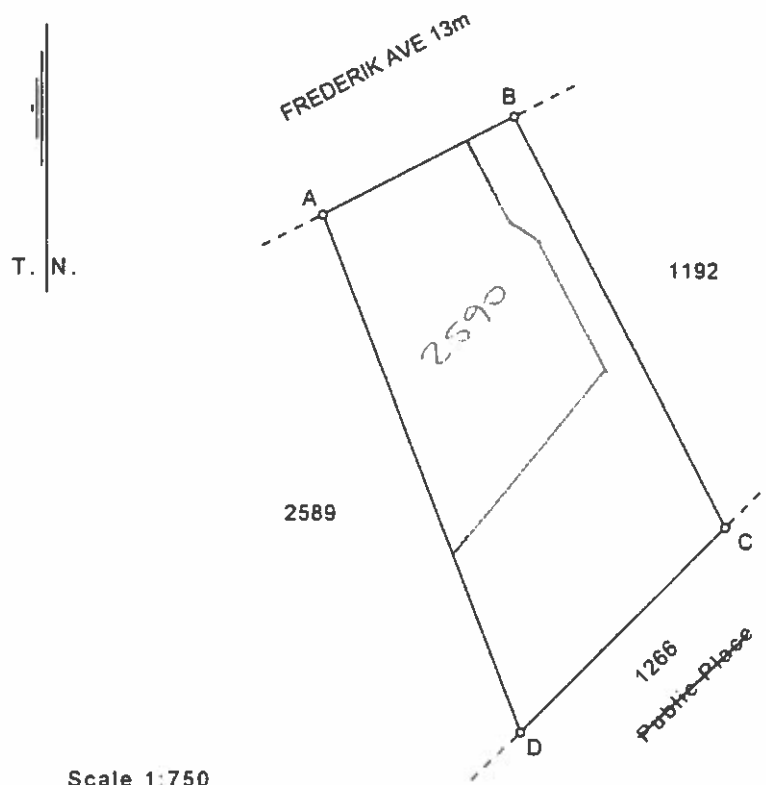
63/2021

Approved



for Surveyor-General

03.02.2021



The figure A B C D  
represents 1535 square metres of land, being  
ERF 1191 WILDERNESS \* in Wilderness Township Ext. 7  
situate\* in the Municipality of George.  
Administrative District of George.  
Province of Western Cape

Framed in terms of Section  
16 of Act 8 of 1997 in December 2020 by me.

G.S. Savage (PLS 0543)  
Professional Land Surveyor.

This diagram is annexed to  
No T 59467/1997  
dated  
i. f. o.

Registrar of Deeds

File No. S/8692/10  
S.R. No. Framed  
Comp BLSY-3374 (M4706)  
GENERAL PLAN TP 10646  
LPI C0270009

FOR ENDORSEMENTS  
SEE BACK OF DIAGRAM

ERF 1191 WILDERNESS

THE FOLLOWING DEDUCTIONS HAVE BEEN MADE FROM THIS DIAGRAM

REVIEW REMARKS	DIAGRAM NO.	SUBDIVISION	AREA HA./SQ. M.	TRANSFER NO.	INITIALED	REMARKS
1304/2020	2289/2020	EP 2590	75089			7855

## **CONVEYANCER CERTIFICATE**

I, the undersigned,

**FRANCOIS SCHOLTZ BRUWER**

Hereby wish to certify that a search was conducted in the Deeds Registry, Cape Town, regarding the following properties (including current and earlier title deeds / pivot deeds / deeds of transfer):

**ERF 1191 WILDERNESS**, in the Municipality and Division of GEORGE, Province of the Western Cape;

IN EXTENT: 1535 (ONE THOUSAND FIVE HUNDRED AND THIRTY FIVE) square metres;

In respect of which it was found that there are no restrictive conditions registered against such property prohibiting it from being utilised / developed for the following:

### **1. APPLICATION**

Application is made in terms of Section 15(2)(d) and 15(2)(b) of the George Land Use Planning By-Law, 2015 for

1. the subdivision of the property into two portions as follows:

Ptn 1	- 750 m <sup>2</sup>
Remainder	- 785 m <sup>2</sup>

2. departure for the relaxation of the building line applicable to the erf-boundary adjacent to Main Road 352 as laid down in the Conditions of Establishment of Wilderness Ext.7, from 10m to 5m.

DATED at GEORGE this 30<sup>th</sup> day of AUGUST 2021.

---

**BRUWER FS**  
**CONVEYANCER**

## Proposed subdivision and removal of restriction Erf 1191

Ian Willis <smartissmall@gmail.com>

Thu 2021/11/18 13:45

To: Marina Welman <Mhwelman@george.gov.za>

To whom this may concern:

Subdivision by its very nature in this case, means that where there were two erven with one house on each property in this end of the close, if approved will result four houses occupying the same area.

Preamble.

Myself and my partner moved here in 2012 from Cape town precisely, to get away from the degraded lifestyle brought on by heavily increased traffic, noise and growing crime, and as has been evidenced by a number of people I have recently met, more Cape Townians are looking to do the same.

