



TOWN PLANNING

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DEVELOPMENT MANAGEMENT CONSULTING

## **PROPOSED REZONING, CONSENT USE, PERMANENT DEPARTURE & DELETION FOR L BRITS**

**ERF 1667, REMSKOEN STREET, HOEKWIL, WILDERNESS HEIGHTS  
GEORGE MUNICIPALITY & DIVISION**



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**Aerial images:**

<https://gis.elsenburg.com/apps/cfm/#>

<https://gis.george.gov.za/portal/apps/webappviewer/index.html?id=0283eccf869641e0a4362cb099290fca>

<https://www.google.com/earth/>

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**PROPOSED REZONING, CONSENT USE  
PERMANENT DEPARTURE & DELETION  
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GEORGE MUNICIPALITY & DIVISION**

## 1. BACKGROUND INFORMATION & PROPERTY DETAILS

Erf 1667 Hoekwil is a developed smallholding situated located in Wilderness Heights, about 100m from Remskoek Street. The Map of Africa lookout point is just over a kilometre further south. The property owner established two small accommodation units in the form of tented units to generate a passive income which assist to sustain the maintenance, upkeep, and alien clearing on the property.

Erf 1667 Hoekwil is a subdivision of Erf 337 Hoekwil, now Remainder Erf 337 Hoekwil which was approved by the Municipality in 2018, registered in the office of the Surveyor-General shortly after, before registration in the Deeds Office on 30 November 2018 to the current owner, who is also the first owner of this property.

This land use application aims to rectify the land use, do limited expansion and change the zoning to reflect the use and character of the property. *DMC Town Planning* was appointed to address the land use requirements so that the records regarding land use and building plans can be updated.

The power of attorney attached as **Annexure 1** to this report. The table to follow includes relevant information regarding Erf 1667 Hoekwil.

<b>Property Description:</b>	Erf 1667 Hoekwil
<b>Physical Address:</b>	Remskoek Street, Wilderness Heights
<b>Owner:</b>	L Brits
<b>Title Deed No:</b>	T55805/2018 ( <b>Annexure 2</b> )
<b>Bond:</b>	None
<b>Size of the property:</b>	2.9362ha
<b>SG Diagrams</b>	1572/2018 ( <b>Annexure 3</b> )
<b>Zoning</b>	Agricultural Zone II (smallholding)

The conveyancer certificate confirms that there are no conditions in the title deed that restricts this land use application. The conveyancer's certificate is attached hereto as **Annexure 4**.



## 2. APPLICATION

This land use application in terms of Section 15(2) of the George Municipality: Land Use Planning By-law (2023) for Erf 1667 Hoekwil (WH) entails the following:

- **Rezoning** in terms of Section 15(2)(a), of a 2.2 ha portion of Erf 1667 Hoekwil (WH) from Agricultural Zone II (smallholding) to Open Space Zone III (nature conservation area).
- **Consent use** in terms of Section 15(2)(o), for 3 tourist accommodation units.
- **Permanent departure** in terms of Section 15(2)(b), for the relaxation of the northern side building line from 20.0m to 19.109m for the existing studio to become a second dwelling unit.
- **Deletion** in terms of Section 15(2)(h), of condition 6 of the letter of approval dated 1 June 2018.

## 3. LOCALITY, CHARACTER OF THE PROPERTY, ZONING

Erf 1667 Hoekwil (WH) is a developed smallholding located on the western side of Remskoek Street in Wilderness Heights. A locality map is attached hereto as **Annexure 5**.

Accordingly, the zoning of the property is Agricultural Zone II (smallholding) and is developed with a small dwelling house, a studio (which is to become a second dwelling unit in future) and two tented accommodation units. The Wilderness Heights area is characterised by rural residential living and various tourist accommodation typologies. It is proposed to partly change the zoning of the property to reflect the use and specific nature thereof.



Erf 1667 Hoekwil is 2.9362ha and is relatively flat on the northern side, where the existing structures are located, with an increasing downward slope towards the south. The property has a kite shape with the southern section undeveloped and forested. At present the property is subject to 20.0m building lines along all its boundaries. Access to the property is via a registered servitude from Remskoek Street over RE-337 Hoekwil. The property further accommodates subsistence agricultural activities with an enclosed vegetable area between the primary dwelling house and the studio. Some chickens are also kept. Due to these subsistence farming practices, a portion of the property is to be retained as Agriculture Zone II (smallholding). The largest part of the property is to be zoned Open Space Zone III (nature conservation area) – no agricultural activities can be exercised here due to the topography and the area being forested.



#### 4. DEVELOPMENT PROPOSAL

As mentioned earlier in this report, this 2.9362ha property has access from Remskoен Street via a registered servitude over RE-337 Hoekwil. The building plans for the house and studio were approved in 2020 ([Annexure 6](#)). After purchasing the property in 2018, the property owner ensured that the building plans records were up to date.

During the covid-time of 2020, the property owner started the construction of one tented unit followed by a second during the second half of 2021. These two tented accommodation units are primarily used during the summer months. It is not that popular during the winter. Therefore, the owner also proposes to convert these units to timber structures and to add a third unit. These tented rooms are rented out as short term guest accommodation.

Through this process, the property owner wishes to add one more unit to have a total of three small units. The existing two units can accommodate 2 guests each. The same is proposed for the third unit. A total of 6 guests will then be provided for on the property.

The tented units are positioned along the edge of the cleared section of the property where the topography is still relatively gradual before the steep decline of the southern section of the property. The draft building plans are attached hereto as [Annexure 7](#) (excluding the proposed 3<sup>rd</sup> tourist accommodation unit).

The following images shows the tented units.





#### 4.1 REZONING

It is proposed that the southern section (2.2ha) of the property be rezoned to Open Space Zone III (nature conservation area) and to include a total of three units as tourist accommodation units. The dwelling house and the second dwelling unit will be contained in the northern section (0.7ha) of the property to remain zoned Agriculture Zone II (smallholding). The following image shows the current zoning and the proposed zoning of the property.



The property owner is committed to ongoing conservation and alien vegetation clearing, which are both expensive activities on a property that generates no income. Effective conservation requires continuous effort and financial input, which cannot always realistically be sustained through private resources alone. The income generated from the proposed tourist accommodation units will therefore contribute directly to the sustainable environmental management, long-term conservation, and ecological stewardship of the property.

The site plan is attached to this report as **Annexure 8**. See also a zoning plan attached to this report as **Annexure 9**.

The following image shows the proposed land uses on the property with the split zoning.



The rezoning will result in the property having a split zoning with the northern section of the property remaining AZII (smallholding) and the southern section of the property becoming OSZIII (nature conservation area). The portion of ±0.7ha remaining Agriculture Zone II will accommodate the dwelling house, the second dwelling unit, and the subsistence agricultural activities. The latter is not possible for OSZIII. Cultivation of own food is promoted and should not be prevented.

This application proposes a balanced approach to land use on Erf 1667 Hoekwil (WH) by integrating low-impact tourist accommodation with long-term conservation objectives. The southern part of the property, which is still covered in dense forest, will be kept in its natural state and become an appropriately zoned nature conservation area. This area is closely located to the Kaaimans River corridor, which links the Indian Ocean to the Outeniqua Mountains. Through appropriate zoning made possible by the Municipality's zoning by-law, supported by the GMSDF, natural linkages are supported and enhanced.

A key aspect of the proposal is that the three tourist accommodation units will serve as a sustainable funding mechanism to support the ongoing management and conservation of the rezoned conservation area. In line with the zoning scheme's purpose of conserving natural resources in non-statutory conservation areas, some of the income from the accommodation are allocated towards maintaining and protecting the property's indigenous vegetation, habitats, and wildlife. This approach will ensure that conservation is not only a land use designation and responsibility but also a viable, financially supported practice.

The agricultural activities (subsistence farming is dormant in winter). The two photos below were taken during July 2025 showing the vegetable area and the chicken coop.





## 4.2 CONSENT USE

With that said, along with the proposed rezoning of most of the property ( $\pm 2.2$ ha) to Open Space Zone III (nature conservation area) it is applied for three tourist accommodation units as consent use on this section of the property. Two units are existing as shown with a 3<sup>rd</sup> proposed.

Each tourist accommodation unit can accommodate 2 guests, allowing for a maximum of 6 overnight visitors at any given time. The existing units are about  $40\text{m}^2$  in size each. The proposed new unit will also fall within this existing size range of the units. The tourist accommodation units will be accommodated in the  $\pm 2.2$ ha portion of the property protected as OSZIII (nature conservation area). It is positioned on the edge of the forest located on this property, linking towards the west to the Kaaimans River corridor.

As confirmed by the botanical specialist, Mr. Benjamin Walton, the construction and position of tourist accommodation units do not 'compromise the biodiversity patterns and processes or fragmented landscape and ecological connectivity of the surrounding area, as development has occurred mostly in a transformed area or at the ecotonal edge to Forest'. The report by Mr. Walton is discussed in great detail later in this report.

## 4.3 PERMANENT DEPARTURE – BUILDING LINE

The two existing units (and the possible third unit) complies with the 20.0m boundary lines. The western unit is 20.23m from the western rear boundary. The existing second dwelling is 19.109m from the northern side boundary but was approved to be 23.3m from the boundary on the 2020-building plan.

With the subdivision of Erf 337 Hoekwil to create Erf 1667 Hoekwil, the relaxation of the new northern boundary of the subject property (indicated as Portion A with the 2018-land use approval) was approved at 18.2m for the then outbuilding (now a studio – to become a second dwelling unit). As the use of this structure is to change, we have to address the building line relaxation again. The architectural professional has since 2020 verified the position of the studio.

The relaxation of the building line by 0.891m is insignificant, undetectable, and merely to authorise the house in its current location as it has been for many decades (see 2000-aerial image under section 4.3).

#### 4.4 DELETION OF CONDITION OF APPROVAL

As described earlier, Erf 1667 Hoekwil is a subdivision of Erf 337 Hoekwil, approved by George Municipality per letter dated 1 June 2018. See this approval attached to this report as **Annexure 10**. Condition 6 of this approval states the following:

**6. That a Site development plan for any new structures on the subdivided portions be submitted to the satisfaction of the Directorate: Planning and Development prior to the submission of building plans.**

It is proposed to delete this condition through this land use application as it was suggested through the pre-application consultation and on the successful completion of this land use application for the partial rezoning of Erf 1667 Hoekwil, it is expected that a final site development plan could be a condition of approval. The 2020-building plan approval for this property did include new structures (additions) with no site development plan required/approved.

#### 4.5 MUNICIPAL ENGINEERING SERVICES & ACCESS

The municipal engineering services provided to this property will continue to be used as at present. The vehicular access will remain via the servitude right of way from Remskoek Street and no new accesses are required. Ample space for parking is available in the already cleared section of the property.

To follow is a photo of the level, cleared section of the property where parking occurs – ample space.





## 4.6 PUBLIC INTEREST

### 4.5.1. IMPACT ON SURROUNDING PROPERTIES

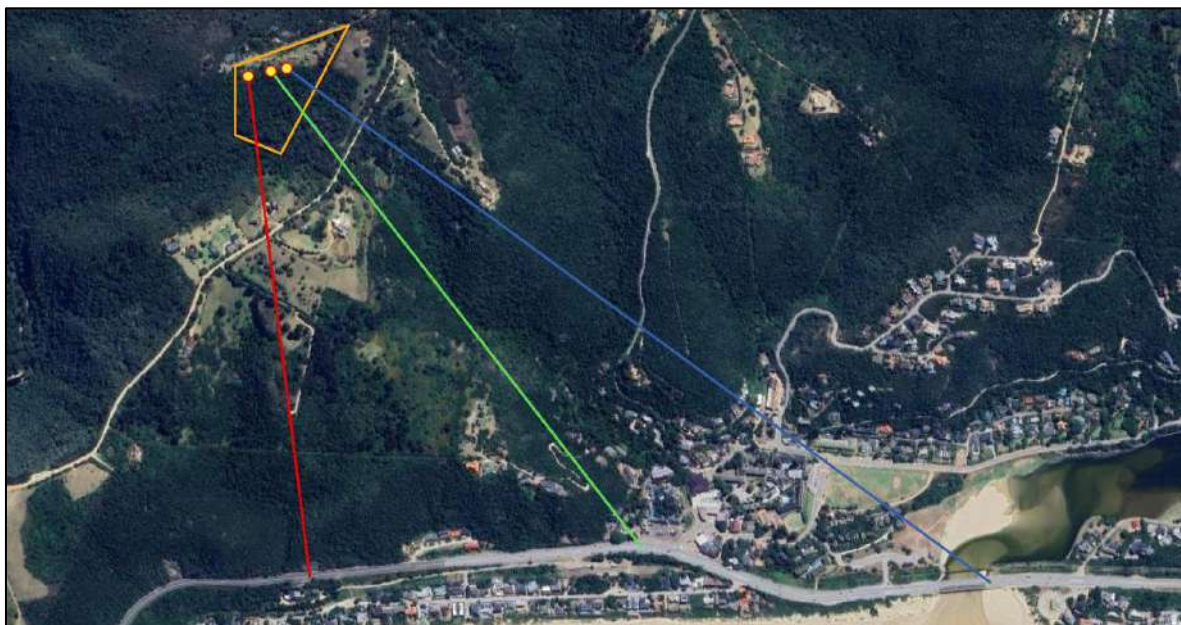
The public interest in this application is limited in our opinion, as the only physical change proposed on the property is the addition of a single  $\pm 40\text{m}^2$  tourist accommodation unit to the existing two. The existing two will also then be upgraded, enclosed with timber and a roof – not only tented. The nearest dwelling to the proposed tented units is located  $\pm 50\text{m}$  north of the units and on the opposite side of the ridge, thus having no direct view line of the units from the buildings. The other buildings in the area are at least  $150\text{m}$  to the east and the dense vegetation on and between the properties restrict any views of the units. The dwelling houses to the far south will not be negatively impacted as the units and houses are separated by dense vegetation and at least  $250\text{m}$  distance. These accommodation units are hidden from general view as can be seen in the photos included with this report.

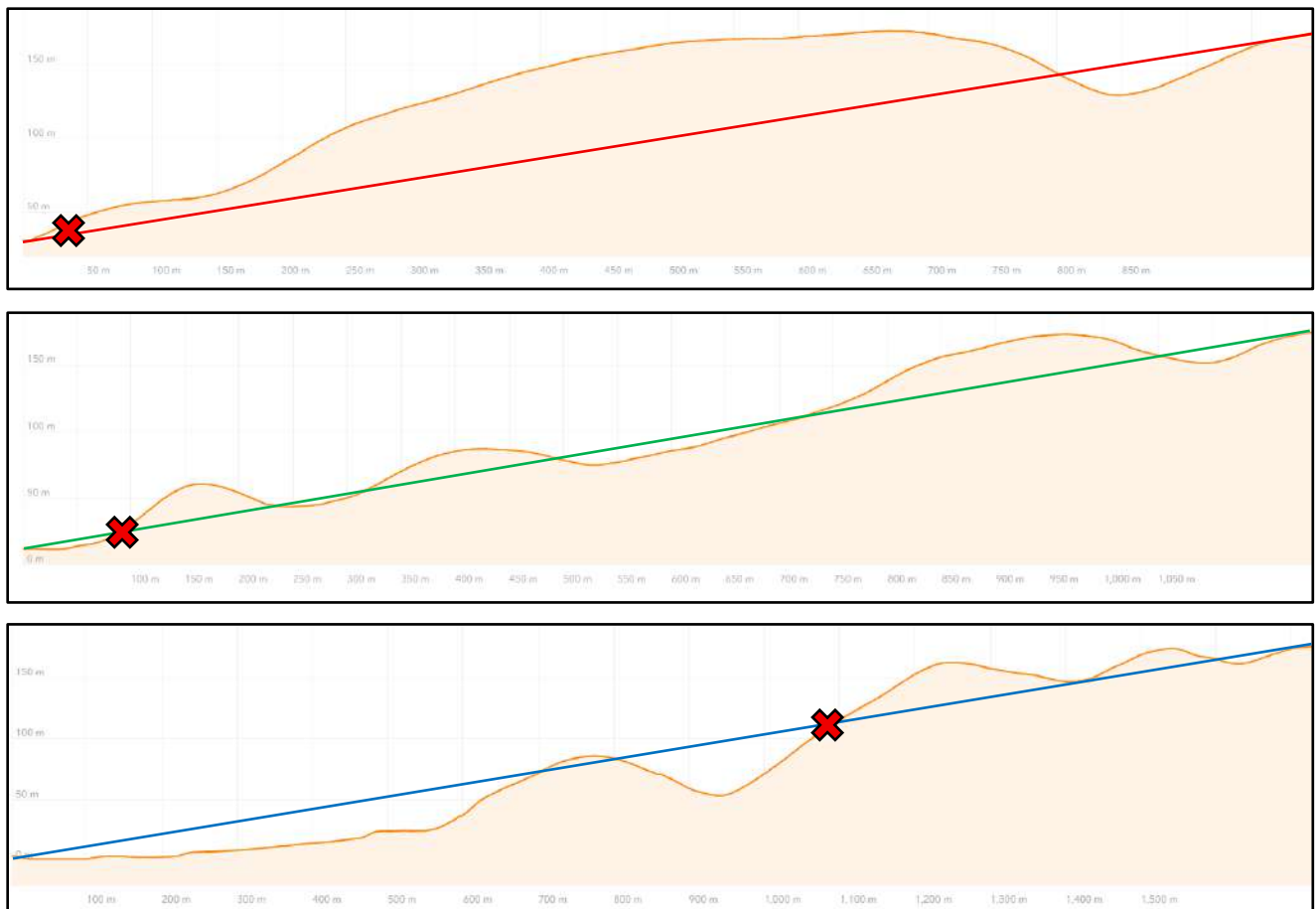
The partial rezoning also holds broader benefits to surrounding properties. The continual control and removal of invasive alien vegetation, which are highly flammable, will significantly reduce fire risk in the direct area. The conservation and restoration of the indigenous fire adapted vegetation (fynbos and thicket) will help create more resilient ecosystems and provide natural buffers that slow the spread of wildfires. Surrounding property owners should of course also be on board regarding alien clearing and maintenance.

