



The Municipal Manager  
P O Box 19  
George  
6530

Reference: Erf 1451 Wilderness

29 August 2025

Sir

**APPLICATION FOR CONSENT OF THE ADMINISTRATOR AND PERMANENT  
DEPARTURES (RELAXATION OF BUILDING LINES AND HEIGHT INCREASE): ERF  
1451 WILDERNESS**

Attached hereto please find an application in terms of

- Section 39(4) of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) for the consent of the Administrator in terms of condition B.7. and B.7.(a) on page three and four of Title Deed T58304/2005, the title deed of Erf 1451 Wilderness, for the relaxation of
  - the northern side boundary building line on Erf 1451 Wilderness from 1.5 metres to 0.174 metres for a proposed garage for the second dwelling unit and from 1,5 metres to 0.322 metres for the proposed covered walkway of the second dwelling;
  - the western rear boundary building line on Erf 1451 Wilderness from 3.0 metres to 0.0 metres varying to 0.440 metres for the proposed garage of the second dwelling;
  - the western rear boundary building line on Erf 1451 Wilderness from 3.0 metres to 2.110 metres varying to 3.0 metres for the second dwelling; and
  - the eastern side boundary building line on Erf 1451 Wilderness from 1.5 metres to 1.182 metres varying to 1.5 metres for the garage of the main dwelling house and for the water tanks below the garage.

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SACPLAN REG No. A/1386/2010

- Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure on Erf 1451 Wilderness for the relaxation of
  - the northern side boundary building line on Erf 1451 Wilderness from 2.0 metres to 0.322 metres for the proposed covered walkway of the second dwelling; and
  - the eastern side boundary building line on Erf 1451 Wilderness from 2.0 metres to 1.182 metres varying to 2.0 metres for the garage of the main dwelling house and for the water tanks below the garage.
  
- Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023 for a permanent departure on Erf 1451 Wilderness from development parameter (a) pertaining to the wall plate height of a dwelling house from 6.5 metres to 8.115 metres varying to 8.435 metres as seen from the south and from 6,5 metres to 8.435 metres as seen from the east.
  
- Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023 for a permanent departure on Erf 1451 Wilderness from development parameter (c) of a second dwelling to allow for a second dwelling with a maximum height of 6.950 metres varying to 8.115 metres as seen from the south and with a height of 8.115 metres as seen from the east.

Your prompt consideration of the application will be appreciated.

Thanking you in anticipation.



**Jan Vrolijk**

**MOTIVATION REPORT**  
**APPLICATION FOR CONSENT OF THE ADMINISTRATOR AND PERMANENT**  
**DEPARTURE (RELAXATION OF BUILDING LINES AND HEIGHT INCREASE)**  
**ERF 1451 WILDERNESS (KLEINKRANTZ)**

29 August 2025



Prepared for:

**Clifton Dunes Investments 77 (Pty) Ltd**  
1451 Gousblom Crescent  
Wilderness  
6560

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## INDEX

### **1. BACKGROUND**

### **2. APPLICATION**

### **3. PRE-APPLICATION CONSULTATION**

### **4. DEVELOPMENT PROPOSAL**

### **5. GENERAL INFORMATION IN RESPECT OF ERF 804 WILDERNESS**

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

### **6. DESIRABILITY OF APPLICATION FOR CONSENT OF THE ADMINISTRATOR AND PERMANENT DEPARTURE (BUILDING LINE RELAXATION AND HEIGHT INCREASE): ERF 1451 WILDERNESS (KLEINKRANTZ)**

- 6.1 Introduction
- 6.2 Existing planning and development in the area
- 6.3 Impact on schools, open spaces, and other community facilities
- 6.4 Impact on streetscape
- 6.5 Impact on sunlight, view and privacy
- 6.6 Impact on property values



6.7 Impact on provision of parking

6.8 Impact on traffic circulation

6.9 Provision of services

6.10 Fire fighting

## **7. CONCLUSION**

## ANNEXURES

**Annexure "A":** Appeal Authority's decision dated 31 May 2023

**Annexure "B":** Site and building plan

**Annexure "C":** Application form

**Annexure "D":** Neighbours Consent

**Annexure "E":** Locality plan

**Annexure "F":** General Plan

**Annexure "G":** Title Deed

**Annexure "H":** Power of Attorney

**Annexure "I":** Company Registration Certificate

**Annexure "J":** Conveyancer Certificate

**MOTIVATION REPORT**  
**APPLICATION FOR CONSENT OF THE ADMINISTRATOR AND PERMANENT**  
**DEPARTURE (RELAXATION OF BUILDING LINES AND HEIGHT INCREASE)**  
**ERF 1451 WILDERNESS**

## **1. BACKGROUND**

The current owners bought the vacant erf known as Erf 1451 Wilderness in 2005 and intends to construct a primary dwelling house and second dwelling on the erf. The owners with the assistance of a professional town planner submitted a land use application in 2022 for the removal of restrictive conditions, consent use and departures to enable the development of a primary dwelling house and second dwelling on the erf.

The height departures were excessive, and a number of objections were received to the proposed development. The George Municipality refused the application on 18 November 2022. The owners subsequently submitted an appeal against the decision. In terms of the Appeal Authority's decision dated 31 May 2023, the Appeal Authority refused the removal of the restrictive title conditions and all the departures but however granted consent for a second dwelling and the increase in the size of the second dwelling unit from 150m<sup>2</sup> to 175m<sup>2</sup>. A copy of the Appeal Authority's decision dated 31 May 2023 is attached hereto as **Annexure "A"**.

The consent for a second dwelling and departure of the size of the second dwelling is now taken up in the revised George Integrated Zoning Scheme, 2023, which makes a second dwelling of 175m<sup>2</sup> on Single Residential Zone I properties a primary right and no longer require a land use application.

Although the removal of the restrictive title conditions was previously refused, it is not necessary to remove these conditions and therefore an application is now proposed to obtain the administrators consent with regards to the building lines.

## **2. APPLICATION**

- Application is made in terms of Section 39(4) of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) for the consent of the Administrator in terms of condition B.7. and B.7.(a) on page three and four of Title Deed T58304/2005, the title deed of Erf 1451 Wilderness, for the relaxation of
  - ⇒ the northern side boundary building line on Erf 1451 Wilderness from 1.5 metres to 0.174 metres for a proposed garage for the second dwelling unit and from 1,5 metres to 0.322 metres for the proposed covered walkway of the second dwelling;
  - ⇒ the western rear boundary building line on Erf 1451 Wilderness from 3.0 metres to 0.0 metres varying to 0.440 metres for the proposed garage of the second dwelling;
  - ⇒ the western rear boundary building line on Erf 1451 Wilderness from 3.0 metres to 2.110 metres varying to 3.0 metres for the second dwelling; and
  - ⇒ the eastern side boundary building line on Erf 1451 Wilderness from 1.5 metres to 1.182 metres varying to 1.5 metres for the garage of the main dwelling house and for the water tanks below the garage.
- Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure on Erf 1451 Wilderness for the relaxation of
  - ⇒ the northern side boundary building line on Erf 1451 Wilderness from 2.0 metres to 0.322 metres for the proposed covered walkway for the second dwelling; and
  - ⇒ the eastern side boundary building line on Erf 1451 Wilderness from 2.0 metres to 1.182 metres varying to 2.0 metres for the garage of the main dwelling house and for the water tanks below the garage.
- Application is made in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023 for a permanent departure on Erf 1451 Wilderness from development parameter (a) pertaining to the wall plate height of a dwelling house from 6.5 metres to 8.115 metres varying to 8.435 metres as seen from the south and from 6,5 metres to 8.435 metres as seen from the east.

- Application is made in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023 for a permanent departure on Erf 1451 Wilderness from development parameter (c) of a second dwelling to allow for a second dwelling with a maximum height of 6.950 metres varying to 8.115 metres as seen from the south and with a height of 8.115 metres as seen from the east.

The proposed site plan and building plans indicating the proposed primary dwelling house and second dwelling is attached hereto as **Annexure “B”**.

The completed application form for the application for the consent of the Administrator and permanent departures is attached hereto as **Annexure “C”**.

### **3. PRE-APPLICATION CONSULTATION**

A pre-application consultation was not requested as the application entails the relaxation of building lines in terms of the title deed of Erf 1451 Wilderness, as well as a permanent departure in terms of the George Integrated Zoning Scheme By-Law, 2023. This is in line with the e-mailed directive in this regard to various consultants by the Municipal Town Planners, which was issued by e-mail dated September 2024.

### **4. DEVELOPMENT PROPOSAL**

The owners of Erf 1451 Wilderness propose to construct a primary dwelling house of 178m<sup>2</sup> and a second dwelling of 174m<sup>2</sup> on the erf. The proposal is nothing out of the ordinary for an erf with a Single Residential Zone I zoning. However, Erf 1451 Wilderness has nothing but an ordinary location and slope and due to these circumstances, the consent of the Administrator (building lines) and departures (building line relaxation and height increase) in terms of the Land Use Planning By-law for George Municipality, 2023 is required.

The design of the primary dwelling house and second dwelling was done to best suit the unique circumstances of Erf 1451 Wilderness. Even though the slope of the erf was considered as far as possible in the design of the dwelling house and the second dwelling (flat roof structures which is restricted to a height of 6.5 metres) certain portions of the dwelling house and second dwelling

as seen from the east and south exceeds the 6.5 metre height restriction applicable to the proposed flat roof dwelling house and second dwelling unit, hence the application for a departure of the height restriction applicable to the dwelling house and the second dwelling.

The contour lines do not give a true reflection of the status of Erf 1451 Wilderness. The property is not located in an area with slopes steeper than 1:4, however the property has a low point (hole) in the middle of the erf and to keep the house level, taller pillars are required in that specific area that creates the height increase. The height departure might seem excessive; however, it will only be seen from the east and the south.

The 3D renderings below indicate the southern and eastern elevation of the proposed dwelling house and second dwelling. Although both structures exceed the 6.5 metre height restriction applicable to the dwelling house and second dwelling, the dwelling house and second dwelling will not be higher than 8,5 metres from the natural ground level. The eastern and southern boundary is located next to an open space and therefore the proposed height will not be a visual intrusion in the immediate area. It is furthermore important to note that natural vegetation will surround the proposed dwelling house and second dwelling unit.







The proposed dwelling house and second dwelling unit will hardly be visible from Gousblom Crecent, as Erf 1451 Wilderness is located below the street level. The content of this paragraph will be explained in the following series of photos. The photo below is taken in a south-western direction, indicating the adjacent Erf 1450 Wilderness, which has recently been developed with a dwelling house. Erf 1451 Wilderness is located to the left of the existing dwelling and access will be approximately where the streetlamp pole is located.



Erf 1451 Wilderness has a steep slope to the south, as indicated in the following photo. The photo is taken in a westerly direction, with the retaining wall of Erf 1450 Wilderness in the background.



The proposed dwelling house and second dwelling unit will be located in this low point and will not have any ocean view and will thus be situated well below the floor level of the dwelling house on Erf 1451 George.

The dwelling house will be surrounded by natural vegetation and will not be visible from the beach (southern elevation). The following photo is taken in a southerly direction, facing the ocean. As is clear from this photo it will not be possible to have a sea view, due to the slope of the erf, from this erf. The dwelling house and second dwelling will thus also not be visible from the beach.

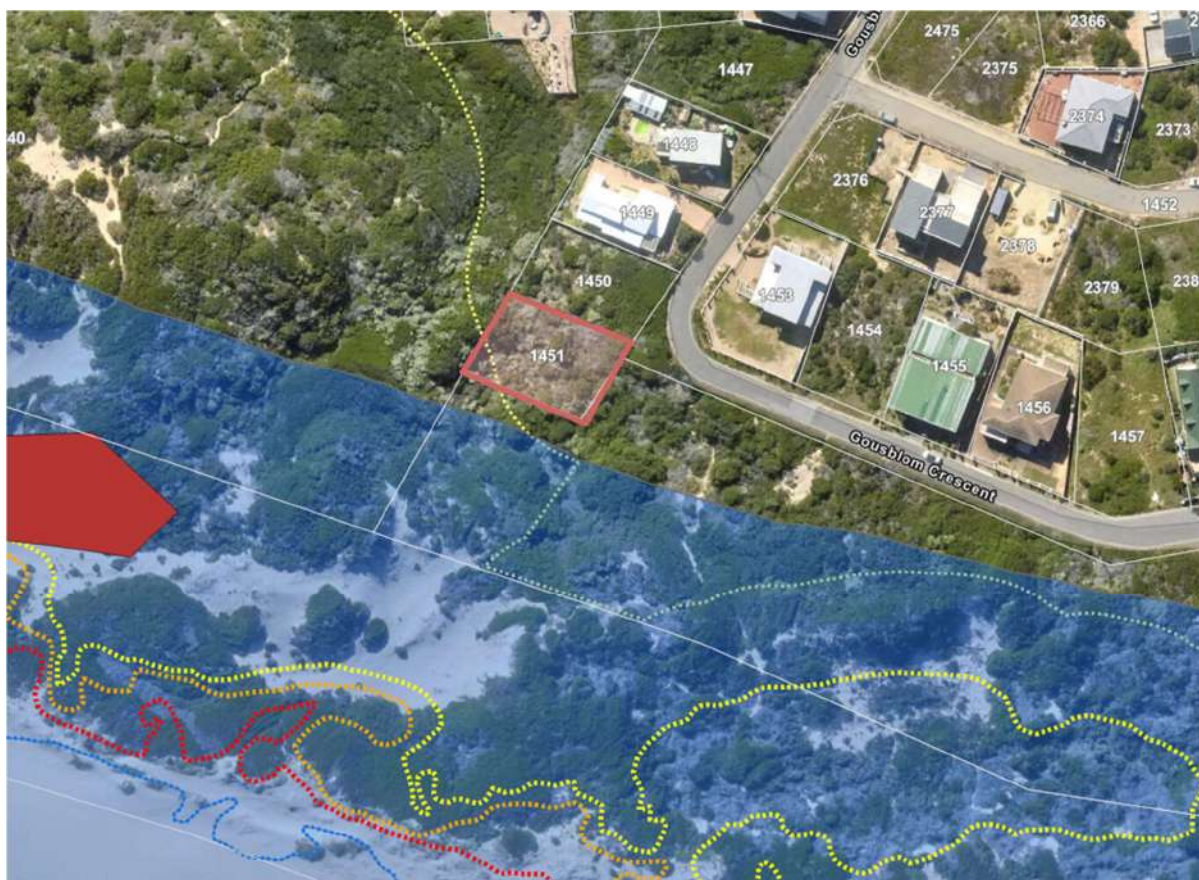




According to the George Municipal Public GIS Viewer, Erf 1451 Wilderness is located outside the 100-meter-high water mark (indicated in blue). The 100-year wave run-up is located approximately 70 meters from Erf 1451 Wilderness.

The south-western corner of the erf falls within the George Coastal Management Line Protected Areas, however that area will remain intact as the proposed development will not be located in that corner of the property.

Erf 1451 Wilderness does not require an OSCA permit as the whole Kleinkrantz township is exempted from the OSCAE permit areas. It is also located outside the George Municipal protected area. According to the George Municipality Public GIS viewer, there is no environmental constraints that restricts the development of Erf 1451 Wilderness.



In terms of the proposal the garages of the dwelling house and the second dwelling will be located in the building lines applicable to the erf as per the George Integrated Zoning Scheme By-law 2023 as well as conditions B.7. and B.7.(a) on page three and four of Title Deed T58304/2005, the title deed of Erf 1451 Wilderness.

The garage of the second dwelling, with a height of 3.329 metres, will be located on the north-western corner of the erf within the rear and the northern building lines as mentioned above. As the garage of the second dwelling will exceed a height of 3 metres the consent of the Administrator is required to allow for this garage, hence the application for the consent of the Administrator. As the height of the garage of the second dwelling does not exceed 4.0 metres, no application for relaxation of the building line is required for this garage in terms of George Integrated Zoning Scheme By-law, 2023.

A covered walkway for the second dwelling will also be located within the northern building line. The Administrators consent and approval in terms of Section 15(2)(b) of the land Use Planning By-law for George Municipality, 2023 will be required to allow for this covered walkway.

The garage of the dwelling house will be located in the eastern side building line. As this garage will have a height of 4.786 metres an application for the consent of the Administrator as well as in terms of the George Integrated Zoning Scheme By-law, 2023 is required to allow for this garage.

A small portion of the second dwelling unit also encroaches into the 3 metre rear building line as per conditions B.7. and B.7.(a) on page three and four of Title Deed T58304/2005, the title deed of Erf 1451 Wilderness. The Administrators consent for this encroachment is thus also required. The second dwelling does however comply with the building line as per the George Integrated Zoning Scheme By-law, 2023.

The adjacent neighbours (Erf 1450 Wilderness) objected to a previous land use application for Erf 1451 Wilderness considered by the George Municipality. Changes were since made to the layout and height of the dwelling house and second dwelling. The owner of Erf 1450 Wilderness has now provided a letter whereby the proposed application/development is supported, a copy of which is attached hereto as **Annexure "D"**.

An application is therefore required in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure in respect of the relaxation of the side and rear boundary building line and height departure for the proposed primary and second dwelling as well as Administrators consent in terms of Section 39(4) of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) for the proposed primary dwelling house and second dwelling.

## **5. GENERAL INFORMATION REGARDING ERF 1451 WILDERNESS**

### **5.1 Locality**



Erf 1451 Wilderness is situated at 1451 Gousblom Crescent, in Kleinkrantz, Wilderness. The locality of the erf is indicated on the locality plan which is attached hereto as **Annexure “E”**.

## **5.2 Existing land use**

Erf 1451 Wilderness is currently vacant.

## **5.3 Extent**

Erf 1451 Wilderness is 561m<sup>2</sup> in extent.

## **5.4 Present zoning**

In terms of the George Integrated Zoning Scheme By-Law, 2023, the zoning of Erf 1451 Wilderness is Single Residential Zone I. In terms of this zoning, the erf may be used for the purposes of a “*dwelling house*”, which includes a second dwelling.

The coverage and building lines applicable to a “dwelling house” are set out in a table in Schedule II of the George Integrated Zoning Scheme By-law, 2023. The extent of the application erf is 561m<sup>2</sup>. The street building line applicable to a dwelling house on an erf larger than 500m<sup>2</sup>, but not larger than 1 000m<sup>2</sup> is 4.0 metres and the side and rear building lines are 2.0 metres, whilst the coverage applicable is of 325m<sup>2</sup> or 50% of the area of the erf, whichever is greater.

The total coverage of the dwelling house is 34.79%, which is considerably lower than the maximum coverage allowed.

Due to the slope of the property, side and rear boundary building line relaxations for the single garage for both the primary dwelling house and second dwelling are required. Height departures are also required due to the slope of Erf 1451 Wilderness. The remainder of the development parameters for a dwelling house and second dwelling are complied with.

Approval is therefore required in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for building lines and height increase.



## 5.5 General Plan

Erf 1451 Wilderness forms part of General Plan 10855 the General Plan for Die Dorp Kleinkrantz. A copy of the General Plan is attached hereto as **Annexure “F”**.

## 5.6 Title Deed

Erf 1451 Wilderness is registered in the name of Clinton Dunes Investments 77 (Pty) Ltd Registration No. 2004/013750/07. A copy of the Title Deed of the application erf is attached hereto as **Annexure “G”**.

The title deed of Erf 1451 Wilderness, Title Deed T58304/2005 contains, inter alia, the following condition:

*“B. SUBJECT FURTHER to the following conditions contained in Deed of Transfer No. T5344/1996 and imposed by the Administrator of the Province of the Cape of Good Hope in terms of Ordinance No. 33 of 1934 when approving of Kleinkrantz Township, namely:*

- 1. Any words and .....*
- 2. In the event.....*
- 3. No building on .....*
- 4. The owner of .....*
- 5. The owner of .....*
- 6. The erf shall .....*
- 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 5m to the street line which forms a boundary of this erf, nor within 3m of the rear or 1,5m of the lateral boundary common to any adjoining erf, provided that with the consent of the local authority –*
  - (a) an outbuilding used solely for the housing of motor vehicles and not exceeding 3m 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 12m measured from the rear boundary of the erf, provided that in the case of a corner erf the distance of 12m shall be measured from the point furthest from the streets abutting the erf;"*

Condition B.7. and B.7.(a) which determines the street, side and rear boundary building lines are applicable to this application for the Administrator's consent to accommodate the proposed garages for the primary dwelling house and second dwelling. This condition was laid down by the Administrator in terms of the Deed of Transfer No. T5344/1996. It was common practice to control land use and land use parameters by means of such conditions being included in the title deed of individual erven. Title deeds were thus used as "zoning schemes" at that stage.

George Municipality has recently adopted the George Integrated Zoning Scheme By-Law, 2023. The stipulations in this By-Law represent the latest thinking as far as land use management and land development parameters are concerned. There is, therefore, no reason why land use and land development parameters should be regulated by means of title deeds.

In terms of the title deed the authority to relax the building lines vests with the **Administrator**. The authority of the Administrator to consider building line relaxations in terms of title deeds has, however, been delegated to local authorities and the local authority can therefore act accordingly.

In the remainder of this report, it will be indicated that the building line relaxation as proposed has no negative impact on the surrounding area. The proposal adds value to the utilization of the erf. The Municipality (local authority) is therefore, requested to grant the consent of the Administrator in terms of the delegated authority.

## **5.7 Power of Attorney**

A Power of Attorney whereby Jan Vrolijk Town Planner / Stadsbeplanner is appointed by Anton Johannes Truter and Matthey Johannes Klue, the only Directors of the Clifton Dunes Investment 77 (Pty) Ltd Registration number 2004/013750/07, the registered owners of Erf 1451 Wilderness,

to prepare the application referred to in point 2 of this motivation report and to sign all relevant documents is attached hereto as **Annexure “H”**.

A document indicating that Anton Johannes Truter and Matthey Johannes Klue are the only Directors of Clifton Dunes Investment 77 (Pty) Ltd Registration number 2004/013750/07, the registered owner of Erf 1451 Wilderness, is attached hereto as **Annexure “I”**.

## **5.8 Bondholder’s Consent**

Erf 1451 Wilderness is not encumbered by a bond. The bond was cancelled in 2021.

## **5.9 Conveyancer Certificate**

A Conveyancer Certificate in respect of Erf 1451 Wilderness (Kleinkrantz) is attached hereto as **Annexure “J”**. The Conveyancer Certificate refers to condition B.7. and B.7.(a) in the title deed of Erf 1451 Wilderness (Kleinkrantz), which restricts the development of the erf as proposed in this application.

The purpose of this application is to obtain the consent of the Administrator in terms of condition B.7. and B.7.(a) of the title deed for the relaxation of the side and rear boundary building lines on Erf 1451 Wilderness to allow for the submission of building plans for the construction of the primary dwelling house and second dwelling on Erf 1451 Wilderness.

# **6. DESIRABILITY OF THE APPLICATION FOR CONSENT OF THE ADMINISTRATOR AND PERMANENT DEPARTURE (BUILDING LINE RELAXATION AND HEIGHT INCREASE): ERF 1451 WILDERNESS**

## **6.1 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 applications such as an application for the consent of the Administrator or a permanent departure from the development parameters in the

George Integrated Zoning Scheme By-law, 2023. 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 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.*
- *The impact that the proposal will have on traffic and parking in the surrounding area.*
- *Provision of essential services.*

## 6.2 Existing planning and development in the area

The area of Kleinkrantz where the application erf is located, has a dominant single residential land use character. The dwelling houses and outbuildings are constructed in various architectural design and extent. The following aerial photo indicates the locality of the application erf, in relation to the surrounding erven.



The granting of the consent of the Administrator and 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.

### **6.3 Impact on schools, open spaces and other community facilities**

The consent of the Administrator and permanent departure for the relaxation of the side and rear building line as well as the height increase will not result in an increase in the number of inhabitants of the erf beyond that which is accommodated in the zoning of the erf. As such, the proposal will not have an impact on schools, open spaces and other community facilities in the area. This aspect is, therefore, not relevant to this application.

### **6.4 Impact on streetscape**

The proposed development is consistent with the surrounding area and Erf 1451 Wilderness has a very small street frontage and is located below the street level. The only impact is that a driveway will be constructed from Gousblom Crescent to Erf 1451 Wilderness.

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

### **6.5 Impact on sunlight, view and privacy**

The application erf is situated west of Gousblom Crescent opposite a bend in the road. The only affect neighbouring property will be Erf 1450 Wilderness that is situated north of the subject property. The adjacent neighbour provided consent for the proposed development, as their sunlight, view and privacy will not be negatively impacted upon the proposed development.

The proposed dwelling house and second dwelling will be on a much lower level than the existing dwelling house on Erf 1450 Wilderness and can therefore not cause any overshadowing, view or privacy issues.

The proposed consent of the Administrator and permanent departures will, therefore, not have a negative impact on the sunlight, view or privacy in respect of any adjacent erf.

## **6.6 Impact on property values**

As indicated in the previous paragraphs, the structure in respect of which the consent of the Administrator and permanent departure are required, does not have a negative impact on any of the surrounding properties. The proposed structures will be of high quality and is a substantial financial investment of the property owners to utilise the erf in line with its existing zoning.

The value of surrounding properties can, therefore, not be negatively impacted upon by the proposal.

## **6.7 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, 2023. In respect of dwelling houses on erven larger than 350m<sup>2</sup>, provision must be made for a minimum of 2 on-site parking bays and 1 additional bay for the second dwelling unit. Thus Erf 1451 Wilderness must provide 3 parking bays on site.

As indicated on the site plan and building plan attached hereto as **Annexure "A"**, a single garage is provided for both units and parking space is available in front of the proposed garage of the second dwelling. The number of parking bays therefore conforms with the parking requirement in the George Integrated Zoning Scheme, 2023.

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

## **6.8 Impact on traffic circulation**

From the site plan and building plan which is attached hereto as **Annexure "A"** the vehicular access will be created on the north-eastern corner of Erf 1451 Wilderness. This is the only portion of the property that is adjacent to the road reserve. A driveway will be created off Gousblom



Cresent to provide access to Erf 1451 Wilderness. The singular access will conform with the minimum required standards as set out in the George Integrated Zoning Scheme, 2023. Although the access is on a bend in Gousblom Avenue, it is the only access available to a public street, and it is a quiet neighbourhood street and should therefore not have any negative impact on traffic circulation.

