

Collaborator No.: 3470266
Reference / Verwysing: Erf 196, Wilderness
Date / Datum: 21 November 2025
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Marike Vreken Town Planners
P O Box 2180
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6570

APPLICATION FOR REZONING AND REMOVAL OF TITLE DEED RESTRICTIONS: ERF 196, WILDERNESS

Your application in the above regard refers.

The Deputy Director: Development and Environmental Management (Authorised Official) has, under delegated authority, 4.17.1.17 of 24 April 2025 decided that, notwithstanding the objections received, the following applications on Erf 196, Wilderness:

1. Removal of a Restrictive Title Deed Condition: B(2) from the Title Deed T43030/22 in terms of Section 15(2)(f) of Land Use Planning By-Law for George Municipality, 2023 to allow the existing restaurant on Erf 196, Wilderness;
2. Rezoning in terms of Section 15(2)(a) of the Land Use Planning By-Law for George Municipality, 2023 of Erf 196, Wilderness from Business Zone IV (offices) to Business Zone I (Business Premises) for a restaurant;

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

REASONS

- i. The application supports appropriately scaled land use intensification that aligns with the spatial planning objectives for the Wilderness Village, in accordance with SPLUMA and the LSDF.
- ii. The rezoning does not detract from the surrounding residential, aesthetical or environmental character.
- iii. The proposal will not have a negative impact on the adjacent neighbours' amenity and rights to privacy, sunlight and views as the development will be restricted to a height of 8.5m.
- iv. The proposed development is expected to support the village economy, generate employment opportunities, and contribute positively to the local tourism sector.
- v. The proposal will make use of existing bulk infrastructure services.

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

General conditions:

1. That in terms of the Land Use Planning By-law for the George Municipality 2023, the approval shall lapse if not implemented within a period of two (2) years from the date it comes into operation.

2. This approval shall be taken to cover only the Departures as approved and as indicated on the site layout plan, drawing no PR2465/SDP/03 drawn by Marike Vreken dated 8 November 2024 attached as “**Annexure A**” which bears Council’s stamp and shall not be construed as to depart from any other Council requirements or legal provision.
3. That in terms of Section 34(1) the owner/applicant must apply to the Registrar of Deeds to make the appropriate entries in, and endorsements on, any relevant register or title deed to reflect the removal of the restrictive conditions, after the publication of a notice contemplated in Section 33(7) in the Provincial Gazette;

Implementation of Rezoning

4. A site development plan for the development must be submitted to the Directorate: Planning and Development in terms of Section 23 of the George Integrated Zoning Scheme Bylaw, 2023 for consideration prior to the submission of building plans.
5. A separate landscaping plan to be submitted with the SDP to the satisfaction of the Directorate for consideration and approval. The plan shall indicate all hard and soft landscaping elements to be incorporated into the development, including the indigenous vegetation and trees that will be retained or planted, pathways, play apparatus, benches, walls, etc. within the development.
6. The Rezoning will be deemed implemented on the approval of building plans.
7. The height of the existing and future development may not exceed 8.5m.
8. Stormwater attenuation must be illustrated on the SDP.
9. A contravention levy of **R122 338.88** (VAT Included) is payable for the illegal use of structures on submission of building plans.

Notes:

- i. *A building plan be submitted for approval in accordance with the National Building Regulations (NBR).*
- ii. *The applicant should comply with all other relevant legalisation.*
- iii. *Stormwater must be dispersed responsibly, and the stormwater management, retention and erosion measures must be addressed on the building plans.*
- iv. *Comments / approval from DFFE with regards to the milkwood trees must be submitted with the building plan application.*
- v. *Building plan to be submitted in terms of section 4 of the National Building Regulations and Building Standards Act, 103 of 1977, for the development. Building plans to comply with SANS 10400 and any other applicable legislation. No construction may be commenced with until such time as a building plan has been approved. The property may only be use for the intended purpose once a Certificate of Occupation has been issued. Further comments will be provided on submission of building plans.*
- vi. *Additional building plan application fees, calculated in terms of the approved tariffs, will be applicable should structures already be commenced with or completed without the approval of the Local Authority.*
- vii. *Existing Milkwood (protected) trees must be retained. Pruning/removal requires a permit under the National Forest Act, 1998.*
- viii. *Proponent must comply with Section 28 of NEMA*
- ix. *The contravention levy is calculated as follows:*