Tourist accommodation is part of the character of the Wilderness Heights and the greater Wilderness area. It provides the general public the opportunity to experience the beauty of our forests.

### 4.5.2. IMPACT ON GREATER WILDERNESS VIEWSHEDS

The units are single storey on low stilts and among the dense vegetation, so they are not visible from any scenic routes. The elevation profiles to follow show the view lines from the N2 to the proposed units and clearly shows that the topography in between prohibits any direct views of the units.





Also see the following two photos taken from further south in Remskoek Street towards Erf 1667 Hoekwil over Erf 1070 Hoekwil. The structures on the subject property are not visible. This is supported by the next two photos of the two tented units, taken from the north, showing how it is hidden between the trees.











The following photo shows the approximate position of the 3<sup>rd</sup> tourist accommodation unit also hidden.

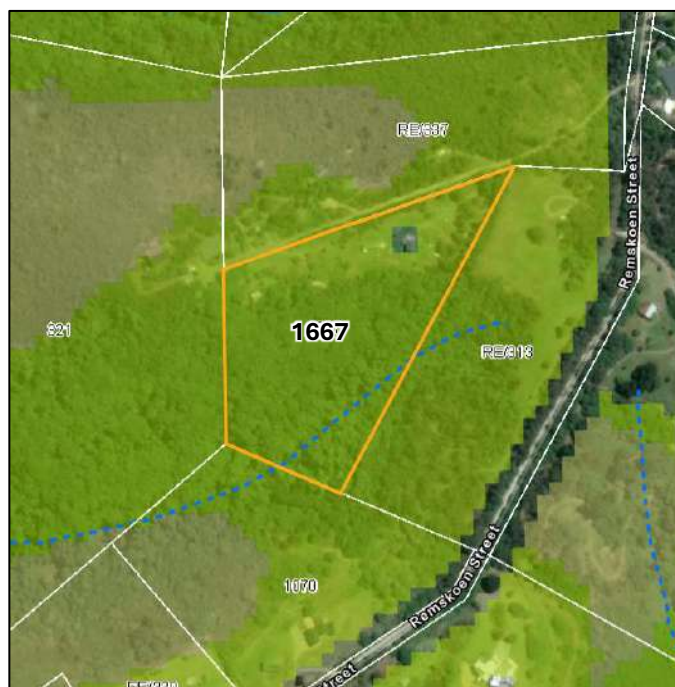




#### 4.7 ENVIRONMENTAL CONSIDERATIONS

Erf 1667 Hoekwil (WH) is demarcated as Critical Biodiversity Area and has a non-perennial river traversing the southern corner of the property.

The new unit is specifically also proposed in the existing cleared area clustered with the two existing units to ensure that the new unit is integrated sensitively with existing structures, to limit ecological disturbance, and to preserve the integrity of the surrounding natural environment. No trees need to be removed for the proposed new unit. The proposal to have 3 tourist units of maximum 40m<sup>2</sup> each equates to only 0.5% of the proposed nature conservation area and only 0.4% of the entire property which is considered a near-natural state.



The three accommodation units are intended to serve as a sustainable funding mechanism to support the conservation of the property as the primary objective of a nature conservation area. In line with the zoning scheme's purpose of conserving natural resources in non-statutory conservation areas, the revenue generated from the accommodation will be allocated towards maintaining and protecting the property's indigenous vegetation, habitats, and wildlife. This approach ensures that conservation is not only a land use designation but also a viable, financially supported practice.

A Terrestrial Biodiversity Specialist Assessment (TBA) was conducted by *Benjamin Walton* (Cape Vegetation Surveys) to assess the site's sensitivity and biodiversity in relation to the land use application to rezone a part of the property to Open Space Zone III (nature conservation area) and apply for consent use for 3 tourist accommodation units.

The A Terrestrial Biodiversity Specialist Assessment (TBA) is attached as **Annexure 11**.

The report states that the property contains invasive alien species (Black Wattle and Australian Blackwood), which increase wildfire and erosion risks. The report also states that the property has Medium Terrestrial Biodiversity Sensitivity and Medium Site Ecological Importance, dominated by pristine Milkwood/Afromontane Forest. It is mapped as a Critical Biodiversity Area in the Biodiversity Spatial Plan. The report states that the proposed development will have a minor, site-specific impact on vegetation and ecosystem services, with permanent but low-significance effects.

The property is important for maintaining biodiversity, ecological functioning, and fauna movement. Rezoning the property to Open Space Zone III is recommended and justified due to its high conservation value. The applicant intends to conserve and manage the Afromontane Forest, supported financially by tourist accommodation. This aligns with NEMBA's objectives for protected areas and biodiversity stewardship.

The report concludes that the development does not significantly compromise biodiversity or ecological connectivity, as it occurs in already transformed areas. Rezoning most of the property to Open Space Zone III will enhance conservation outcomes and support ongoing management through tourism revenue. No negative impacts on nearby protected areas or watercourses are expected.

#### 4.8 HERITAGE CONSIDERATIONS

A notice of intent to develop (NID) has been submitted to Heritage: Western Cape (HWC) for consideration. The outcome will be provided as soon as provided by HWC. There are no heritage structures on the property. The 1957 aerial image to follow shows that there was no structure on the property back then. By 2000, the house and second dwelling were already on the property.





## 5. NEED & DESIRABILITY

**Need** from a planning perspective depends on the nature of the proposal and is guided by the principle of sustainability. This land use report demonstrates that the proposed split zoning and consent use for Erf 1667 Hoekwil, located in Wilderness Heights, are responsive to the property's specific characteristics and functionally fulfils the owner's need for sustainable conservation practices. The owner is committed to restoring and maintaining the indigenous vegetation and natural character of the property. However, conservation and alien vegetation clearing requires significant and continuous financial resources. Not all property owners can rely only on own funds. It is not sustainable in the long term for all. The provision of three tourist accommodation units provides a reliable funding mechanism that supports the conservation of the property viable and ensures that conservation objectives can be meaningfully achieved and maintained over time.

**Desirability** from a planning perspective, is defined as the degree of acceptability of a proposed development on a property. These include the physical characteristics of the property, existing planning in the area, character of the area, the locality and accessibility of the property and the provision of services.

### **Physical characteristics of the properties**

No physical characteristics of the property will be changed or negatively affected by the proposed rezoning. The units are located on the edge of the forest abutting the cleared portion of the property. This is supported by the findings of a suitably qualified environmental practitioner.

### **Existing planning in the area**

As indicated later in this land use report, this land use application is not found to be in conflict with the George Municipal Spatial Development Framework (GMSDF).

### **Character of the area**

The partial rezoning and consent use will not negatively affect the character of the area. The area is characterised by smallholdings and tourist accommodation (in whichever form) is very common in Wilderness Heights and the greater Wilderness area.

### **Provision of services**

Municipal engineering services are already available on the property and will continue to be used as at present. The necessary contributions, if any, will be payable by the owner.

### **Economic impact**

This application for rezoning and consent use will improve the value of the property and the area. It provides opportunities for visitors to the area.

### **Direct impact on surrounding properties**

No neighbours are expected to be impacted negatively by the proposed split zoning or consent use as discussed earlier in this report.

It is our view that the need and desirability of the proposed rezoning and consent use for Erf 1667 Hoekwil (WH), shows no negative impacts.

## 6. LEGISLATION & POLICIES

The criteria for the consideration of land use applications as per the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SLPUMA), the Western Cape Land Use Planning Act, (Act 3 of 2014) (LUPA) and the George Municipality: By-law on Municipal Land Use Planning (2023) builds on each other. SLPUMA introduced legislative and procedural changes to the management of land use planning in South Africa. The Western Cape Province followed with LUPA and thereafter George Municipality with the Municipal Land Use Planning By-law (2023). What is relevant to this land use application is discussed in the paragraphs to follow.

### 6.1 SPATIAL PLANNING & LAND USE MANAGEMENT ACT, 2013 (SPLUMA)

Section 7 of this Act sets out the five development principles that are applicable to spatial planning, land development and land use management and section 42 of SPLUMA then refers to the factors that must be considered by a municipal tribunal when considering a land use planning application, which include but are not limited to:

- Five SPLUMA development principles;
- Public interest;
- Constitutional transformation;
- Respective rights and obligations of all those affected;
- State and impact of engineering services, social infrastructure and open space requirements;
- Compliance with environmental legislation.

Relevant aspects not addressed in the earlier paragraphs of this land use report, are addressed below:

#### 6.1.1. FIVE DEVELOPMENT PRINCIPLES

The five development principles of SPLUMA, namely spatial justice, spatial sustainability, efficiency, spatial resilience, and good administration are not all directly relevant to this land use application.

Spatial justice as described in Section 7(a) of SPLUMA is not fully relevant to this land use application.

Spatial sustainability as described in Section 7(b) of SPLUMA is relevant as follows:

- The proposal holds no expected negative environmental impact as discussed earlier in this report.
- The effective and equitable functioning of land markets is not negatively affected by this application.
- No negative impacts are expected for surrounding properties.
- The environmental character of the property is protected through zoning as the Municipality has provided for, supporting sustainability.

Efficiency as described in Section 7(c) of SPLUMA is not fully relevant for this application.

Spatial resilience as described in Section 7(d) of SPLUMA is not fully relevant to this land use application.

Good Administration as described in Section 7(e) of SPLUMA indicates the responsibilities of all involved in any land use matter.

The paragraphs above show that the land use application for Erf 1667 Hoekwil (WH) supports the relevant development principles of SPLUMA.

## 6.2 WESTERN CAPE LAND USE PLANNING ACT, 2014 (LUPA)

LUPA requires that local municipalities consider the following when deciding on land use applications:

- Applicable spatial development frameworks;
- Applicable structure plans;
- Land use planning principles referred to in Chapter VI (Section 59) which is an expansion of the five development principles of SPLUMA;
- Desirability of the proposed land use; and
- Guidelines that may be issued by the Provincial Minister regarding the desirability of proposed land use.

The land use planning principles expands on the five development principles of SPLUMA and desirability which is discussed in foregoing paragraphs. Section 19(1) and (2) of LUPA refers to **consistency** and **compliance** of a land use proposal regarding spatial development frameworks or structure plans. Considering the aim of this land use application for Erf 1667 Hoekwil (WH), no conflict was found with the GMSDF. Land uses in rural areas are governed by the George Integrated Zoning Scheme Bylaw as read with the WC: Rural Development Guidelines (2019).

## 6.3 WESTERN CAPE LAND USE GUIDELINES: RURAL AREAS, 2019

Erf 1667 Hoekwil (WH) is located in the smallholding area north of Wilderness known as Wilderness Heights outside of the urban edge. The Western Cape Land Use Planning Guidelines: Rural Areas (2019) applies to Erf 1667 Hoekwil (WH). The objectives of the Rural Areas guideline are:

- *Promote sustainable development in appropriate rural locations throughout the Western Cape and ensure the inclusive growth of the rural economy.*
- *Safeguard priority biodiversity areas and the functionality of the province's life supporting ecological infrastructure and ecosystem services (i.e., environmental goods and services).*
- *Maintain the integrity, authenticity and accessibility of the Western Cape's significant farming, ecological, coastal, cultural, and scenic rural landscapes, and natural resources.*
- *Assist Western Cape municipalities to plan and manage rural areas more effectively, and to inform the principles of their zoning schemes & spatial development frameworks in a pro-active manner.*
- *Provide clarity to all role players and partners (public and private) on the type of development that is appropriate beyond the current built-up areas, suitable locations where it could take place, and the desirable form and scale of such development.*

The proposal for Erf 1667 Hoekwil (WH) is found to be compliant with the abovementioned objectives.

The Garden Route is described as *an area of outstanding natural beauty, made up of wilderness and agricultural landscapes, estuaries, mountain backdrops and coastal settings, including the well-watered and verdant landscapes. The Southern Cape coastal belt has been identified as a significant leisure, lifestyle, holiday, and retirement economic center – which stretches from Plettenberg Bay and Nature's Valley in the east, to Mossel Bay in the west, with the George/Mossel Bay settlement concentrations being a significant emerging regional economic node of the province.*

It is stated that CBAs *should be maintained in a natural state or near-natural state with no further loss of natural habitat.* As shown the property owner is improving the property by controlling alien vegetation. This is an ongoing process. In future, with human assistance, the property can become a CBA.

Regarding the spatial planning categories (SPC's), the entire property is indicated as a critical biodiversity area (CBA). As stated earlier, the proposal to have 3 tourist units of maximum 40m<sup>2</sup> each equates to only 0.4% of the entire property which is considered a near-natural state. The proposed zoning, Open Space Zone III (nature conservation area), is appropriate considering the location of the property and its environmental status. The proposal for Erf 1667 Hoekwil (WH) aims to provide holiday accommodation for transient tourists.

The Rural Areas guideline further states that overnight accommodation can be provided in a CBA-area with *temporary structures preferred (e.g., wooden structures, tents, raised boardwalks, and/or tree canopy structures), with units carefully dispersed or clustered (depending on the landscape, habitat and existing infrastructure and access) to achieve least impact. The use of alternative porous materials and innovative eco-friendly design concepts are encouraged.* As shown, the accommodation is in a favourable location and supported by the environmental practitioner.

As only three tourist accommodation units (1 new) are proposed, it aligns directly with what is allowed within CBAs. We conclude that the development proposal for Erf 1667 Hoekwil (WH) holds no conflict with the Western Cape Land Use Planning Guidelines: Rural Areas (2019).

#### **6.4 GEORGE MUNICIPALITY: LAND USE PLANNING BY-LAW, 2023**

The general criteria for the consideration of applications in terms of this By-law are included in Section 65 which, inter alia, includes:

- Desirability of the proposed utilisation of land;
- Impact of the proposed development on municipal engineering services;
- Integrated development plan, including the municipal spatial development framework, the applicable local spatial development framework and/or local structure plans;
- Relevant municipal policies;
- Western Cape Provincial Spatial Development Framework;
- Section 42 of SPLUMA (public interest, constitutionality);
- Land use planning principles transposed from LUPA; and
- Provisions of the applicable zoning scheme.

The above is addressed elsewhere in this land use report as relevant.



## 6.5 GEORGE INTEGRATED ZONING SCHEME BY-LAW, 2023 (GIZS)

Erf 1667 Hoekwil (WH) is a 2.9362ha smallholding (Agricultural Zone II) in terms of the George Integrated Zoning Scheme By-law (GIZS) (2023) and developed accordingly with a dwelling house, studio (two non-interleading rooms at present) and tourist accommodation (not a primary right on a smallholding). The property's zoning will partly change but the land use will remain as it is now, smallholding and conservation with tourist accommodation. According to the zoning scheme by-law, this property is subject to a 20.0m building lines along all boundaries, while nature conservation areas do not have prescribed building lines. In this application, the tourist accommodation units are set back more than 20m from boundaries in any event. The studio is located just 0.891m over the northern 20.0m building line which will still apply to the section of the property of which the zoning will not change.

In line with the objective for the proposed zoning (OSZIII) for ±2.2ha of the property, the three proposed tourist accommodation units will serve as a sustainable funding mechanism to support conservation practices on the property. In line with the zoning scheme's purpose of conserving natural resources in non-statutory conservation areas, the income generated from these units will be directed towards the protection and management of the rezoned portion's undeveloped landscapes, flora, and fauna. The integration of the proposed low-impact accommodation into the area to support the conservation objective will ensure that conservation on the property is financially viable in the long term.

The objective for OSZIII according to the zoning by-law is as follows:

*The objective of this zone is to provide for the conservation of natural resources in areas that have not been proclaimed as nature areas (non-statutory conservation), to sustain flora and fauna and protect areas of undeveloped landscape including woodlands, ridges, natural area, wetlands and the coastline. A range of consent uses is provided to supplement and support the main objective of this zone.*

From this land use application, the property owner wishes to ensure the conservation of his property through zoning. The TBA supports this change in zoning. This objective for this zoning realises that consent uses are necessary to supplement and support the objective of this zoning which is *conservation of natural resources*.

Then, the land use description for nature conservation area, the primary land use for OSZIII is as follows: *"nature conservation area" means the use and management of land with the objective of preserving the natural biophysical characteristics of that land, such as the fauna and flora and includes one (1) dwelling house if no dwelling house exists on another portion of the land unit zoned for agriculture purposes or if the full extent of the land unit is zoned Open Space III; does not include tourist facilities, tourist accommodation or agriculture.*

As shown in this land use application, the aim is to preserve the natural biophysical characteristics of Erf 1667 Hoekwil. The dwelling house and studio will be located on the part of the property to remain zoned Agriculture Zone II (smallholding). This land use description also makes the split zoning for Erf 1667 Hoekwil possible.

Access to and from the property will remain as is and is not in conflict with the relevant sections of the zoning by-law. Regarding parking provision, the property has ample space, already cleared, for parking provisions. All other development parameters on the property are complied with.

## 6.6 GEORGE MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (GMSDF) (2023)

Erf 1667 Hoekwil (WH) is not addressed specifically in the GMSDF. It is, however, located within the designated retained rural area, critical biodiversity area, and smallholding area (spatial elements) of Wilderness. The GMSDF states that subdivision of areas to create smallholdings outside designated areas is not supported. This application takes that policy into account and therefore proposes an alternative approach to achieve an appropriate land use outcome for the property without subdivision.

The following image illustrates the guidelines for retained rural areas as set out in Section 4.4 of the GMSDF. The proposed split zoning and consent use are fully consistent with the applicable guidelines, while those not fully relevant to this application have been indicated with strikethrough.