The consent of the administrator and permanent departure as proposed in this application can thus not have any negative impact on the traffic situation in the vicinity.

## **6.9 Provision of services**

Municipal services are available to the application erf and the proposed dwelling house, and second dwelling will connect to the available municipal services. Should any upgrade or extension of the existing municipal infrastructure be required because of this application, all costs because of such extension will be for the account of the applicant, subject to the conditions of the municipality. The proposal will thus not result in infrastructure costs to any external parties. The proposal will thus not place any burden on the municipal budget for the provision of services infrastructure, have any negative impact on the existing services or the provision of services in the area concerned.

## **6.10 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.

## **7. CONCLUSION**

Application is made in terms of Section 39(4) of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) for the consent of the Administrator in terms of condition B.7. and B.7.(a) on page three and four of Title Deed T58304/2005, the title deed of Erf 1451 Wilderness, for the relaxation of the side and rear boundary building lines on Erf 1451 Wilderness to allow for the proposed dwelling house and second dwelling unit.

Application is also made in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the side boundary building lines on Erf 1451 Wilderness for the covered walkway to the second dwelling and the proposed garage of the primary dwelling house.

Lastly application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure to increase the wall-plate height and maximum height of the proposed primary dwelling house and the maximum height for the proposed second dwelling on Erf 1451 Wilderness.

The granting of consent of the Administrator and permanent departures as proposed in this application will not have a negative impact on development, public facilities or traffic circulation in the surrounding area.

The application furthermore conforms with the prescriptions contained in the Land Use Planning By-Law for George Municipality, 2023 and is submitted for consideration in accordance with the relevant stipulations of the title deed of the erf and the mentioned By-Law.

**ANNEXURE "A" – APPEAL AUTHORITY'S DECISION DATED 31 MAY 2023**

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

Collaborator No.: 2076569  
Reference / Verwysing: Erf 1451 Wilderness  
Date / Datum: 31 May 2023  
Enquiries / Navrae: Keith Meyer

[marlize@mdbplanning.co.za](mailto:marlize@mdbplanning.co.za)

Marlize de Bruyn Planning  
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**APPEAL : REMOVAL OF RESTRICTIONS, CONSENT USE AND DEPARTURES : ERF 1451,  
GOUSBLOM CRESCENT, KLEINKRANTZ, WILDERNESS**

The abovementioned refers.

The Appeal Authority on 31 May 2023 resolved:

That in terms of Section 81(7)(b) of the Land Use Planning By-law for George Municipality, 2015 the decision taken by the Authorised Official on 18 November 2022 and communicated to the applicant and objectors on 18 November 2022 to refuse the following applications submitted by Marlize de Bruyn Planning on behalf of the owners of Erf 1451, Wilderness

**BE VARIED** (amended) to read as follows:

A. That the following applications applicable to Erf 1451, Wilderness:

- a) Removal in terms of Section 15(2)(f) of the Land Use Planning By-law for George Municipality, 2015 of Restrictive Title Deed Conditions from T58304/2005 namely paragraphs B(6) and (7) for Erf 1451, Wilderness;
- b) Departure in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2015 for the following on Erf 1451, Wilderness:
  - i. Relaxation of the northern side boundary building line from 2.0m to 1.848m, 1.610m & 1.500m for the new dwelling house;
  - ii. Relaxation of the western rear boundary building line from 2.0m to 0.829m for the new dwelling house;
  - iii. Relaxation of the southern side boundary building line from 2.0m to 0.710m & 0.500m for the new dwelling house;
  - iv. Increase in wall plate height from 6.5m to 9.880m (east elevation), 9.700m (west elevation) and 8.350m (north elevation);
  - v. Increase in ridge height from 8.5m to 9.9960m (north elevation), 11.640m (south elevation) and 9.640m (west elevation);

**BE REFUSED** for the following reasons as required by Section 81(7)(c) of said By-law, namely:

- (1) It is evident that the structure was artificially raised to have optimum view over the ocean.
- (2) It is evident that there is ample space on the property to accommodate the structures within the development envelope.
- (3) The proposal is found to conflict with the George MSDF, 2019 and Wilderness, Lakes & Hoekwil LSDF, 2015.
- (4) The environmental specialist input only confirmed that any construction on the plot will obviously destabilise the dune. Thus, no new evidence was provided which justifies the encroachments and impediment on the adjacent property owner's view.
- (5) The circumstances around the original decision have not materially changed to justify a deviation from the decision taken by the Eden Joint Municipal Tribunal or to justify it being varied or revoked.
- (6) The Appeal Authority therefore agrees with the decision taken by the Eden Joint Municipal Tribunal as well as the reasons for said decision.

B. That the following applications applicable to Erf 1451, Wilderness:

- (a) Consent Use in terms of Section 15(2)(o) of the Land Use Planning By-law for George Municipality, 2015 for a second dwelling unit on Erf 1451, Wilderness;
- (b) Departure in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2015 Increase in floor space of the second dwelling unit on Erf 1451, Wilderness from 150m<sup>2</sup> to 175m<sup>2</sup>;

**BE APPROVED** for the following reasons as required by Section 81(7)(c) of said By-law, namely:

- (1) The principle of permitting a second dwelling on the property is consistent with the provisions of the George MSDF, 2019 and Wilderness, Lakes & Hoekwil LSDF, 2015.
- (2) A second dwelling is a primary right of the property in terms of the zoning scheme and there is no restrictive condition in the title deed preventing the development of a 2<sup>nd</sup> dwelling unit.
- (3) The proposed second dwelling will have to comply with the development parameters as prescribed in the Zoning Scheme and Title Deed and thus within its lawful building envelope.
- (4) Whether the owner builds a larger main house and smaller 2<sup>nd</sup> dwelling or a smaller main house and larger 2<sup>nd</sup> dwelling, the impact on the environment, traffic and neighbouring property owner's rights and amenity in terms of views, sunlight, overshadowing and privacy will be similar.

Subject to the following conditions imposed in terms of Section 66 of the Land Use Planning By-Law for George Municipality, 2015:

**CONDITIONS OF THE DIRECTORATE: HUMAN SETTLEMENTS, PLANNING AND DEVELOPMENT**

1. That in terms of the Land Use Planning By-law for the George Municipality, 2015, the Consent Use and Departure approval shall lapse if not implemented within five (5) years from the date thereof.
2. The applicant must appoint an Environmental Control Officer (ECO), who must be knowledgeable with regard to site management, and who must for the duration of construction oversee the clearing, construction and post construction rehabilitation of the site. It is recommended that a staff member of the company doing the

application be appointed as ECO for the project as they are familiar with all aspects of the application.

3. The applicant must provide the George Municipality with an appointment letter for the ECO prior to any activities commencing on site.
4. The ECO shall provide the George Municipality with a post-construction report confirming prior to any occupation certificate being issued that the property has been rehabilitated to his/her satisfaction.
5. Indigenous/ protected flora must be rescued within proposed development footprint area prior to construction to the satisfaction of the Directorate's Environmental Officer. The Garden Route Botanical Garden may be approached to receive and rescue plants for the Garden from the construction site.
6. All areas outside of the development footprint should be maintained in a natural state for biodiversity conservation. Big trees (especially) near to the development footprint must be retained.
7. During the process of vegetation clearing, the applicant shall ensure that the contractor protects areas susceptible to erosion by installing all the necessary temporary and permanent drainage works as soon as possible.
8. A barrier fence (normally shade-cloth but not confined to this) must be erected approx. 2m outside the development footprint of the planned development to preserve and protect the maximum amount of natural vegetation on the property as well as to protect and preserve the natural vegetation occurring on the adjoining property.
9. The disturbance of natural vegetation should be kept to a minimum and restricted to the footprint of the dwellings plus a two meter (2m) working area around the site to prevent access as No-Go areas and to prevent contamination elsewhere. Upon completion the barrier must be removed.
10. Work areas and access routes must be clearly demarcated to minimize environmental damage and soil erosion.
11. Only locally indigenous vegetation must be used for landscaping and the rehabilitation of the disturbed areas, this includes rescued indigenous/ protected seedlings which must be used for post-construction landscaping and rehabilitation of the property.
12. No gardening is permitted outside the development footprint area; and all worked areas must be rehabilitated to a natural condition, where possible using indigenous plant species.
13. That no lawns be established on the property.
14. Heavy machine operation must be kept to a minimum to avoid unnecessary soil compaction and erosion.
15. The applicant must appoint a suitably qualified structural engineer to oversee all excavations, earthworks and construction on site. The engineer must ensure that potentially unstable slopes are avoided where possible. All cuts and fills must be effectively stabilized by engineer designed retaining structures.
16. Stormwater run-off from roofs and paved areas must be managed, diverted and dispersed onto stable structures to ensure that erosion problems are not transferred onto adjacent properties or adjacent dune environment. It is suggested that the stormwater is as far as possible controlled by capturing it in rainwater tanks or dissipating it into landscape features and surrounding vegetation.
17. The driveway should be demarcated with temporary fencing during construction. Use of the driveway may not cause stormwater run-off problems or cause mud and debris to wash into adjacent properties.
18. An area must be provided on site for the stockpiling of building materials. A turning and parking area for construction vehicles must be identified in advance and the disturbance limited to this area.



19. Top-soil removed during construction must be stockpiled and re-used in the rehabilitation and landscaping of the property, with different soil horizons stored separately.
20. Waste materials and general refuse must be removed frequently and disposed of at a recognized municipal waste disposal facility.
21. Any building rubble or waste generated during the construction process must be placed in receptacles within a secure designated area to prevent illegal dumping and waste materials being blown or scattered into the surrounding areas or other ecologically sensitive areas. On completion of the proposed activities, all waste material of any description, including receptacles, rubble, etc. must be removed entirely from the site and disposed of at a recognized landfill facility. No waste will be allowed to be buried or burned on site.
22. The contractor shall provide suitable chemical toilet facilities or any other approved toilet facilities on-site in such a way that it does not cause water or other environmental pollution. Toilets shall be of a neat construction and shall have doors and locks and shall be secured to prevent them from blowing over. The toilet must be removed, and night soils disposed of upon completion of the construction activities.
23. The applicant must make use of natural materials and natural paint tones that blend in with the surrounding natural environment in the design of all exterior elevations, walls and retaining structures. All roofs shall be natural tones, preferably dark greens, greys or neutral tones that blend with the surrounding tree canopy. The structures erected must blend into the receiving environment and therefore make use of natural wood materials or painted in dark neutral tones and colours.
24. The applicant must make all attempts to prevent light pollution on the property and to prevent light spilling over onto surrounding properties and public areas, also areas utilized by fauna. The use of spray or spotlights is not permitted. Only warm coloured lighting with low luminance may be used in external parts of the buildings. Outdoor lighting must be screened and designed to point downwards and may not be directed toward valley areas. The lighting along pathways and tracks must also point downwards and may not extend more than 500mm above the ground.
25. The excessive use of paving and minimalizing paved or areas covered by concrete is not supported as this leads to heat retention and with predicted climate change scenarios this can have substantive effects when considered cumulatively. When used, paving or solid ground covering should comprise light-coloured tones to reduce heat retention.

**Notes:**

- *As built building plans must be submitted for approval in accordance with the National Building Regulations (NBR).*
- *Stormwater must be dispersed responsibly, and the stormwater management and retention measures must be addressed on the building plans.*
- *A structural engineer to sign off on the building plans.*
- *The owner must obtain a Forestry Licence for trimming, removal and rescue of natural forest species from the Dept. of Forestry.*

**CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES**

26. The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
27. The amounts of the development contributions are reflected on the attached (Annexure E) calculation sheet dated 13/11/2021 and are as follows:

Roads	R 3 667,50 Excluding VAT
Sewer	R 15 218,37 Excluding VAT
Water	R 13 329,75 Excluding VAT
<b>Total</b>	<b>R 32 215.61 Excluding VAT</b>

28. The total amount of the development charges of **R32 215.61** (Excluding VAT), shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
29. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in condition 27 above, which might lead to an increase in the proportional contribution to municipal public expenditure will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.
- \*Note: The Development Charges indicated above are based on the information available to the respective engineering departments at the time of approval. It is advised that the owners consult with these departments prior to submission of building plans for a final calculation.*
30. As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R32 215,61 shall be adjusted in line with the consumer price index published by Statistics South Africa up to the date when payment is made in terms of condition 27 above.
31. Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
32. All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered electrical contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.
33. Any, and all, costs directly related to the development remain the developers' responsibility.
34. Only one connection permitted per registered erf (water and sewer connections). Condition 32 applies.
35. Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf. (Condition 32 applicable).
36. Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (Condition 32 applicable).



37. Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality (Condition 32 applicable).
38. Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
39. Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
40. Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with
41. No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
42. Municipal water is provided for potable use only. No irrigation water will be provided.
43. A water meter must be installed by the developer prior to construction to monitor water usage during the construction phase. The Dir: CES (Water section) is to be consulted by the developer, prior to installation, regarding the required specifications. Failure to complying with the water meter application process, will result in the developer being responsible for payment of penalties and/or an estimated non-metered water consumption by this department at a rate as per the applicable annual Tariff List. In this regard, transfers, building plan approval and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full. The water meter is to be removed on completion of construction if so, required by the Dir: CES.
44. The developer / erf owner is to apply to the George Municipality for the installation of an individual erf water meter prior to any building work commencing on an erf.
45. The development, in its entirety or in phases, is subject to confirmation by the Dir. CES of the availability of Water and Sanitation bulk treatment capacity at the time of the development implementation, or if developed in phases before the commencement of each phase. A development/implementation program is to be provided by the Developer when requesting confirmation of this capacity from the Dir. CES. If the Developer does not adhere to the program the Dir. CES will be entitled to revise the availability of such bulk capacity
46. The discharge of surface stormwater is to be addressed by the developer. Condition 32 applies. All related costs are for the developer. The developer is to consult with the Dir: CES to ensure that stormwater planning is done online with the available stormwater master plans.
47. 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 plans and drawings submitted for approval.
48. Adequate parking with a hardened surface must be provided on the premises of the proposed development.
49. No private parking will be allowed in the road reserve.
50. A dimensioned layout plan indicating the proposed accesses onto private / servitude roads, must be submitted to the relevant departments for approval. Condition 32 applies.
51. Permission for access onto municipal, provincial, or national roads must be obtained from the relevant authorities.

#### **CONDITIONS OF THE DIRECTORATE: ELECTROTECHNICAL SERVICES**

52. The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the



approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:

53. The amounts of the development contributions are reflected on the attached (Annexure E) calculation sheet dated 15/11/2021 and are as follows:

**Electricity R 15 699.18 Excluding VAT**

54. The total amount of the development charges of R15 699.18 Excluding VAT shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
55. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in condition 53 above, which might lead to an increase in the proportional contribution to municipal public expenditure will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.

*\*Note: The Development Charges indicated above are based on the information available to the respective engineering departments at the time of approval. It is advised that the owners consult with these departments prior to submission of building plans for a final calculation.*

56. As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R15 699.18 Excluding VAT shall be adjusted in line with the consumer price index published by Statistics South Africa up to the date when payment is made in terms of condition 54 above.
57. Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
58. All services - internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered electrical contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.
59. Any, and all, costs directly related to the development remain the developers' responsibility.
60. Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 58 applies.
61. Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf. (Condition 58 applicable)
62. Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to



incorporate such services are to be determined by the developers/owners concerned.  
(Condition 58 applicable)

63. Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality.  
(Condition 58 applicable)
64. Suitable servitudes must be registered for any municipal service not positioned within the normal building lines
65. Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
66. The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
67. No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
68. Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
69. Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards
70. Neither the Developer or the property owner are allowed to distribute electricity across property boundaries.
71. All the MV/LV work must be installed and be funded by the developer as no DCs are levied for this network.

The appeal process has now been concluded.

Yours faithfully



**C PETERSEN**

**SENIOR MANAGER: TOWNPLANNING**

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cc.

1. WRRRA – [info@wrrra.co.za](mailto:info@wrrra.co.za)
2. T Cohen – [tim@daily Maverick.co.za](mailto:tim@daily Maverick.co.za)
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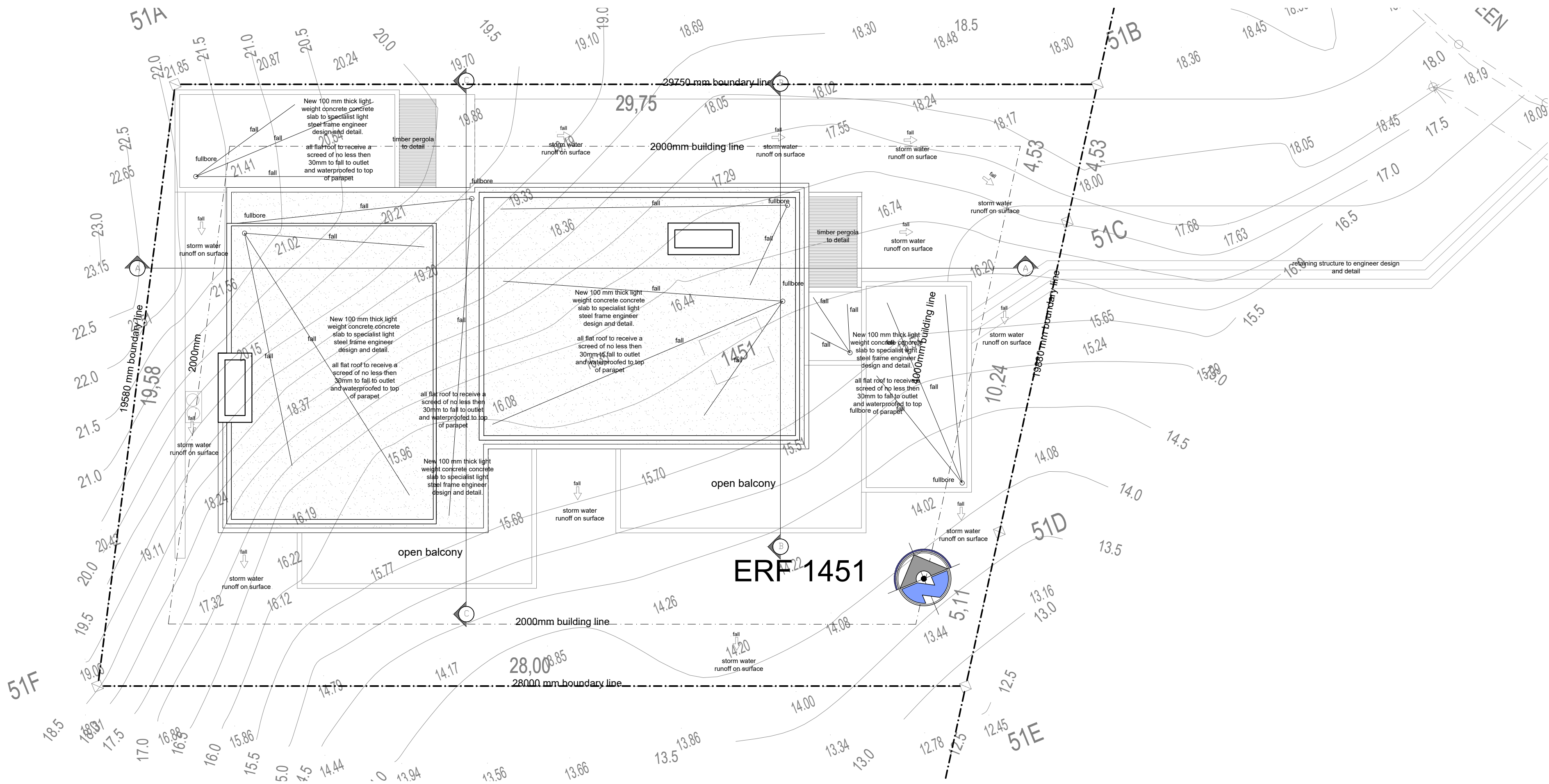
## ANNEXURE "B" - SITE PLAN AND BUILDING PLAN



**LEVELS AND DIMENSIONS.**  
THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIER MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE AND DESCRIPANCIES MUST BE REPORTED TO THE ARCHITECT BEFORE COMMENCING ANY SHOP DRAWINGS AND/OR WORK.  
FIGURE DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS AND LARGE SCALE DETAILS SUPERSEDE SMALL SCALE DRAWINGS.

AREA SCHEDULE:	
DESCRIPTION	TOTAL
NEW HOUSING ON ERF 1451 KLEINKRANTZ WILDERNESS	
MAIN DWELLING HOUSE	178m²
SECOND DWELLING HOUSE	174m²
TOTAL	352m²
GROUND STOREY:	
ERF AREA	600.6m²
NEW COVERAGE	209m²
TOTAL COVERAGE	34.79%

SITE PLAN - scale 1 : 100



ROOF PLAN - scale 1 : 100

No. Nr.	Date Datum	Description Beskrywing	By Deur
Revisions		Wysigings	



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**CLIFTON DUNES (PTY) LTD**

Project/Projek  
**Proposed New Housing on Erf 1451 Kleinkrantz Wilderness**

Drawing Title/Tekening Titel  
**SITE PLAN AND ROOF PLAN**

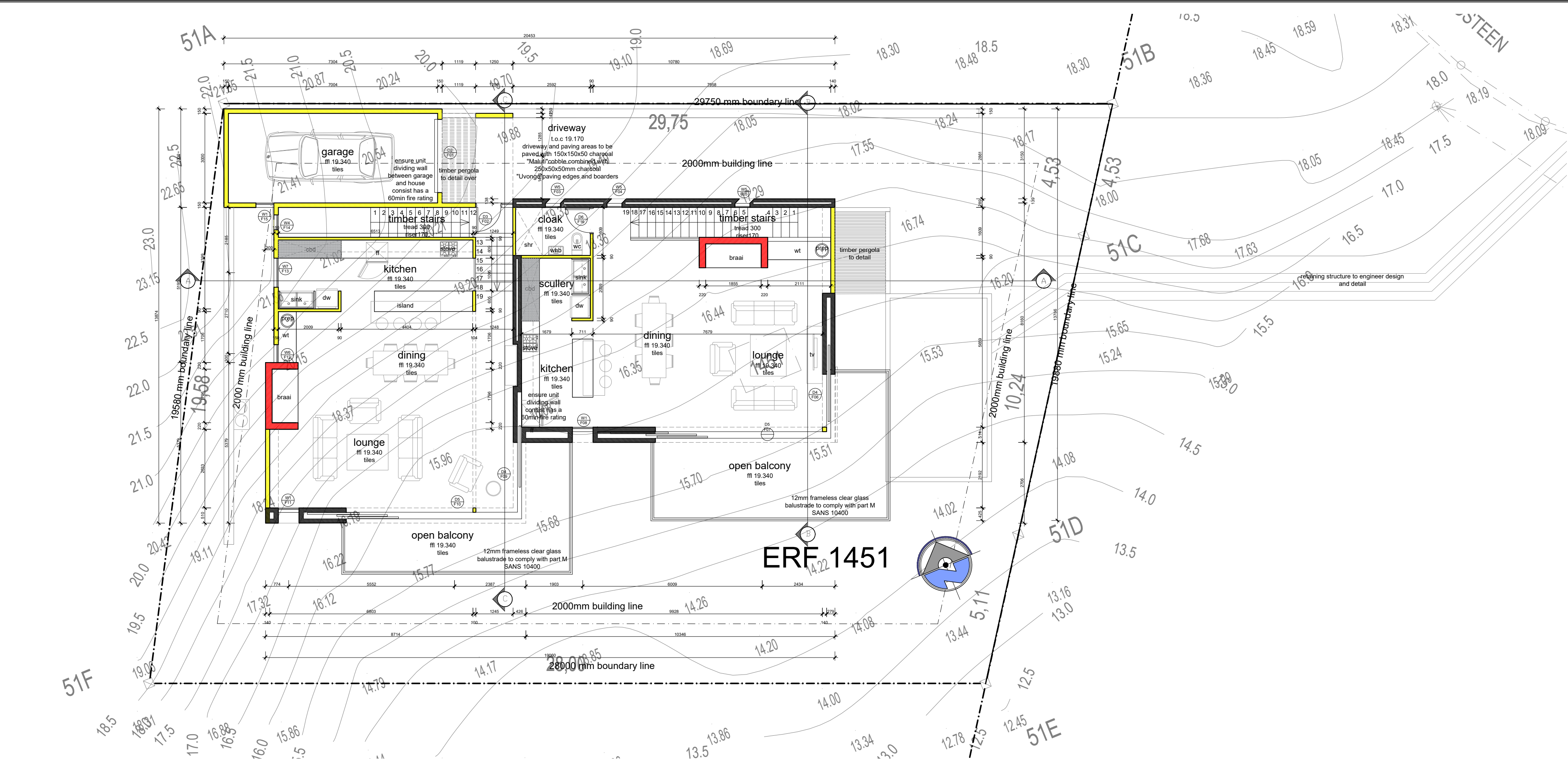
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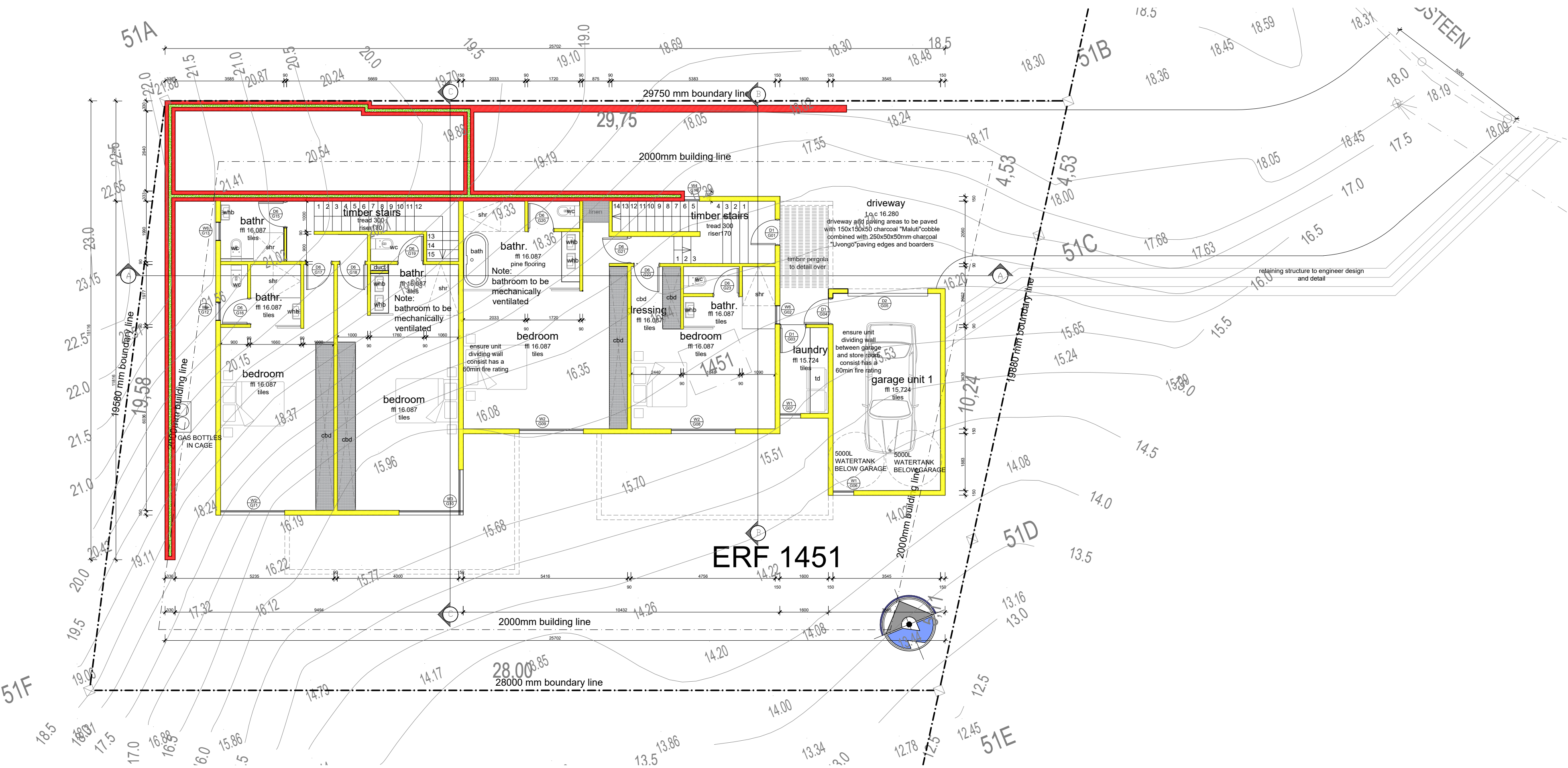


**LEVELS AND DIMENSIONS.**  
THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIER MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE AND DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT BEFORE COMMENCING ANY SHOP DRAWING AND/OR WORK.