Factor	Calculation	Factor	Calculation
Floor Area Directly Related	114m ² (restaurant)	Floor Area Directly Related	61m ² (outdoor seating area)
m ² Value of the property	$\frac{\text{Total Municipal Value of the Property}}{\text{Total Area of the Property}}$ $\therefore \frac{R5,470\,000.00}{743\text{sqm}}$ =R7 362.05 /m²	m ² Value of the property	$\frac{\text{Total Municipal Value of the Property}}{\text{Total Area of the Property}}$ $\therefore \frac{R5,470\,000.00}{743\text{sqm}}$ =R7 362.05 /m²
Contravention Levy 10% (Directly)	$10\% \times R7\,362.05/\text{m}^2 \times 114\text{m}^2$ = R83 927.37 Plus VAT (15%) = R12, 589.11 Total: R96 516.48	Contravention Levy 5% (Indirect)	$5\% \times R7\,362.05/\text{m}^2 \times 61\text{m}^2$ =R22 454.25 Plus VAT (15%) = R3 368.15 Total: R25 822.40
Total Contravention Fee ∴ R96 516.48 + R25 822.40 = R122 338.88			

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

- 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:
- The amounts of the development charges are reflected on the attached (**Annexure H**) calculation sheet dated 13/12/2024 and are as follows:
 - Roads: R 990,64
 - Sewer: R
 - Water: R
 - Total: R 990,64 (Excluding VAT)**
- The total amount of the development charges of **R 990,64** (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.
- Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in condition 6 above, which may lead to an increase or decrease 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 transfer requests and building plans to obtain a final calculation.

- 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 **R 990,64 (VAT excluded)** 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 17 above.
- 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.
- 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.

17. Any, and all, costs directly related to the development remain the developers' responsibility.
18. Only one connection permitted per registered erf (water and sewer connections). Condition 16 applies.
19. 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 16 applies).
20. 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 16 applies).
21. 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 16 applies).
22. 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.
23. 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.
24. 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.
25. Municipal water is provided for potable use only. No irrigation water will be provided.
26. 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.
27. If required, the developer is to have a Traffic Impact Assessment (TIA) conducted by a registered traffic engineer. The terms of reference of the TIA are to be finalised with the Dir. CES together with any other approving authority, and who must also approve the TIA. All recommendations stipulated in the TIA report and as approved by the Dir. CES and/or relevant authority are to be implemented by the developer. All costs involved will be for the developer.
28. The discharge of surface stormwater is to be addressed by the developer. Condition 16 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.
29. A layout plan indicating the proposed stormwater drainage must be submitted to the Dir: CES for prior approval. Condition 16 applies.
30. 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.
31. Adequate parking with a hardened surface must be provided on the premises of the proposed development.
32. No private parking will be allowed in the road reserve. The developer will be required at own cost to install preventative measures to ensure compliance.
33. A dimensioned layout plan indicating the proposed accesses onto private / servitude roads, must be submitted to the relevant departments for approval. Condition 21 applies.
34. The approval of the layout of the development and accesses is subject to the George Roads Master Plan and approved by the Dir: CES. A site development plan is to be submitted to the Dir: CES, or any other relevant authority for approval prior to any construction work taking place.

35. Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
36. Site access to conform to George Integrated Zoning Scheme 2023.

CONDITIONS OF THE DIRECTORATE: ELECTROTECHNICAL SERVICES

37. 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:
38. The amounts of the development contributions are reflected on the attached (**Annexure H**) calculation sheet dated 12/12/2024 and are as follows:
Electricity: R 0.00(Excluding VAT)
39. The total amount of the development charges of **R 0.00 (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.
40. Any amendments or additions to the approved development parameters 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 transfer requests and building plans to obtain a final calculation.