In the time we have lived here there has been increasing traffic and traffic noise, both from the N2 and from Frederik road. The tortoises which we regularly saw on the road have disappeared, as have the bushpig and judging by the development after the subdivision of Erf 1190 there will be nothing for the Bushbuck to graze on anymore.

We now live with substantially more noise from dogs barking, not only in our neighbourhood, but from the four parks board houses below us, who also now have dogs.

In the email sent to us there were a number of assumptions made which need to be challenged: (and I will do so not necessarily in the same order as laid out in the email)

1) Firstly only the five immediate neighbours were notified. Two of which may not object: 1136 is non resident and 1134 are planning to sell up in December, going back to England.

Kingfisher Close has one entrance and one exit, all of the traffic entering or exiting via Rondevlei/Langvlei Ave via Hennie Ave into Frederik, be it building staff walking in, heavy vehicles or new residents, their guests as well as the honey sucker drive past to mycount..... thirty five houses. With the envisioned subdivision, with an average two car household, this subdivision will bring a slightly more than a ten percent increase in residential traffic alone for people at the exit points and virtually double the traffic coming into the Frederik Ave cul de sac.

All of the residents on this route are affected and need to be given the chance to formally register their viewpoints.

As things already stand there are a number of people, myself included, who would be in favour of more speed humps in KFC.

2) The viewpoint stated that because this subdivision was approved in 2010 provides substantiation for its re-approval now, is incorrect. It absolutely has to be challenged precisely because Erf 1190 has been subdivided in the meantime.

We now with existing subdivisions, have two panhandles with driveways running uphill on and within a ten meter proximity of our border, with a potential third driveway carrying the traffic for two households between us and Erf 1192.

All in the space of roughly forty meters as paced out by myself.

Nowhere else in Kingfisher Close are there three panhandles, and furthermore nowhere else do driveways come together on one side of the road in this kind of massed proximity. Everywhere else in KFC the properties are equidistantly laid out, by this measure the Erf 1190 and 1191 on the Southern side should never have been subdivided at all, as the proposed subdivision will have an end result of four households on one side of the road with two on the other.

The result potentially, eight additional cars and eight dogs in an area where we can hear the people in 1192 Frederik when they on occasion have a braai. (These people even when they get together with guests never raise their voices and can be considered model neighbours.) From a noise disturbance viewpoint traffic or otherwise, further subdivision, is unacceptable.

### 3) Parking:

There is no parking place for guests and visitors. Where are they going to park? The norm on this end of the cul de sac is that my guests do not park on my neighbours' verges and vice versa as it is considered to be an intrusion.

### 4) Rainwater runoff:

What is going to happen to the water flowing off these erven?

Without additional driveways feeding onto the road at present, when we have heavy rain a dam forms on the bottom edge of 1139 Frederick Ave.

### 5) Removal of restrictions;

Absolutely not, If the subdivision requires relaxation of restrictions for residences to be built it should not be done at all.

The long standing strip of dense vegetation between the Close and the N2 is the main reason why this area of the Close has been relatively crime free.

There is no easy walk through because access from the N2 has been virtually impossible.

Any destruction to this long standing natural barrier carries ongoing risk to safety and security, not only for those living in the cul de sac here, but also renders the electrical substation vulnerable to criminal activity emanating directly from the N2.

### 5) Current Building activity and resultant disturbance:

The building across the road has resulted in two power outages, the most recent of which was from 4pm until 09h30 the following morning.

The first outage resulted in the removal of undergrowth and a trench dug, running up from the substation on the western side of Erf 1190. While the trench has been filled in this unsightly scar has been left as such.

Apart from the new access it creates from the N2, this loose slope in the event of heavy rain will result in sand being deposited on the road.

While this is a municipal issue, this needs to be rehabilitated and vegetation planted.

As a result of the leveling of erf 1190 the angle of Northwestern slope has increased dramatically with loose sand graded and resulting in a steep slope running down to the road, this also now represents the same risk in heavy rain. Is there going to be any form of retaining done?

The nature of existing subdivisions running up the slope result in a lot more traffic and mechanical noise being generated, which, trapped by the slope, reflects back at residents in the cul de sac.

Excess sand is driven away using tipper trucks, a mechanical back actor being used not only to dig out and level the site but to carry bricks up from next to the road, to where building is being done on an ongoing basis.

On one evening we had the back-actor running until after 10pm.

Surely this is not allowed? With the additional daily noise disturbance, all future building construction here needs to have time limits restricted to a five day working week, imposed and enforced..

The Current building activity is supposed to be completed in December, the thought of this being repeated another three times, resulting in at best nine months of future disturbance is at best intolerable.

We trust you find the above objection logical.