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS AND LARGE SCALE DETAILS SUPERSEDE SMALL SCALE DRAWINGS.



FIRST STOREY PLAN - scale 1 : 100



GROUND STOREY PLAN - scale 1 : 100

No. Nr.	Date Datum	Description Beskrywing	By Deur
Revisions		Wysigings	



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Client/Klient

**CLIFTON DUNES (PTY) LTD**

Project/Projek

**Proposed New Housing on Erf 1451  
Kleinkrantz Wilderness**

Drawing Title/Tekening Titel

**GROUND STOREY & FIRST STOREY PLANS**

Drawing Number/Tekening Nommer	Wys Nr./Rev No.
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LEVELS AND DIMENSIONS.

THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIER MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE AND DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT BEFORE COMMENCING ANY SHOP DRAWINGS AND/OR WORK.

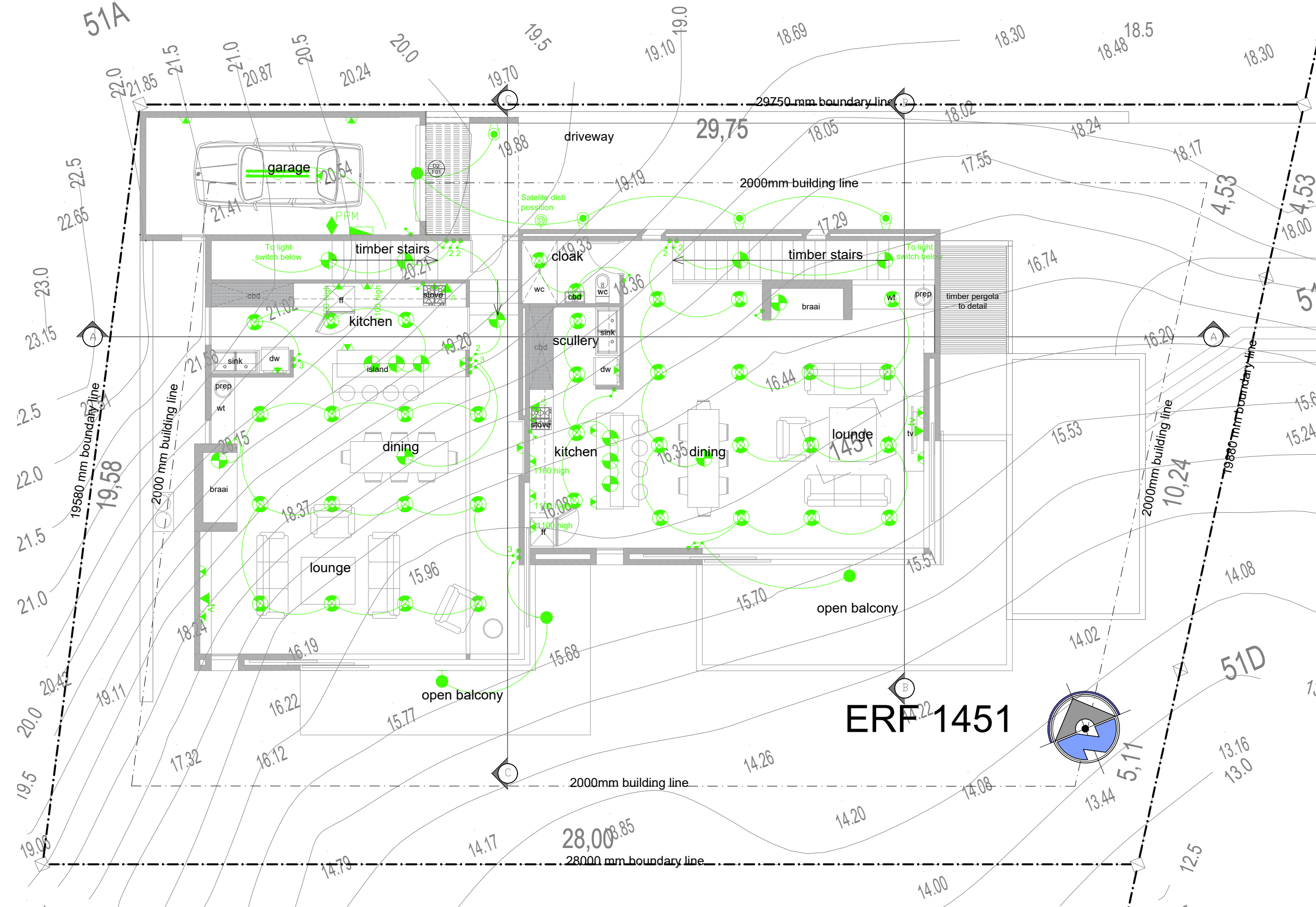
FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS AND LARGE SCALE DETAILS SUPERSEDE SMALL SCALE DRAWINGS.

ENERGY DEMAND (W/m)			
Class of Occupancy		H4	
Coverage:	table 12		
	Constant		Maximum Energy demand
444	5		2220
Interior Lights:			
Quantity	Watts	Total	Description
2	14	28	14W Compact Fluorescent
15	10	150	10w lightpoint
0	10	0	10W low bulkhead
0	15	0	15W up down
86	10	860	10W down lights
Exterior Lights			
Quantity	Watts	Total	Description
8	10	60	10W low bulkhead
5	15	75	15W up down
TOTAL		1098	
Maximum energy demand allowed (W/m)		2220	
Maximum energy demand attained		1098,00	
Demand in hand		1122,00	Pass
Average W/M must be less than -		5	2,47
			Pass

MAXIMUM ANNUAL ENERGY CONSUMPTION (KWh/m)			
Total Watts	Constant	Max KWh/m	
444	5	2220	
Total Demand KW			
1,098	Hours in use	Annual Energy Demand	
	1820	1998,36	
Maximum Annual energy consumption allowed (KWh/m)		2220	
Maximum Annual energy consumption attained (KWh/m)		1998,36	
Energy consumption in hand		221,64	Pass

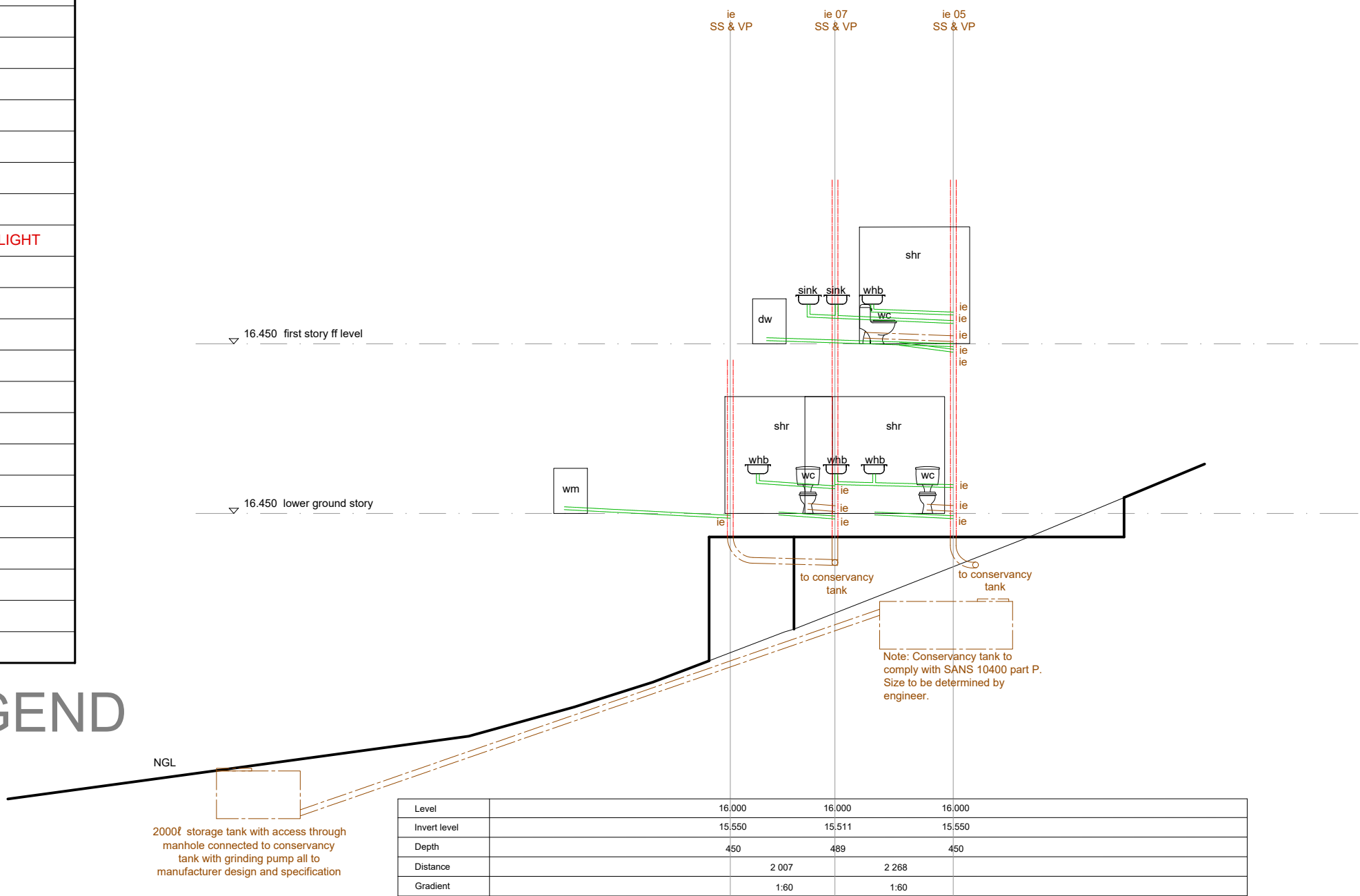
ENERGY DEMAND

FIRST STOREY ELECTRICAL LAYOUT - scale 1 : 100



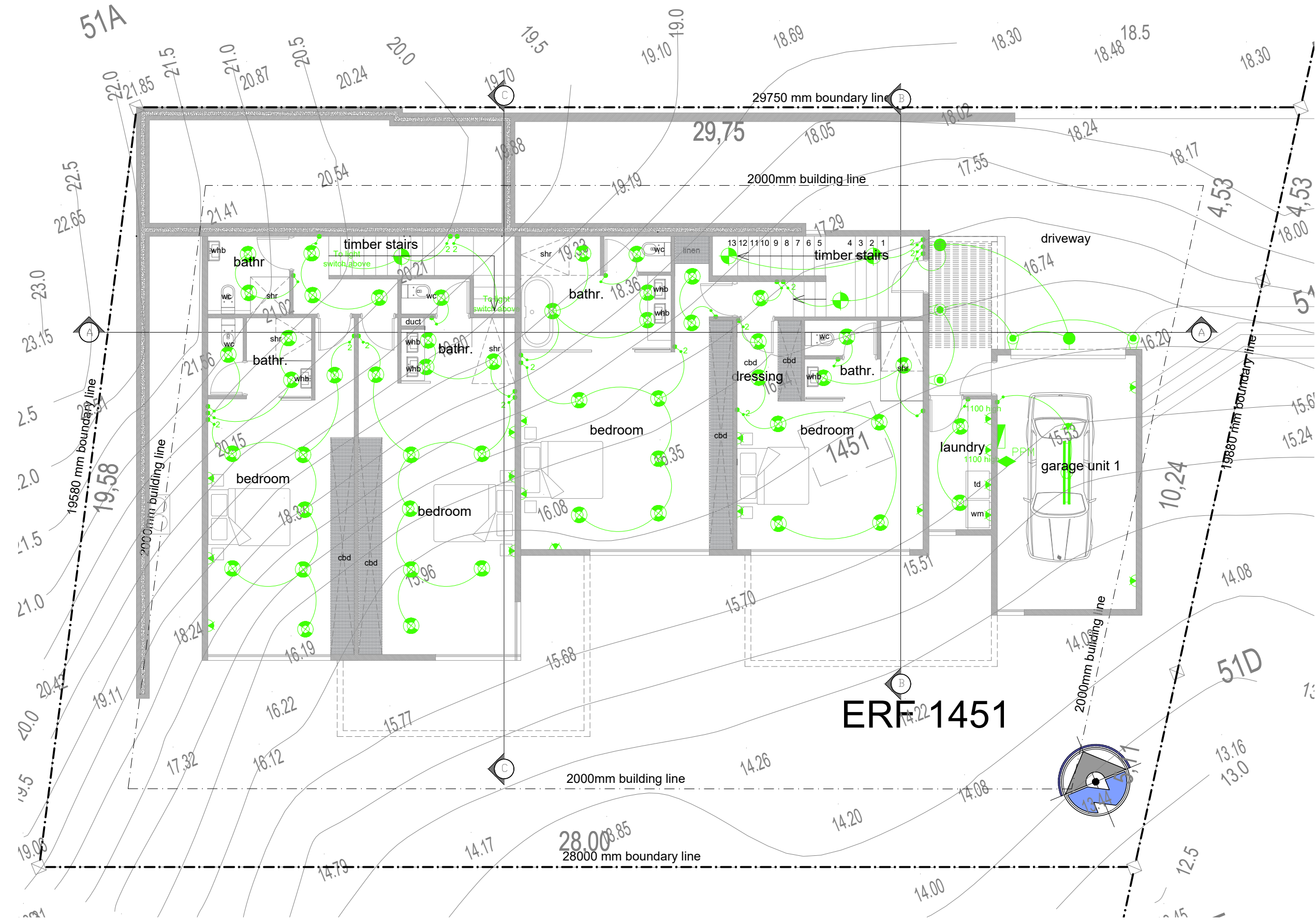
ELECTRICAL LEGEND	
	DISTRIBUTION BOARD
	LIGHT SWITCH
	2-WAY LIGHT SWITCH
	ISOLATOR SWITCH
	SHAVING SOCKET
	DOUBLE PLUG POINT (350 from M)
	WATER PROOF DOUBLE PLUG POINT
	BULKHEAD DOWNLIGHT @ 300 Above NGL
	POWER SKIRTING
	TELEVISION PLUG POINT
	TELEPHONE ADSL POINT
	STOVE PLUG POINT
	DOWNLIGHTER
	LIGHT POINT
	NIGHT LIGHT
	CEILING FAN & LIGHT
	SINGLE FLUORESCENT LIGHT
	DOUBLE FLUORESCENT LIGHT
	SUSPENDED CEILING FLUORESCENT LIGHT
	WATERPROOF FLUORESCENT LIGHT
	EXTERNAL UP/ DOWN LIGHT
	PHOTOCELL
	GEYSER VESSEL POSITION
	AIRCONDITIONING UNIT
	AIRCONDITIONING CONDENSER UNIT
	POOL LIGHT
	SPEAKER POINT
	GARDEN LIGHT
	INTERCOM POINT
	GATE MOTOR POINT
	SATELLITE DISH POSITION
	WATER FEATURE SWITCH

1: ELECTRICAL LEGEND



DRAINAGE SECTION D - scale 1 : 100

GROUND STOREY ELECTRICAL LAYOUT - scale 1: 100



No. Nr.	Date Datum	Description Beskrywing	By Deur
		Revisions	Wysigings



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Client/Klient  
**CLIFTON DUNES (PTY) LTD**

Project/Projek  
**Proposed New Housing on Erf 1451  
Kleinkrantz Wilderness**

Drawing Title/Tekening Titel  
**GROUND STOREY & FIRST STOREY  
ELECTRICAL LAYOUTS**

Drawing Number/Tekening Nommer  
**BA24-002 2-02 MS**

Scale/Skaal  
**AS SHOWN**

Designed/Ontwerp  
**RIAAN LE ROUX**

Drawn/Geteken  
**RIAAN LE ROUX**

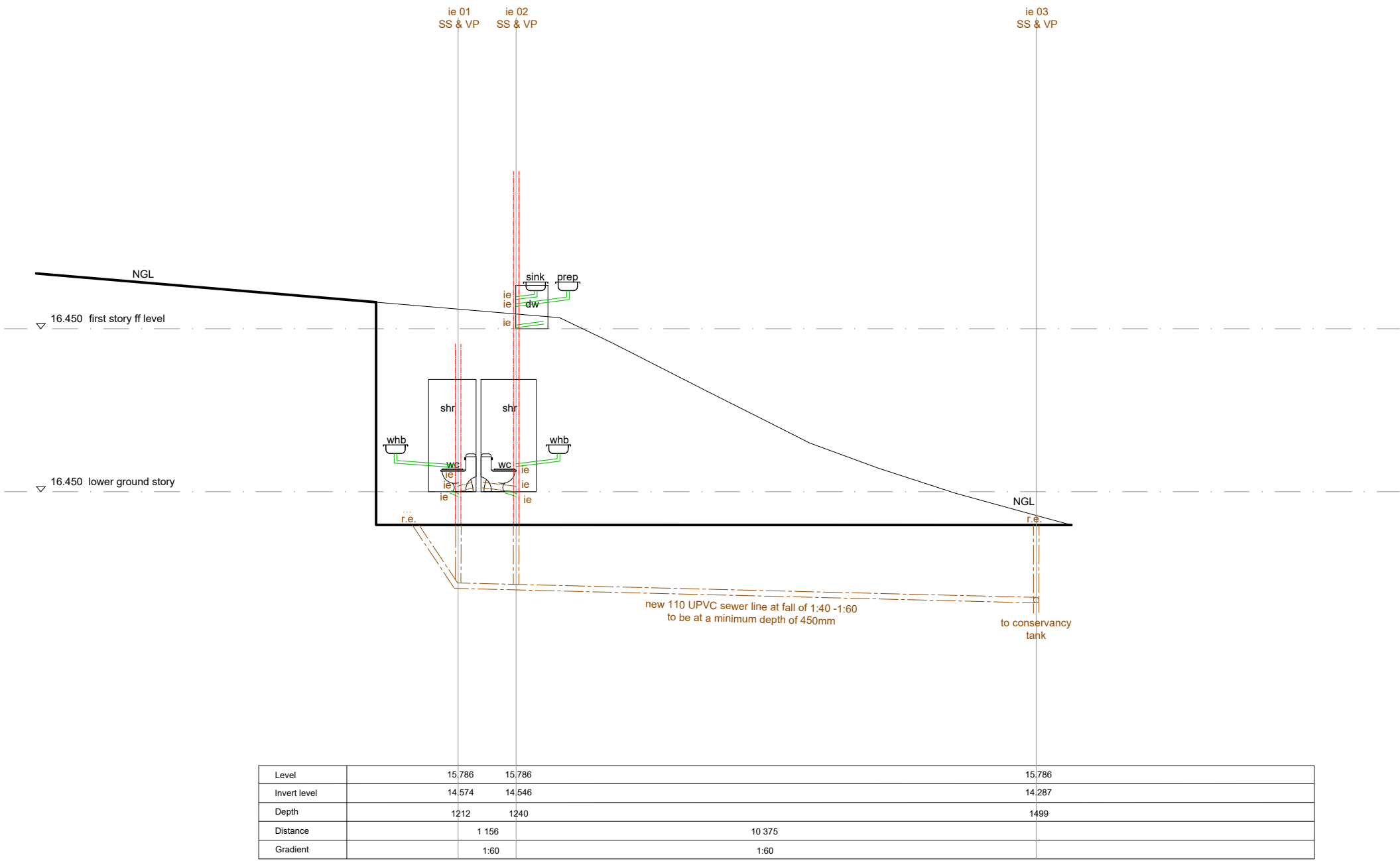
Date/Datum  
**SEP 2024**

Checked/Nagesien  
**RIAAN LE ROUX**

Op oorspronklike tekening  
On original drawing

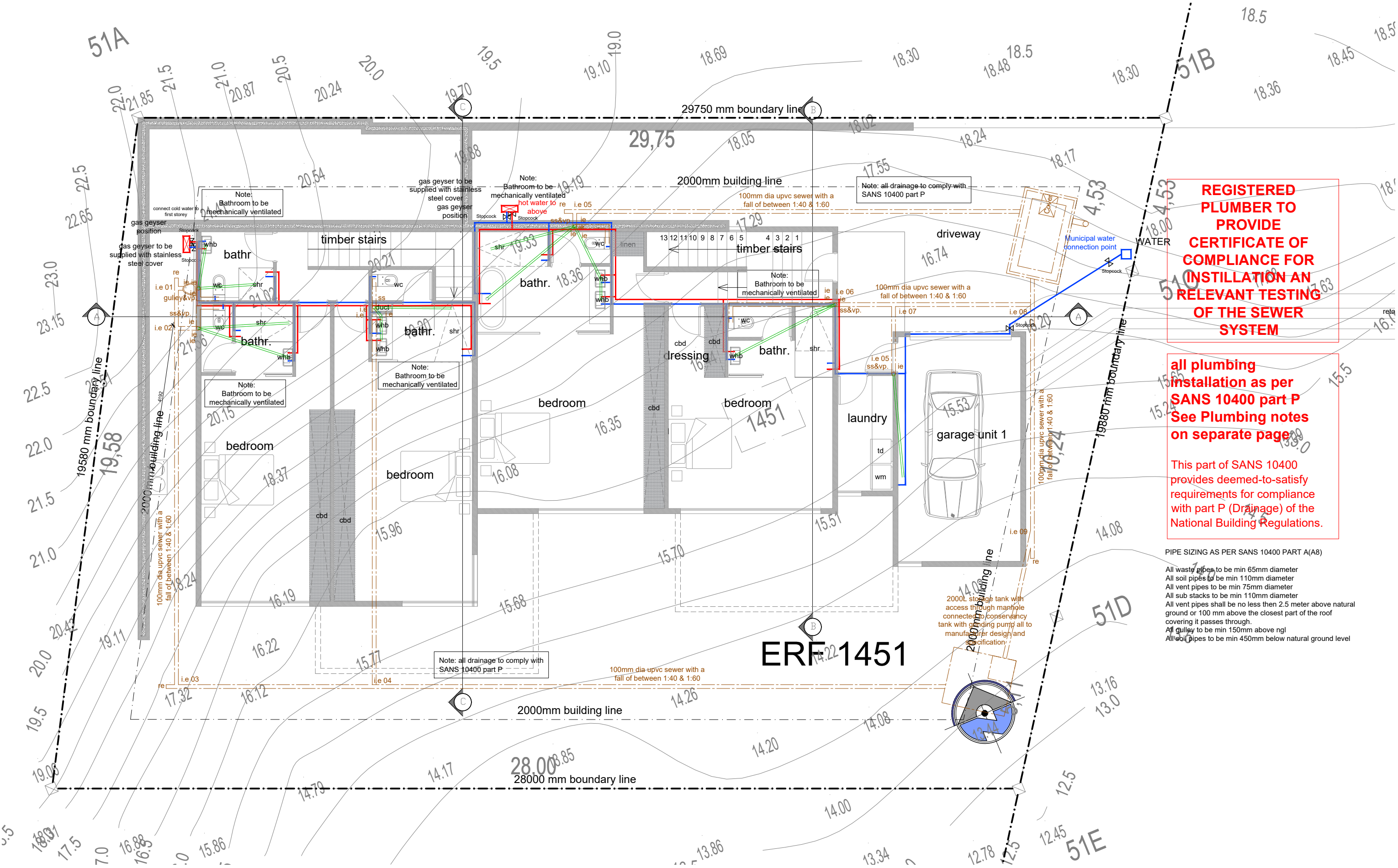


**LEVELS AND DIMENSIONS.**  
THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIER MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE AND DESCRIPANCIES MUST BE REPORTED TO THE ARCHITECT BEFORE COMMENCING ANY SHOP DRAWINGS AND/OR WORK.  
FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS AND LARGE SCALE DETAILS SUPERSEDE SMALL SCALE DRAWINGS.