41. 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 **R0.00 (Excluding VAT)** shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of condition 40 above.
42. 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.
43. 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.
44. Any, and all, costs directly related to the development remain the developers' responsibility.
45. Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 43 applies.
46. 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 43 applicable)
47. 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 43 applicable)
48. Should it be required, a services agreement is to be drawn up between the developer and the George Municipality, by an attorney acceptable to the Municipal Manager. All expenses will be for the developer.
49. Suitable servitudes must be registered for any municipal service not positioned within the normal building lines. Servitudes must be registered for all electrical services traversing erven.
50. 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.

51. In all cases, where individual customer applies for a supply capacity exceeding that provided for in the calculation of DCs and for the developer paid, will be subject to additional DCs based on the rates applicable at the time.
52. Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
53. Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
54. The developer and/or an owner of an erf shall see to it that no Small-Scale Embedded Generation (SSEG) are installed on an erf, any portion of an erf or the development, without prior approval from the ETS. Should any SSEG be installed within any part of the development the Electrotechnical Services will within their discretion either implement applicable penalties and/or disconnect the relevant point of supply.
55. Where DCs have been applied for a particular section of the network, but the developer is requested to install and fund a part of the section of network, such work will be credited against DCs calculated.
56. Installation of ripple relays are compulsory for all geysers with electrical elements.
57. All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.

You have the right to appeal to the Appeal Authority against the decision of the Authorised Employee in terms of Section 79(2) of the Land Use Planning By-Law for George Municipality, 2023.

A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Planning and Development, P O Box 19, George, 6530 or Directorate: Planning and Development, 46 Market Street (Old York Hostel Building), George **on or before 12 DECEMBER 2025**, and simultaneously submit a copy of the appeal on any person who commented, made representations or objected to the application in the above regard. Please also note that the appeal must be e-mailed to the administrative officer mentioned above.

An appeal that is not lodged within the applicable period mentioned above or that does not comply with Section 79 of the Land Use Planning By-Law for George Municipality, 2023, will be deemed invalid in terms of Section 80 of said By-Law.

Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

Please also note that in terms of Section 80(14) of the Land Use Planning By-Law for George Municipality, 2023, the above decision is suspended until such time as the period for lodging an/appeal(s) has lapsed, any appeal(s) has been finalised and you have been advised accordingly.

Yours faithfully



C PETERSEN
SENIOR MANAGER: TOWN PLANNING

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LEGEND

	The Property
	Environment
	Milkwood Trees (Trunks)
	Milkwood Trees (Branch)
	Access & Parking
	Parking Bays
	* 4x bays per 100 m² GLA
	* 7 Parking Bays Provided
	Including Loading Bay
	Combined Access & Exits (±5.1m)
	Structures
	Outdoor Seats
	Paving
	Play Area
	±80m²
	Refuse Room
	* ±5m²
	* Restaurant (Existing)
	* ±112m² in extent
	Retaining Wall
	Stormwater
	Coverage: ±16%
	Floor Factor: 0.16
	GLA: ±101m²

MUNICIPALITEIT GEORGE MUNICIPALITY
 Approved in terms of Section 40 of the George
 Municipal Land Use Planning By-Law (2023) subject
 to the conditions stipulated in the covering letter.
 20/11/2025
 BAFF
 SENIOR MANAGER TOWN PLANNING
 (Municipal Engineer, STREETS & LANSING)



Projection: Transverse Mercator
 Centre Lon: 22°34'32" E
 Centre Lat: 33°59'39" S
 Plan No: PR2465/SDP/03
 Created: 2024/11/08
 Scale: 1:150
Scale: 1:150 (Minimum Plot Size: 100m x 100m)



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SITE DEVELOPMENT PLAN

WILDERNESS ERF 196