Ian Willis and Adri hepburn 1135 Frederik Ave

CONFIDENTIALITY & DISCLAIMER NOTICE The information contained in this message is confidential and is intended for the addressee(s) only. If you have received this message in error or there are any problems please notify the originator immediately. The unauthorized use, disclosure, copying or alteration of this message is strictly forbidden. George Municipality will not be liable for direct, special, indirect or consequential damages arising from alteration of this message by a third party or as a result of any malicious code or virus being passed on. If you have received this message in error, please notify the sender immediately by email, facsimile or telephone and return and/or destroy the original message. \*\*\*\*\* Privacy policy George Municipality implements a privacy policy aimed at protecting visitors to our social media sites. POPIA We respect the privacy rights of everyone who uses or enquires about our services. Protecting your personal information, as defined in the Protection of Personal Information Act, Act 4 of 2013, will be respected. Personal information will only be shared for purposes of resolving customer enquiries, providing customer services or for any other legitimate purpose relating to George Municipal functions. For your reference, the POPI and PAIA Acts are available at [www.gov.za/documents/acts](http://www.gov.za/documents/acts) with amendments listed on [www.acts.co.za](http://www.acts.co.za)

**Attention of mz Marina Welman**

Patrick Walsh &lt;walshpatrick41@gmail.com&gt;

Tue 2021/11/16 14:59

To: Marina Welman &lt;Mhwelman@george.gov.za&gt;

Subject: Proposed subdivision and removal of restriction Erf 1191 Frederik Ave

Patrick Walsh  
1152 Langvlei Ave  
Kingfisher Close  
Wilderness

Dear Mz Welman,

I wish to lodge my objection to the application to sub-divide Erf 1191 Frederik Avenue. My objection is based on the fact that my house is on the road leading to the Frederik Ave, and while not being an immediate neighbour, we will be affected by increased heavy vehicle traffic to and from Erf 1191 during the building stages of four new houses and the subsequent increase in traffic once they have been built.

Further, I do not believe that having four dwellings on small erven will enhance the value of existing properties in Kingfisher Close.

Yours faithfully,

Patrick Walsh

CONFIDENTIALITY & DISCLAIMER NOTICE The information contained in this message is confidential and is intended for the addressee(s) only. If you have received this message in error or there are any problems please notify the originator immediately. The unauthorized use, disclosure, copying or alteration of this message is strictly forbidden. George Municipality will not be liable for direct, special, indirect or consequential damages arising from alteration of this message by a third party or as a result of any malicious code or virus being passed on. If you have received this message in error, please notify the sender immediately by email, facsimile or telephone and return and/or destroy the original message. \*\*\*\*\* Privacy policy George Municipality implements a privacy policy aimed at protecting visitors to our social media sites. POPIA We respect the privacy rights of everyone who uses or enquires about our services. Protecting your personal information, as defined in the Protection of Personal Information Act, Act 4 of 2013, will be respected. Personal information will only be shared for purposes of resolving customer enquiries, providing customer services or for any other legitimate purpose relating to George Municipal functions. For your reference, the POPI and PAIA Acts are available at [www.gov.za/documents/acts](http://www.gov.za/documents/acts) with amendments listed on [www.acts.co.za](http://www.acts.co.za)

P O Box 791  
6560 WILDERNESS  
Email : [waleaf@langvlei.co.za](mailto:waleaf@langvlei.co.za)  
2021-11-12

The Municipal Manager  
George Municipality  
GEORGE

Dear Sirs,

**APPLICATION FOR SUBDIVISION AND DEPARTURE : ERF 1191 FREDERIK AVENUE, WILDERNESS,  
GEORGE MUNICIPALITY & DIVISION**

WALEAF has **no objection** to the following :

**3. APPLICATION**

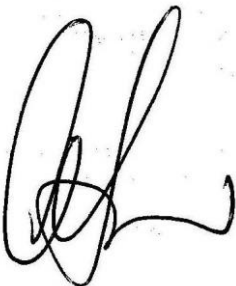
Application is made in terms of Section 15(2)(d) and 15(2)(b) of the George Land Use Planning By-Law, 2015 for

**3.1 the subdivision of the property into two portions as follows:**

Ptn 1	- 750 m <sup>2</sup>
Remainder	- 785 m <sup>2</sup>

**3.2 departure for the relaxation of the building line applicable to the erf boundary adjacent to Main Road 352 as laid down in the Conditions of Establishment of Wilderness Ext.7 from 10m to 5m.**

Yours faithfully,



Secretary  
for WALEAF



## Wilderness Ratepayers and Residents Association

PO Box 10 Wilderness Western Cape South Africa 6560

[admin@wrra.co.za](mailto:admin@wrra.co.za) [www.wrra.co.za](http://www.wrra.co.za)

Established 1971

Manager: Town Planning  
George Municipality  
PO Box 19  
George 6530

18 November 2021

Attention: Ilane Huyser  
cc: Marina Welman, Philip Theron

Re. Erf 1191 Frederik Avenue, Kingfisher Close  
Proposed subdivision and departure

We object to this application for the following reasons:

1. The subdivision of the plot into two parts sets an unacceptable precedent for increased density at Kingfisher Close.
2. No matter that the municipal road engineer consented to reducing the building line on the south side from 10 to 5 metres, we ask that it remain at 10 metres. Such a relaxation also sets an unacceptable precedent.
3. We will leave it to the Town Planning office to determine whether the other building lines should be based on the Zoning Scheme or the Title Deed. Either way, they seem to come too close to the erf boundaries with the adjacent properties.