DRAINAGE SECTION A - scale 1 : 100

FIRST STOREY SEWER & WATER RETICULATION LAYOUT - scale 1 : 100



GROUND STOREY SEWER & WATER RETICULATION LAYOUT - scale 1 : 100

**HOT WATER INSTALLATION:**  
Hot water insulation to be as per SANS 10400 - XA.  
For hot water pipes that have an internal diameter of 80mm or less, the minimum R-value is to be 1.00.  
For hot water pipes that have an internal diameter of 80mm or more, the minimum R-value is to be 1.50.

**CEILING INSULATION:**  
In areas that have nail up ceilings, the insulation is to be:  
115mm thick aerolite (with a R-value of 2.50 m<sup>2</sup>/k/W)  
All to be installed as per manufacturers detail and specification.  
Concrete roofs to receive 100 mm polystyrene covered with natural stone sized no more than 5mm

SYMBOL	WATER PIPE SIZES
—	GERBERIT Mepla Multilayer hot water pipe
—	GERBERIT Mepla Multilayer cold water pipe
⊠	Stopcock

All plumbing and pipe sizes to be as per SANS 10400 and specialist detail and design.

PIPE SPECIFICATIONS



Tel: +27 83 3953 089 • Fax: +27 86 6904 942 •  
E-mail: riaan@b-a.co.za • Address: 120 York Street,  
Lache House, George, 6529 • Postal:  
P.O.Box 4232, George East, 6539

Client/Klient

CLIFTON DUNES  
(PTY) LTD

Project/Projek

Proposed New  
Housing on Erf 1451  
Kleinkrantz  
Wilderness

Drawing Title/Tekening Titel

GROUND STOREY & FIRST STOREY  
SEWER & WATER RETICULATION LAYOUTS

Drawing Number/Tekening Nommer

BA24-002 2-03 MS

Wys Nr./Rev No.

0

Scale/Skaal

AS SHOWN

Designed/Ontwerp

RIAAN LE ROUX

Drawn/Geteken

RIAAN LE ROUX

Checked/Nagesien

RIAAN LE ROUX

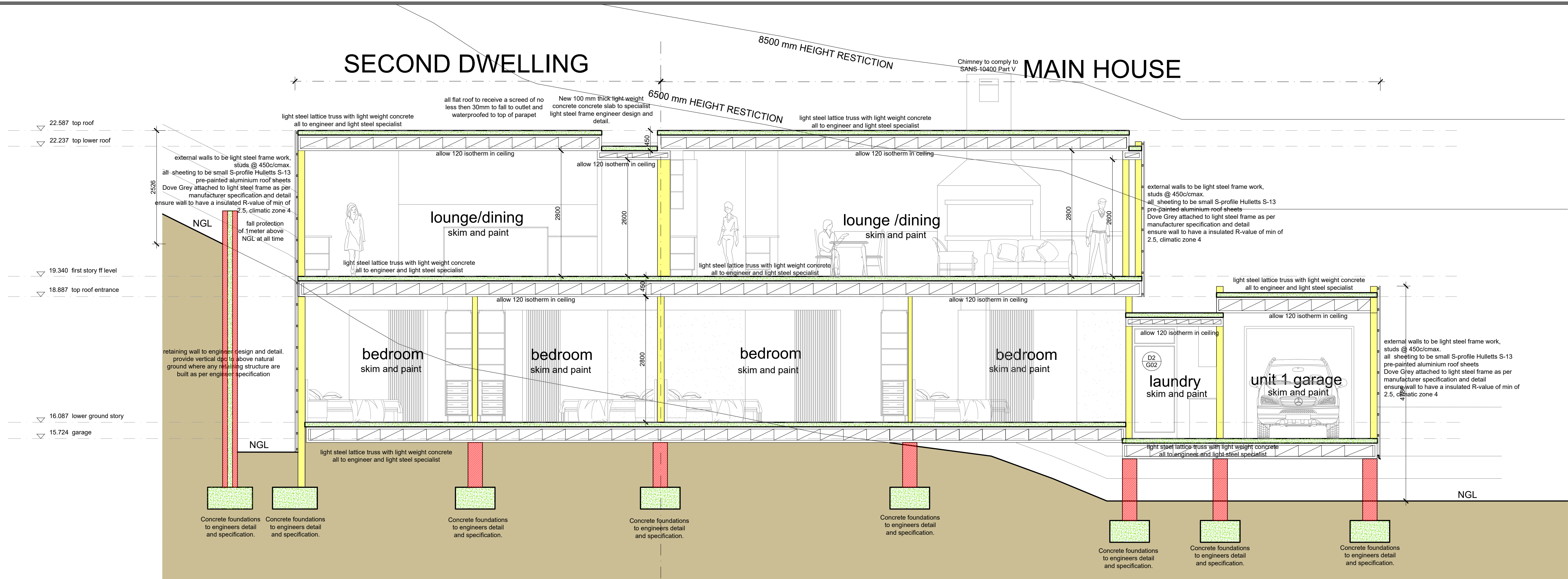
Date/Datum

SEP 2024

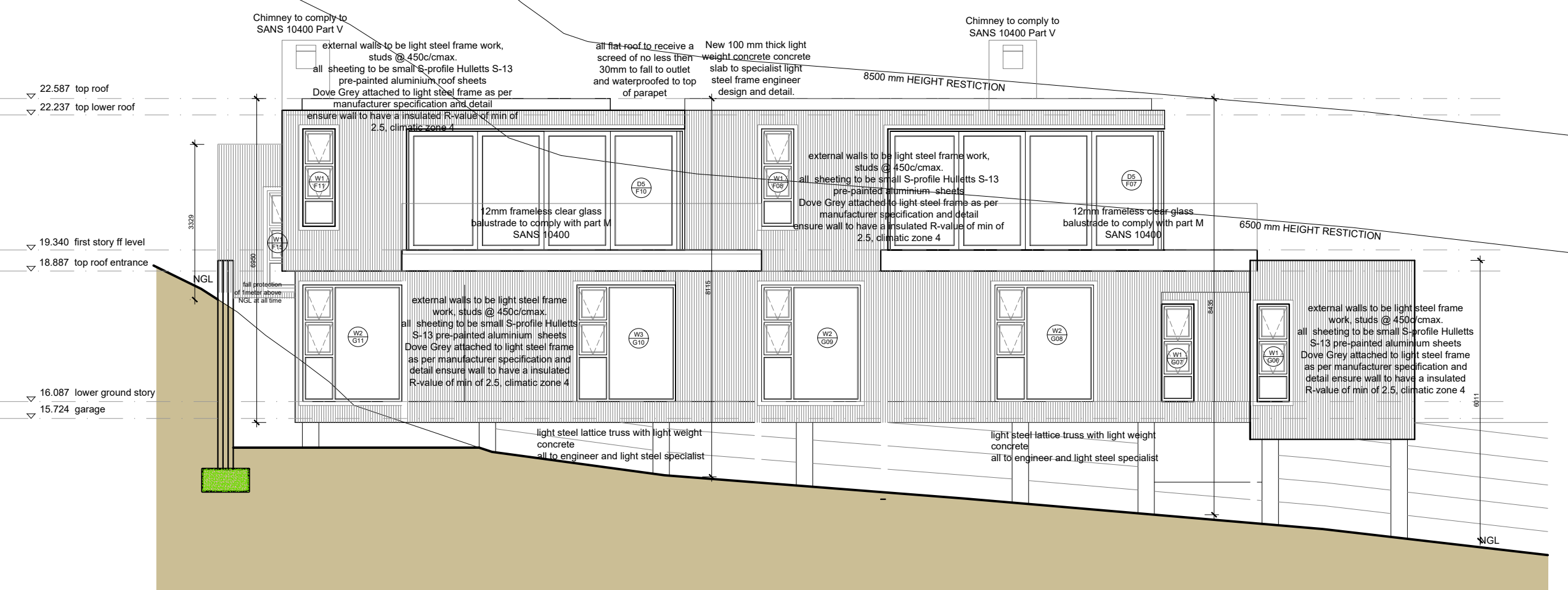
Op oorspronklike tekening

On original drawing

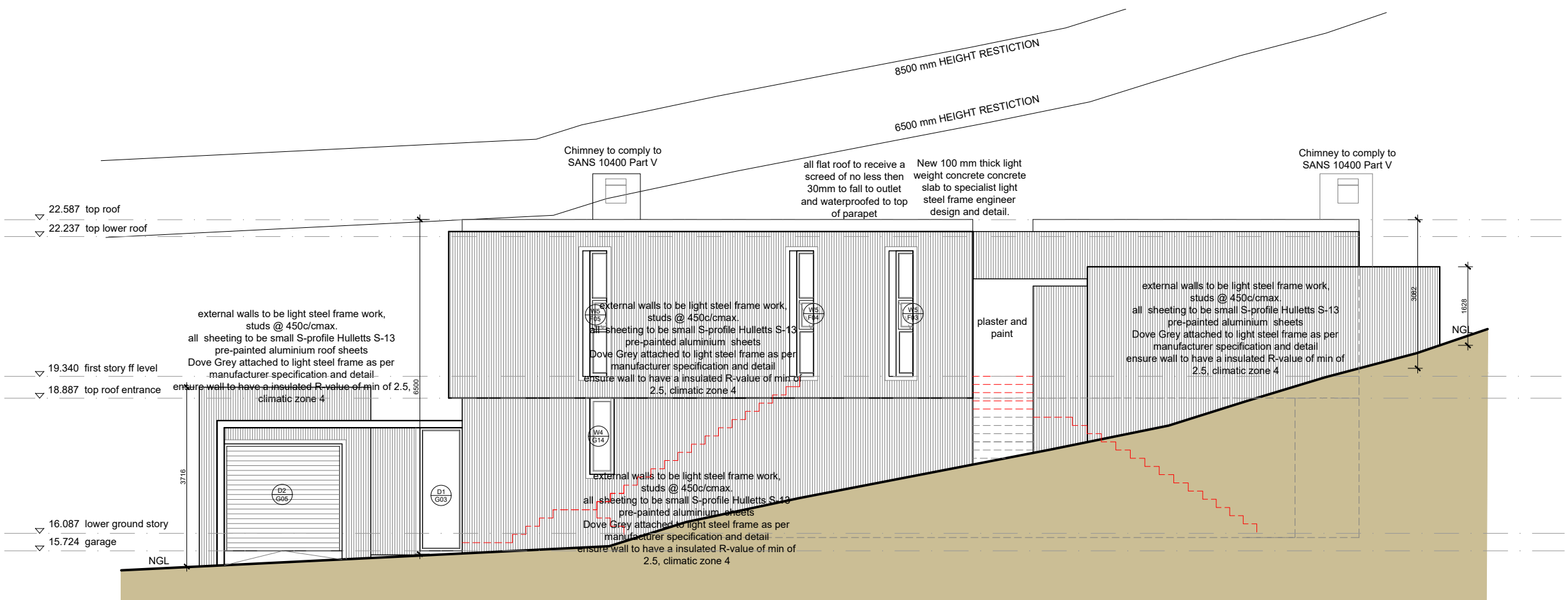




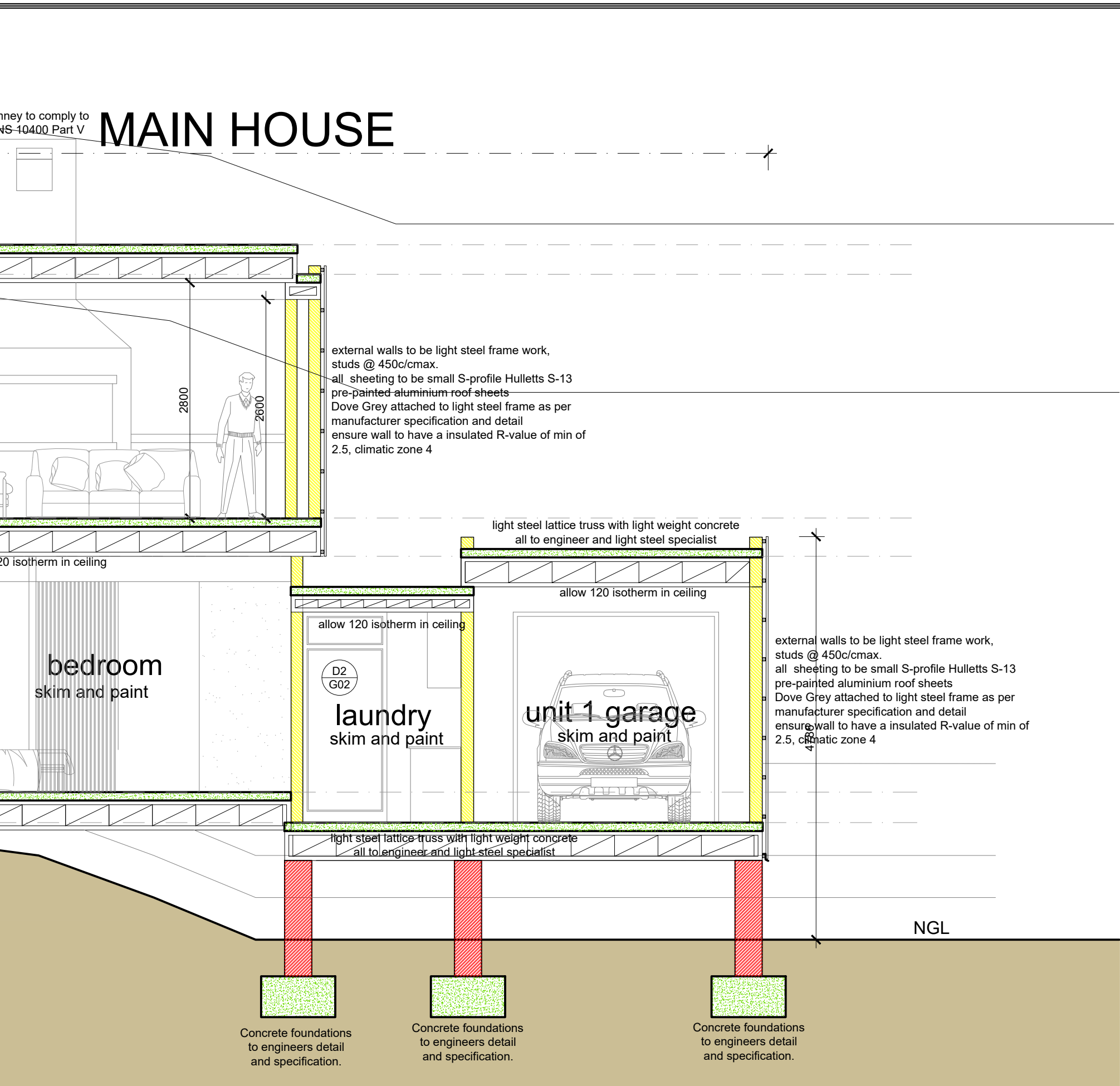
SECTION AA - scale 1 : 100



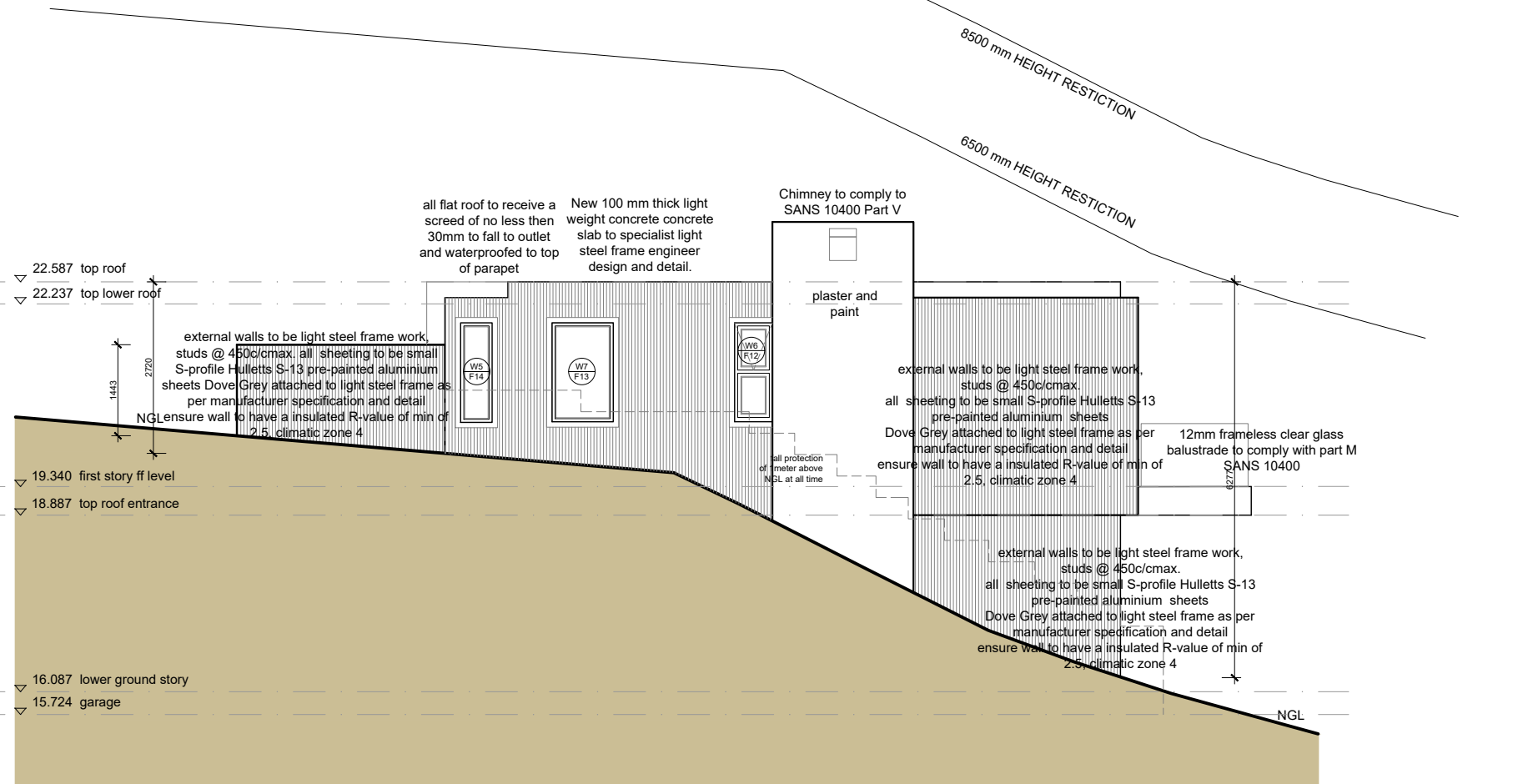
SOUTH ELEVATION - scale 1 : 100



NORTH ELEVATION - scale 1 : 100



EAST ELEVATION - scale 1 : 100



WEST ELEVATION - scale 1 : 100

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**LEVELS AND DIMENSIONS.**  
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No. Nr.	Date Datum	Description Beskrywing	By Deur

Revisions Wysigings



BLUE ARCHITECTS

Tel: +27 83 3953 089 • Fax: +27 86 6504 942 •  
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Lache House, George, 6529 • Postal:  
P.O. Box 4232, George East, 6539

Client/Klient  
**CLIFTON DUNES  
(PTY) LTD**

Project/Projek  
**Proposed New  
Housing on Erf 1451  
Kleinkrantz  
Wilderness**

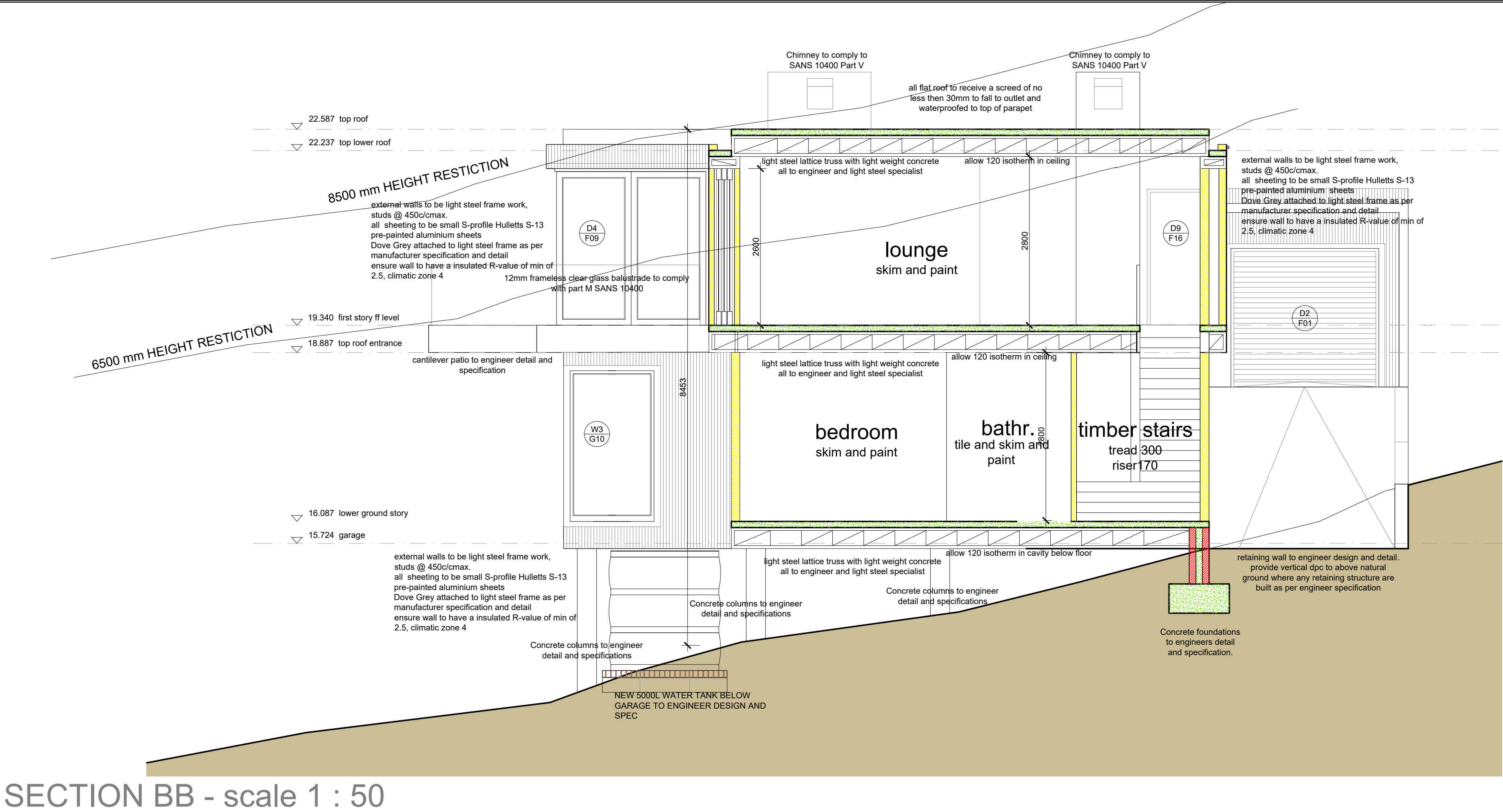
Drawing Title/Tekening Titel  
**SECTION AA & ELEVATIONS**

Drawing Number/Tekening Nommer  
**BA24-002 3-01 MS**

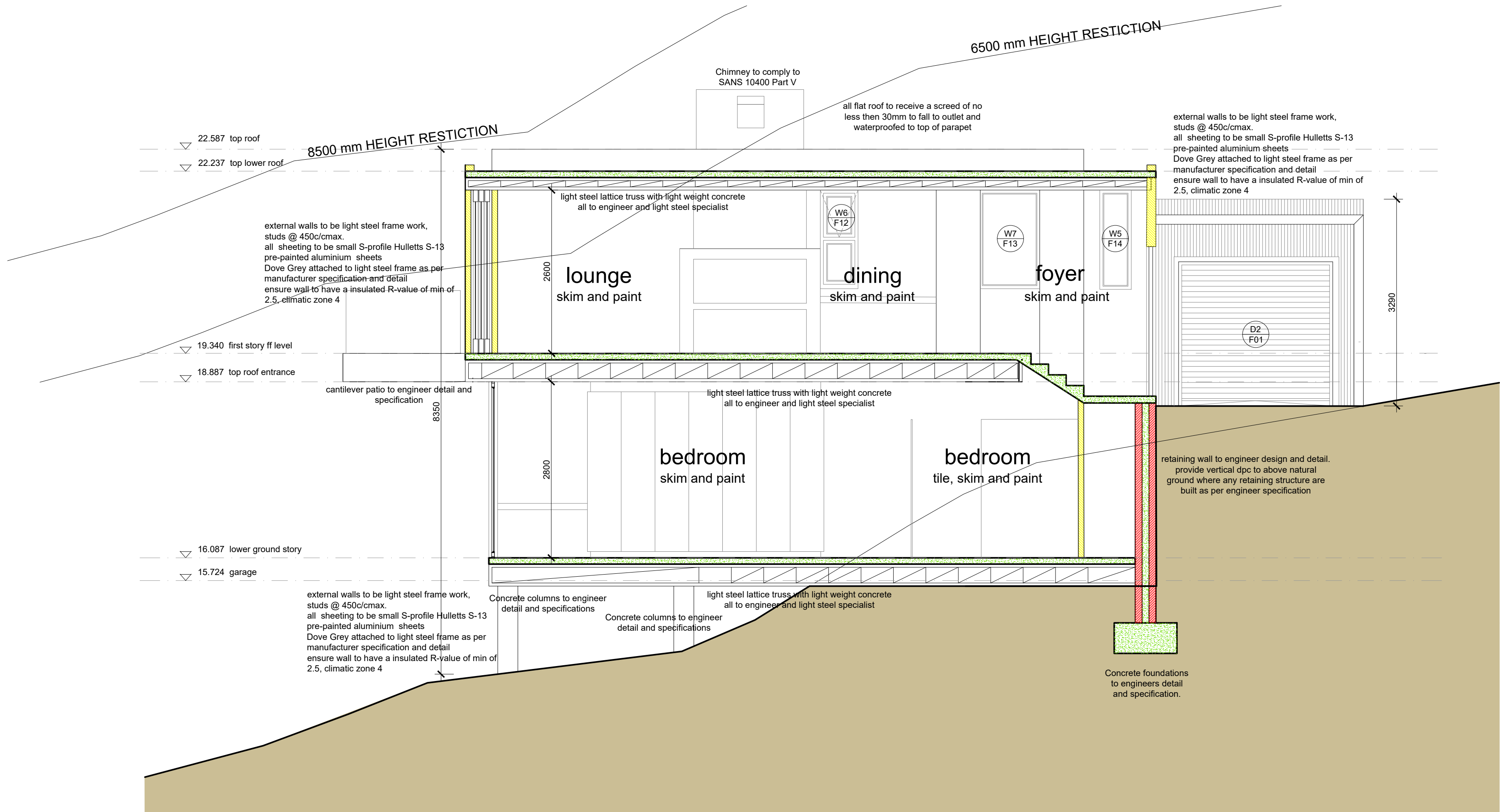
Scale/Skaal <b>AS SHOWN</b>	Designed/Ontwerp <b>RIAAN LE ROUX</b>
Date/Datum <b>SEP 2024</b>	Drawn/Geteken <b>RIAAN LE ROUX</b>
	Checked/Nagesien <b>RIAAN LE ROUX</b>
	Op oorspronklike tekening On original drawing



**LEVELS AND DIMENSIONS.**  
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SECTION BB - scale 1 : 50



SECTION CC - scale 1 : 50

No. Nr.	Date Datum	Description Beskrywing	By Deur

Revisions	Wysigings
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**BLUE ARCHITECTS**

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Lache House, George, 6529 • Postal:  
P.O.Box 4232, George East, 6539

Client/Klient

**CLIFTON DUNES (PTY) LTD**

Project/Projek

**Proposed New Housing on Erf 1451 Kleinkrantz Wilderness**

Drawing Title/Tekening Titel

**SECTION BB & SECTION CC**

Drawing Number/Tekening Nommer

**BA24-002 3-01 MS**

Wys Nr./Rev No.