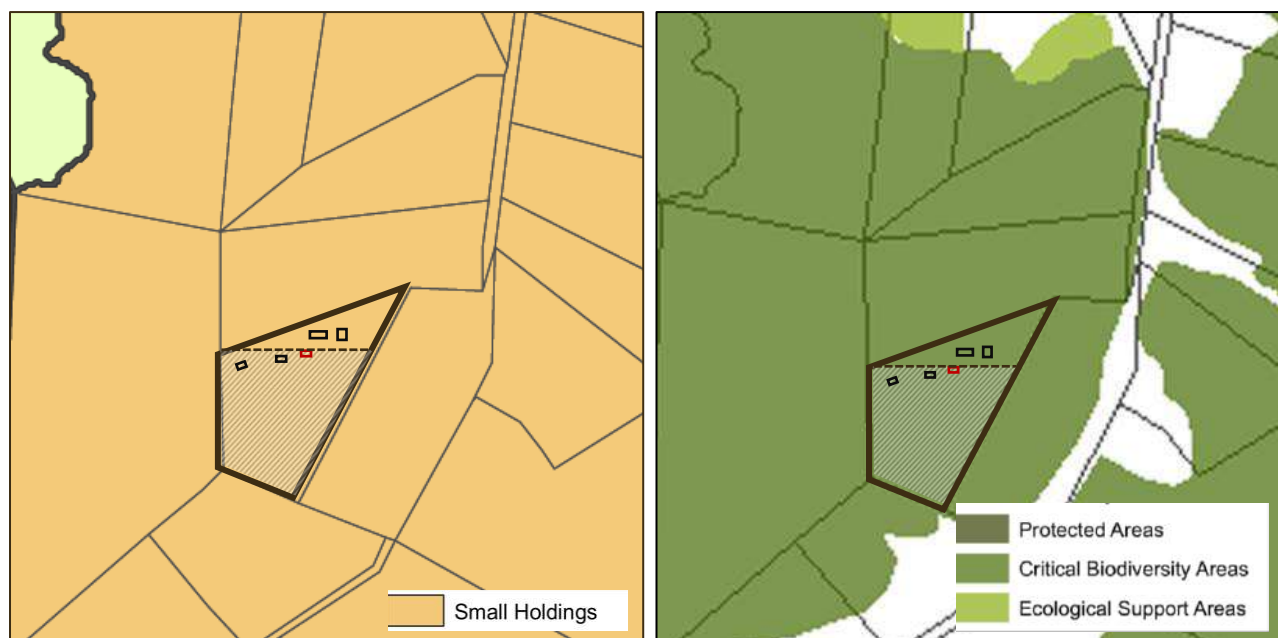
7	Retained Rural Areas	<ul style="list-style-type: none"> <li>Retained rural areas include undeveloped (wilderness), rural and agricultural areas that must be retained, protected and/or improved (e.g., alien clearing). The protection of these areas is critical to ensure that the ecosystems which support life in the George area function optimally and that agriculture as a key driver of the local economy retains its viability.</li> <li>Retained rural areas does not promote or encourage the land to be used for land uses normally associated with urban areas. <del>Although, agri-processing initiatives and developments can be allowed.</del></li> <li><del>Development guidelines should be agreed upon upfront for these areas of significant rural character and landscape value, particularly where these fall within areas of high botanical, heritage, cultural and scenic value within the urban edge.</del></li> <li>General development guidelines include:             <ol style="list-style-type: none"> <li>Appropriate treatment of interfaces, heights, form of development and intensity - reinforce rural landscape and activity character and reflect compact unobtrusive nodes, conforming to local vernacular in terms of scale, form, and design.</li> <li>Development to comprise of natural/scenic/cultural compatible land uses informed by transformation thresholds, including:                 <ol style="list-style-type: none"> <li>Resort and holiday accommodation.</li> <li><del>Recreation facilities; and</del></li> <li><del>Social and Community Facilities (e.g., ECDs).</del></li> </ol> </li> <li>Limit development footprints of low-density housing and facilities: WC: Rural Development Guidelines.</li> <li>Maintaining the dominance of the natural and agricultural landscapes.</li> <li>Create a dominant ecological conservation and preservation area as a major component of undisturbed landscape to form part of the Critical Biodiversity Areas (CBAs).</li> <li>Create strategic ecological corridors through the site to strengthen the linkages between CBAs.</li> <li>Introduce a gradient of landscape uses that filter from conservation areas (biodiversity and/or heritage) through to the community gardens that act as a functional buffer between the conservation area and development, protecting conservation worthy places and heritage areas (e.g., farmsteads).</li> <li>The settings of special cultural features are to be protected by providing them with 'breathing space' and leaving public views uncluttered.</li> <li><del>Traditional patterns of plantings are to be protected by ensuring that existing tree alignments are not destroyed but are reinforced or replaced by enhancing traditional patterns with suitable species.</del></li> <li>Avoid infrastructure projects which create visual and physical barrier, and ensure sensitive siting of infrastructure, especially renewable energy installations (e.g., solar).</li> <li>Maintaining dominant landscape features and their continuity (e.g., ridges, valleys).</li> <li>Avoid wall and land-locked effect by maintaining visual permeability to surrounding rural landscapes.</li> <li><del>Provide view corridors and pedestrian/open-space linkages.</del></li> <li>Low impact/green technologies implemented wherever possible; and</li> <li><del>Integrate settlement patterns with the existing water system through the use of green infrastructure and sustainable urban drainage systems. This may require Environmental Impact Assessment, Visual Impact Assessment and/or Heritage Impact Assessment.</del></li> </ol> </li> </ul>
8	Critical Biodiversity Area (CBA)	<ul style="list-style-type: none"> <li>Critical Biodiversity Areas are areas required to meet biodiversity targets for ecosystems, species, and ecological processes, as identified in a systematic biodiversity plan.</li> <li>The primary purpose of including the CBA (and ESA) layer on the data layers (municipal GIS) is to guide decision-making about where best to locate development. It should inform land use planning, environmental assessments and authorisations, and natural resource management by a range of sectors whose policies and decisions impact on biodiversity. It is the biodiversity sector's input into multi-sectoral planning and decision-making processes.</li> </ul>
24	Small Holding areas	<ul style="list-style-type: none"> <li>Areas recognized as small holding areas and land uses allowed as per the GIZSB and the Rural Development Guidelines.</li> <li>Small holding areas are restricted as per the relevant LSDF. Refer to Table 3.</li> </ul>

This land use application and the nature thereof is found to be consistent with the GMSDF as required in terms of Section 19 of the Land Use Planning Act, 2014 (LUPA).



### 6.6.1. WILDERNESS-LAKES-HOEKWIL LOCAL SPATIAL DEVELOPMENT FRAMEWORK (LSDF) (2015)

Erf 1667 Hoekwil is not addressed specifically in the WLH LSDF. It is a smallholding in the designated smallholding area of Wilderness Heights and showed as Critical Biodiversity Area. The image below shows the property's locality as per the WLH LSDF. This land use application supports this designation.



The WLH LSDF guidelines for development on smallholdings are discussed in the table to follow:

GUIDELINES	THIS APPLICATION
The main goal of the local spatial development framework as far as existing smallholding precincts are concerned is to ensure that the character and ambience of these areas are protected and to ensure that the overall landscape character of the study area is retained and improved through appropriate measures.	The application fully supports this goal by protecting the natural landscape through rezoning $\pm 2.2$ ha of the property to Open Space Zone III (nature conservation area). The tourist accommodation units are small in scale, low-impact, and the new unit proposed is integrated within existing development cluster and cleared area, ensuring that the rural character and landscape quality of Wilderness Heights are maintained and enhanced.
Secondly the approach is to prevent further development of smallholdings or extensive residential lifestyle properties in the rural landscape.	The application does not propose any new smallholdings or additional lifestyle properties. Instead, it introduces a conservation zoning and a low-impact land use that strengthens environmental management and prevents inappropriate rural sprawl.
No further extensions to the demarcated smallholding areas should be considered.	The application does not extend the smallholding area in any way.

No land outside of the smallholding outer boundaries may be subdivided to form new smallholdings or agricultural portions that are smaller than the minimum viable agricultural units prescribed by Department of Agriculture, Western Cape.	No subdivision is proposed and as this property is not located outside of a smallholding area, this point is not relevant.
Subdivision of smallholdings inside the demarcated smallholding areas should not be granted automatically; it is also subject to the overarching guidelines that protect the special landscape character of Wilderness and should be refused if it does not comply with these guidelines.	This application does not involve subdivision. Instead, it complies with the overarching guidelines by securing conservation status for the southern part of the property and proposing a land use that actively protects and restores the unique landscape character of Wilderness.

Section 4.2.4 of the Wilderness LSDF highlights the importance of protecting the distinctive landscape character of smallholdings, which serve as transitional areas between urban settlements and larger agricultural or natural landscapes. Smallholdings are valued for their rural sense of place, large property sizes, low residential densities, and strong natural environmental features.

This application directly supports and gives effect to these guidelines in the following ways:

- **Protection of landscape character:** The majority of the property (±2.2ha) will be rezoned to Open Space Zone III (nature conservation area), ensuring that the natural vegetation, rural ambience, and scenic value of the area are protected indefinitely.
- **Low-density, low-impact development:** The proposal is limited to only three small tourist units, accommodating a maximum of 6 guests at a time. This scale considers the low-density character of the Wilderness smallholding area.
- **Strengthening natural features:** The rezoning to nature conservation area, combined with active alien vegetation clearing and environment restoration, enhances the ecological integrity of the site, thus strengthening the natural component that underpins the landscape character of Wilderness.
- **Rural sense of place:** The proposed land use is a balanced combination between low-impact rural tourism activity and ecological conservation. This not only maintains the established rural sense of place but also provides a sustainable mechanism to continue it over time.

The proposed rezoning and consent use do not detract from the landscape character of Wilderness. Instead, they align with and support the LSDF's objectives by protecting the natural environment, maintaining rural scale and density, and ensuring that the property continues to contribute positively to the broader rural and natural landscape setting.



## 7. PRE-APPLICATION CONSULTATION

The pre-application consultations are attached hereto as **Annexure 12**. The first pre-application took place on 25 June 2025, and the second pre-application was held on 23 July 2025. The outcomes are discussed in the tables below.

FEEDBACK	RESPONSE
<b>Town Planning</b>	
- The information currently available is not sufficient to provide accurate feedback. It is requested that the applicant provide more information and also attend the pre application session to provide clarity on questions raised.	Addressed. This report explains that the rezoning to Open Space Zone III (nature conservation area) supports the objective of the zoning, with tourist accommodation as a consent use to fund ongoing conservation.
- SANPARKS & Cape Nature to confirm whether the site is conservation worthy or not.	This will be part of the public participation process. Note that Open Space Zone III is non-statutory conservation. Also note the terrestrial biodiversity report and the support for this proposal from an environmental perspective supported by the objective for this zoning.
- Agricultural activities to be clarified on site and reason for spot zoning to be elaborated on.	Addressed. Note the relevant paragraphs of this report.

The comments that were the same as the first pre-application are not addressed again in the second table. See the following table for the feedback and response from the second pre-application that took place on 23 July 2025.

FEEDBACK	RESPONSE
<b>Town Planning</b>	
- Note the property is located in an OSCAE area.	Noted.
- The delineation of the Conservation Area to be informed by environmental factors and demonstrated in the Motivation Report.	The delineation is visible on site and from the aerial photography. It is also supported through the terrestrial biodiversity report.
- To motivate the use of 'tourist accommodation' and to note that it may not be used as permanent accommodation.	Noted. The proposed accommodation units are $\pm 40\text{m}^2$ each. The units are not used for permanent accommodation.
- Visual Impact on neighbouring properties from the South to be addressed.	There is no visual impact from the south. See the photos included in paragraph 4.5.2 of this report.
- Previous Approval (Subdivision of Erf 337, Hoekwil) Conditions of Approval attached. Applicant to consider removing/amending condition 6 as it may become challenging in the future due to the wording.	Addressed.

<b>Environmental</b>	
- Application to rezone to OPZ III must be sufficiently motivated for.	See the objective for Open Space Zone III and the Terrestrial Biodiversity report.
- The primary use is a nature conservation area, and any consent use application should be to support the primary use. For example, money generated from tourism accommodation will be used for the management of the conservation area.	See the relevant paragraphs of this report and the Terrestrial Biodiversity report.
- Conservation in South Africa is managed under the National Environmental Management: Biodiversity Act 10 of 2004. Applications must justify how the rezoning achieves and complies with the objectives and applicable provisions of the Act. A mapping category of CBA in the WC Biodiversity Spatial Plan 2023 is not an automatic qualification for OPZ III as the map does not always accurately reflect the conservation value of areas and should always be complemented with a site sensitivity verification.	See the Terrestrial Biodiversity report.
- The NEMBA makes provision for biodiversity stewardship agreements with varying biodiversity importance of sites, site security, landowner commitment and state support. Cape Nature is the provincial authority for such agreements.	See the objective for Open Space Zone III and the Terrestrial Biodiversity report.

<b>CES</b>	
- Access be restricted via the existing servitude.	The access to the property will not change following this application.
- Maintenance and/or upgrading of all private / servitude roads are the responsibility of all the owners who make use thereof.	Noted.
- Access is permitted in accordance with the George Integrated Zoning Scheme (GIZS) 2023 regulations.	
- All parking must be provided on-site, in compliance with the GIZS 2023 parking requirements	Noted and done accordingly. There is ample space on the property for parking provision.
- All vehicle mobility should be done on site.	Noted and done accordingly. There is ample space on the property for vehicle manoeuvrability.
- No parking is allowed within the road reserve, and the owner may be held liable for any costs incurred to prevent unauthorized parking in this area.	Noted. The property does not border directly onto a public road.
- Normal Development Charges (DCs), if applicable, will be levied in accordance with the DC policy and the applicable By-law and or policy.	



- Limited Municipal water is available, but should any additional capacity required will have to be provided by the developer and/or required Municipal infrastructure upgrading.	Noted. Converting the tented structures to timber structures with e.g. sheeted roof, will make it possible to harvest rain water.
- Currently no Municipal sanitation is available, and the developer will have to provide the required services, noting that should the Municipal network be extended in future, the developer will be compelled to connect and pay the applicable DC's on the time of connection.	
- The developer must ensure full compliance with the relevant Stormwater By-law.	

ETS	
- To be discussed with ETS.	ETS will provide comment when the land use application is circulated with detail regarding DC's.

## 8. CONCLUDING

Obtaining the necessary partial rezoning and consent use for a nature conservation area with three small tourist accommodation units on Erf 1667 Hoekwil (WH) will allow the current owner to secure the long-term conservation and active management of the property's natural environment, while at the same time providing low-impact accommodation for extended family and visiting tourists. The income generated from the units will partly serve as a sustainable funding mechanism for ongoing alien clearing, biodiversity restoration, and conservation management, ensuring that the property continues to contribute positively to the ecosystem well-being, rural landscape character, and tourism economy of Wilderness.

From this land use report, it is our opinion that this land use application for Erf 1667 Hoekwil (WH) is consistent with all the relevant considerations as prescribed by the planning legislation. It does not create conflict with the overall spatial objectives for the area as included in the GMSDF and the WLH LSDF and complies with the objective for Open Space Zone III (nature conservation area).



MARLIZE DE BRUYN PR. PLN



DENISE JANSE VAN RENSBURG PR. PLN

NOVEMBER 2025

### Power of Attorney

I, **Leon Brits** ( ), the registered owner of *Erf 1667 Hoekwil, George Municipality & Division* hereby authorise *Marlize de Bruyn* and *Denise Janse van Rensburg* from *DMC Town Planning* to submit the required land use application in terms of Section 15 (2) of George Municipality: Land Use Planning By-law (2023) for the property.

Signed at \_\_\_\_\_ Wilderness Heights \_\_\_\_\_ on \_\_\_\_\_ 16 July \_\_2025

  
L Brits

Witness  \_\_\_\_\_



DEED OF TRANSFER

IN FAVOUR OF

LEON BRITS

NO. T55805/2018

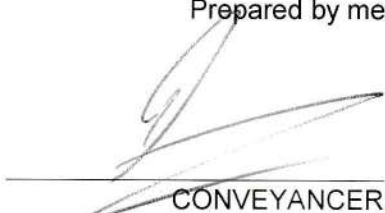
*RABIE & RABIE*  
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*Reidhof Centre*  
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Docex 228, Cape Town  
e-mail: [munnik@rabie.law.za](mailto:munnik@rabie.law.za)

27

Rabie & Rabie Attorneys  
Reidhof Centre  
Loxton Road  
Milnerton  
7441

Prepared by me

  
CONVEYANCER  
Penelope Stephanie Plougmann

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. [REDACTED]	[REDACTED]
All other		
Reason for exemption	Category Exemption.....	Exemption I t o. Sec/Reg..... Act/Proc.....



BEKENAAR: DATAVAS: ECG/AL: COL: BIC: R DATA CAPTURE		
DATE	03-12-18	OPERATOR/OPERATOR
PROCESSED		AD
RECEIVED		

T 000055805 / 2018

## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

**CARL ANDRÉ Human**

appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney granted to him/her by



**JOHANNES CHRISTIAAN BOTHA**  
Identity Number 6512285118087  
Married out of community of property

which said Power of Attorney was signed at TABLE VIEW on 8 OCTOBER 2018



And the appearer declared that his/her said principal had, on 12 September 2018, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

**LEON BRITS**  
**Identity Number** [REDACTED]  
**Unmarried**

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

ERF 1667 HOEKWIL  
IN THE MUNICIPALITY AND DIVISION GEORGE  
WESTERN CAPE PROVINCE

IN EXTENT 2,9362 (TWO COMMA NINE THREE SIX TWO) Hectares

FIRST registered and still held by Certificate of Registered Title Number  
T45894/2018 with Diagram SG No. 1572/2018 annexed thereto.