Kingfisher Close is a contained neighbourhood and any changes have an impact on all of the neighbours, not only those on Frederik Avenue. All neighbours should have an opportunity to comment on this application and we ask that you seek such comments not only from adjacent neighbours, but from others on the street and the neighbourhood. If Town Planning is then convinced that neighbours have no reasonable objections, we will then withdraw our objections.

Regards,

*J Miller*

---

John Miller  
Portfolio: Development Diligence

RE: URGENT - Neighbouring property M...



Download



Save to OneDrive

**RE: URGENT - Neighbouring property Ms Zyda Rylands - erf 1191**

Some content in this message has been blocked because the sender isn't in your Safe senders list. [Show blocked content](#)

SR

Sonja Ruppertsberg-Blom <SonjaRuppertsberg-Blom@woolworths.co.za>

To: philip@formaplan.co.za

Cc: Zyda Rylands <ZydaRylands@woolworths.co.za>; Marina Welman

Dear Philip,

Thank you very much for taking my call earlier.

**Please note the reasons and motivation for Zyda's objection to the application:**

Zyda does not want an increase in activity and vehicles from an additional household next to her home. Two separate homes will equal a doubling of activity, traffic and vehicles.

Zyda's property in Wilderness is her sanctuary and she values the property and the neighbourhood. The addition of a second home will have an impact on the above.

Thank you very much,

Regards,

Sonja on behalf of ZYDA

---

**From:** Sonja Ruppertsberg-Blom

**Sent:** Thursday, 18 November 2021 13:37

**To:** philip@formaplan.co.za

**Cc:** Zyda Rylands <ZydaRylands@woolworths.co.za>; Mhwelman@george.gov.za

**Subject:** RE: URGENT - Neighbouring property Ms Zyda Rylands - erf 1191

Dear Philip,

Please note that Zyda formally wishes to object to the proposed application.

## Philip Theron

---

**Subject:** FW: FW: Subdivision: Erf 1191, Wilderness

---

**From:** Beatrice Meneses [mailto:swallowsnest42@gmail.com]  
**Sent:** Monday, January 10, 2022 12:23 PM  
**To:** philip@formaplan.co.za  
**Subject:** Re: FW: Subdivision: Erf 1191, Wilderness

Hi Phillip,  
I have no objection to the sub-division as long as the boundary margins are adhered to.  
Bernita Meneses

On Mon, 10 Jan 2022 at 10:06, Philip Theron <[philip@formaplan.co.za](mailto:philip@formaplan.co.za)> wrote:

Hi Beatrice,

Here it is again. Enjoy your day. Philip.

---

**From:** Philip Theron [mailto:[philip@formaplan.co.za](mailto:philip@formaplan.co.za)]  
**Sent:** Tuesday, December 14, 2021 12:16 PM  
**To:** 'swallowsnest42@gmail.com'  
**Subject:** Subdivision: Erf 1191, Wilderness

Hi Beatrice,

Thanks for the positive discussion we had a few minutes ago. I appreciate.

As promised, I attach the proposed subdivision plan for Erf 1191, which is exactly the same plan that was approved by the municipality a few years ago. I also attach the previously approved plan for your easy reference. Please note that the previous approval for the subdivision has lapsed in the mean time, which is why we need to re-apply for the subdivision again.

The reason for my e-mail, is to ask you to please send me a letter confirming that you (your daughter) has no objection to the subdivision as per the attached plan, which must also be signed by her as proof to the municipality that she has seen the correct plan that formed part of the application.

If there is any further information that you need, please do not hesitate to contact me. Regards. Philip Theron. 082 770 9006.

## Philip Theron

---

**From:** bernita.meneses@pinelakemarina.co.za  
**Sent:** Tuesday, January 18, 2022 10:09 AM  
**To:** philip@formaplan.co.za  
**Cc:** bernita.meneses@pinelakemarina.co.za; swallowsnest@telkomsa.net  
**Subject:** ERF1191 permission to subdivide  
**Attachments:** 0932\_001.pdf

Good day Mr Theron,

Please find attached a signed copy of the proposed subdivision of ERF1191 confirming that I have seen it.

Should you require anything else, please let me know.

Kind regards  
Bernita Meneses  
082-5611779

It is proposed to subdivide Erf 1191, Wilderness into two portions:

Proposed ptn.1 - 750 sq  
Rem - ±775 sq

21 Bayview Lakes Drive,

## Title Deed Building Lines

Subdivision Line

Alle nates op die plan is in  
bemaeding en moet deur 'n  
landmeter bevestig word

MS NL BAARD

[illegible]