**0**

Scale/Skaal	Designed/Ontwerp
AS SHOWN	RIAAN LE ROUX
	Drawn/Geteken
	RIAAN LE ROUX
Date/Datum	Checked/Nagesien
SEP 2024	RIAAN LE ROUX
Op oorspronklike tekening	
On original drawing	





LEVELS AND DIMENSIONS.

THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIER MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE AND DESCRIPANCIES MUST BE REPORTED TO THE ARCHITECT BEFORE COMMENCING ANY SHOP DRAWINGS AND/OR WORK.

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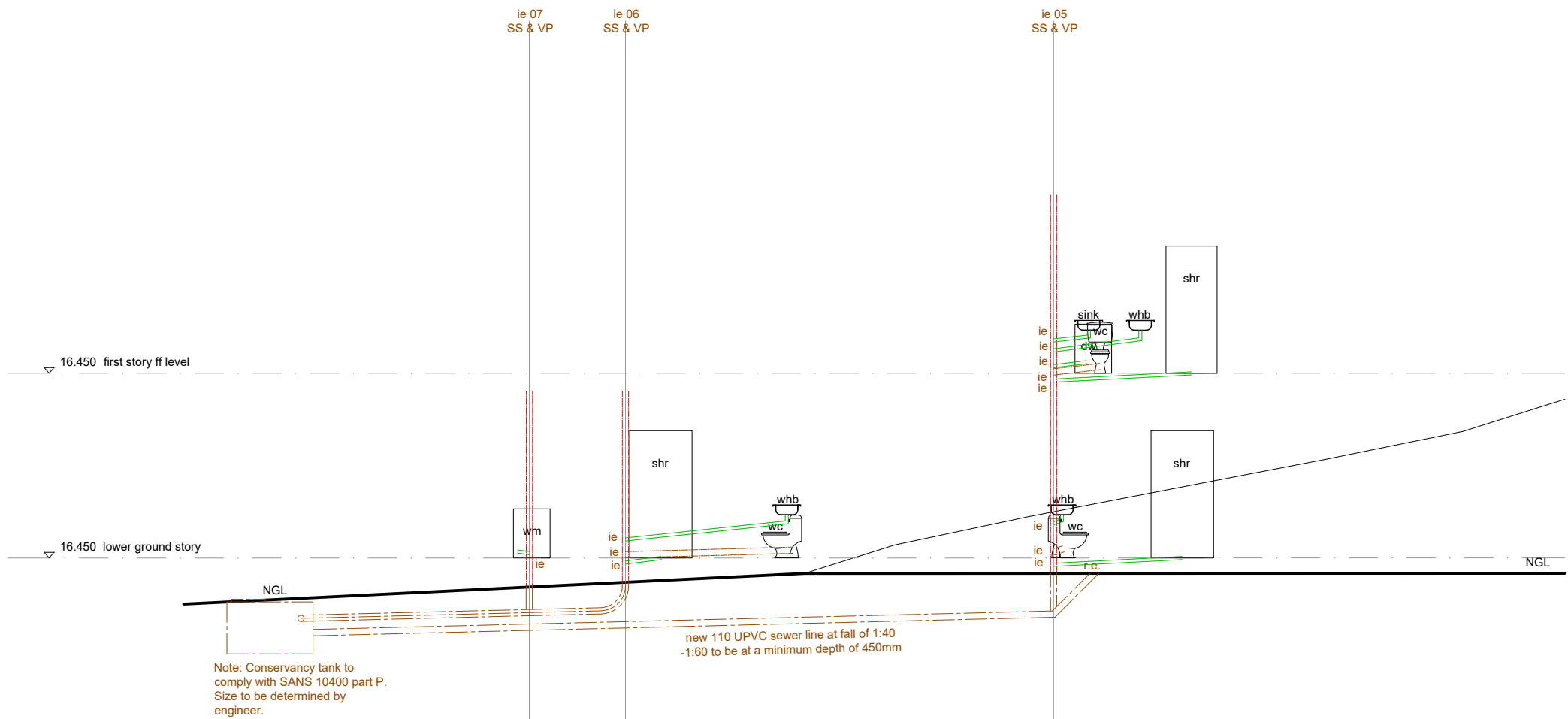
GROUND FLOOR - HEAT LOSS CALCULATIONS							
Window Number	Horizontal (m)	Vertical (m)	Area (m²)	Quantity	Total Area	U-Value (table 6)	Actual U-Value
W1	0,69	2,09	1,4421	2	2,8842	3,4	9,80628
W2	2,121	2,55	5,40855	3	16,22565	3,4	55,16721
W3	2,121	2,55	5,40855	1	5,40855	3,4	18,38907
W3	1,36	2,55	3,468	1	3,468	3,4	11,7912
W4	0,5	1,57	0,785	1	0,785	3,4	2,669
W6	0,6	1,57	0,942	3	2,826	3,4	9,6084
D1	0,877	2,55	2,23635	3	6,70905	3,4	22,81077
Aggregate Conductance							130,24193
Heat Loss Limit							435,4
Pass / fail							PASS

GROUND FLOOR - HEAT GAIN CALCULATIONS									
g	g-effect (0.5 or 1)	p	h	shading index	Orientation	E-factor	SHGC	Actual SHGC	
775	0,5	0,2	2865	0,034904014	N	0,63	0,66	0,4158	
1610	1	0,2	1610	0,124223602	S	0,54	0,72	0,3888	
605	0,5	0,64	605	0,52892562	S	0,54	0,66	0,3564	
775	0,5	0,2	3325	0,030075188	N	0,63	0,66	0,4158	
2620	0,5	0,2	4190	0,023866348	E	1,07	0,66	0,7062	
775	0,5	0,2	2345	0,042643923	N	0,63	0,66	0,4158	
775	0,5	0,2	3325	0,030075188	N	0,63	0,66	0,4158	
Aggregate SHGC								3,1146	
Heat Gain Limit								40,43	
Pass / fail								PASS	

FIRST FLOOR - HEAT LOSS CALCULATIONS							
Window Number	Horizontal (m)	Vertical (m)	Area (m²)	Quantity	Total Area	U-Value (table 6)	Actual U-Value
W1	0,69	2,09	1,4421	2	2,8842	3,4	9,80628
W4	0,5	1,57	0,785	3	2,355	3,4	8,007
W5	0,5	2,55	1,275	3	3,825	3,4	13,005
W6	0,6	1,57	0,942	1	0,942	3,4	3,2028
W7	1	1,57	1,57	1	1,57	3,4	5,338
D3	1,25	2,55	3,1875	1	3,1875	3,4	10,8375
D4	5,87	2,55	14,9685	2	29,937	3,4	101,7858
D5	2,561	2,55	6,53055	2	13,0611	3,4	44,40774
Aggregate Conductance							156,39012
Heat Loss Limit							277,2
Pass / fail							PASS

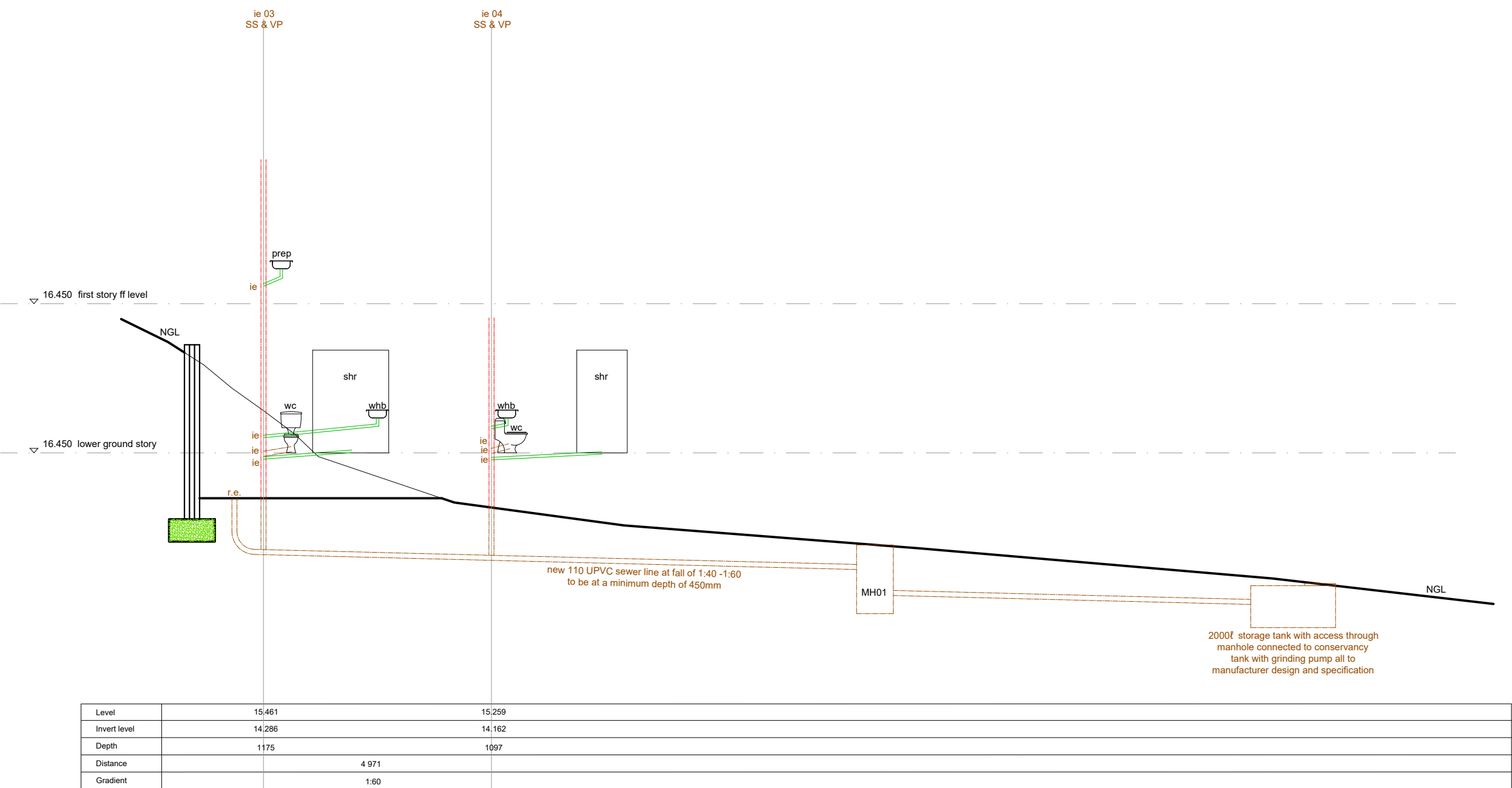
FIRST FLOOR - HEAT GAIN CALCULATIONS									
g	g-effect (0.5 or 1)	p	h	shading index	Orientation	E-factor	SHGC	Actual SHGC	
775	0,5	0,2	2865	0,034904014	N	0,63	0,66	0,4158	
1610	1	0,2	1610	0,124223602	S	0,54	0,72	0,3888	
605	0,5	0,64	605	0,52892562	S	0,54	0,66	0,3564	
775	0,5	0,2	2345	0,042643923	N	0,63	0,66	0,4158	
2620	0,5	0,2	4190	0,023866348	E	1,07	0,66	0,7062	
775	0,5	0,2	3325	0,030075188	N	0,63	0,66	0,4158	
775	0,5	0,2	3325	0,030075188	N	0,63	0,66	0,4158	
605	0,5	0,64	3155	0,101426307	S	0,54	0,66	0,3564	
Aggregate SHGC								3,471	
Heat Gain Limit								26	
Pass / fail								PASS	

HEAT LOSS AND GAIN CALCULATIONS



Level	15940	16023	16179
Invert level	15940	16021	15940
Depth	400	302	716
Distance	1 602	7 539	
Gradient	1:60	1:60	

DRAINAGE SECTION C - scale 1 : 100



DRAINAGE SECTION B - scale 1 : 100

No. Nr.	Date Datum	Description Beskrywing	By Deur
Revisions			Wysigings



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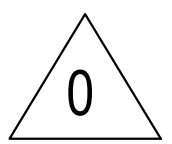
Client/Klient  
**CLIFTON DUNES  
(PTY) LTD**

Project/Projek  
**Proposed New  
Housing on Erf 1451  
Kleinkrantz  
Wilderness**

Drawing Title/Tekening Titel  
**DOOR SCHEDULE # 2**

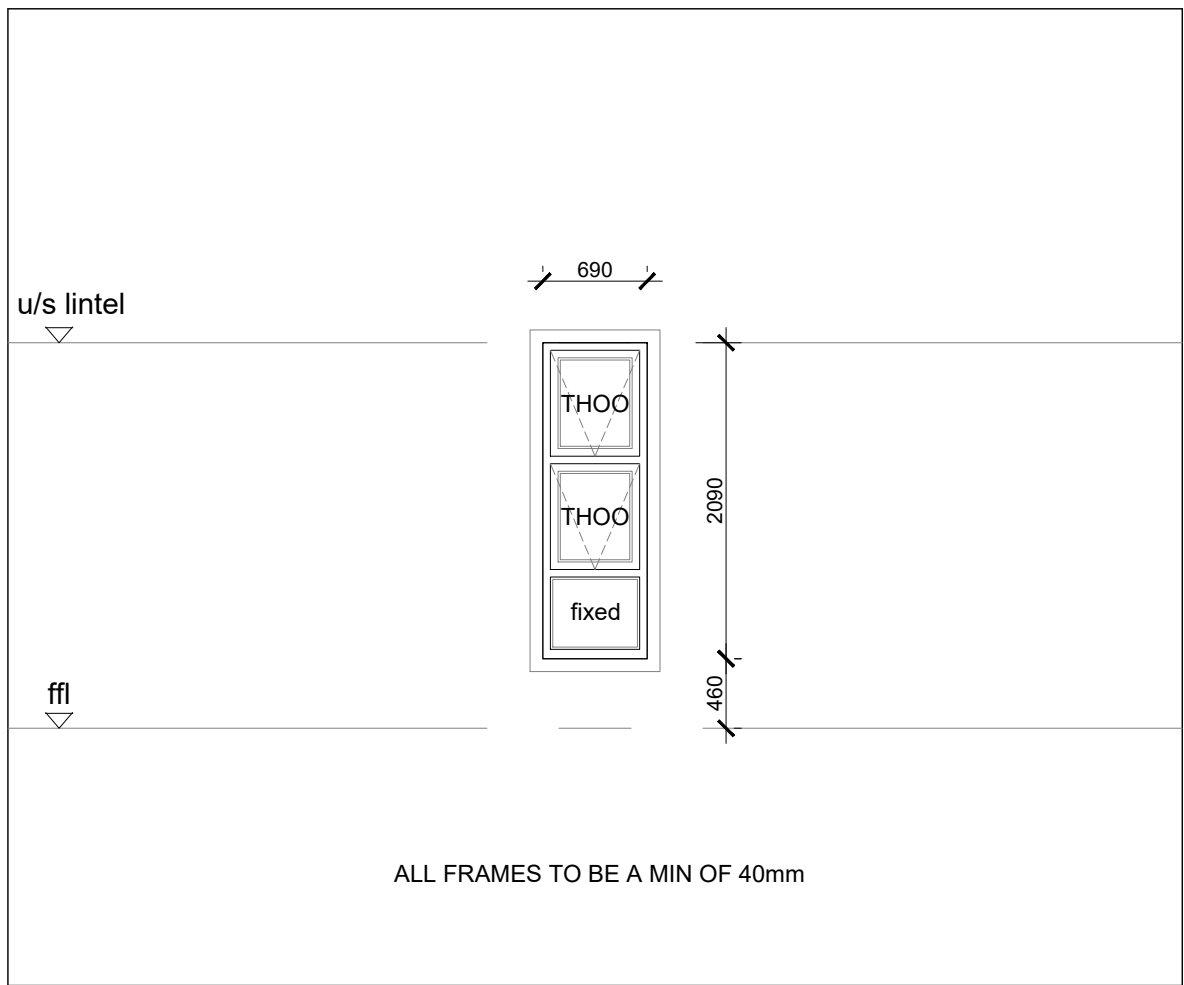
Drawing Number/Tekening Nommer  
**BA24-002 5-02 MS**

Wys Nr./Rev No.



Scale/Skaal AS SHOWN	Designed/Ontwerp RIAAN LE ROUX
	Drawn/Geteken RIAAN LE ROUX
Date/Datum SEP 2024	Checked/Nagesien RIAAN LE ROUX
Op oorspronklike tekening On original drawing	





DECRPTION:  
FRAME:  
Powder coated aluminium frame to SABS standards.  
Colour: Charcoal

WINDOW:  
Powder coated aluminium top hung windows to SABS standards.  
Colour: Charcoal

Glass in window to be AAMSA approved single Low E glass with a min u value of 5.73 and a SHGC value of 0.66 fitted with pull-in gasket and rubber roll-in wedge with a clip-in glazing bead. All to manufacturer's recommendations and specifications.  
All glazing to be in accordance with SABS 0137-2000 code of practice, confirming to SABS 1263, permanently and visibly marked as such.

Openings: G06, G07, F08, F15


IRONMONGERY:  
by manufacturer to match colour of aluminium.

NOTE:  
All frames to be covered with protective tape during construction using low tac PVC tape and plastic sheeting to internal and external surfaces. Protection to be removed only once the construction works around the frame is completed

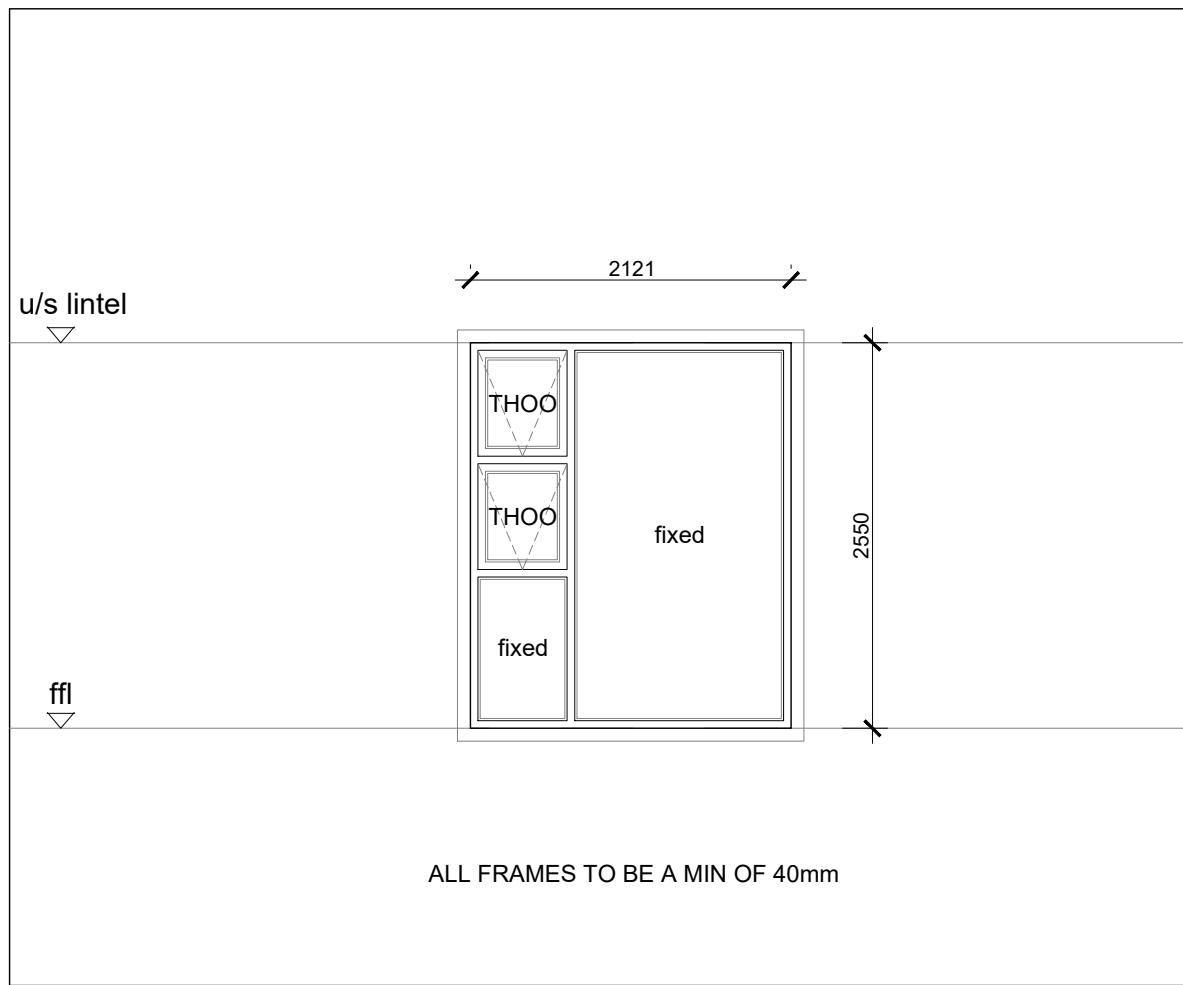
OPENINGS TO BE MEASURED ON SITE PRIOR TO MANUFACTURE

Note:  
Glass installer to ensure that the aluminium and glazing system installed complies to the following:  
Maximum U-value: 3.4  
Maximum SHGC: 0.66

WINDOW NO:	W1	TOTAL REQD:	4	SCALE:	1:50
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PROJECT TITLE: PROPOSED NEW HOUSING ON ERF 1451 KLEINKRANTZ  
DRAWING TITLE: WINDOW SCHEDULE  
DESIGNED: RIAAN LE ROUX  
DATE: SEP 2024  
DRAWN: RIAAN LE ROUX  
PROJECT NO: BA24-002



DECRPTION:  
FRAME:  
Powder coated aluminium frame to SABS standards.  
Colour: Charcoal

WINDOW:  
Powder coated aluminium top hung windows to SABS standards.  
Colour: Charcoal

Glass in window to be AAMSA approved single Low E glass with a min u value of 5.73 and a SHGC value of 0.66 fitted with pull-in gasket and rubber roll-in wedge with a clip-in glazing bead. All to manufacturer's recommendations and specifications.  
All glazing to be in accordance with SABS 0137-2000 code of practice, confirming to SABS 1263, permanently and visibly marked as such.

Openings: G08, G09, G11


IRONMONGERY:  
by manufacturer to match colour of aluminium.