**A. SUBJECT** to the conditions as referred to in Certificate of Uniform No. T14471/1961.

**B. SUBJECT FURTHER** to the following special condition referred to in endorsement dated 22 April 1907 contained in Deed of Transfer No. T4632/1905, reading as follows :

"By Deeds of Transfer No. 2955 and 2956 – April 1907, certain water and other rights have been conceded in favour of the land thereby conveyed as will more fully appear on reference to the said Deeds of Transfer."

**C. SUBJECT FURTHER** to the following special conditions contained Annexure to Deed of Transfer Number T14200/1920, reading as follows ;

"EXTRACT from Power of Attorney dated at Johannesburg, 14 September 1920, to pass transfer from the Wilderness Estate Co. Ltd hereinafter called the "Transferor: to the Kerkraad of the Dutch Reformed Church at George, hereinafter called the "Transferee".

l

- (a) The properties hereby transferred shall be subject to all conditions, restrictions, reservations and servitude mentioned or referred to in or endorsed upon the said Deed of Transfer No. 4632 or any prior title otherwise registered in the Deeds Office and in particular to the conditions and servitudes set out in certain two Deeds of Transfer Nos. 2955 and 2956 dated 16<sup>th</sup> April 1907, and in Deed of Transfer passed on the 21<sup>st</sup> February 1918, to the George Forest Timber Company Ltd., and the properties hereby transferred shall be subject to the further condition that the transferor shall be entitled to take from the Silver River or any of its tributaries and the Kaaiman's River at any point on the properties hereby transferred, such quantity of water as the transferor may be entitled to or may obtain under the Irrigation and conservation of Waters Act 1912, with the right to lead such waters across the properties hereby transferred, and for that purpose to lay and maintain such pipes as may be necessary and in the event of the Transferor having or acquiring the right to take water from any river or stream above the ground hereby transferred, then the Transferor shall be entitled to a right of way over the properties hereby transferred and for the purpose of laying and maintaining the pipes and exercising the other rights in this clause mentioned, the Transferor shall have the right of ingress and egress to and from the properties hereby transferred, with the right to make such excavations and do and perform such other works and may be necessary to conduct such water to any part of the Transferor's property, including the said land marked No. 497 called Barbies Kraal, and these conditions are hereby registered as a servitude against the properties transferred.
- (b) The Transferor and all persons now or at any time hereafter holding title from or through the Transferor or any portion of the land marked 497 called Barbiers Kraal, in extent 709,2085 hectares, as well as persons at any time frequenting the seaside resort known as the Wilderness shall have full and undisturbed right of way on foot and by means of vehicles over the properties hereby transferred to and from any portion of the said land marked 497 and the said Seaside Resort by the present public roads on the

ground hereby transferred and also by a road constructed and made by the Transferor and which has not yet been declared a public road, and by such public roads as may hereafter be constructed and/or declared public roads by any competent authority, and the Transferee shall in so far as and to the extent that the same passes through the properties hereby transferred keep in good order and repair the said road constructed by the Transferor, provided that such repairs shall not extend to gravelling, the Transferor on its party undertaking to keep the said road in good repair over the extent that the said road passes through it property.

- D. **SUBJECT FURTHER** to the following uniform conditions imposed by the Minister and contained in the said Certificate of Uniform Title No. T14471/1961, subject to the following right in favour of the State :

(1) .....

(2) Die reg om grond te neem en material te verwyder vir die bou en herstel van openbare paaie.

- E. **SUBJECT FURTHER** to a 6,30 meter servitude right of way as depicted by the figure jdcCDh on said Diagram No. 2821/61 as contained in Notarial Deed of Servitude No. 377/1962 and to the endorsement dated 7 July 1962 contained in said Certificate of Uniform Title No. T14471/1961 reading as follows :-

"Kragtens Notariële Akte No. 377/62 gedateer 19 Mei 1962 en hede geregistreer is die plaas Wildernishoogte groot 1224,1548 Hektaar gehou hieronder onderhewig aan Serwituutkaart No. 1180/192 weggeleë as "Commonage Plan No. 121) geskep ten gunste van die Algemeen Publiek soos meer ten volle sal blyk uit voormelde Notariële Akte van Serwituut weggeleë onder (Commonage Plans No. 121).

- F. **SUBJECT FURTHER** to the following conditions contained in said Deed of Transfer No. T3761/1964, imposed by the Administrator of the Province of Cape of Good Hope in terms of Section 196 of Ordinance No. 15/1952, as amended, when approving the subdivision of the farm WILDERNISHOOGTE, which conditions he can amend or relax :-



- "(a) Dit mag net vir woon- en landboudoeleindes gebruik word.
- (b) Geen geboue uitgesonder een woning vir gebruik deur 'n enkele familie tesame met die buitegeboue wat gewoonlik nodig is om in verband daarmee gebruik te word, mag op hierdie grond opgerig word nie.

**G. SUBJECT FURTHER** to the terms of the endorsement dated 7 January 1972 contained in Deed of Transfer No. T3761/1964, which endorsement reads as follows :

"Registrasie van Serwituut

Die binnegemelde grond is onderhewig aan 'n serwituut met betrekking tot verdeling van water in terme van 'n bevel van die Waterhof (Waterhof distrik Kaap) gedateer 26/5/1971, soos meer volledig sal blyk uit gemelde bevel, waarvan afskrif geheg is aan Serw. 15/72."

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

**JOHANNES CHRISTIAAN BOTHA, Married as aforesaid**

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

**LEON BRITS, Unmarried**

his Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of [REDACTED].

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 *30 NOVEMBER 2018*

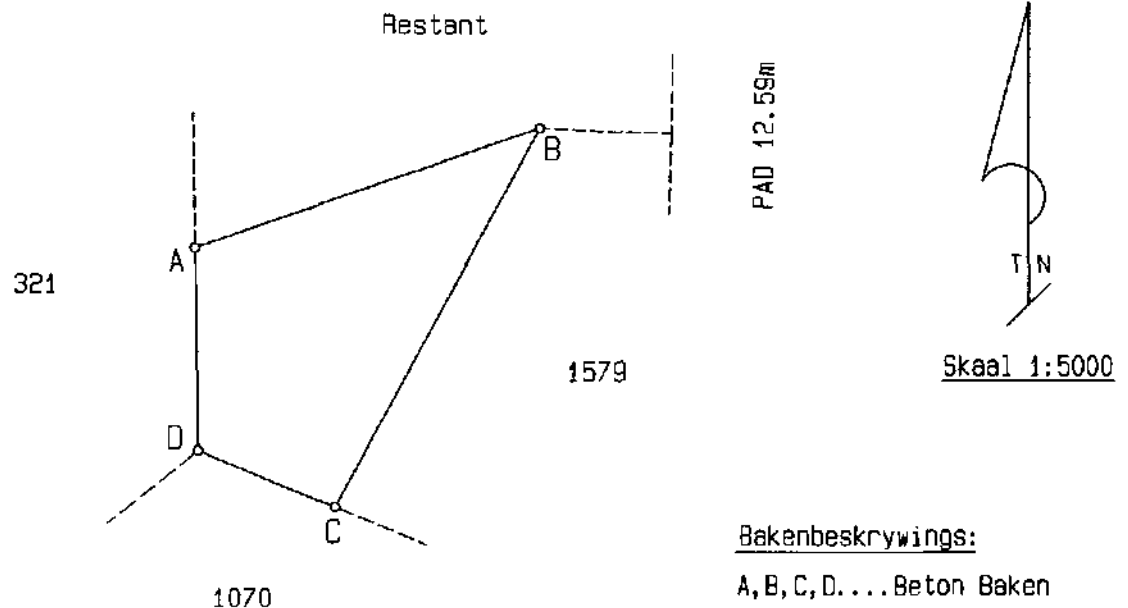
In my presence

\_\_\_\_\_  
REGISTRAR OF DEEDS

\_\_\_\_\_  
[Signature]  
[Stamp: g.q.]

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BC	287,35	27 45 50	B	+ 39 985,29	+ 62 083,13			
CD	97,63	112 46 40	C	+ 40 119,15	+ 62 337,40			
DA	135,50	179 08 10	D	+ 40 209,17	+ 62 299,60			
TR200 (KNYS 3)			Δ	+ 39 012,48	+ 61 494,67			
TR445 (WILDERNESS)			Δ	+ 40 016,88	+ 62 603,27			



Die figuur ABCD  
stel voor 2,9362 Hektaar

Erf 1667 (Gedeelte van Erf 337) HOEKWIL

Geleë in die Munisipaliteit en  
Administratiewe Distrik: George  
Provinsie Wes-Kaap  
Opgemeet in Junie 2018  
deur my

H J Gildenhuys (PLS 1133) Pr. Landmeter

Hiendie kaart is geheg aan  
No: T45894/2018  
ged.  
t.g.v.

Die oorspronklike kaart is  
LG.No. 2821/1981  
Transport

Lêer Nr. Geor.157v14  
M.S. No. 827/2018  
Algemene Plan No.1730  
Komp. BL-8CCD (4139)

Registrateur van Aktes

1964. .3761

LPI C0270005

Erf 1667 Hoekwil

Approved i.t.o Section 60  
Of Municipal Bylaw of Act 3/2014  
Ref: 899/Geo/17  
Date: 25.06.2018

EXEMPT FROM PROVISIONS OF ACT  
70 OF 1970

SECTION 1 (a)

S



## CONVEYANCER CERTIFICATE

I the undersigned, **J.J. VAN DER BERG (LPC61135)**, in my capacity as conveyancer and attorney practising at Oosthuizen Marais & Pretorius Attorneys in Mossel Bay certify that a search was conducted in the Deeds Registry, Cape Town, regarding the following property (including both current and earlier title deeds / pivot deeds / deeds of transfer):

ERF 1667 HOEKWIL

In the Municipality and Division George  
Western Cape Province;

IN EXTENT: 2.9362 (TWO COMMA NINE THREE SIX TWO) Hectares

Held by Deed of Transfer Number T55805/2018

In respect of which it was found that there are no restrictive conditions registered against such property except for paragraph F(b) which will be addressed as Administrator's Consent in terms of the Western Cape Land Use Planning Act, 2014.

Furthermore, it is confirmed that no bond registered over the property.

DATED and SIGNED at MOSSEL BAY on the 19<sup>th</sup> day of NOVEMBER 2025.



---

CONVEYANCER

**J.J. VAN DER BERG**

**OOSTHUIZEN, MARAIS & PRETORIUS INC.**

**SIOUX BUILDING**

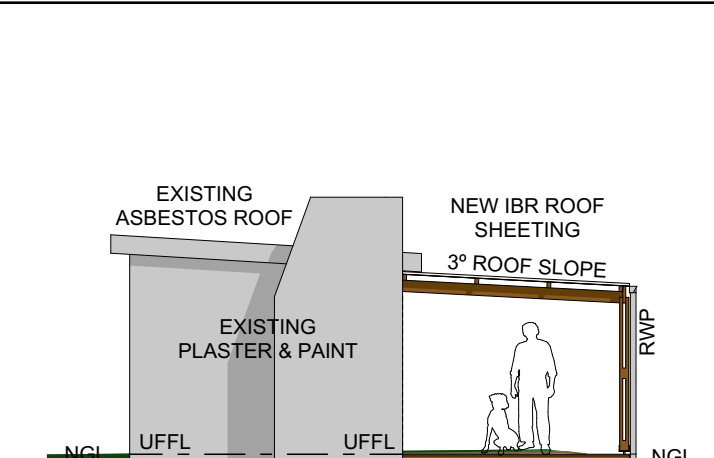
**16 SIOUX STREET**

**VOORBAAI**

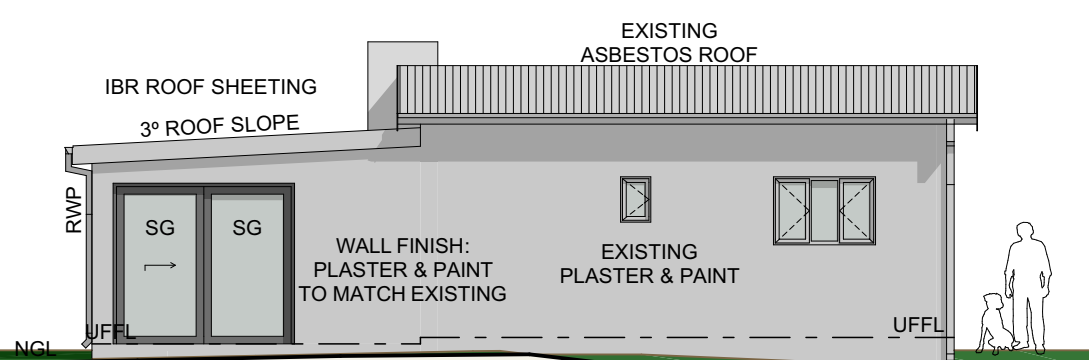
**MOSSEL BAY**



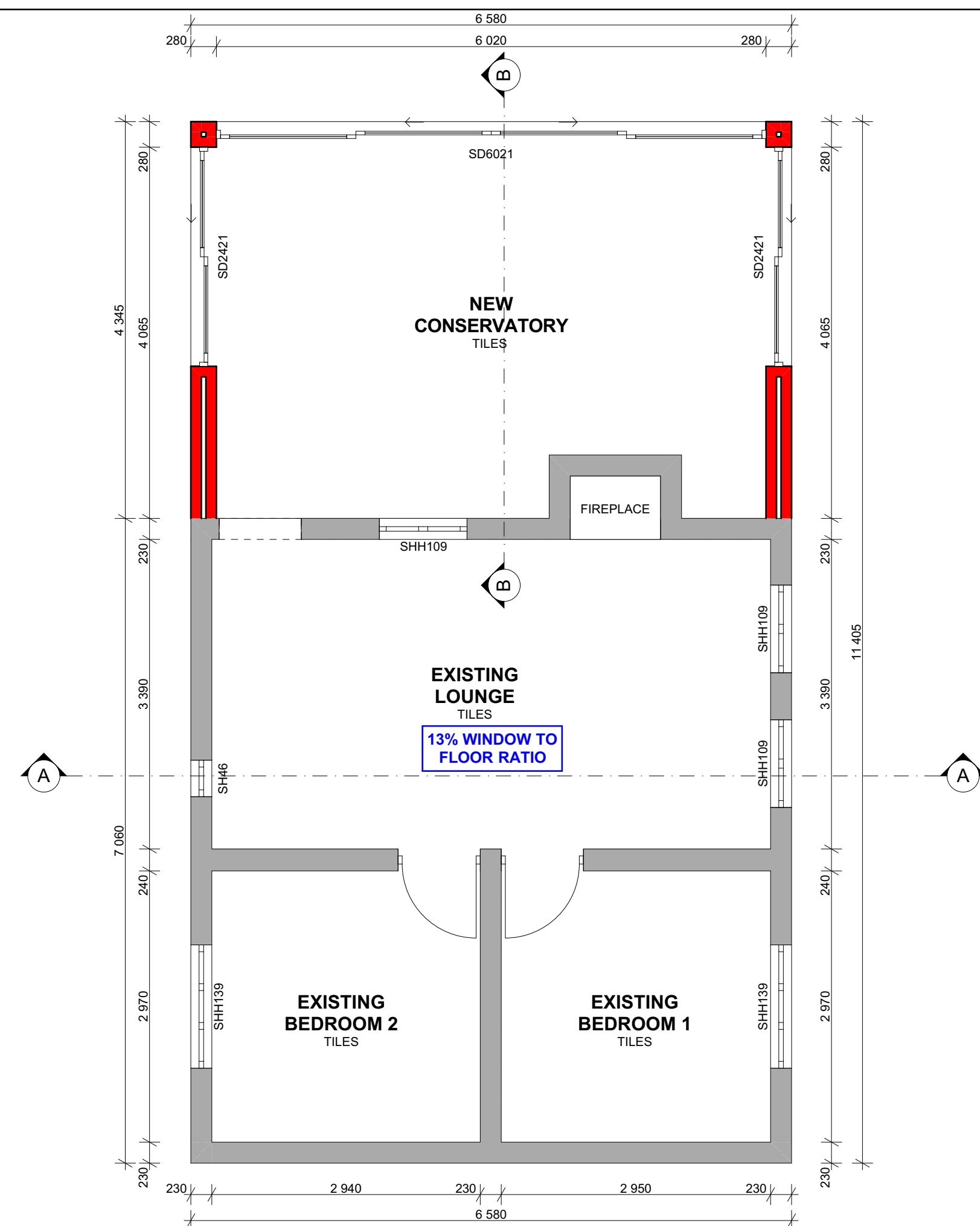




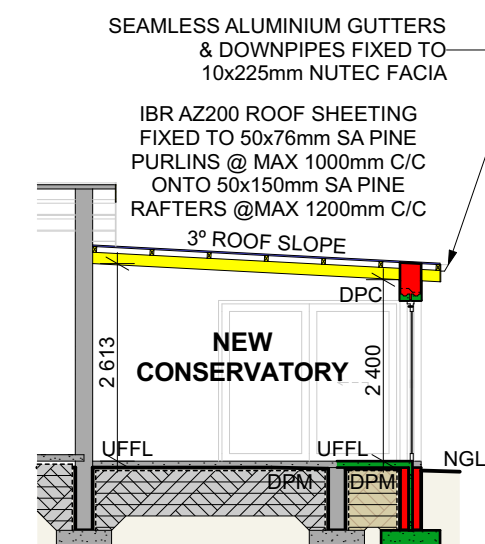
**OUT BUILDING -  
WEST ELEVATION  
Scale 1:100**



**MAIN BUILDING - WEST ELEVATION**  
**Scale 1:100**



**MAIN BUILDING**  
**Scale 1:50 (on A1 Sheet)**



FOUNDATIONS ACC. TO  
ENGINEER SPECIFICATIONS

**SECTION B - B**

**Scale 1:100**

SITE IS "OFF-GRID":  
RAINWATER HARVEST  
SOLAR PANELS  
COMPOST TOILET

OWNER + BUILDING CONTRACTORS AND SUB-CONTRACTORS TO COMPLY WITH THE FOLLOWING REQUIREMENTS OF SANS 10400 / SANS 204 / SANS XA:

B. Structural: The Structure, system of the building: Part H + Part J + Part K + Part L + Part M + Part N + Part O as well as a competent person (structures) to design and inspect the structures.