卷二

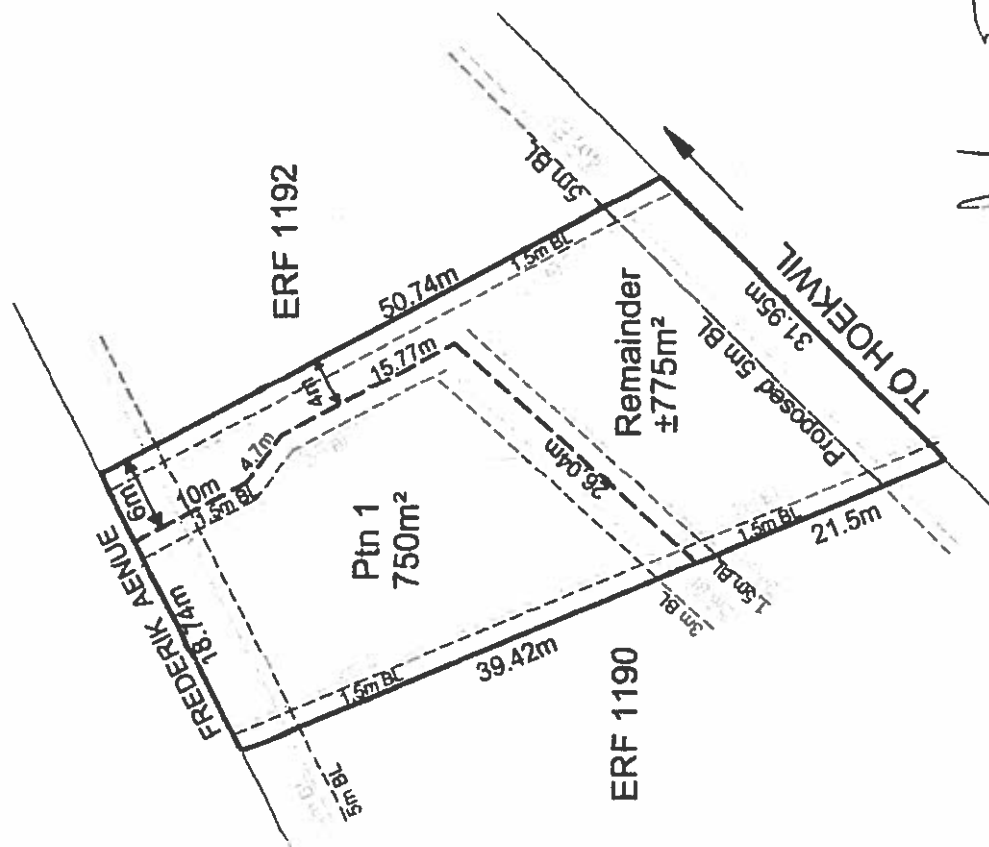
**SUBDIVISION & RELAXATION  
OF BUILDING LINE**

**Deputy**

ERG 1191, WILDERNESS

1 : 500

AUGUST 2021



  
 ಸರ್ಕಾರಿ ಕಚೇರಿ  
 ಮೈಸೂರು



8 ST. JOHN'S STREET  
ST. JOHNS' PLACE  
BOX 9824  
GEORGE 6530  
☎ : 044 – 873 0305  
☎ : 044 – 874 5632  
✉ : info@formaplan.co.za



21 January 2022

Director: Planning and Development  
George Municipality  
PO Box 19  
George

*By E-mail*

Att: Mr Clinton Petersen/ Ms Ilané Huyser

## PROPOSED SUBDIVISION AND DEPARTURE OF THE SOUTH-EASTERN STREET BUILDING LINE: ERF 1191, WILDERNESS

I refer to the above application that was submitted to you in September 2021 and the advertising of the application that followed. The closing date for objections by the public and other interested parties, originally was 18 November 2021. Formaplan is in possession of objections from Patrick Walsh, Ms Zyda Rylands, Ian Willis & Adri Hepburn WRRRA and WALEAF. The documentation is attached hereto for easy reference. Also attached is correspondence from the owner of Erf 2589. Erf 2589 is the result of a subdivision of Erf 1190. During the initial advertising process, the existence of this erf, was not known and this owner was therefore contacted later. I wish to comment to the above as follows.

### 1. Patrick Walsh

Mr. Walsh objects to the increase in traffic as a result of the proposed subdivision. It is not clear why Mr. Walsh refers to 4 new houses as application is made for subdivision of 2 portions only. If Mr. Walsh implies that on each portion 2 dwellings can be erected, it should be noted that the new owners of the two newly created erven must first apply to the Municipality for approval of such second dwellings. This objection (4 units) is not applicable as any of the current owners in Frederik Avenue can apply for these second dwelling units and the accompanying potential increase in traffic.

At present, the application is for one further dwelling in Frederik Avenue and we are of opinion that the traffic from one further erf in this street is negligible. The fact remains that Frederik Avenue is a public street and residents cannot claim sole right of use of this street.

## 2. Ms. Zyda Rylands

It is not certain to what kind of activity Ms. Rylands refers to. The two proposed erven will remain single residential with normal people living in these dwellings. Ms. Rylands erf(house) is in a residential area and it is expected that normal residential activities will take place in such an area. It is very difficult to see how the addition of one dwelling will be detrimental to the residential character of the area.