NOTE:  
All frames to be covered with protective tape during construction using low tac PVC tape and plastic sheeting to internal and external surfaces. Protection to be removed only once the construction works around the frame is completed

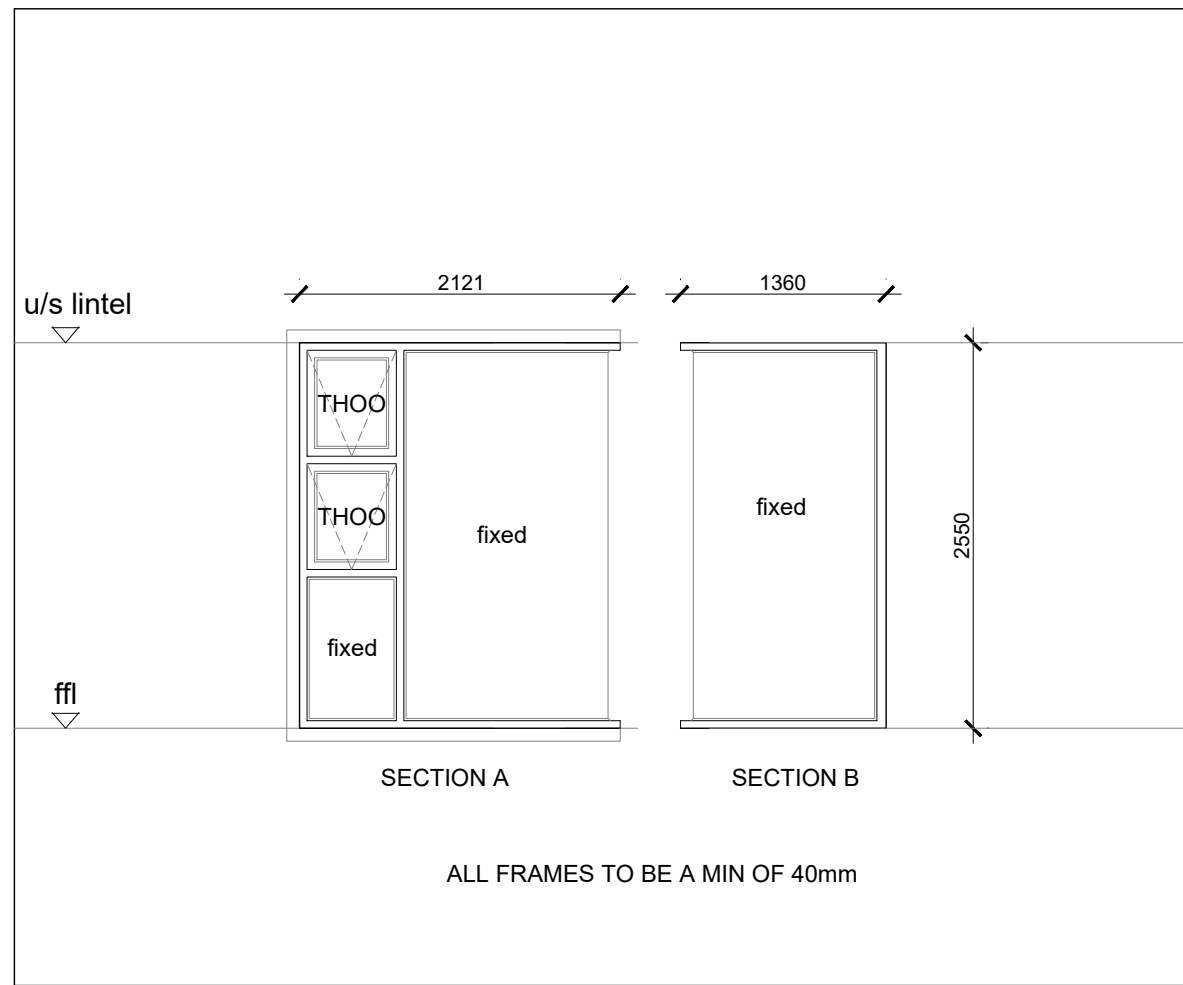
OPENINGS TO BE MEASURED ON SITE PRIOR TO MANUFACTURE

Note:  
Glass installer to ensure that the aluminium and glazing system installed complies to the following:  
Maximum U-value: 3.4  
Maximum SHGC: 0.66

WINDOW NO:	W2	TOTAL REQD:	3	SCALE:	1:50
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PROJECT TITLE: PROPOSED NEW HOUSING ON ERF 1451 KLEINKRANTZ  
DRAWING TITLE: WINDOW SCHEDULE  
DESIGNED: RIAAN LE ROUX  
DATE: SEP 2024  
DRAWN: RIAAN LE ROUX  
PROJECT NO: BA24-002



DECRPTION:  
FRAME:  
Powder coated aluminium frame to SABS standards.  
Colour: Charcoal

WINDOW:  
Powder coated aluminium top hung windows to SABS standards.  
Colour: Charcoal

Glass in window to be AAMSA approved single Low E glass with a min u value of 5.73 and a SHGC value of 0.66 fitted with pull-in gasket and rubber roll-in wedge with a clip-in glazing bead. All to manufacturer's recommendations and specifications.  
All glazing to be in accordance with SABS 0137-2000 code of practice, confirming to SABS 1263, permanently and visibly marked as such.

Openings: G10


IRONMONGERY:  
by manufacturer to match colour of aluminium.

NOTE:  
All frames to be covered with protective tape during construction using low tac PVC tape and plastic sheeting to internal and external surfaces. Protection to be removed only once the construction works around the frame is completed

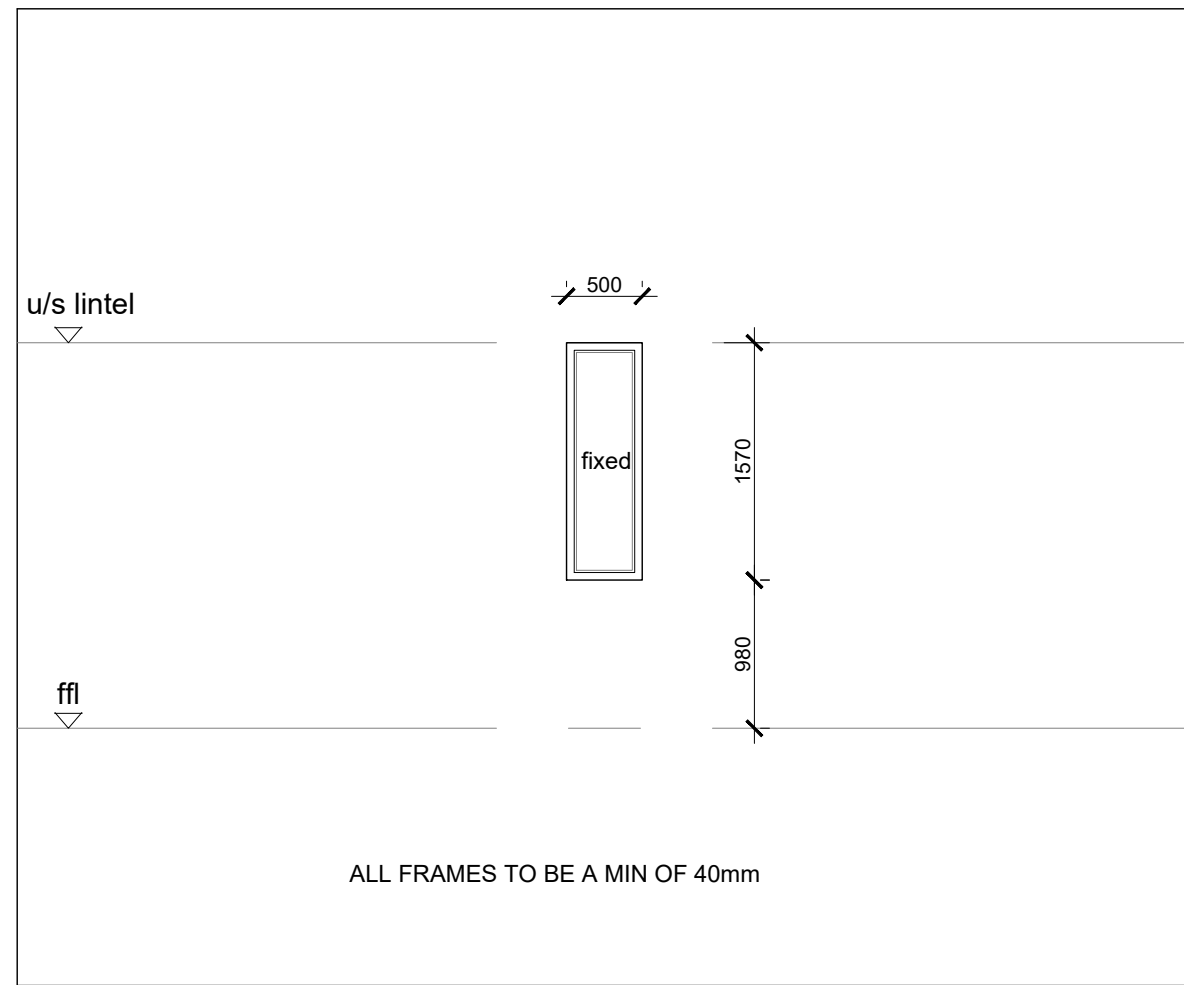
OPENINGS TO BE MEASURED ON SITE PRIOR TO MANUFACTURE

Note:  
Glass installer to ensure that the aluminium and glazing system installed complies to the following:  
Maximum U-value: 3.4  
Maximum SHGC: 0.66

WINDOW NO:	W3	TOTAL REQD:	1	SCALE:	1:50
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PROJECT TITLE: PROPOSED NEW HOUSING ON ERF 1451 KLEINKRANTZ  
DRAWING TITLE: WINDOW SCHEDULE  
DESIGNED: RIAAN LE ROUX  
DATE: SEP 2024  
DRAWN: RIAAN LE ROUX  
PROJECT NO: BA24-002



DECRPTION:  
FRAME:  
Powder coated aluminium frame to SABS standards.  
Colour: Charcoal

WINDOW:  
Powder coated aluminium top hung windows to SABS standards.  
Colour: Charcoal

Glass in window to be AAMSA approved single Low E glass with a min u value of 5.73 and a SHGC value of 0.66 fitted with pull-in gasket and rubber roll-in wedge with a clip-in glazing bead. All to manufacturer's recommendations and specifications.  
All glazing to be in accordance with SABS 0137-2000 code of practice, confirming to SABS 1263, permanently and visibly marked as such.

Openings: G14, F03, F04, F14


IRONMONGERY:  
by manufacturer to match colour of aluminium.

NOTE:  
All frames to be covered with protective tape during construction using low tac PVC tape and plastic sheeting to internal and external surfaces. Protection to be removed only once the construction works around the frame is completed

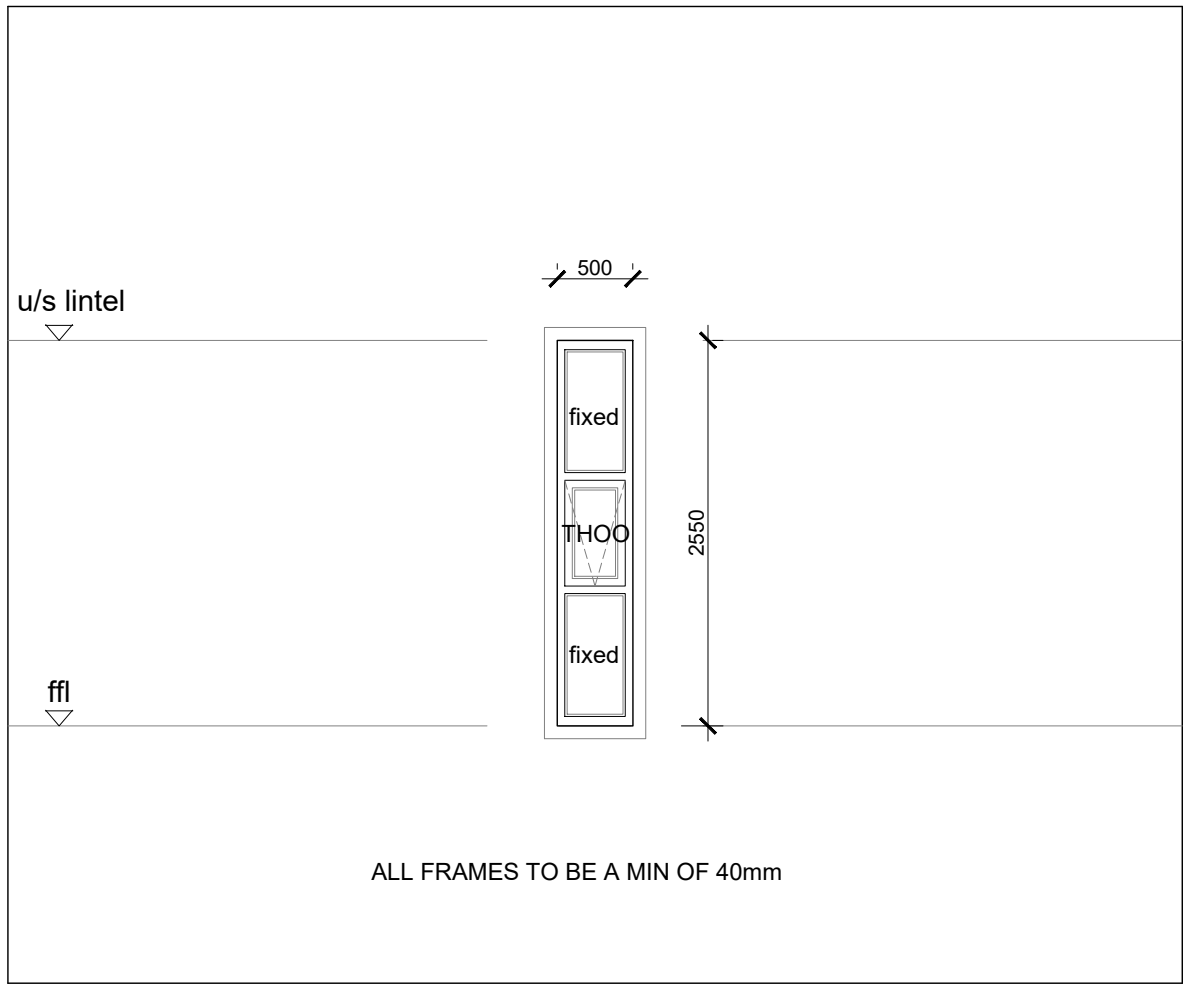
OPENINGS TO BE MEASURED ON SITE PRIOR TO MANUFACTURE

Note:  
Glass installer to ensure that the aluminium and glazing system installed complies to the following:  
Maximum U-value: 5.73  
Maximum SHGC: 0.66

WINDOW NO:	W4	TOTAL REQD:	4	SCALE:	1:50
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PROJECT TITLE: PROPOSED NEW HOUSING ON ERF 1451 KLEINKRANTZ  
DRAWING TITLE: WINDOW SCHEDULE  
DESIGNED: RIAAN LE ROUX  
DATE: SEP 2024  
DRAWN: RIAAN LE ROUX  
PROJECT NO: BA24-002



DECRPTION:  
FRAME:  
Powder coated aluminium frame to SABS standards.  
Colour: Charcoal

WINDOW:  
Powder coated aluminium top hung windows to SABS standards.  
Colour: Charcoal

Glass in window to be AAMSA approved single Low E glass with a min u value of 5.73 and a SHGC value of 0.66 fitted with pull-in gasket and rubber roll-in wedge with a clip-in glazing bead. All to manufacturer's recommendations and specifications.  
All glazing to be in accordance with SABS 0137-2000 code of practice, confirming to SABS 1263, permanently and visibly marked as such.

Openings: F03, F04, F05


IRONMONGERY:  
by manufacturer to match colour of aluminium.

NOTE:  
All frames to be covered with protective tape during construction using low tac PVC tape and plastic sheeting to internal and external surfaces. Protection to be removed only once the construction works around the frame is completed

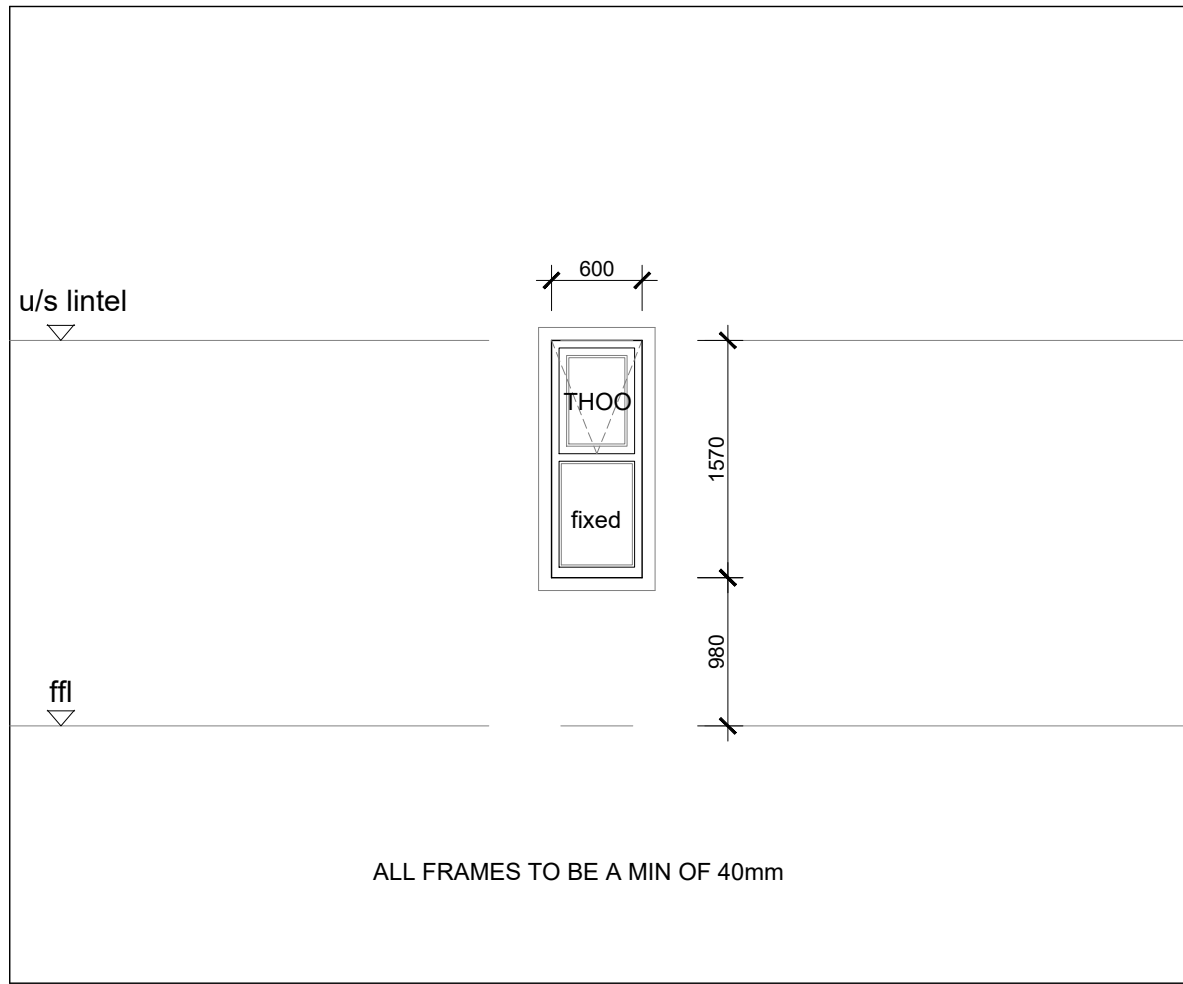
OPENINGS TO BE MEASURED ON SITE PRIOR TO MANUFACTURE

Note:  
Glass installer to ensure that the aluminium and glazing system installed complies to the following:  
Maximum U-value: 3.4  
Maximum SHGC: 0.66

WINDOW NO:	W5	TOTAL REQD:	3	SCALE:	1:50
------------	----	-------------	---	--------	------



PROJECT TITLE: PROPOSED NEW HOUSING ON ERF 1451 KLEINKRANTZ  
DRAWING TITLE: WINDOW SCHEDULE  
DESIGNED: RIAAN LE ROUX  
DATE: SEP 2024  
DRAWN: RIAAN LE ROUX  
PROJECT NO: BA24-002



DECRPTION:  
FRAME:  
Powder coated aluminium frame to SABS standards.  
Colour: Charcoal

WINDOW:  
Powder coated aluminium top hung windows to SABS standards.  
Colour: Charcoal

Glass in window to be AAMSA approved single Low E glass with a min u value of 5.73 and a SHGC value of 0.66 fitted with pull-in gasket and rubber roll-in wedge with a clip-in glazing bead. All to manufacturer's recommendations and specifications.  
All glazing to be in accordance with SABS 0137-2000 code of practice, confirming to SABS 1263, permanently and visibly marked as such.

Openings: G02, G12, G13, F12


IRONMONGERY:  
by manufacturer to match colour of aluminium.

NOTE:  
All frames to be covered with protective tape during construction using low tac PVC tape and plastic sheeting to internal and external surfaces. Protection to be removed only once the construction works around the frame is completed

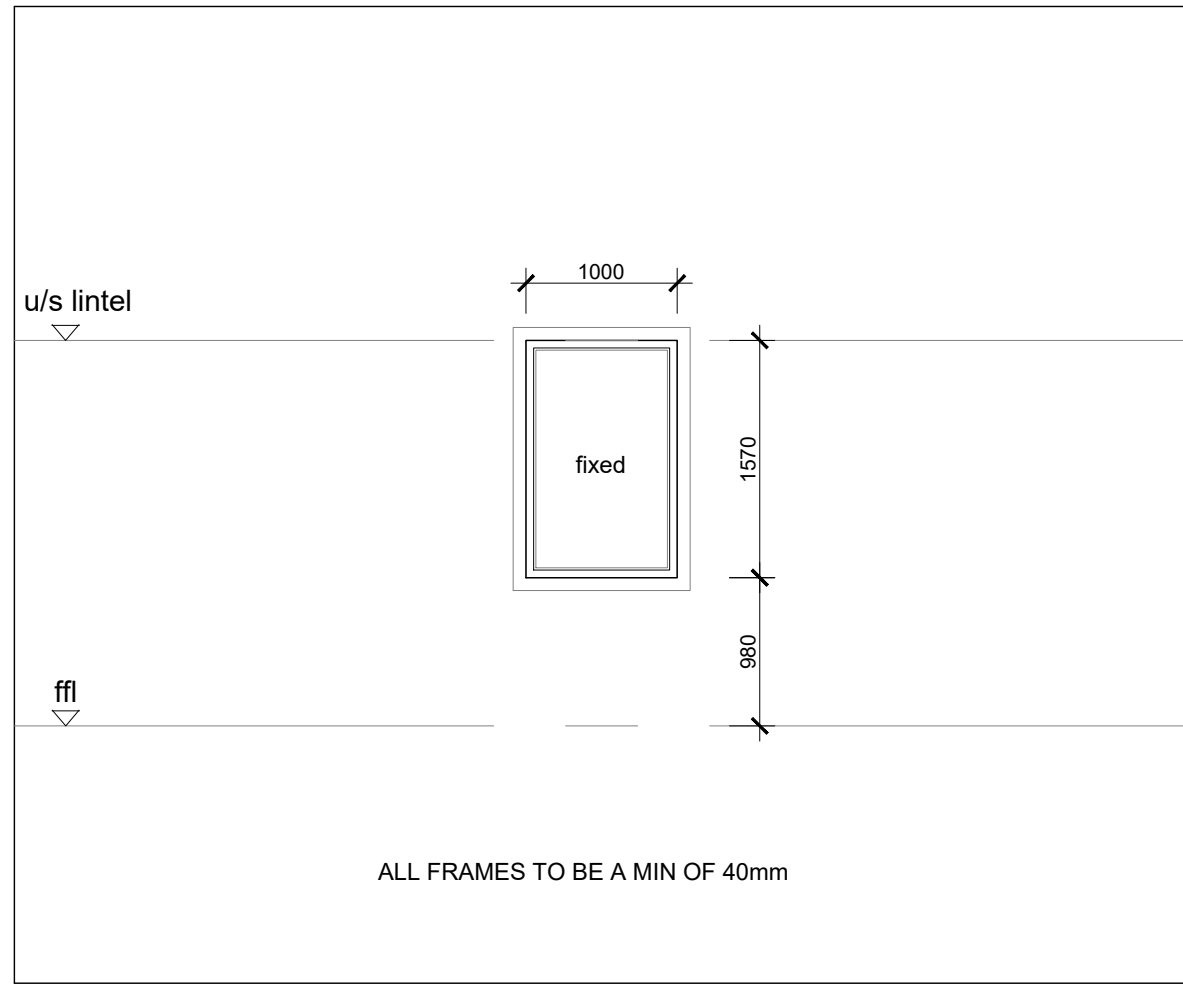
OPENINGS TO BE MEASURED ON SITE PRIOR TO MANUFACTURE

Note:  
Glass installer to ensure that the aluminium and glazing system installed complies to the following:  
Maximum U-value: 5.73  
Maximum SHGC: 0.66

WINDOW NO:	W6	TOTAL REQD:	4	SCALE:	1:50
------------	----	-------------	---	--------	------



PROJECT TITLE: PROPOSED NEW HOUSING ON ERF 1451 KLEINKRANTZ  
DRAWING TITLE: WINDOW SCHEDULE  
DESIGNED: RIAAN LE ROUX  
DATE: SEP 2024  
DRAWN: RIAAN LE ROUX  
PROJECT NO: BA24-002



DECRPTION:  
FRAME:  
Powder coated aluminium frame to SABS standards.  
Colour: Charcoal

WINDOW:  
Powder coated aluminium top hung windows to SABS standards.  
Colour: Charcoal

Glass in window to be AAMSA approved single Low E glass with a min u value of 5.73 and a SHGC value of 0.66 fitted with pull-in gasket and rubber roll-in wedge with a clip-in glazing bead. All to manufacturer's recommendations and specifications.  
All glazing to be in accordance with SABS 0137-2000 code of practice, confirming to SABS 1263, permanently and visibly marked as such.

Openings: F13


IRONMONGERY:  
by manufacturer to match colour of aluminium.

NOTE:  
All frames to be covered with protective tape during construction using low tac PVC tape and plastic sheeting to internal and external surfaces. Protection to be removed only once the construction works around the frame is completed

OPENINGS TO BE MEASURED ON SITE PRIOR TO MANUFACTURE

Note:  
Glass installer to ensure that the aluminium and glazing system installed complies to the following:  
Maximum U-value: 5.73  
Maximum SHGC: 0.66

WINDOW NO:	W7	TOTAL REQD:	1	SCALE:	1:50
------------	----	-------------	---	--------	------



PROJECT TITLE: PROPOSED NEW HOUSING ON ERF 1451 KLEINKRANTZ  
DRAWING TITLE: WINDOW SCHEDULE  
DESIGNED: RIAAN LE ROUX  
DATE: SEP 2024  
DRAWN: RIAAN LE ROUX  
PROJECT NO: BA24-002

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Outeursreg voorbehou deur BLUE ARCHITECTS

**LEVELS AND DIMENSIONS.**  
THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIER MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE AND DESCRIPANCIES MUST BE REPORTED TO THE ARCHITECT BEFORE COMMENCING ANY SHOP DRAWINGS AND/OR WORK.

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS AND LARGE SCALE DETAILS SUPERSEDE SMALL SCALE DRAWINGS.