D. Public Safety: A change in level, the construction of ramps and driveways; or access to swimming pools and other facilities with the detailed requirements of SANS 10400-2.

F. Site Operations: The provision of sanitary facilities is in accordance with the detailed requirements of SANS 10400-F.

G. Excavations: The excavations must be less than 3 meters deep and is in accordance with the detailed requirements of SANS 10400-G.

H. Foundations: New structures will necessitate geotechnical investigations with the applicable rules. The foundations for the building are in accordance with SANS 10400-B and detailed requirements of SANS 10400-H.

The foundations to the extension / addition to an existing building are the same as the existing building which has performed satisfactory. Should any soil improvements be required - a competent person (civil engineering / geotechnical) are to be appointed.

J. Floors: Floors in any Laundry, kitchen, shower room, bathroom or room containing a toilet pan or urinal and in accordance with the detailed requirements of SANS 10400-J (waterproofing of applicable areas). Sundecked floors are in accordance with the detailed requirements of SANS 10400-J and SANS 10400-L and or requirements of SANS 10082 and or requirements of SANS 10400-J. Slabs supported on the ground are in accordance with the detailed requirements of SANS 10400-B and or SANS 10400-H and or SANS 10400-J. Slabs supported on a structure are in accordance with the detailed requirements of SANS 10400-B and or SANS 10400-L and or detailed requirements of SANS 10400-K. The roof fixing to the wall is in accordance with the detailed requirements of SANS 10400-B and or detailed requirements of SANS 10400-L.

The water penetration through a wall is in accordance with the detailed requirements of SANS 10400-K. L. Roofs: Roof coverings and waterproofing systems are in accordance with the detailed requirements of SANS 10400-L. Flat roofs and gutters are in accordance with the detailed requirements of SANS 10400-L and or subject of a rational design or rational assessment. The roof assembly and any ceiling assembly in compliance with the requirements of SANS 10400-C are in accordance with the detailed requirements of SANS 10400-L and the roof assembly is supported on walls that comply with the requirements of SANS 10400-K and or in accordance with SANS 10400-B and SANS 10400-L. Gutters and downpipes are sized in accordance with the requirements of SANS 10400-L and SANS 10400-K. The roof assembly or ceiling assembly or cladding are in accordance with the detailed requirements of SANS 10400-L and or SANS 10400-K. M. Stairways: Stairways are in accordance with SANS 10400-B and SANS 10400-T and or the detailed requirements of SANS 10400-L. Walls, screens, railings or balustrades to such staircases in accordance with requirements of SANS 10400-B and SANS 10400-T / SANS 10400-K and SANS 10400-T.

N. Glazing: The type of fixing of glazing is in accordance with SANS 10400-B / the detailed requirements of SANS 10400-L.

O. Lighting and Ventilation: The lighting and ventilation in a habitable room, bathroom, shower room and room containing a toilet pan complies with the requirements of SANS 10400-T and the detailed requirements of SANS 10400-L.

P. Drainage: The construction of the drainage system is in accordance with the detailed requirements of SANS 10400-P.

Q. Storm-water borne means of sanitary disposal: The means of sewerage disposal where water-borne sewerage disposal is not applicable is in accordance with the detailed requirements of SANS 10400-Q.

R. Non-water disposal: The means for the control and disposal of stormwater is in accordance with the detailed requirements of SANS 10400-R.

S. Personal Disabilities: The means of providing facilities for persons with disabilities is in accordance with the detailed requirements of SANS 10400-S.

T. Fire protection: The fire protection measures provided are in accordance with the detailed requirements of SANS 10400-T.

V. Space heating: The provision for space heating is in accordance with the detailed requirements of SANS 10400-V.

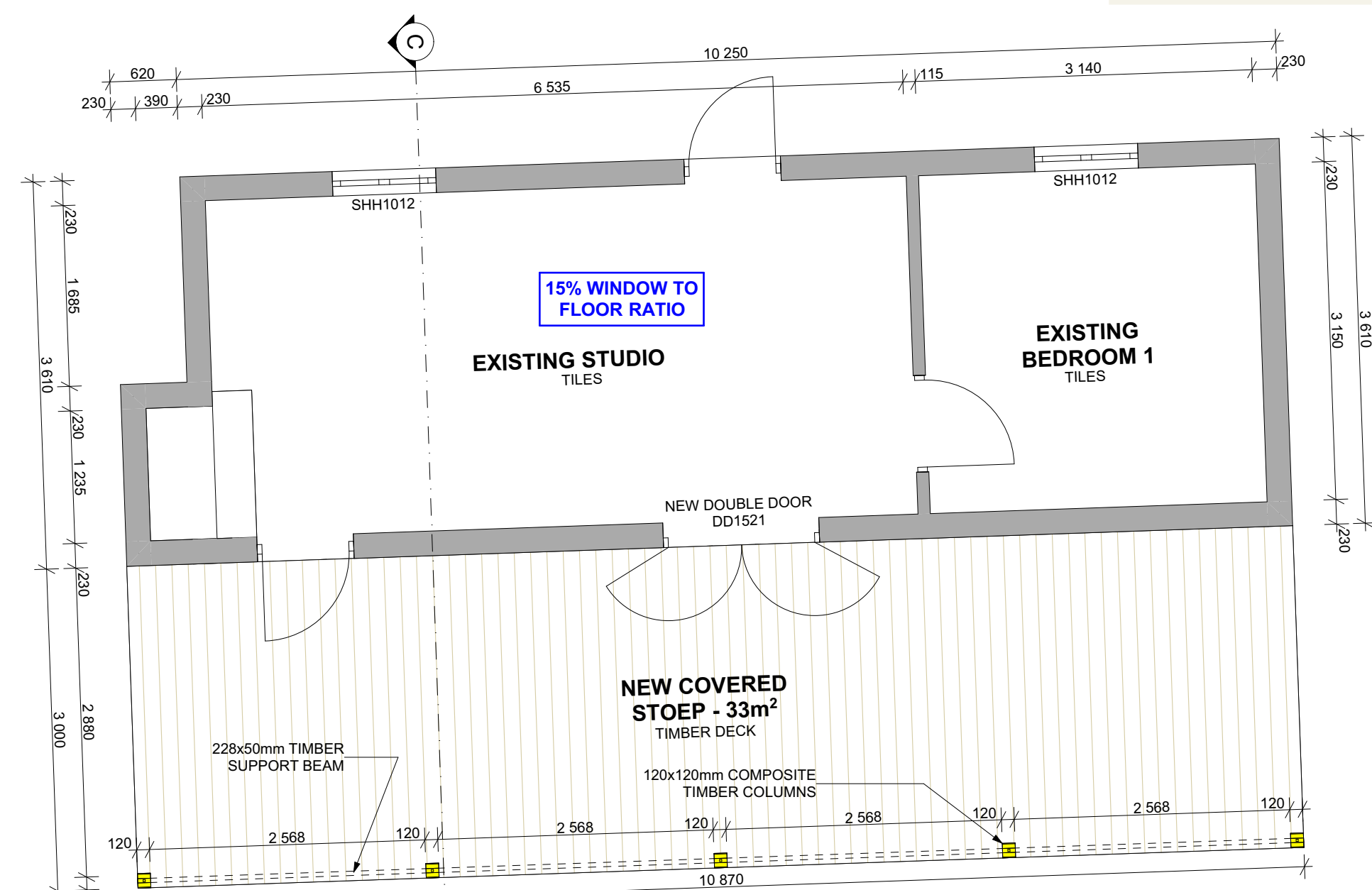
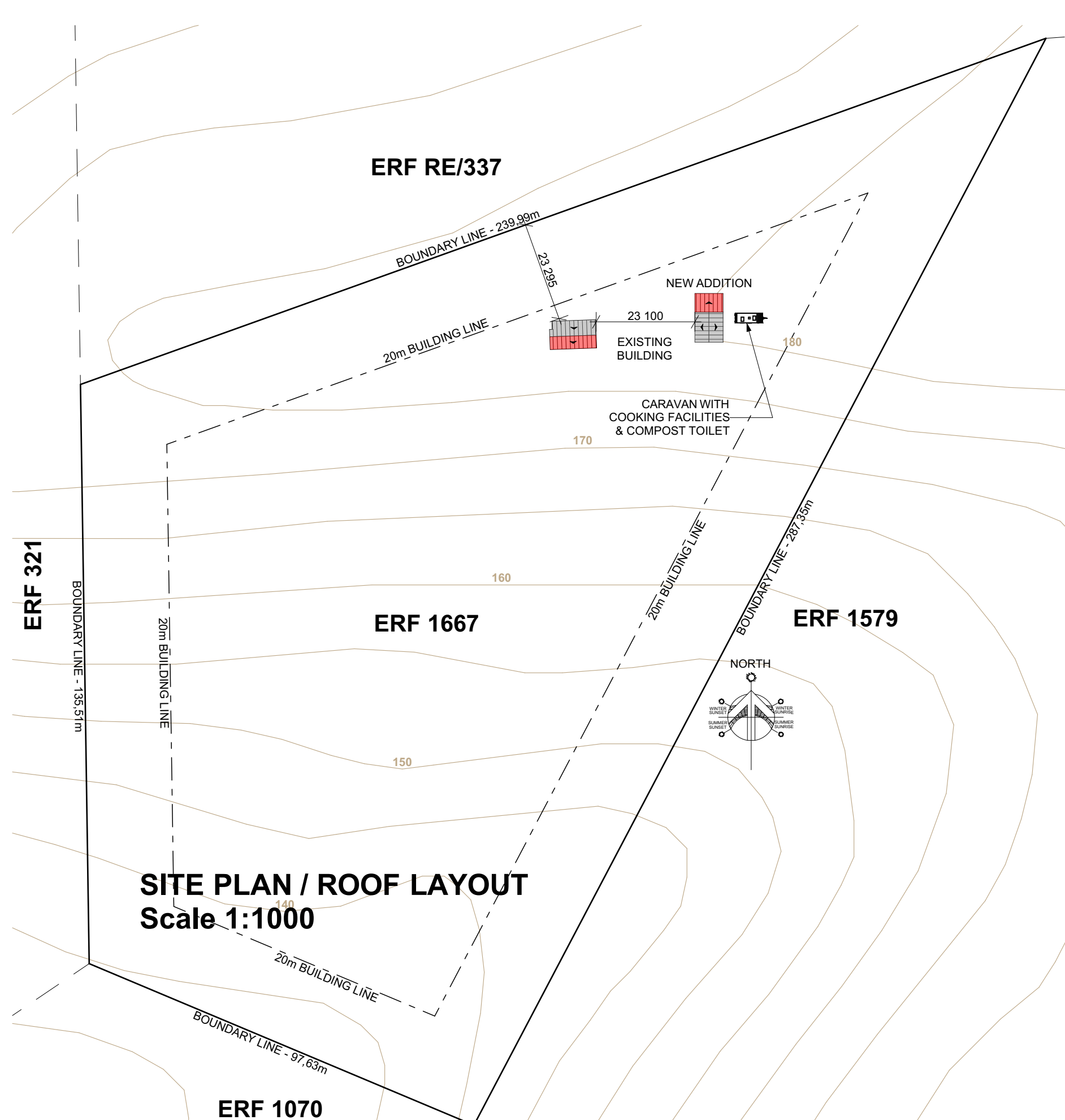
W. Installation: The electrical or installations supply or control comply the detailed requirements of SANS 10400-W.

Contractor to take responsibility that all details and reports of SANS 10400-XX A SANS 204 and it will be adhered to.

Main Contractor to keep performance belows required: SANS 10400-XX A SANS 204 / SANS 10400-XX A (See attached report of SANS 10400-XX A and SANS 204).

OWNER SIGNATURE:

DATE: 09/12/2019



**OUT BUILDING**  
**Scale 1:50 (on A1 Sheet)**

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SOUTH AFRICAN COUNCIL FOR THE ARCHITECTURAL PROFESSION  
MARIUS SMITH Pr.Snr.Arch.T - ST0609

**ALL STAIRS ACCORDING TO SANS 10400 - M:**  
 RISERS MAX 200mm  
 TREADS MIN 250mm  
 HANDRAIL @ 900mm HEIGHT  
 BALUSTRADES MAX 100mm CENTRES  
 HEAD HEIGHT VERTICAL FROM STAIR NOSE 2,1m MIN

**AREA SCHEDULE:**

86m <sup>2</sup>	- EXISTING AREA
61m <sup>2</sup>	- NEW AREA
<b>147m<sup>2</sup></b>	<b>- TOTAL AREA</b>

**29361,78m<sup>2</sup> - ERF AREA**

**0.5% COVERAGE**

NOTES:  
ALL MATERIALS USED MUST COMPLY TO SABS SPECIFICATIONS.  
ALL BUILDING WORK, SEWERAGE & ELECTRICAL WORK MUST COMPLY  
TO SABS BUILDING REGULATIONS.

AT NO TIME MUST BE SCALED FROM ANY DRAWINGS, USE ONLY DIMENSIONS GIVEN. CONTRACTOR MUST BRING ALL DISCREPANCIES UNDER THE ATTENTION OF M SMITH ARCHITECTURAL GROUP.

NO CHANGES MAY BE MADE TO THE BUILDING (ADDING ON OR LEAVING OUT) WITHOUT THE WRITTEN APPROVAL OF M SMITH ARCHITECTURAL GROUP.

## REVISIONS

No.	Date	Name	Description
1	10/10/2023	John Doe	...
2	11/10/2023	Jane Smith	...
3	12/10/2023	...	...
4	13/10/2023	...	...
5	14/10/2023	...	...
6	15/10/2023	...	...
7	16/10/2023	...	...
8	17/10/2023	...	...
9	18/10/2023	...	...
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93	10/01/2024	...	...
94	11/01/2024	...	...
95			

SACAP REG. NO.: ST0609

**MSMITH**  
ARCHITECTURAL GROUP  
PASSION TO CREATE

UNIT 2 FAIRVIEW OFFICE PARK  
1st STREET EASTERN EXT  
GEORGE  
GARDEN ROUTE

Cell: 082 640 2544  
info@msmith.co.za  
www.msmith.co.za

PROJECT

**AS BUILD FOR  
LEON BRITS  
ON ERF 1667  
WILDERNESS HEIGHTS  
WILDERNESS**

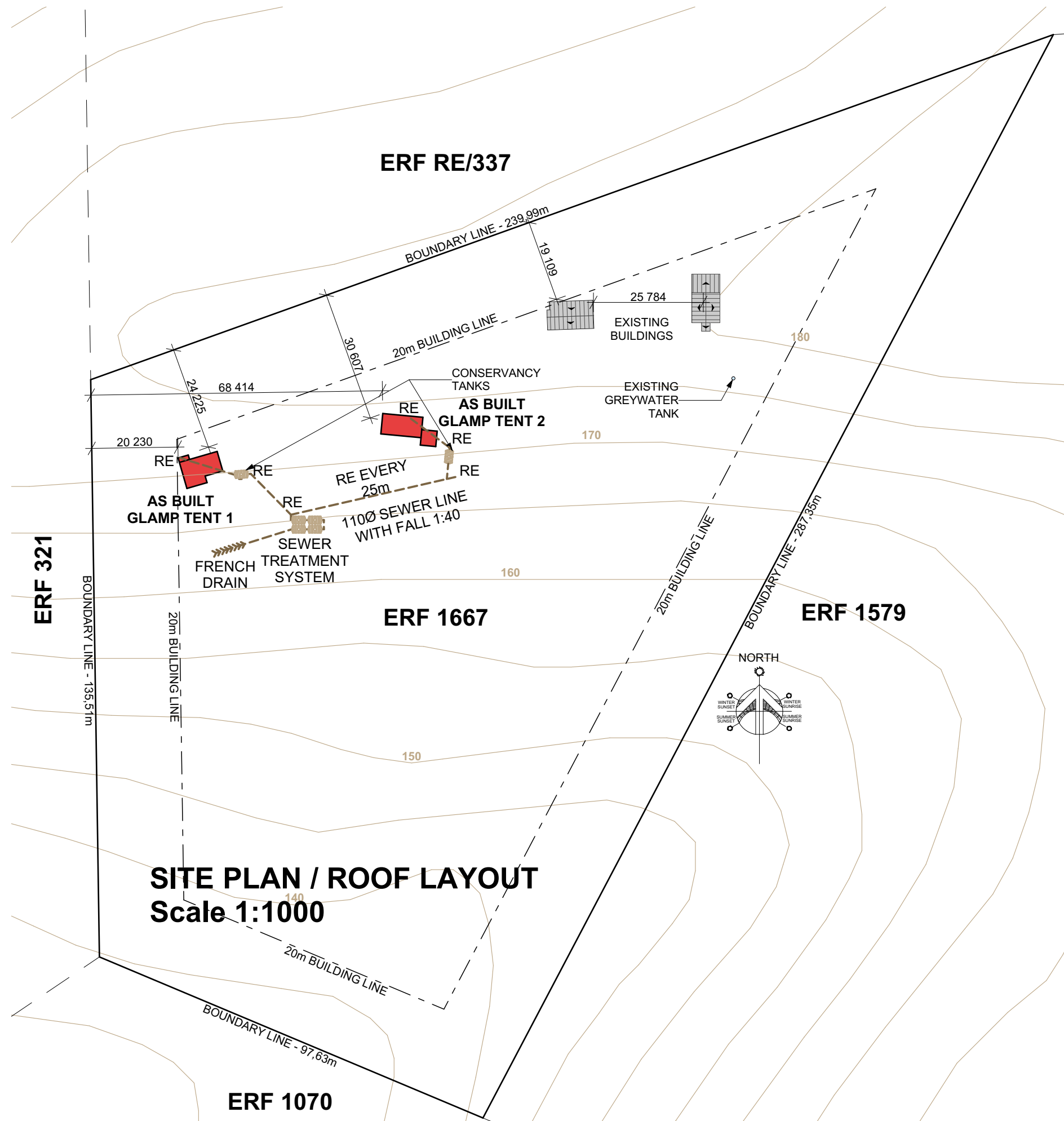
**GROUND FLOOR PLANS, ELEVATIONS,  
SECTIONS, SITE PLAN**

SCALE	PROJECT NUMBER	
1:50, 1:100, 1:1000	1910-02	
DRAWING NUMBER	REVISION	
M001	0	
DATE PRINT ISSUED:	DRAWN	CHECKED
2019/12/03	H DU PREEZ	