In this respect, it should be noted that in terms of the Municipality's LSDF for the area, properties in this part of Wilderness may be subdivided into two portions not less than 750m<sup>2</sup> which is exactly what is proposed in this application. The proposed subdivision is 100% in line with the LSDF. In fact, it should be noted that an application for subdivision of this property was already approved previously, but due to the weak economy at the time, the owner could not find a willing buyer and the approval has since lapsed. It is important though, that the LSDF was already in force when the application for subdivision was considered previously and the municipality found the subdivision acceptable in terms of the LSDF. This application is for exactly the same subdivision as before.

It should further be noted that the erf of Ms. Rylands is the Remainder of Erf 1190. Erf 1190 was subdivided in approximately 2017, based on the same principles as for Erf 1191. Erf 2589 is the other portion of the original Erf 1190 and is situated directly next to Erf 1191 and therefore forms a buffer between the erf of Ms. Rylands and Erf 1191. In our opinion Ms. Rylands should be more concerned about activities on Erf 2589 than on Erf 1191 as Erf 2589 is directly adjacent to her property. A dwelling on Erf 2589 will most probably block most "activities" on Erf 1191.

## 3. Mr. Ian Willis and Adri Hepburn

### 3.1. General

Like Ms. Rylands above, Mr. Willis also refers to 4 dwellings after subdivision. The same comment as above is applicable. In addition Mr. Willis refers to the increase in traffic on the N2 and Frederik Avenue since moving to Wilderness from Cape Town in 2012. In this respect we agree with the statement and we can add that traffic in the whole of South Africa has increased since 2012 and it will still increase in years to come. Mr. Willis lives in a residential area close to the N2 and should expect that traffic will increase over time in this area. The same argument applies to other noises like the barking of dogs as mentioned by him.

### 3.2. Increase in traffic

Mr. Willis mentions that there are 35 households that use one access point from the Hoekwil Road into Frederik Avenue and that this application will cause an increase of 10% to the traffic at the access point. To do this calculation, Mr. Willis assumed that 4 units will be erected on the 2 proposed erven, in other words 1 second dwelling unit on each of the 2 erven. He then also assumes that none of his mentioned 35 erven, will ever apply and erect a second dwelling. If Mr Willis uses the same assumption for the 35 erven as for the proposed subdivided portions (i.e. second dwelling units on erven), his 10% increase in traffic as a result of the subdivision, will reduce to 5%. However, the total increase in traffic as a result of second dwellings on the 35 erven, will then be 100%.

However, this application is for a subdivision into 2 erven only and not for further second dwelling units. In this case the increase, (based on Mr Willis's 35 erven and the addition of 1 erf), will be 2,7% which in our opinion is negligible.

This objection is based on speculation and has no merit in our opinion.

### 3.3. Three panhandles and 8 barking dogs

Mr. Willis foresees a problem with 3 in a space of 40m. We fail to understand what the problem is. The "potential" of 8 additional cars and 8 dogs barking, are again speculation.

### 3.4. Parking

Each subdivided erf needs to comply with the zoning scheme requirements for parking. Visitors for the panhandle erf can easily be accommodated in the panhandle which is approximately 30m long and is sufficient to park at least 5 cars which is more than what can be parked in front of Mr. Willis's erf based on the "norm" mentioned in the objection.

### 3.5. Rainwater Run-off

Mr. Willis should take the dam that already forms during heavy rains, up with the municipality as there seems to be a problem already. The subdivision as proposed will not add to the problem.

### 3.6. Removal of Restriction

Application is not made for removal of any restrictions. Application is only made for a relaxation of a building line on the provincial road. Relaxations were already granted to other properties adjacent to this road as these relaxations do not negatively affect the road.

### 3.7. Strip of Dense Vegetation/ Crime

It is to be expected that the owner of the proposed panhandle erf will certainly wish to secure his property and will most likely erect a fence on the southern boundary. Mr Willis should take note that Erf 1191, does not border unto the N2. The owners of the property (or subdivided portions), can therefore not cause the destruction of the strip of vegetation between the N2 and the Close.

### 3.8. Activities on Erf 1191

No comment.

## 4. WRRRA

### 4.1. Precedent for densification in King Fisher Close

The LSDF for the area specifies that no subdivision may take place of portions less than 750m<sup>2</sup>. There are only 2 erven large enough to be subdivided in King Fisher Close, namely Erven 1190 and 1191. Erf 1190 has already been subdivided and Erf 1191 is the subject property. No other erven qualify for subdivision. No precedent can be set.

#### 4.2. Relaxation of Building Line

WRRRA offers no reason for this objection. In the application it was pointed out what the reason for the 10m Building Line was when it was originally determined and that it served its purpose but it is no longer applicable as the road has already been constructed many years ago.

#### 4.3. Other building lines

Application is not made for relaxation of other building lines.

#### 4.4. Comments from other residents

In our opinion, the proposed subdivision does not affect any other residents, in fact we are of opinion that the subdivision does not even have a negative effect on the direct neighbors. See Para 7 and 8.

#### 5. WALEAF

WALEAF has no objection.