No. Nr.	Date Datum	Description Beskrywing	By Deur
Revisions		Wysigings	



TEL: +27 83 3953 089 • FAX: +27 86 6504 942 •  
E-mail: riaan@b-a.co.za • Address: 120 York Street,  
Lache House, George, 6529 • Postal:  
P.O.Box 4132, George East, 6539

Client/Klient

**CLIFTON DUNES (PTY) LTD**

Project/Projek

**Proposed New Housing on Erf 1451 Kleinkrantz Wilderness**

Drawing Title/Tekening Titel

WINDOW SCHEDULE # 1

Drawing Number/Tekening Nommer	Wys Nr./Rev No.
BA24-002 5-50 MS	0

Scale/Skaal AS SHOWN	Designed/Ontwerp RIAAN LE ROUX
Date/Datum SEP 2024	Drawn/Geteken RIAAN LE ROUX
	Checked/Nagesien RIAAN LE ROUX
	Op oorspronklike tekening On original drawing





VIEW 1- scale nts



VIEW 2- scale nts



VIEW 3- scale nts



VIEW 4- scale nts



VIEW 5- scale nts



VIEW 6- scale nts

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**LEVELS AND DIMENSIONS.**  
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FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS AND LARGE SCALE DETAILS SUPERSEDE SMALL SCALE DRAWINGS.


No. Nr.	Date Datum	Description Beskrywing	By Deur
Revisions		Wysigings	



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P.O.Box 4132, George East, 6539

Client/Klient

**CLIFTON DUNES  
(PTY) LTD**

Project/Projek

**Proposed New  
Housing on Erf 1451  
Kleinkrantz  
Wilderness**

Drawing Title/Tekening Titel

3D VIEWS

Drawing Number/Tekening Nommer

BA24-002 7-01 MS

Wys Nr./Rev No.

0

Scale/Skaal

AS SHOWN

Designed/Ontwerp

RIAAN LE ROUX

Drawn/Geteken

RIAAN LE ROUX

Date/Datum

JULY 2024

Checked/Nagesien

RIAAN LE ROUX

Op oorspronklike tekening

On original drawing





north elevation with contours copied 8.5 meters above NGL no roof line close to 8.5 meter



south elevation with contours copied 8.5 meters above NGL only 2 points close to 8.5 meter line. south east corner of main and second dwelling



west elevation with contours copied 8.5 meters above NGL again only 2 points as per south elevation close to contours



east elevation with contours copied 8.5 meters above NGL same again

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**LEVELS AND DIMENSIONS.**  
THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIER MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE AND DESCRIPANCIES MUST BE REPORTED TO THE ARCHITECT BEFORE COMMENCING ANY SHOP DRAWINGS AND/OR WORK.  
  
FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS AND LARGE SCALE DETAILS SUPERSEDE SMALL SCALE DRAWINGS.


No. Nr.	Date Datum	Description Beskrywing	By Deur
Revisions		Wysigings	



**BLUE ARCHITECTS**

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E-mail: riaan@b-a.co.za • Address: 120 York Street,  
Lache House, George, 6529 • Postal:  
P.O.Box 4232, George East, 6539

Client/Klient

**CLIFTON DUNES  
(PTY) LTD**

Project/Projek

**Proposed New  
Housing on Erf 1451  
Kleinkrantz  
Wilderness**

Drawing Title/Tekening Titel

3D VIEWS WITH CONTOUR HEIGHT @ 8500 MM

Drawing Number/Tekening Nommer	Wys Nr./Rev No.
BA24-002 7-02 MS	<div>0</div>

Scale/Skaal AS SHOWN	Designed/Ontwerp RIAAN LE ROUX
	Drawn/Geteken RIAAN LE ROUX
Date/Datum JULY 2024	Checked/Nagesien RIAAN LE ROUX

Op oorspronklike tekening  
On original drawing

**ANNEXURE "C" - 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	<a href="mailto:janvrolijk@jvtownplanner.co.za">janvrolijk@jvtownplanner.co.za</a>		
Tel	044 873 3011	Fax	086 510 4383
		Cell	082 464 7871

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

Registered owner	Clinton Dunes Investments 77 (Pty) Ltd		
Address	P O Box 7374		
	Halfway House	Postal code	1658
E-mail	P/a <a href="mailto:kluekaren@hotmail.com">kluekaren@hotmail.com</a>		
Tel	044-871 2879	Fax	N/a
		Cell	0833037895

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

Property Description [Erf / Erven / Portion(s) and	Erf 1451 Wilderness
---	---------------------

Farm number(s), allotment area.]											
Physical Address	<b>1451 Gousblom Crescent, Kleinkrantz, Wilderness</b>										
GPS Coordinates					Town/City		<b>George</b>				
Current Zoning	<b>Single Residential Zone I</b>		Extent		<b>561m<sup>2</sup></b>		Are there existing buildings?		<b>Y</b>	<b>N</b>	
Current Land Use	<b>Vacant</b>										
Title Deed number & date	<b>T58304/2005</b>										
Any restrictive conditions prohibiting application?	<b>Y</b>	<b>N</b>	If Yes, list condition number(s).		<b>Condition B.7. and B.7.(a) on page three and four of Title Deed T58304/2005</b>						
Are the restrictive conditions in favour of a third party(ies)?	<b>Y</b>	<b>N</b>	If Yes, list the party(ies).		<b>N/a</b>						
Is the property encumbered by a bond?	<b>Y</b>	<b>N</b>	If Yes, list Bondholder(s)?		<b>N/a</b>						
Has the Municipality already decided on the application(s)?	<b>Y</b>	<b>N</b>	If yes, list reference number(s)?		<b>N/a</b>						
Any existing unauthorized buildings and/or land use on the subject property(ies)?					<b>Y</b>	<b>N</b>	If yes, is this application to legalize the building / land use?			<b>Y</b>	<b>N</b>
Are there any pending court case / order relating to the subject property(ies)?					<b>Y</b>	<b>N</b>	Are there any land claim(s) registered on the subject property(ies)?			<b>Y</b>	<b>N</b>
<b>PART D: PRE-APPLICATION CONSULTATION</b>											
Has there been any pre-application consultation?			<b>Y</b>	<b>N</b>	If Yes, please complete the information below and attach the minutes.						
Official's name	<b>N/a</b>		Reference number		<b>N/a</b>		Date of consultation		<b>N/a</b>		
<b>PART E: LAND USE APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY &amp; APPLICATION FEES PAYABLE</b>											
<p><b>*Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany the application.</b></p>											



**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**

- ***An application in terms of Section 39(4) of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) for the consent of the Administrator in terms of condition B.7. and B.7.(a) on page three and four of Title Deed T58304/2005, the title deed of Erf 1451 Wilderness, for the relaxation of***
  - ***the northern side boundary building line on Erf 1451 Wilderness from 1.5 metres to 0.174 metres for a proposed garage for the second dwelling unit and from 1,5 metres to 0.322 metres for the proposed covered walkway of the second dwelling;***
  - ***the western rear boundary building line on Erf 1451 Wilderness from 3.0 metres to 0.0 metres varying to 0.440 metres for the proposed garage of the second dwelling;***
  - ***the western rear boundary building line on Erf 1451 Wilderness from 3.0 metres to 2.110 metres varying to 3.0 metres for the second dwelling; and***
  - ***the eastern side boundary building line on Erf 1451 Wilderness from 1.5 metres to 1.182 metres varying to 1.5 metres for the garage of the main dwelling house and for the water tanks below the garage.***
- ***An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure on Erf 1451 Wilderness for the relaxation of***
  - ***the northern side boundary building line on Erf 1451 Wilderness from 2.0 metres to 0.322 metres for the proposed covered walkway of the second dwelling; and***
  - ***the eastern side boundary building line on Erf 1451 Wilderness from 2.0 metres to 1.182 metres varying to 2.0 metres for the garage of the main dwelling house and for the water tanks below the garage.***
- ***An application in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023 for a permanent departure on Erf 1451 Wilderness from development parameter (a) pertaining to the wall plate height of a dwelling house from 6.5 metres to 8.115 metres varying to 8.435 metres as seen from the south and from 6,5 metres to 8.435 metres as seen from the east.***
- ***An application in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023 for a permanent departure on Erf 1451 Wilderness from development parameter (c) of a second dwelling to allow for a second dwelling with a maximum height of 6.950 metres varying to 8.115 metres as seen from the south and with a height of 8.115 metres as seen from the east.***

## 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?*

<b>Y</b>	<b>N</b>	Completed application form	<b>Y</b>	<b>N</b>	Pre-application Checklist (where applicable)
<b>Y</b>	<b>N</b>	Power of Attorney / Owner's consent if applicant is not owner	<b>Y</b>	<b>N</b>	Bondholder's consent
<b>Y</b>	<b>N</b>	Motivation report / <del>letter</del>	<b>Y</b>	<b>N</b>	Proof of payment of fees
<b>Y</b>	<b>N</b>	Full copy of the Title Deed	<b>Y</b>	<b>N</b>	S.G. noting sheet extract / Erf diagram / General Plan
<b>Y</b>	<b>N</b>	Locality Plan	<b>Y</b>	<b>N</b>	Site layout plan

*Minimum and additional requirements:*

<b>Y</b>	<b>N</b>	<b>N/A</b>	Conveyancer's Certificate	<b>Y</b>	<b>N</b>	<b>N/A</b>	Land Use Plan / Zoning plan
<b>Y</b>	<b>N</b>	<b>N/A</b>	Proposed Subdivision Plan (including street names and numbers)	<b>Y</b>	<b>N</b>	<b>N/A</b>	Phasing Plan
<b>Y</b>	<b>N</b>	<b>N/A</b>	Consolidation Plan	<b>Y</b>	<b>N</b>	<b>N/A</b>	Copy of original approval letter (if applicable)
<b>Y</b>	<b>N</b>	<b>N/A</b>	Site Development Plan	<b>Y</b>	<b>N</b>	<b>N/A</b>	Landscaping / Tree Plan
<b>Y</b>	<b>N</b>	<b>N/A</b>	Abutting owner's consent	<b>Y</b>	<b>N</b>	<b>N/A</b>	Home Owners' Association consent
<b>Y</b>	<b>N</b>	<b>N/A</b>	<del>Copy of Environmental Impact Assessment (EIA) /</del> <del>Heritage Impact Assessment (HIA) /</del> <del>Traffic Impact Assessment (TIA) /</del> <del>Traffic Impact Statement (TIS) /</del> <del>Major Hazard Impact Assessment (MHIA) /</del> <del>Environmental Authorisation (EA) /</del> <del>Record of Decision (ROD)</del> <del>(strikethrough irrelevant)</del>	<b>Y</b>	<b>N</b>	<b>N/A</b>	<del>1:50 / 1:100 Flood line determination (plan / report)</del>
<b>Y</b>	<b>N</b>	<b>N/A</b>	Services Report or indication of all municipal services / registered servitudes	<b>Y</b>	<b>N</b>	<b>N/A</b>	Required number of documentation copies
<b>Y</b>	<b>N</b>	<b>N/A</b>	Any additional documents or information required as listed in the pre-application consultation form / minutes	<b>Y</b>	<b>N</b>	<b>N/A</b>	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), National Environmental Management: Waste Act, 2008 (Act 59 of 2008), National Water Act, 1998 (Act 36 of 1998)  ( <del>strikethrough irrelevant</del> )
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			
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.			
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:

**29 August 2025**

Full name:

**Johannes George Vrolijk**

Professional capacity:

**Professional Town Planner**

SACPLAN Reg. Nr:

**A/1386/2010**

## ANNEXURE "D" – NEIGHBOURS CONSENT

# NEIGHBOURS CONSENT/ COMMENT FORM

TO WHOM IT MAY CONCERN

APPLICATION FOR: Height Departure for wall plate from 6.5 meter to 8.5 meter to south corner of building ON ERF/ FARM: 1450


## NATURE OF CONSENT GIVEN (Tick whichever is applicable)

I/We the undersigned owner/s of the adjoining property as described below, hereby confirm that I/we have seen the building plans/ site development plans relating to the above application (my neighbour's development proposal). I/we have no objections thereto and I/we would not make any further claims with regard to view obstruction resulting from the approval of said building plans.

I/We the undersigned owner/s of adjoining properties hereby confirm that I/we have seen the building plans / site development plans relating to the above application (my neighbour's development proposal). I/we have no objections thereto subject to the following:

Comment / Conditions

## ADJACENT OWNER'S DETAILS

OWNER/S NAME/S	Gerhard & Vernaelyn Oosthuizen	ID NUMBER	6201255008056 6712080086089
ERF NUMBER	1450	EXTENSION AREA	KLEINKRANTZ
E-MAIL ADDRESS	Vernaelyn@pearlanddiamond.co.za	TELEPHONE NUMBER	0834587909 0825290411
SIGNATURE OF OWNER		DATE	27/12/2025

Reminder: Adjacent owners must also sign and date the related building plan / site development plan

## FOR OFFICE USE: INFORMATION REQUIRED FOR SUBMISSION:

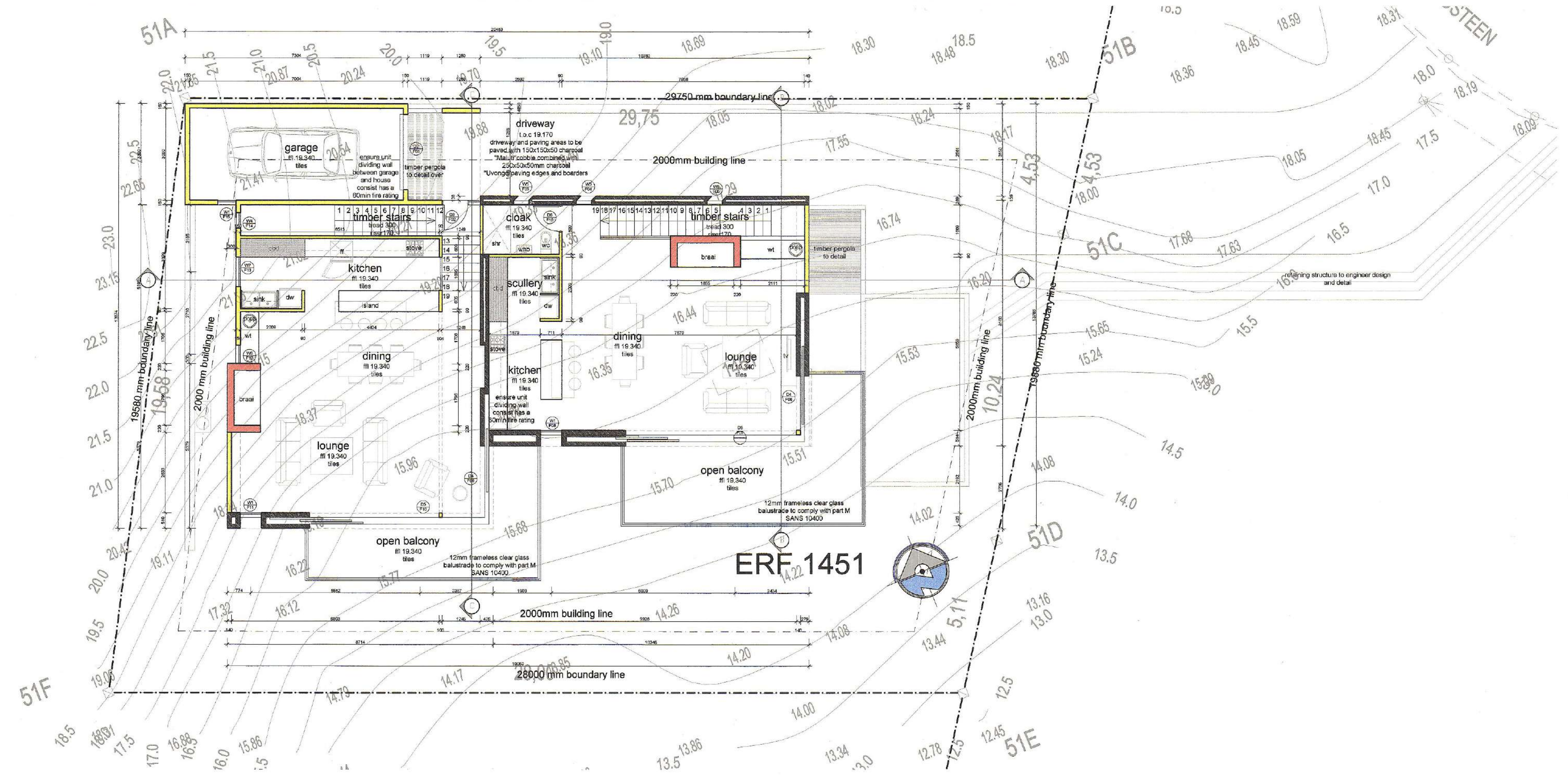
IS THE SIGNATORY THE OWNER OF THE PROPERTY (CONFIRMED ON SAMRAS)?		YES	NO
CHECKED BY		DATE	



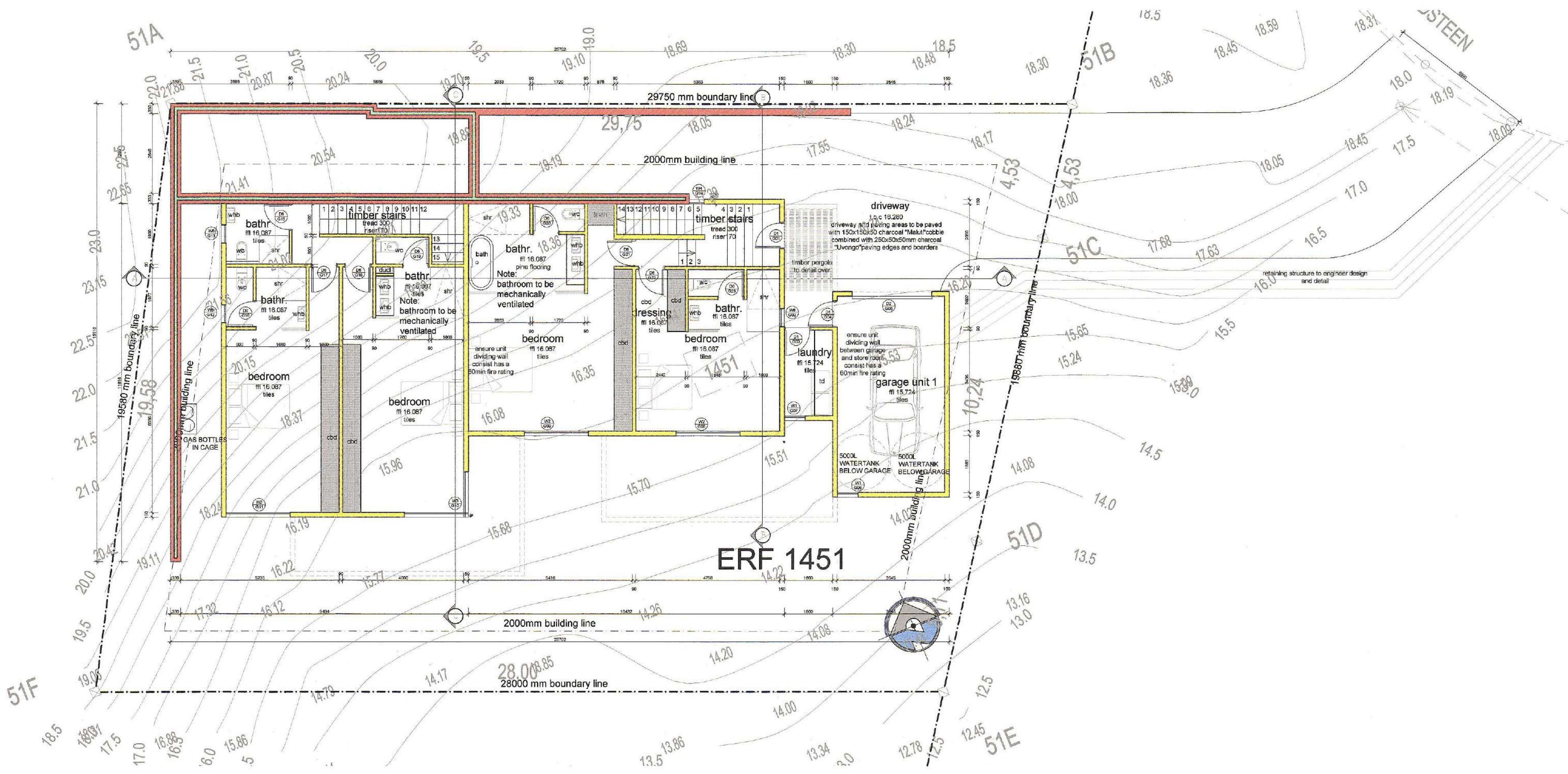
**LEVELS AND DIMENSIONS.**  
THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIER MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE AND DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT BEFORE COMMENCING ANY SHOP DRAWING AND/OR WORK.

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS AND LARGE SCALE DETAILS SUPERSEDE SMALL SCALE DRAWINGS.

*g. Joubert*  
*21/4/2025*



FIRST STOREY PLAN - scale 1 : 100



GROUND STOREY PLAN - scale 1 : 100

No. Nr.	Date Datum	Description Beskrywing	By Deur
---------	------------	------------------------	---------

Revisions Wysigings



**BLUE ARCHITECTS**

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E-mail: riaan@b-a.co.za • Address: 120 York Street,  
Lace House, George, 6529 • Postal:  
P.O. Box 4232, George East, 6539

Client/Klient

**CLIFTON DUNES  
(PTY) LTD**

Project/Projek

**Proposed New  
Housing on Erf 1451  
Kleinkrantz  
Wilderness**

Drawing Title/Tekening Titel

**GROUND STOREY & FIRST STOREY PLANS**

Drawing Number/Tekening Nommer

**BA24-002 2-01 MS**

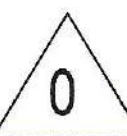
Scale/Skaal

**AS SHOWN**

Date/Datum

**SEP 2024**

Op oorspronklike tekening  
On original drawing





#### LEVELS AND DIMENSIONS.

THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIER MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE AND DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT BEFORE COMMENCING ANY SHOP DRAWINGS AND/OR WORK.

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS AND LARGE SCALE DETAILS SUPERSEDE SMALL SCALE DRAWINGS.

*Handwritten signature*  
*Handwritten signature*  
7/4/2025

No. Nr.	Date Datum	Description Beskrywing	By Deur

#### Revisions Wysigings



Tel: +27 83 3553 083 • Fax: +27 86 0504 962 •  
E-mail: haa@b-a.co.za • Address: 120 York Street,  
Lache House, George, 6529 • Postal:  
P.O. Box 4232, George East, 6539