**APPROVED  
BY CLIENT**

**SIGNATURE:**





AREA SCHEDULE:

151m <sup>2</sup>	- EXISTING AREA
37m <sup>2</sup>	- NEW GLAMP TENT 2
38m <sup>2</sup>	- NEW GLAMP TENT 1
226m <sup>2</sup>	- TOTAL AREA

29361,78m<sup>2</sup> - ERF AREA

0.77% COVERAGE

OWNER + BUILDING CONTRACTORS AND SUB-CONTRACTORS TO COMPLY WITH THE FOLLOWING REQUIREMENTS OF SANS 10400 / SANS 204 / SANS XA:

B. Structural: The Structural system of the building: Part H + Part J + Part K + Part L + Part M + Part N - as well as a competent person (structures) to design and inspect the structures.  
D. Public Safety: A change in level, the construction of ramps and driveways; or access to swimming pools is in accordance with the detailed requirements of SANS 10400-D  
F. Site Operations: The provision of sanitary facilities is in accordance with the detailed requirements of SANS 10400-F  
G. Excavations: The excavations must be less than 3 meters deep and is in accordance with the detailed requirements of SANS 10400-G  
H. Foundations: New structures will necessitate geotechnical investigations with the applicable rules. The foundations for the building are in accordance with SANS 10400-B and detailed requirements of SANS 10400-H.  
The foundations to the extension / addition to an existing building are the same as the existing foundations, which have performed satisfactory. Should any soil improvements be required - a competent person (civil engineering / geotechnical) are to be appointed.  
J. Floors: Floors in any Laundry, kitchen, shower room, bathroom or room containing a toilet pan or urinal are in accordance with the detailed requirements of SANS 10400-J (waterproofing or applicable areas).  
Suspended floors are in accordance with the detailed requirements of SANS 10400-B and SANS 10400-T and or requirements of SANS 10082 and or requirements of SANS 10400-J. Slabs supported on the ground are in accordance with the detailed requirements of SANS 10400-B and or SANS 10400-H and or SANS 10400-J  
K. Walls: The structural strength and stability of a wall is in accordance with the detailed requirements of SANS 10400-B and SANS 10400-T and or detailed requirements of SANS 10400-K. The roof fixing to the wall is in accordance with the detailed requirements of SANS 10400-B and or detailed requirements of SANS 10400-K.  
The water penetration through a wall is in accordance with the detailed requirements of SANS 10400-K.  
L. Roofs: Roof coverings and waterproofing systems are in accordance with the detailed requirements of SANS 10400-L. Flat roofs or related gutters are in accordance with the detailed requirements of SANS 10400-L and or subject of a rational design or rational assessment. The roof assembly and any ceiling assembly - in addition to complying with the requirements of SANS 10400-C are in accordance with the detailed requirements of SANS 10400-L and the roof assembly is supported on walls that comply with the requirements of SANS 10400-K and or in accordance with SANS 10400-B and SANS 10400-L. Gutters and downpipes are sized in accordance with the requirements of SANS 10400-R. The fire resistance and combustibility of the roof assembly or ceiling are in accordance with the detailed requirements of SANS 10400-L and or SANS 10400-T  
M. Stairways: Stairways are in accordance with SANS 10400-B and SANS 10400-T and or: the detailed requirements of SANS 10400-M. Walls, screens, railings or balustrades to such stairway are in accordance with requirements of SANS 10400-B and SANS 10400-T / SANS 10400-K and SANS 10400-T.  
N. Glazing: The type of fixing of glazing is in accordance with SANS 10400-B / the detailed requirements of SANS 10400-N  
O. Lighting and Ventilation: The lighting and ventilation in a habitable room, bathroom, shower room and room containing a toilet pan complies with the requirements of SANS 10400-T and the detailed requirements of SANS 10400-O  
P. Sewer Drainage: The construction of the drainage system is in accordance with the detailed requirements of SANS 10400-P.  
Q. Non-water borne means of sanitary disposal: The means of sewerage disposal where water-borne sewerage disposal is not available is in accordance with the detailed requirements of SANS 10400-Q  
R. Stormwater disposal: The means for the control and disposal of stormwater is in accordance with the detailed requirements of SANS 10400-R  
S. Persons with Disabilities: The means of providing facilities for persons with disabilities is in accordance with the detailed requirements of SANS 10400-S  
T. Fire protection: The fire protection measures provided are in accordance with the detailed requirements of SANS 10400-T  
V. Space heating: The provision for space heating is in accordance with the detailed requirements of SANS 10400-V  
W. Fire installation: The fire installations and supply of water comply with the detailed requirements of SANS 10400-W

Contractor to take responsibility that all details and reports of SANS 10400-XA & SANS 204 and it will be adhered to.

Main Contractor to comply with above requirements of SANS 10400 / SANS 204 / SANS 10400-XA (See attached report of SANS 10400-XA and SANS 204)

OWNER SIGNATURE: DATE: 09/04/2025

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MARIUS SMITH Pr.Snr.Arch.T - ST0609

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REVISIONS

No.	Date	Name	Description

SACAP REG. NO.: ST0609

**M SMITH**  
**ARCHITECTURAL GROUP**  
PASSION TO CREATE

UNIT 2 FAIRVIEW OFFICE PARK  
1st STREET EASTERN EXT.  
GEORGE  
GARDEN ROUTE

Cell: 082 640 2544  
info@msmith.co.za  
www.msmith.co.za



PROJECT

**AS BUILD FOR  
LEON BRITS  
ON ERF 1667  
WILDERNESS HEIGHTS  
WILDERNESS**

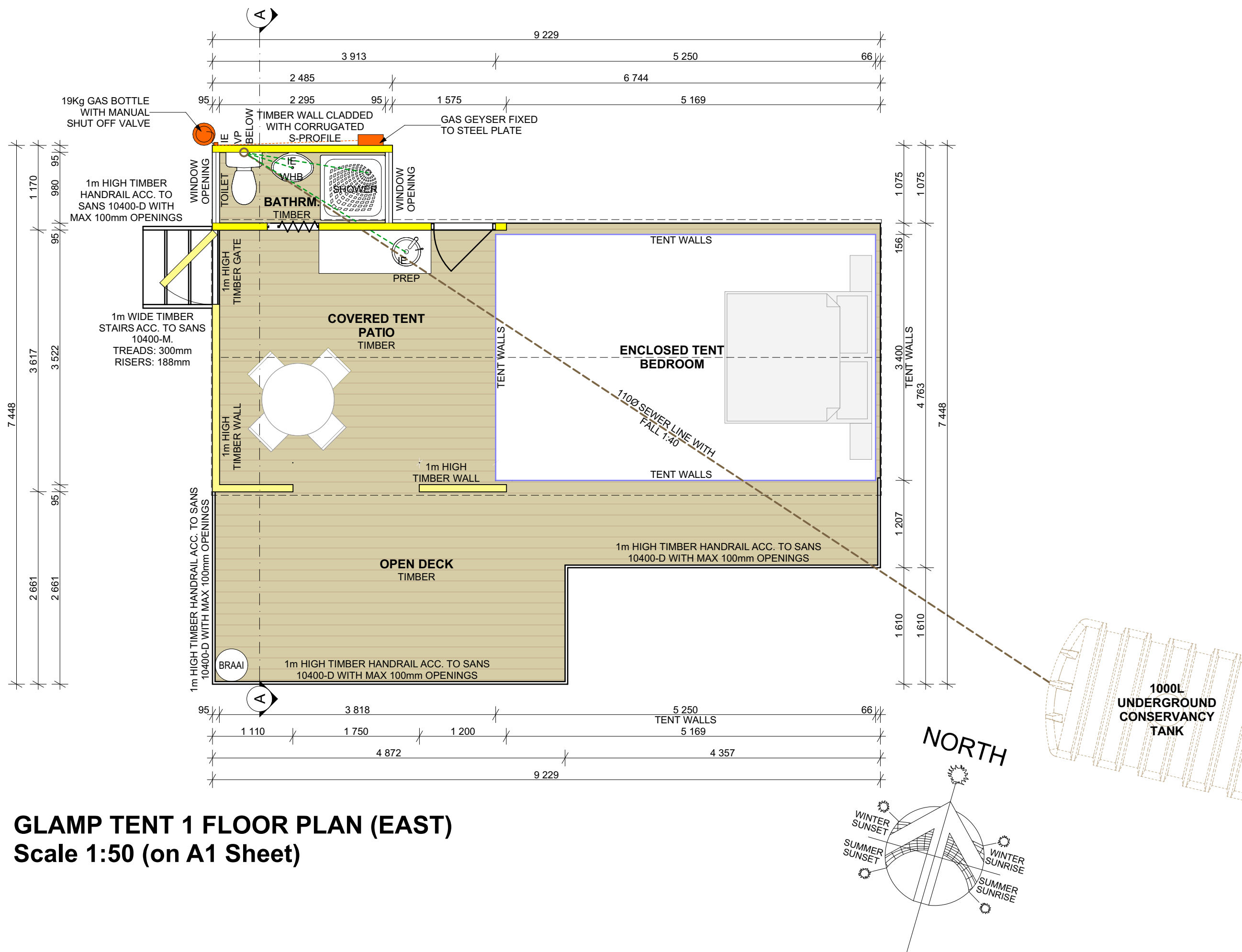
SITE PLAN

SCALE <b>1:1000</b>	PROJECT NUMBER <b>1910-02</b>
DRAWING NUMBER <b>M001</b>	REVISION <b>1</b>
DATE PRINT ISSUED: <b>2025/04/08</b>	DRAWN <b>H DU PREEZ</b>
	CHECKED

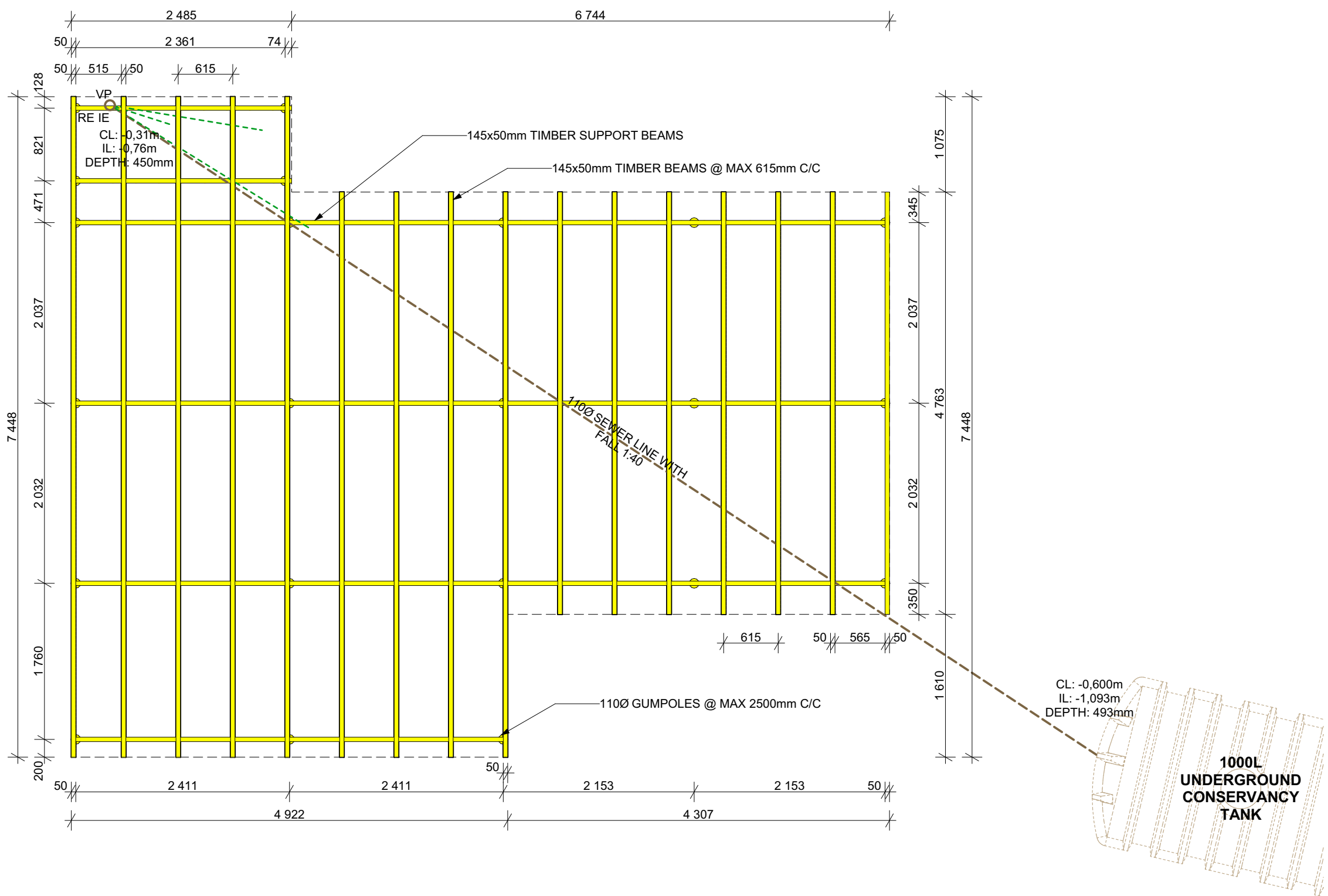
APPROVED  
BY CLIENT

SIGNATURE:

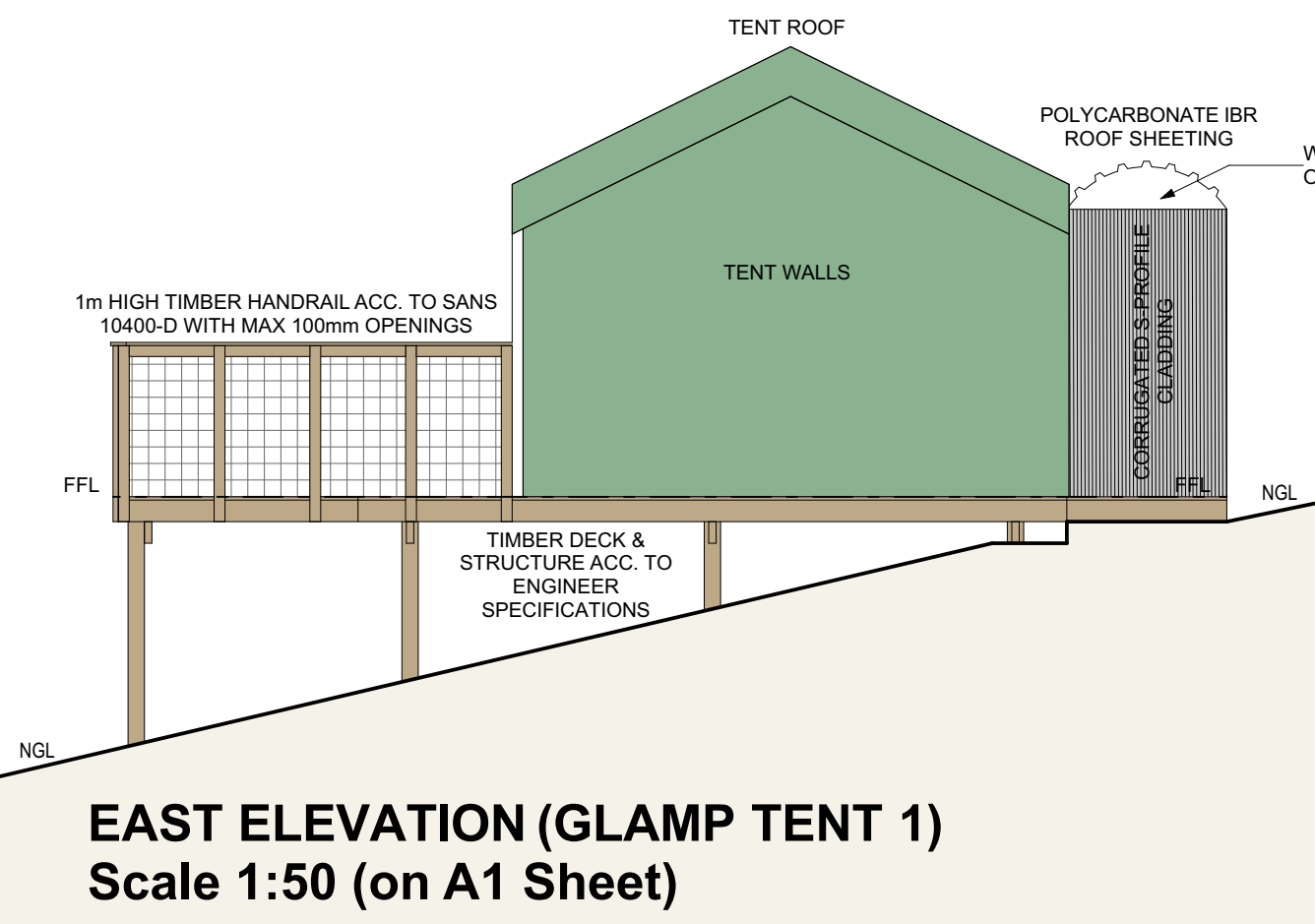




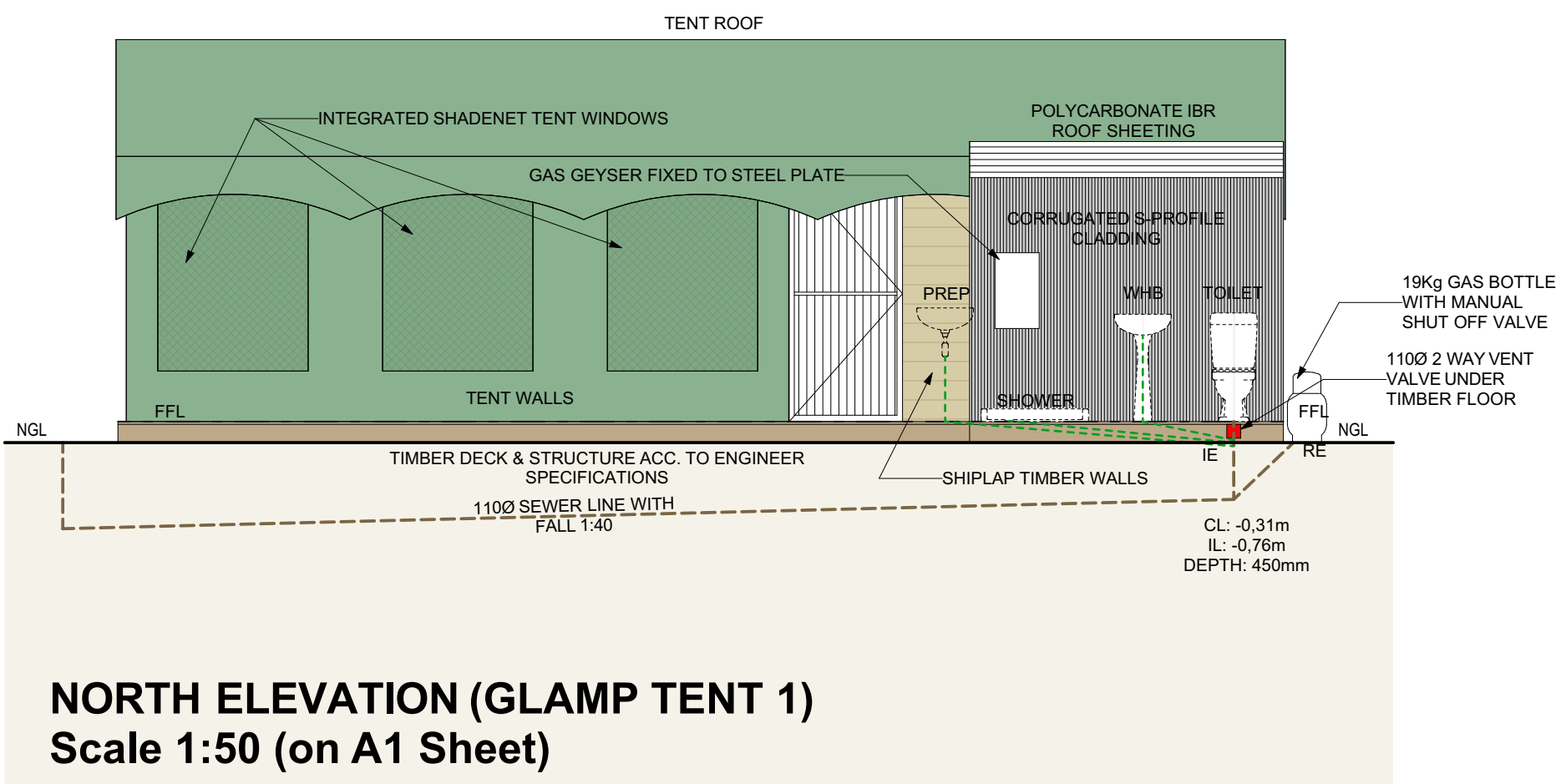
GLAMP TENT 1 FLOOR PLAN (EAST)  
Scale 1:50 (on A1 Sheet)



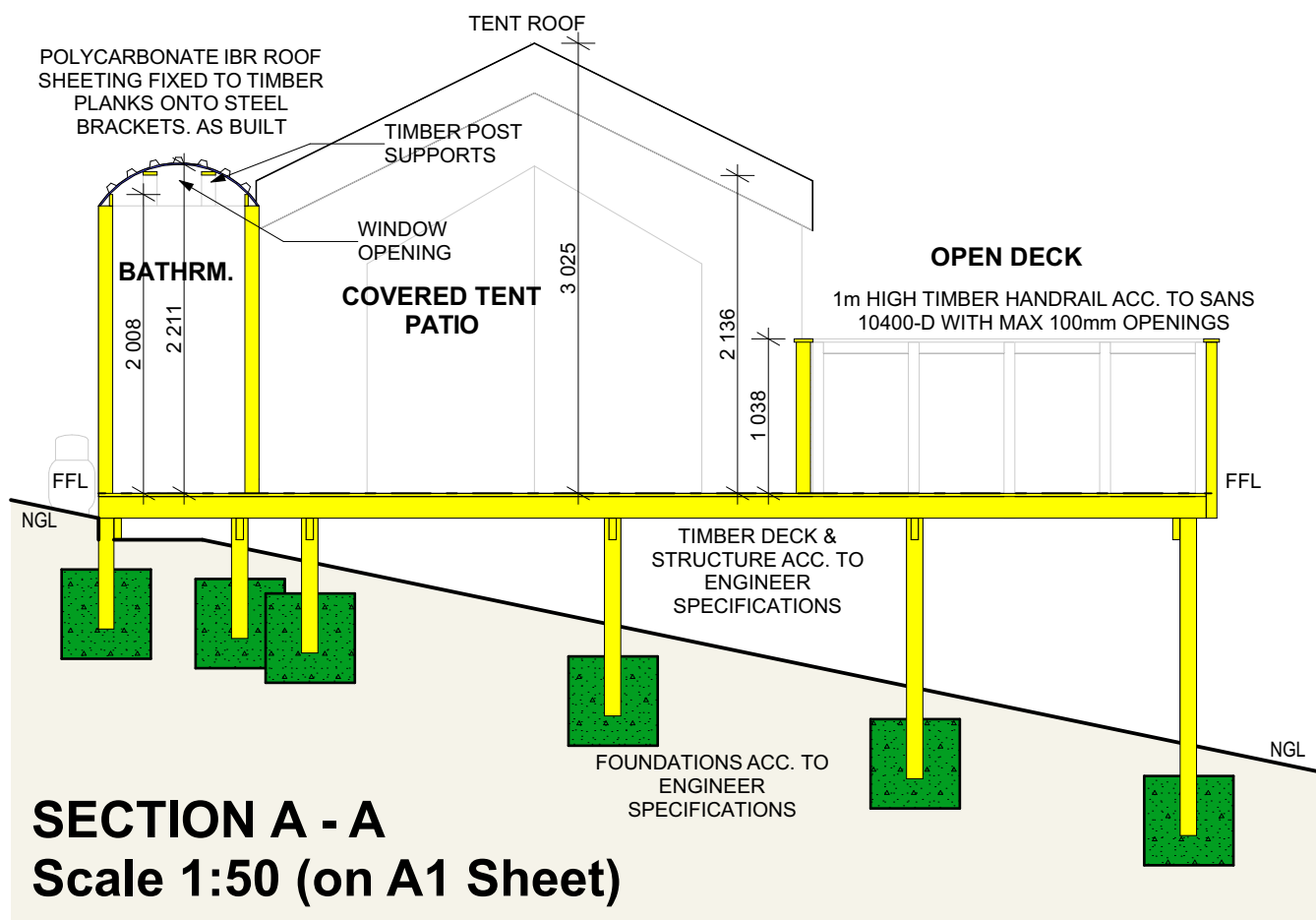
GLAMP TENT 1 TIMBER STRUCTURE (EAST)  
Scale 1:50 (on A1 Sheet)



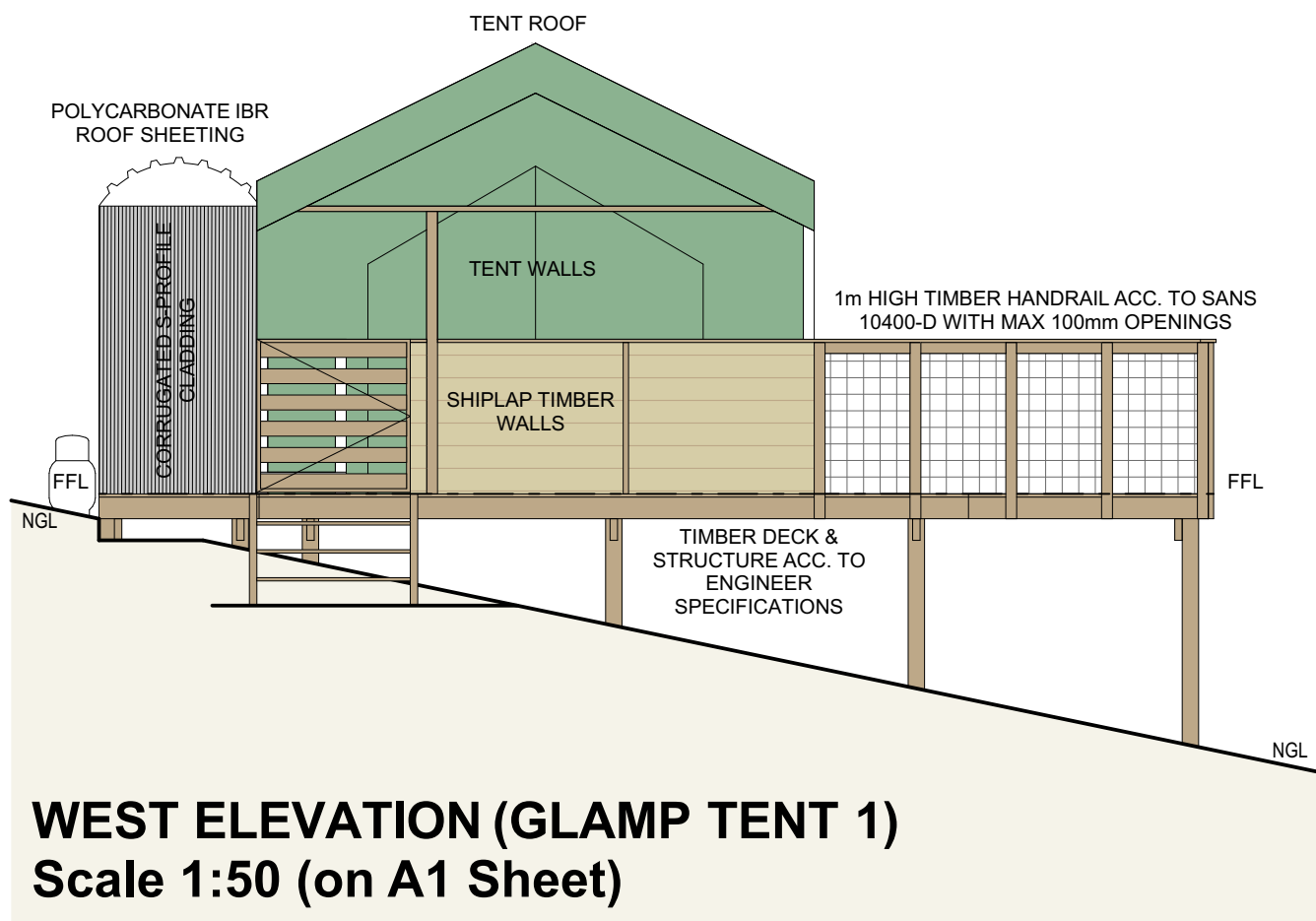
EAST ELEVATION (GLAMP TENT 1)  
Scale 1:50 (on A1 Sheet)



NORTH ELEVATION (GLAMP TENT 1)  
Scale 1:50 (on A1 Sheet)



SECTION A - A  
Scale 1:50 (on A1 Sheet)



WEST ELEVATION (GLAMP TENT 1)  
Scale 1:50 (on A1 Sheet)

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MARIUS SMITH Pr.Snr.Arch.T - ST0609

**ALL STAIRS ACCORDING TO SANS 10400 - M:**  
RISERS MAX 200mm  
TREADS MIN 250mm  
HANDRAIL @ 900mm HEIGHT  
BALUSTRADES MAX 100mm CENTRES  
HEAD HEIGHT VERTICAL FROM STAIR NOSE 2,1m MIN

NOTES:  
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REVISIONS

No.	Date	Name	Description

SACAP REG. NO.: ST0609

**M SMITH**  
**ARCHITECTURAL GROUP**  
PASSION TO CREATE

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GEORGE GARDEN ROUTE

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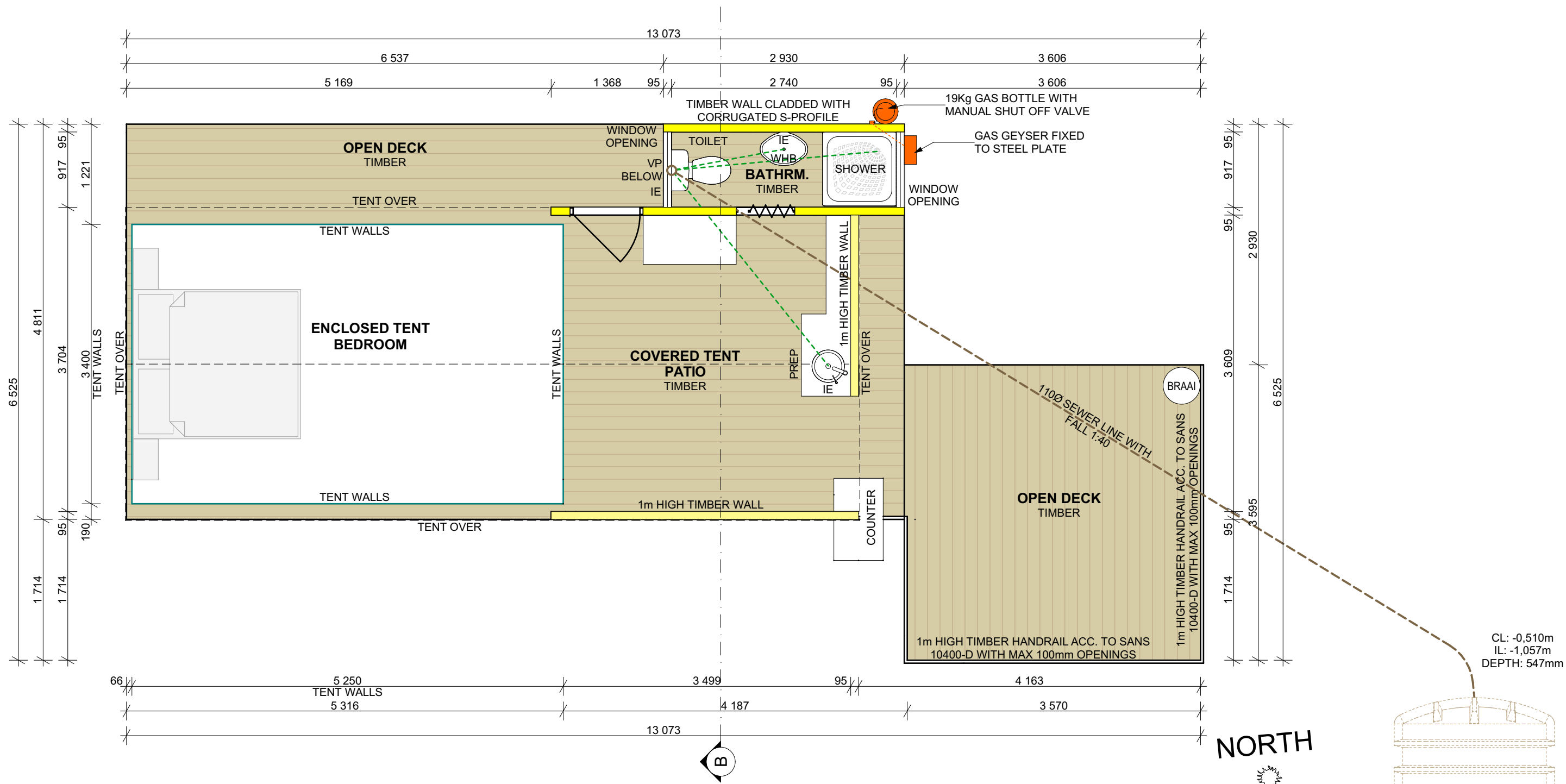
PROJECT  
**AS BUILD FOR  
LEON BRITS  
ON ERF 1667  
WILDERNESS HEIGHTS  
WILDERNESS**