#### 6. Ms. Bernita Meneses, owner Erf 2589.

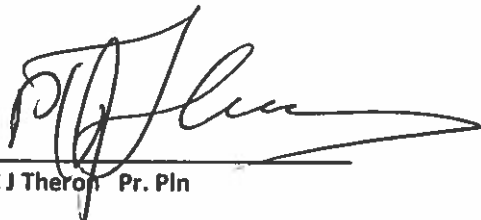
Ms. Meneses is the owner of the erf directly adjacent to and on the western side of Erf 1191. This erf is the one that could be affected the most by the subdivision. See attached e-mail letter from Ms. Meneses confirming that she has no objection against the subdivision.

#### 7. Neighbor on Eastern side

Please note that the owner of Erf 1192 did not object to the application.

#### Conclusion

None of the objections received in our opinion has merit why this application cannot be approved again. We request that despite the objections, this application be considered in a positive light.



P C J Theron Pr. Pln



MUNISIPALITEIT  
Wes Kaap

UMASIPALA WASE  
Intshona - Koloni

MUNICIPALITY  
Western Cape

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

VERW/REF

NAVRAE:  
ENQUIRIES:

Marisa Arries

TEL:

044 – 801 9473

E-mail: [marisa@george.org.za](mailto:marisa@george.org.za)  
Erf 1191, Wilderness

23 September 2015

**GEREGISTREERDE POS**

FORMAPLAN Stads-en Streekbeplanners  
Posbus 9824  
**GEORGE**  
6530

**AANSOEK OM VERLENGING VAN GOEDKEURING : ERF 1191, WILDERNESS**

Bogenoemde aansoek het betrekking.

Die Direkoraat: Menslike Nedersettings, Grondsake en Beplanning het, onder gedelegeerde bevoegdheid W.1.55 en W.1.65 van 25 Januarie 2012, besluit dat die aansoek vir die verlenging van die goedkeuringstydperk vir die volgende aansoeke van toepassing op Erf 1191, Wilderness:

1. Onderverdeling ingevolge Artikel 25 van die Ordonnansie op Grondgebruikbeplanning, 1985 (Ord. 15 van 1985), in twee gedeeltes van 750m<sup>2</sup> en 775m<sup>2</sup> onderskeidelik;
2. Afwyking ingevolge Artikel 15 van die Ordonnansie op Grondgebruikbeplanning, 1985 (Ord. 15 van 1985) vir die verslapping van die suidoostelike straatboulyn van toepassing op die voorgestelde restant vanaf 10m na 5m;

**GOEDGEKEUR** word ingevolge Artikels 25 en 15 van die Ordonnansie op Grondgebruikbeplanning, 1985 (Ord. 15 van 1985) onderskeidelik, vir 'n addisionele tydperk van 5 jaar tot en met 30 Maart 2021, onderworpe aan die oorspronklike voorwaardes soos opgelê ingevolge Artikel 42 van genoemde Ordonnansie in die goedkeuringsbrief gedateer 30 Maart 2011.

Die Juwe

**T BOTHA**

**MUNISIPALE BESTUURDER**

G:\Michelle\Michelle\Briewe\erf1191wil(verlenging)\formaplan.doc



NAVRAE:  
ENQUIRIES.



MUNISIPALITEIT  
Wes Kaap

UMASIPALA WASE  
Intshona - Koloni

MUNICIPALITY  
Western Cape

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

VERW/REF

**E-MAIL: [michelle@george.org.za](mailto:michelle@george.org.za)**

**Erf 1191, Wilderness**

TEL: Me M Jordaan

044 801 9171

30 Maart 2011

**GEREGISTREERDE POS**

Formaplan Stads- en Streeksbeplanners  
Posbus 9824  
**GEORGE**  
6530

**ONDERVERDELING EN AFWYKING: ERF 1191, SERPENTINEWEG,  
WILDERNESS**

Die Raad se skrywe gedateer 30 November 2010 het betrekking.

Die appèl ontvang ten opsigte van die goedkeuring van u aansoek, is intussen teruggetrek.

Hiermee finale goedkeuring vir die volgende:

- (i) Onderverdeling van erf 1191, Wilderness ingevolge Artikel 25 van die Ordonnansie op Grondgebruikbeplanning, 15/1985; en
- (ii) Afwyking ingevolge Artikel 15 van die Ordonnansie op Grondgebruikbeplanning 15/1985 om die suidoostelike straatboulyn van toepassing op die voorgestelde restant te verslap vanaf 10m na 5m.