#### Client/Klient

**CLIFTON DUNES  
(PTY) LTD**

#### Project/Projek

**Proposed New  
Housing on Erf 1451  
Kleinkrantz  
Wilderness**

#### Drawing Title/Tekening Titel

SECTION AA & ELEVATIONS

#### Drawing Number/Tekening Nummer

BA24-002 3-01 MS

#### Scale/Skaal

AS SHOWN

#### Date/Datum

SEP 2024

#### Designed/Ontwerp

RIAAN LE ROUX

#### Drawn/Getekon

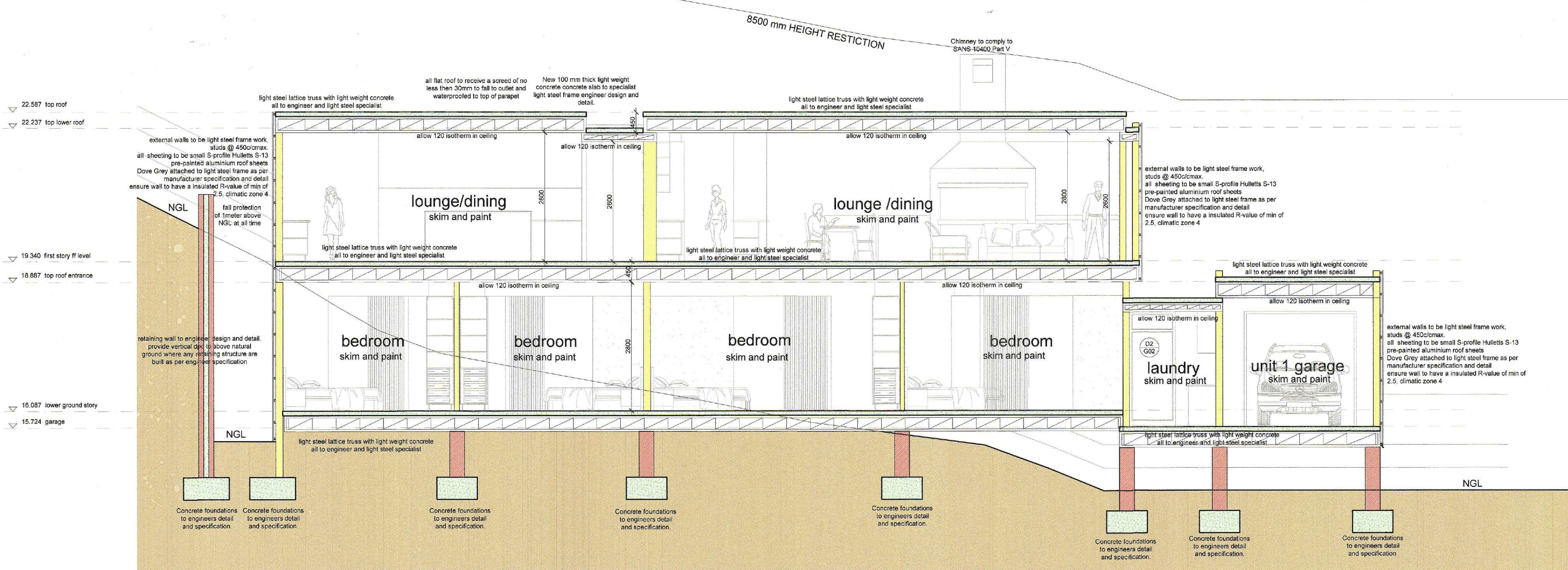
RIAAN LE ROUX

#### Checked/Nagesien

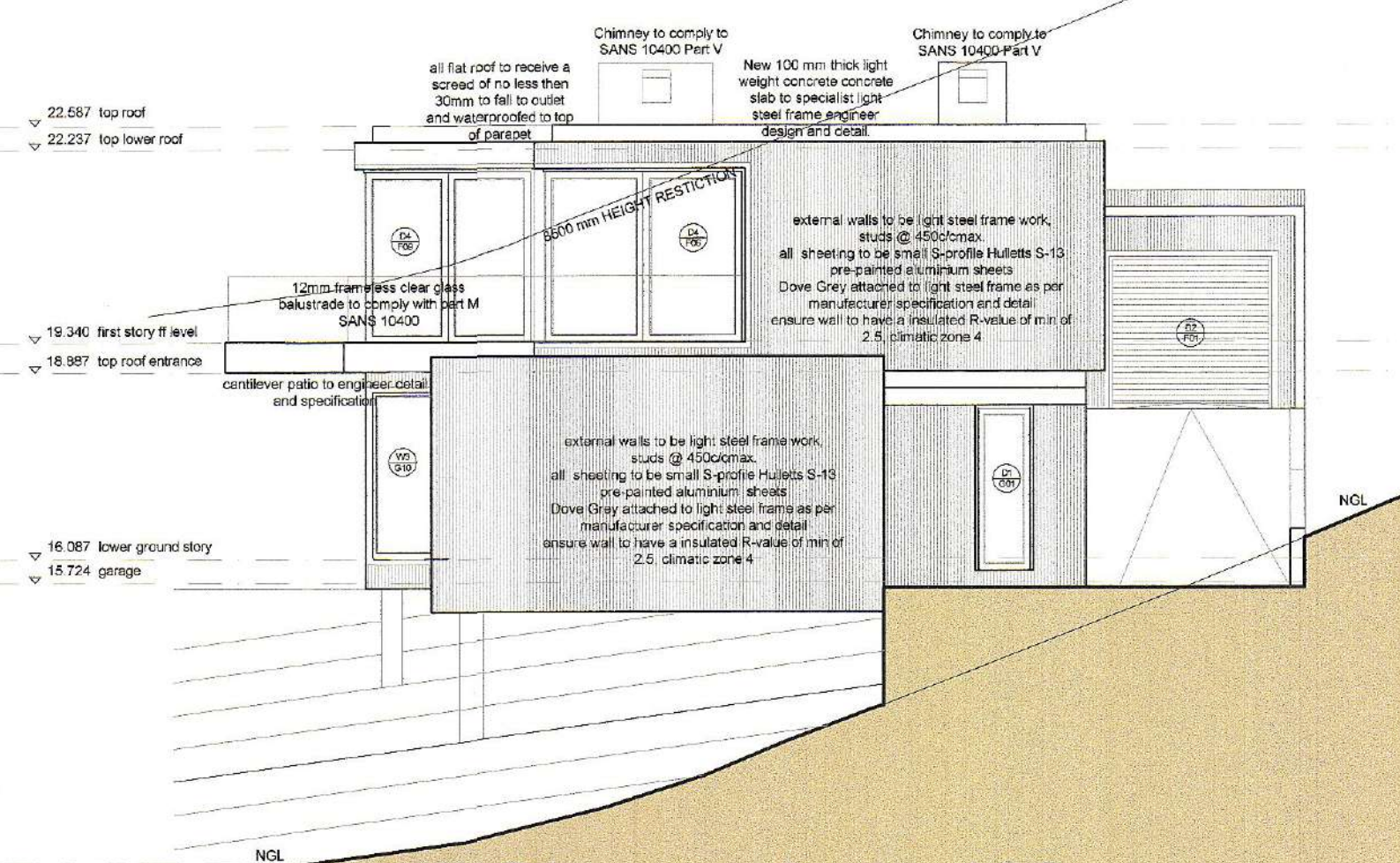
RIAAN LE ROUX

#### Op oorspronlike tekening

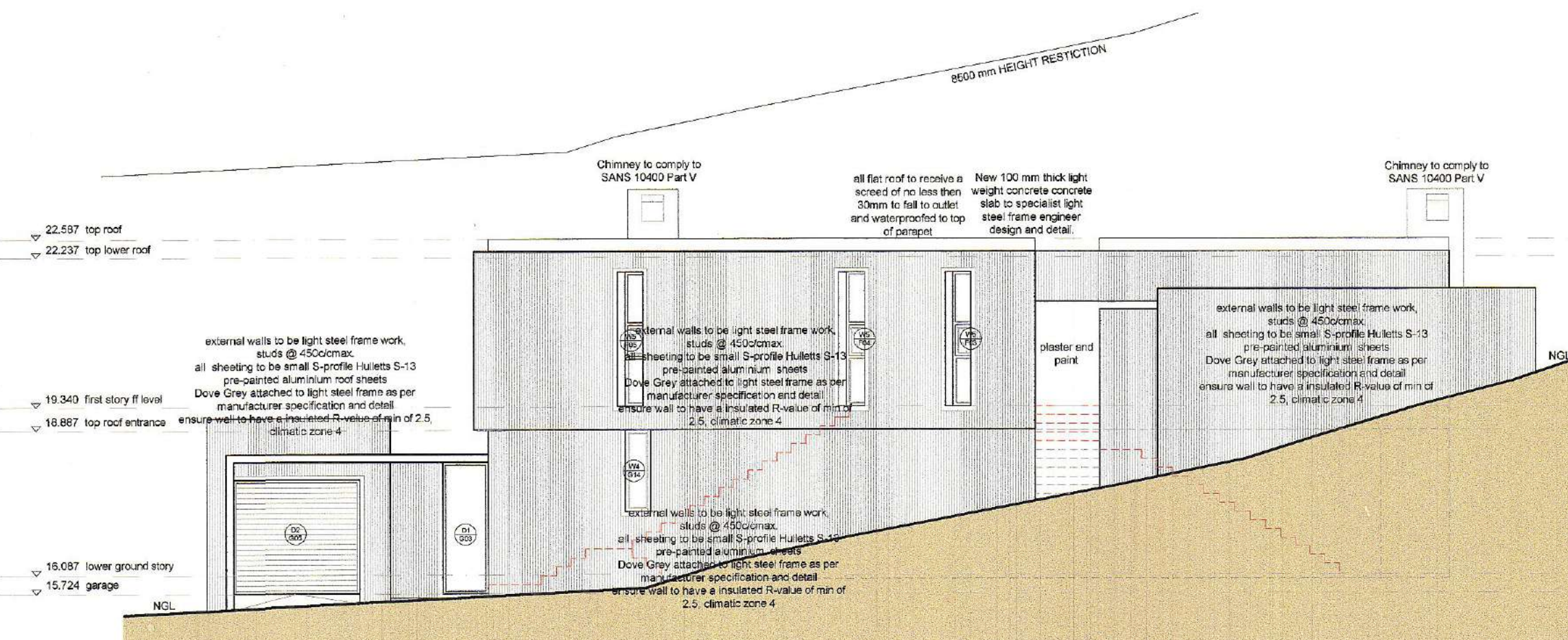
On original drawing



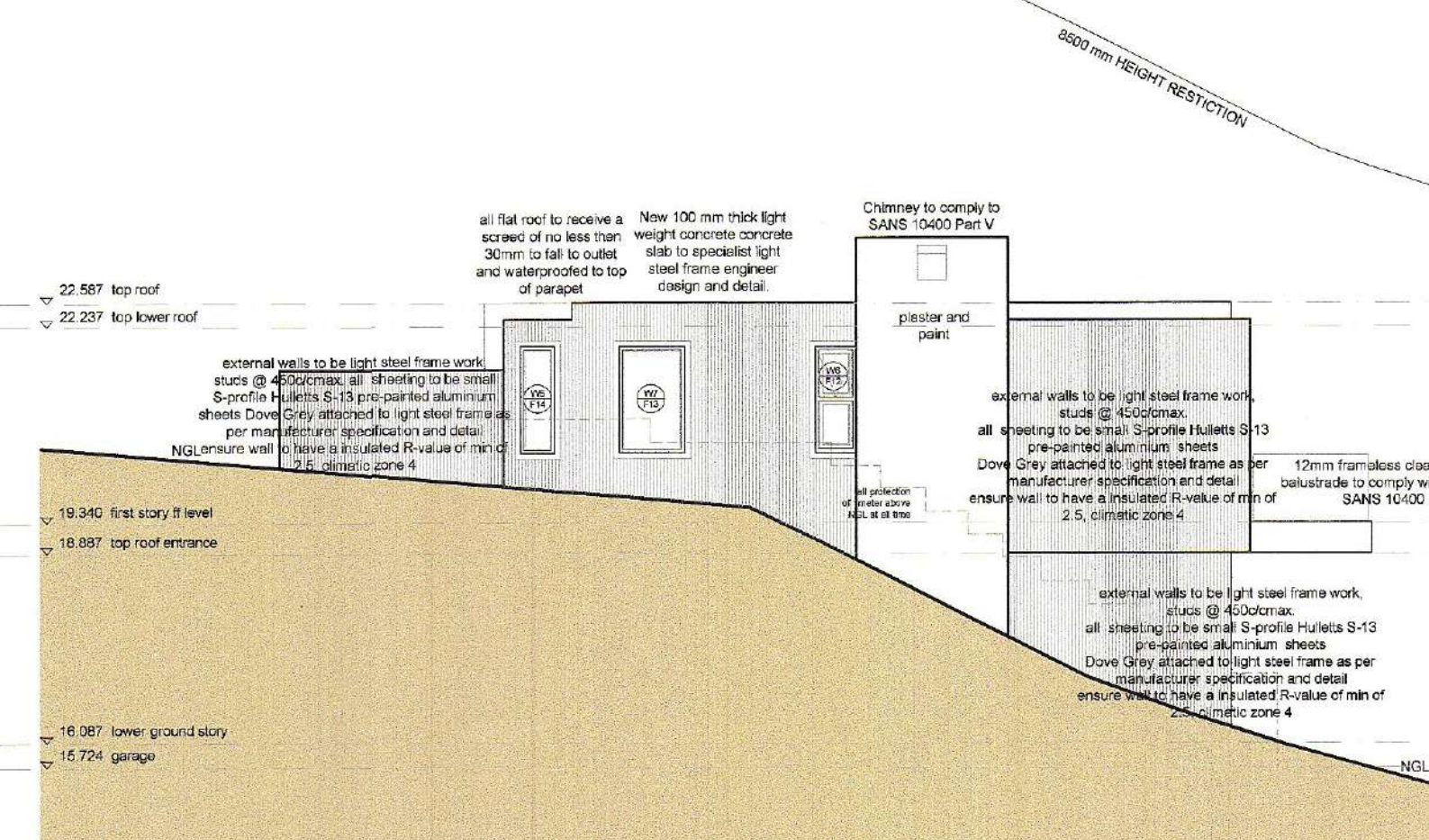
SECTION AA - scale 1 : 100



EAST ELEVATION - scale 1 : 100



NORTH ELEVATION - scale 1 : 100



WEST ELEVATION - scale 1 : 100



## ANNEXURE "E" - LOCALITY PLAN



# Erf 1451 Wilderness - Locality plan



0 0.05 0.1 0.2 km

Date: 6/24/2025 7:08 AM

Scale: 1:2,077



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 "F" – GENERAL PLAN







Restant van Erf 1298

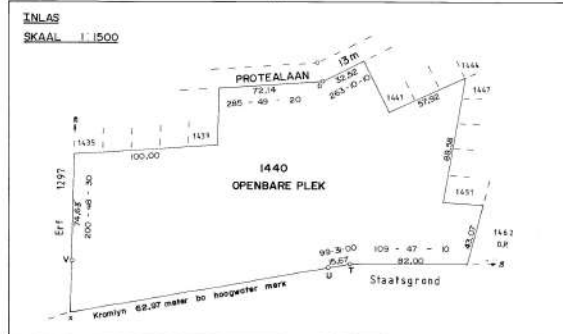


**C**  
TP  
ALGEMENE PLAN Nr. 10855  
VAN  
DIE DORP KLEINKRANTZ  
(WILDERNESS TOEKENNINGSGEBIED)

Gelee op Erf 1740 (gedeelte van Erf 1298), Wilderness, in die Administratiewe  
Distrik van George, Provinsie van die Kaap die Goeie Hoop.

SKAAL 1:500

L.O. Nr. 12404/84
VEL 2
HIERDIE PLAN BESTAAN UIT 7 VELLE
GOEDSKEUR
<i>W. van der Merwe</i> LANDMETER - GENERAAL
OPGEMET IN JUNIE - AUGUSTUS 1974
DEUR ONS <i>W. van der Merwe</i> LANDMETERS
EN IN MAART 1983 - NOVEMBER 1984
DEUR MY <i>W. van der Merwe</i> LANDMETER



OORSPRONKELIKE KAART Nr. 12404/84	
LEER Nr.	REOR. 193
MEETSTUKKE Nr.	8 857/84
KOMPLASIES	ALND-1211 (M 2952)
	AL - 2AB (V12 I 078)
	ALND-1212 (M 2953)
	ALND-1213 (M 2954)
	ALND-1214 (M 2955)

**ANNEXURE "G" - TITLE DEED**

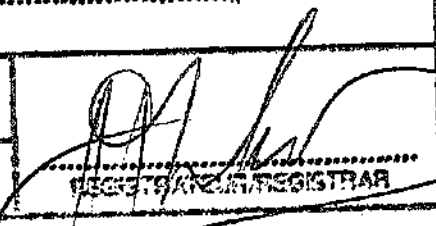
21 - CLIFFE DEKKER

SEELREG DUTY	R. _____
FOOI FEE	R. 400,00

000041578 / 2021
<b>EC</b>
2021-09-22

Prepared by me

CONVEYANCER  
SEYFFERT MAJ

<b>VERSIND</b>	<b>MORTGAGED</b>
VR FOR R. 2 200 000,00	
000078177 / 2005	
22 JUL 2005	
REGISTRAR	

000058304 / 2005
------------------

## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

**ANTHONY JOHN NOYES PLUMMER**

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 JOHANNESBURG on 24<sup>th</sup> and 25<sup>th</sup> April 2005 granted to him by

- MARINA ETHEL KATER**  
Identity Number 430223 0044 01 4  
Widow

a five-eighth (5/8<sup>th</sup>) share

DATA: 00000000	DATE
20 JUL 2005	3-8-1 MURIT

2. **ANTHEA NATALIE MURPHY**  
Identity Number 650410 0126 08 0  
Married in community of property to **JAMES PETER MURPHY**  
which community of property is excluded in terms of a testamentary  
condion  
  
a one-eighth (1/8<sup>th</sup>) share
3. **EARL DAVID KATER**  
Identity Number 680607 5210 01 7  
Unmarried  
  
a one-eighth (1/8<sup>th</sup>) share
4. **CHESTER JOHN KATER**  
Identity Number 720907 5122 08 5  
and  
**LYNN KATHLEEN KATER**  
Identity Number 740308 0213 08 4  
Married in community of property to each other  
which community of property is excluded in terms of a testamentary  
condition  
a one-eighth (1/8<sup>th</sup>) share

And the appearer declared that his said principals had, on 18 January 2005, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

**CLIFTON DUNES INVESTMENTS 77 (PROPRIETARY) LIMITED**  
No. 2004/013750/07

or its Successors in Title or assigns, in full and free property

ERF 1451 WILDERNESS IN THE MUNICIPALITY AND DIVISION OF  
GEORGE, PROVINCE OF THE WESTERN CAPE;

IN EXTENT 561 (FIVE HUNDRED AND SIXTY ONE) SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer No. T5344/1996 with  
General Plan No. TP10855 relating thereto and HELD BY Deed of  
Transfer No. T5345/1996.

- A. SUBJECT to the conditions contained in Amended Title dated 2<sup>nd</sup> August, 1904 (George Quitrents Volume 14 No. 15), one of which reads as follows:

"The land thus granted being further subject to all such duties and regulations as either are already or shall in future be established respecting lands granted on similar tenure."

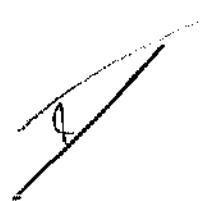
B. SUBJECT FURTHER to the following conditions created in Deed of Transfer No. T5344/1996 and imposed by the Administrator of the Province of the Cape of Good Hope in terms of Ordinance No. 33 of 1934 when approving of Kleinkrantz Township, namely:

- "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. 623 dated 14 August 1970.
2. In the event of a Town Planning Scheme or any portion thereof applying or being made applicable to this erf, any provisions thereof which are more restrictive than any condition of title applicable to this erf shall take precedence. Furthermore, nothing in these conditions shall be construed as overriding the provisions of Section 146 of Ordinance No 15 of 1952, as amended.
3. No building on this erf shall be used or converted to use for any purpose other than that permitted in terms of these conditions.
4. The owner of this erf shall, without compensation, be obliged to allow gas mains, electricity, telephone and television cables and/or wires and main and/or other waterpipes and the sewerage 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 purpose of constructing, altering, removing or inspecting any work 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. This 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 are 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 5m to the street line which forms a boundary of this erf, nor within 3m of the rear or 1,5m of the lateral boundary common to any adjoining erf, provided that with the consent of the local authority -

- (a) an outbuilding used solely for the housing of motor vehicles and not exceeding 3m 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 12m measured from the rear boundary of the erf, provided that in the case of a corner erf the distance of 12m shall be measured from the point furthest from the streets abutting the erf;
  - (b) an outbuilding in terms of sub-paragraph (a) 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 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.

A handwritten signature or mark, possibly a stylized 'S' or 'L', is located in the bottom right corner of the page.

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

1. MARINA ETHEL KATER, Widow
2. ANTHEA NATALIE MURPHY, Married in community of property to JAMES PETER MURPHY, as aforesaid
3. EARL DAVID KATER, Unmarried
4. CHESTER JOHN KATER and LYNN KATHLEEN KATER, Married as aforesaid

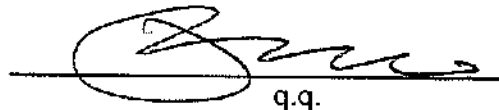
heretofore had to the premises, did in consequence also acknowledge them to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

**CLIFTON DUNES INVESTMENTS 77 (PROPRIETARY) LIMITED**  
**No. 2004/013750/07**

or its Successors in Title 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 **R850 000,00 (EIGHT HUNDRED AND FIFTY 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 22 July 2005

  
q.q.

In my presence

  
REGISTRAR OF DEEDS



**ANNEXURE "H" - POWER OF ATTORNEY**

## **POWER OF ATTORNEY**

We, the undersigned

**Anton Johannes Truter and Matthey Johannes Klue**

the only Directors of

**Clinton Dunes Investments 77 (Proprietary) Limited Registration number 2004/013750/07**

the registered owner of

**Erf 1451 Wilderness**

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

- An application in terms of Section 39(4) of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) for the consent of the Administrator in terms of condition B.7. and B.7. (a) on page three and four of Title Deed T58304/2005, the title deed of Erf 1451 Wilderness, for the relaxation of
  - the northern side boundary building line on Erf 1451 Wilderness from 1.5 metres to 0.174 metres for a proposed garage for the second dwelling unit and from 1.5 metres to 0.322 metres for the proposed covered walkway;
  - the western rear boundary building line on Erf 1451 Wilderness from 3.0 metres to 0.0 metres varying to 0.440 metres for the proposed garage of the second dwelling;
  - the western rear boundary building line on Erf 1451 Wilderness from 3.0 metres to 2.110 metres varying to 3.0 metres for the second dwelling; and
  - the eastern side boundary building line on Erf 1451 Wilderness from 1.5 metres to 1.162 metres varying to 1.5 metres for the garage of the main dwelling house and for the water tanks below the garage.

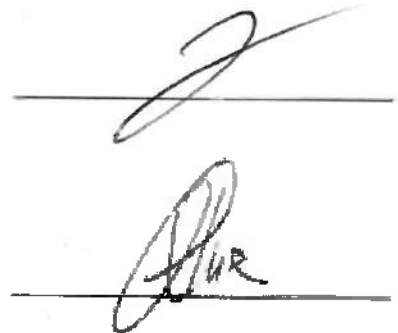


- An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure on Erf 1451 Wilderness for the relaxation of
  - the northern side boundary building line on Erf 1451 Wilderness from 2.0 metres to 0.322 metres for the proposed covered walkway of the second dwelling; and
  - the eastern side boundary building line on Erf 1451 Wilderness from 2.0 metres to 1.182 metres varying to 2.0 metres for the garage of the main dwelling house and for the water tanks below the garage.
  
- An application in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023 for a permanent departure on Erf 1451 Wilderness from development parameter (a) pertaining to the wall plate height of a dwelling house from 6.5 metres to 8.115 metres varying to 8.435 metres as seen from the south and from 6.5 metres to 8.435 metres as seen from the east.
  
- An application in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023 for a permanent departure on Erf 1451 Wilderness from development parameter (c) of a second dwelling to allow for a second dwelling with a maximum height of 6.950 metres varying to 8.115 metres as seen from the south and with a height of 8.115 metres as seen from the east.

Signed at George on 28 August 2025

Anton Johannes Truter

Matthey Johannes Klue



**ANNEXURE "I" – COMPANY REGISTRATION CERTIFICATE**



## Enterprise Details

Enterprise Number 2004 / 013750 / 07  
Enterprise Name CLIFTON DUNES INVESTMENTS 77  
Enterprise Type Private Company  
Enterprise Status In Business  
Compliance Notice Status NONE  
Registration Date 5/25/2004

### PHYSICAL ADDRESS:

1 YORK STREET  
GEORGE

6529

### POSTAL ADDRESS:

P O BOX 7374  
HALFWAY HOUSE

1685

## Registered Directors / Members

ID / Passport Number	Name(s)	Surname	Type	Status
680209 XXXX 08 X	ANTON JOHANNES	TRUTER	Director	Active
620522 XXXX 08 X	MATTHYS JOHANNES	KLUE	Director	Active

**ANNEXURE "J" – CONVEYANCER CERTIFICATE**

## **CONVEYANCER'S CERTIFICATE**

### **IN TERMS OF SECTION 38(1)(n) OF THE GEORGE MUNICIPALITY: LAND USE PLANNING BY LAW, 2023**

#### **ERF 1451 WILDERNESS**

#### **APPLICATION DETAILS**

- An application in terms of Section 39(4) of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) for the consent of the Administrator in terms of condition B.7. and B.7.(a) on page three and four of Title Deed T58304/2005, the title deed of Erf 1451 Wilderness, for the relaxation of
  - the northern side boundary building line on Erf 1451 Wilderness from 1.5 metres to 0.174 metres for a proposed garage for the second dwelling unit and from 1,5 metres to 0.322 metres for the proposed covered walkway of the second dwelling;
  - the western rear boundary building line on Erf 1451 Wilderness from 3.0 metres to 0.0 metres varying to 0.440 metres for the proposed garage of the second dwelling;
  - the western rear boundary building line on Erf 1451 Wilderness from 3.0 metres to 2.110 metres varying to 3.0 metres for the second dwelling; and
  - the eastern side boundary building line on Erf 1451 Wilderness from 1.5 metres to 1.182 metres varying to 1.5 metres for the garage of the main dwelling house and for the water tanks below the garage.
- An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure on Erf 1451 Wilderness for the relaxation of
  - the northern side boundary building line on Erf 1451 Wilderness from 2.0 metres to 0.322 metres for the proposed covered walkway of the second dwelling; and
  - the eastern side boundary building line on Erf 1451 Wilderness from 2.0 metres to 1.182 metres varying to 2.0 metres for the garage of the main dwelling house and for the water tanks below the garage.

- An application in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023 for a permanent departure on Erf 1451 Wilderness from development parameter (a) pertaining to the wall plate height of a dwelling house from 6.5 metres to 8.115 metres varying to 8.435 metres as seen from the south and from 6,5 metres to 8.435 metres as seen from the east.
- An application in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023 for a permanent departure on Erf 1451 Wilderness from development parameter (c) of a second dwelling to allow for a second dwelling with a maximum height of 6.950 metres varying to 8.115 metres as seen from the south and with a height of 8.115 metres as seen from the east.

### **APPLICATION DATE**

August 2025

I, the undersigned

ANDALEEN CHIMES a duly qualified and admitted Conveyancer, practicing at A Chimes & Van Wyk Attorneys, Cathedral Street, George do hereby certify as follows:

1. I have perused the following title Deed/s and conducted a search behind the pivot of the said title deed/s at the Deeds Office, Cape Town:

**T58304/2005** (current Title Deed)

in respect of:

**ERF 1451 WILDERNESS  
IN THE MUNICIPALITY AND DIVISION OF GEORGE  
WESTERN CAPE PROVINCE**

**IN EXTENT: 561 (FIVE SIX ONE) SQUARE METRES**

**HELD BY DEED OF TRANSFER NUMBER T58304/2005**

REGISTERED in the name of

**CLINTON DUNES INVESTMENTS 77 (PROPRIETARY) LIMITED REGISTRATION  
NUMBER 2004/013750/07**

2. I have appraised myself with the details of the abovementioned Land Development Application.
3. The abovementioned Title Deed contains the following conditions restricting the contemplated Land Use in terms of the abovementioned Land Development Application.

*"B. SUBJECT FURTHER to the following conditions contained in Deed of Transfer No. T5344/1996 and imposed by the Administrator of the Province of the Cape of Good Hope in terms of Ordinance No. 33 of 1934 when approving of Kleinkrantz Township, namely:*

1. *Any words and .....*
2. *In the event.....*
3. *No building on .....*
4. *The owner of .....*
5. *The owner of .....*
6. *The erf shall .....*
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 5m to the street line which forms a boundary of this erf, nor within 3m of the rear or 1,5m of the lateral boundary common to any adjoining erf, provided that with the consent of the local authority –*

*(a) an outbuilding used solely for the housing of motor vehicles and not exceeding 3m 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 12m measured from the rear boundary of the erf, provided that in the case of a corner erf the distance of 12m shall be measured from the point furthest from the streets abutting the erf;"*

4. There is no bond registered over the property.

**SIGNED** at GEORGE on 27 AUGUST 2025

A handwritten signature in black ink, appearing to be 'P. J. S.', written in a cursive style.

**CONVEYANCER**