Neem asseblief kennis dat bogenoemde aansoek onderworpe is aan die volgende voorwaardes in terme van Artikel 42(1) van die Ordonnansie op Grondgebruikbeplanning, 15/1985:

**A. DIREKTORAAT: BEPLANNING EN BEHUISING (George Munisipaliteit)**

- 1. dat die goedkeuring van hierdie aansoek sal verval in ooreenstemming met die bepalinge van die Ordonnansie op Grondgebruikbeplanning (Ordonnansie 15/1985) indien die voorwaardes nie nagekom word nie.
- 2. dat ten minste 25% van alle boumateriaal sal bestaan uit herwinbare materiaal tot bevrediging van die Departement: Beplanning en Behuising.
- 3. dat die gebruik van reënwater opvangstelsels sowel as sonpanele verhitingsstelsels, lae vloei spoeltoilette en storkoppe aangemoedig word.
- 4. dat alle ander vereistes van die Soneringskema ten opsigte van die Enkelwoonsone nagekom moet word;

5. Dat die eienaar te alle tye toestemming sal bekom van die relevante beherende owerheid alvorens enige Melkhoutbome op die eiendom verwyder of gesnoei word.
6. *that the truck which empties the septic/conservancy tank on the Remainder portion may not drive up the panhandle to do so (oorspronklik in Engels).*

**B. DIREKTORAAT: SIVIELE INGENIEURSDIENSTE (George Munisipaliteit)**

1. Capital contributions are payable for each new equivalent portion created as per standard tariffs for Wilderness, applicable on transfer of a portion or the approval of building plans, whichever occurs first.
2. An additional amount of R 1050-00 (excl VAT) is payable, per incident, should any road surface need to be repaired during the provision of a municipal connection. This amount is subject to annual escalation.
3. Any and all costs directly related to the development remain the developers' responsibility.
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 "the Guidelines for Human Settlement Planning and Design" and Council specifications. All drawings and plans are to be submitted to the Dept: Civil Engineering Services (hard copy and electronically) for approval prior to any construction work taking place.
5. No municipal sewer services are available at present. Should a municipal sewer network in future be extended to this area, the owner will be compelled, at own cost, to connect to the network. A capital contribution will then become payable as per standard tariff for each equivalent erf applicable at the time of connection.
6. Conservancy tanks are to be installed. The owner(s) is to appoint a registered private contractor to service the conservancy tanks. All costs will be for the owner(s).
7. The discharge of surface storm water is to be addressed by the developer. Condition (4) applies. All costs related is for the developer.
8. No development may take place on slopes steeper than 1:4 or in below the 1:100 year flood line.
9. Storm water to be addressed by the developer. All costs related is for the developer.
10. Adequate parking with a hardened surface must be provided on the premises of the proposed development in accordance with condition (4).
11. No parking is permitted in the road reserve.
12. The District Roads Engineer is to comment on the access to the development.
13. The applicant is to comply with the National Forests Act No 84 of 1998, should it be required.
14. Any damage to municipal or private property service is to be repaired in accordance with relevant standard to acceptance of the party affected, and to the developer's expense.
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.

**C. DIREKTORAAT: ELEKTROTEGNIJSE DIENSTE (George Munisipaliteit)**

1. Capital contributions are payable by the applicant for electricity for each equivalent portion created as per standard tariffs applicable at the time of

transfer or approval of building plans, whichever occurs first subject to annual adjustment

2. Any, and all, costs directly related to the supply of electricity to this erf remain the owners' responsibility.
3. Each portion must have a separate electrical connection. The electrical connections to each portion may not cross another portion.

**C. DIREKTORAAT: OMGEWINGSDIENSTE (George Munisipaliteit)**

1. The applicant is to comply with the requirements of Section 28(1) of NEMA, which states: "Every person who causes, has caused or may cause significant pollution or degradation of the environment must take reasonable measures to prevent such pollution or degradation from occurring, continuing or recurring, or in so far as such harm to the environment is authorised by law or cannot reasonably be avoided or stopped, to minimise and rectify such pollution or degradation of the environment."

Nieteenstaande die Raad se besluit het u wel 'n reg tot appèl in terme van Artikel 44 van Ordonnansie 15/1985, 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 Hoof Direktoraat: Bepianing, Privaatsak X9086, Kaapstad, 8000 versend word, met 'n afskrif aan die George Munisipaliteit geëndosseer.

Die uwe



**T BOTHA**

**WAARNEMENDE MUNISIPALE BESTUURDER**

G:\Michelle\Michelle\Briewe\erf1191WN(Onderv&Afw-FinaleGoedkeuring)Formaplan.doc



**GOEDKEURINGSVOORWAARDES TEN OPSIGTE VAN  
ONDERVERDELINGS VAN ERF 1191, WILDERNESS**

1. Die ontwikkelaar is verantwoordelik vir die voorsiening van die dienste aan alle erwe wat uit hierdie onderverdeling mag voortspruit. Sodanige dienste moet verskaf word ooreenkomstig die bepalinge vervat in die handleiding opgestel deur die Departement van Gemeenskapsbou en getitel "Guidelines for the Provision of Engineering Services in Residential Townships" soos gewysig van tyd tot tyd.
  2. Voordat daar met die installering van dienste 'n aanvang geneem word, moet 'n ooreenkoms in verband met die finansiering, installering en standaard daarvan met die Munisipaliteit aangegaan word en in hierdie verband sal die verdeling van koste geskied volgens aanbevelings vervat in die verslag van die Kommissie van Onderzoek na Dorpstigting en Verwante Aangeleenthede (Die Venter Kommissie).
-



Scale:	Scale:	Inventory Number:
1 : 500		Drawn by:
Date:	Date:	
MAY 2010		WELD. 1191 1.2