**GLAMP TENT 1 PLAN, ELEVATIONS,  
SECTION**

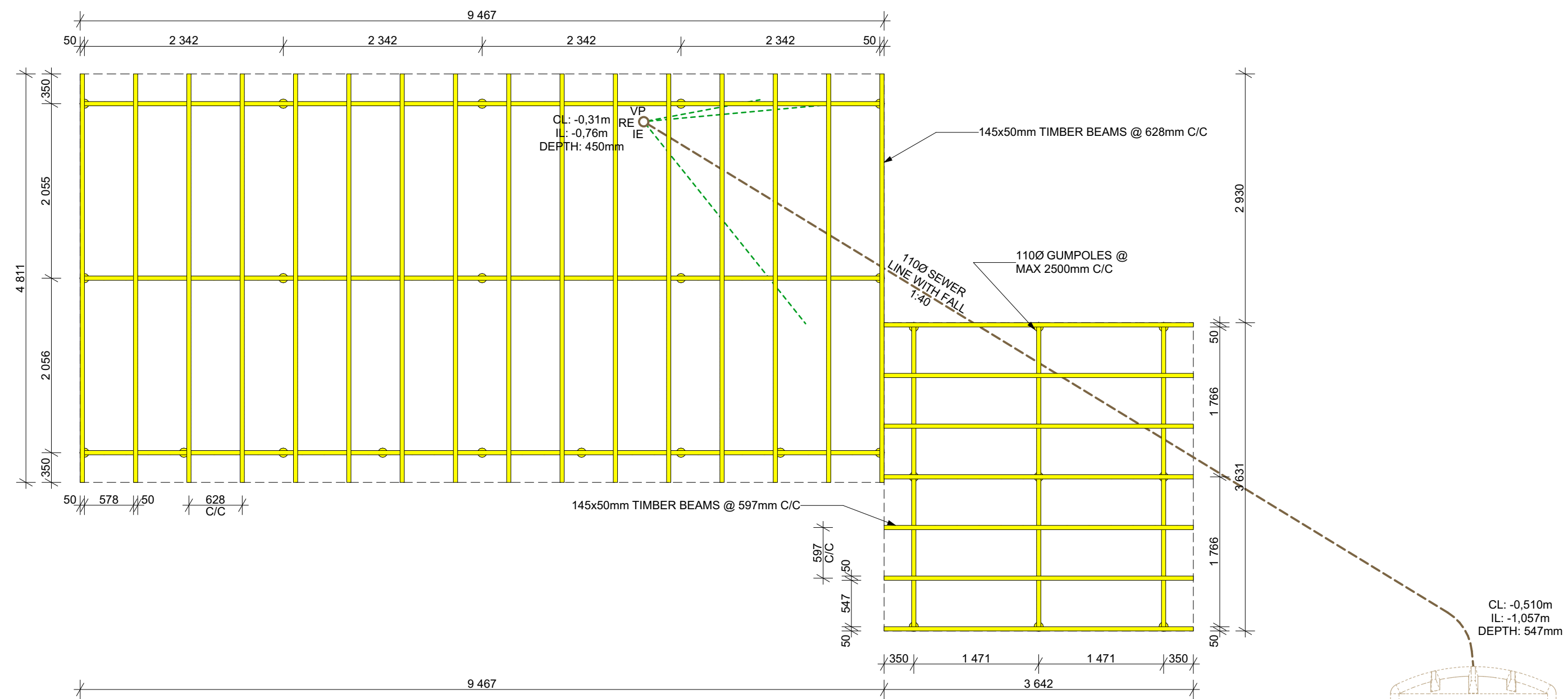
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DRAWING NUMBER <b>M002</b>	REVISION <b>1</b>
DATE PRINT ISSUED: 2025/04/08	DRAWN H DU PREEZ

APPROVED  
BY CLIENT  
SIGNATURE:

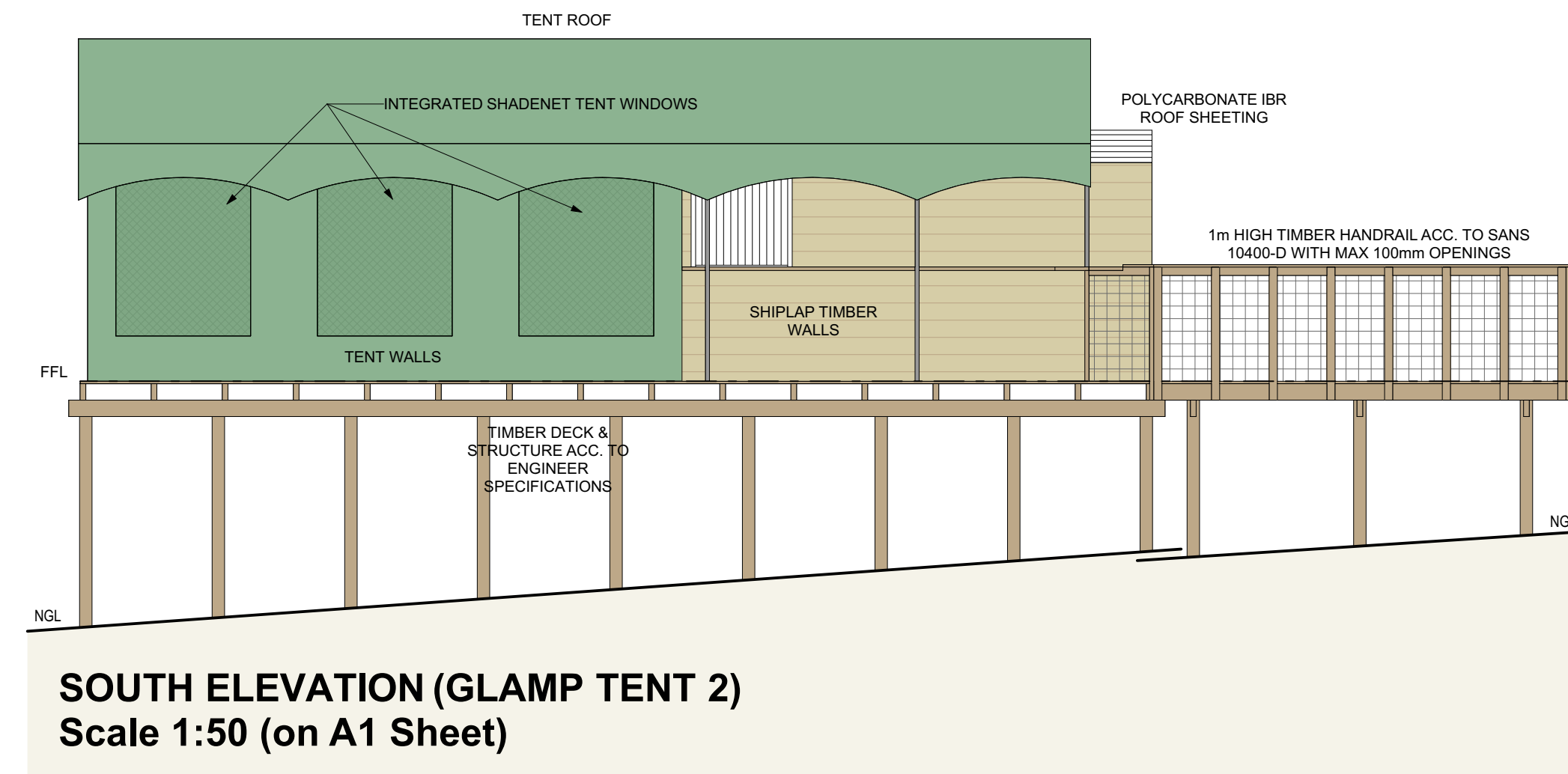




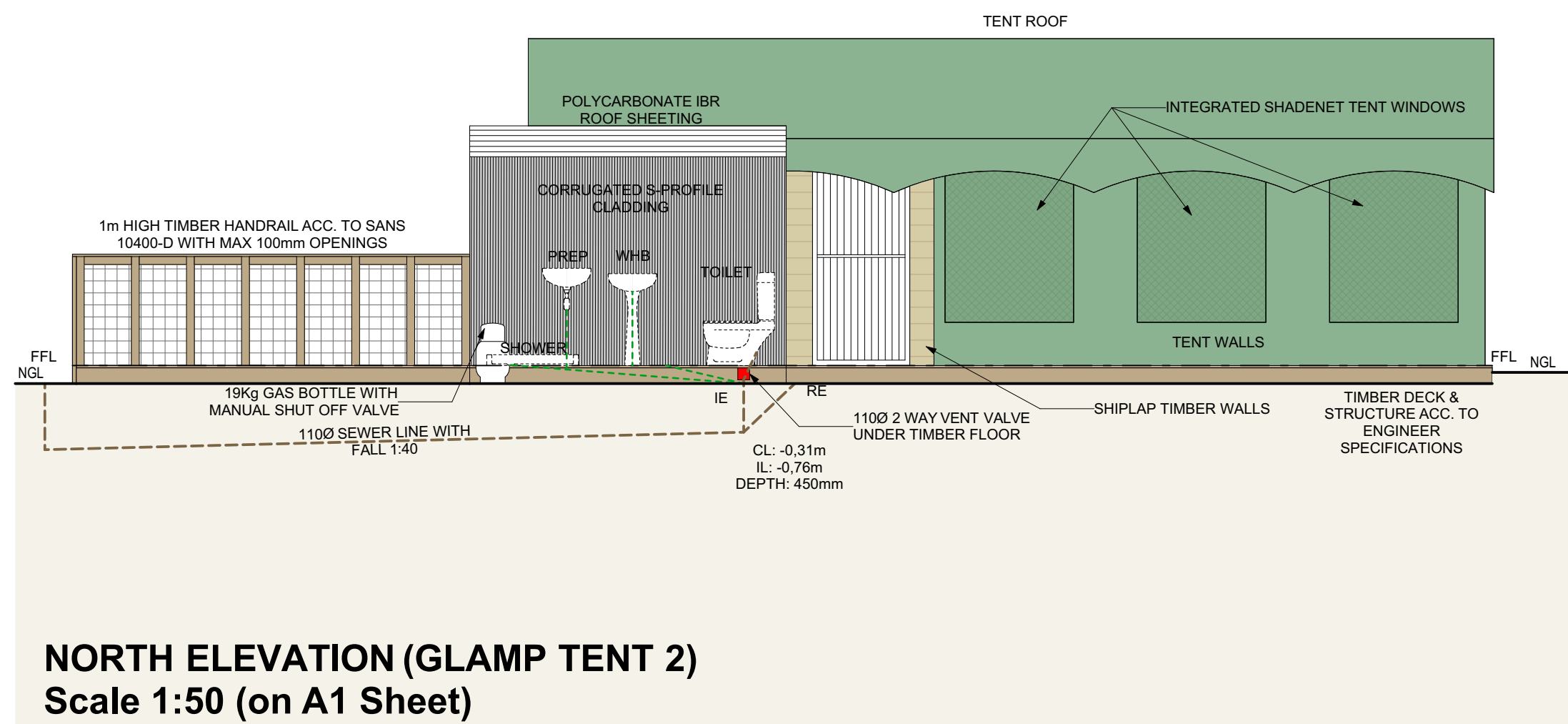
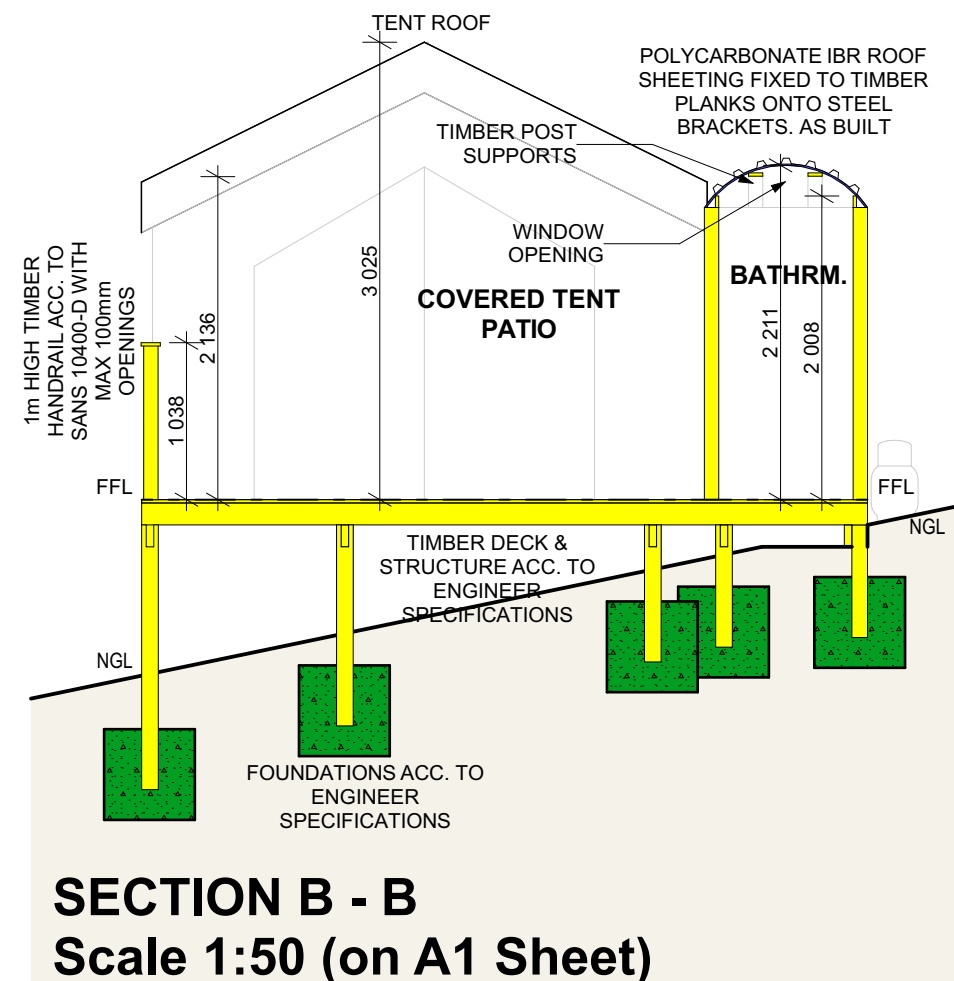
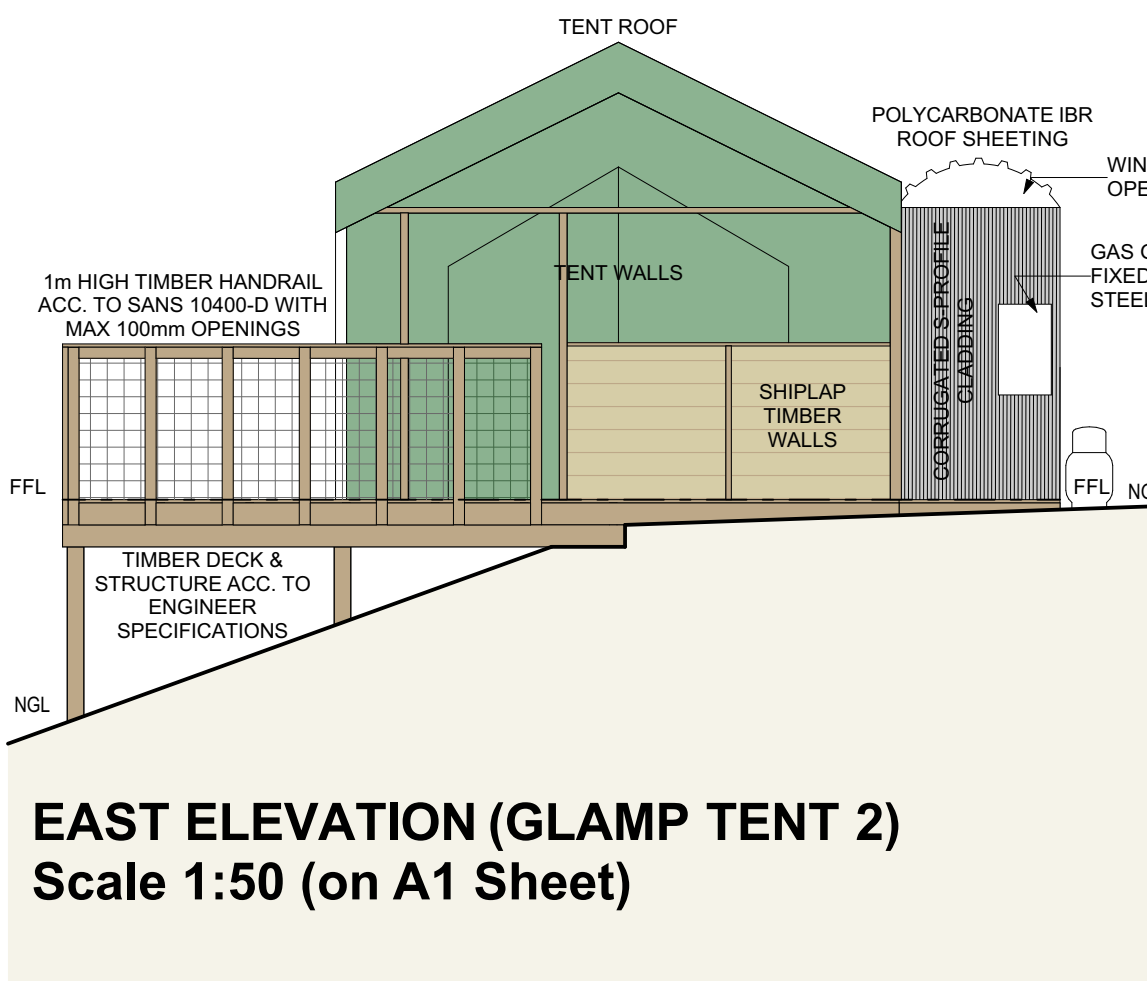
GLAMP TENT 2 FLOOR PLAN (WEST)  
Scale 1:50 (on A1 Sheet)



GLAMP TENT 2 TIMBER STRUCTURE (WEST)  
Scale 1:50 (on A1 Sheet)



EAST ELEVATION (GLAMP TENT 2)  
Scale 1:50 (on A1 Sheet)



NORTH ELEVATION (GLAMP TENT 2)  
Scale 1:50 (on A1 Sheet)

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NOTES:  
ALL MATERIALS USED MUST COMPLY TO SABS SPECIFICATIONS.  
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SACAP REG. NO.: ST0609

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PROJECT  
**AS BUILD FOR  
LEON BRITS  
ON ERF 1667  
WILDERNESS HEIGHTS  
WILDERNESS**

**GLAMP TENT 2 PLAN, ELEVATIONS,  
SECTION**

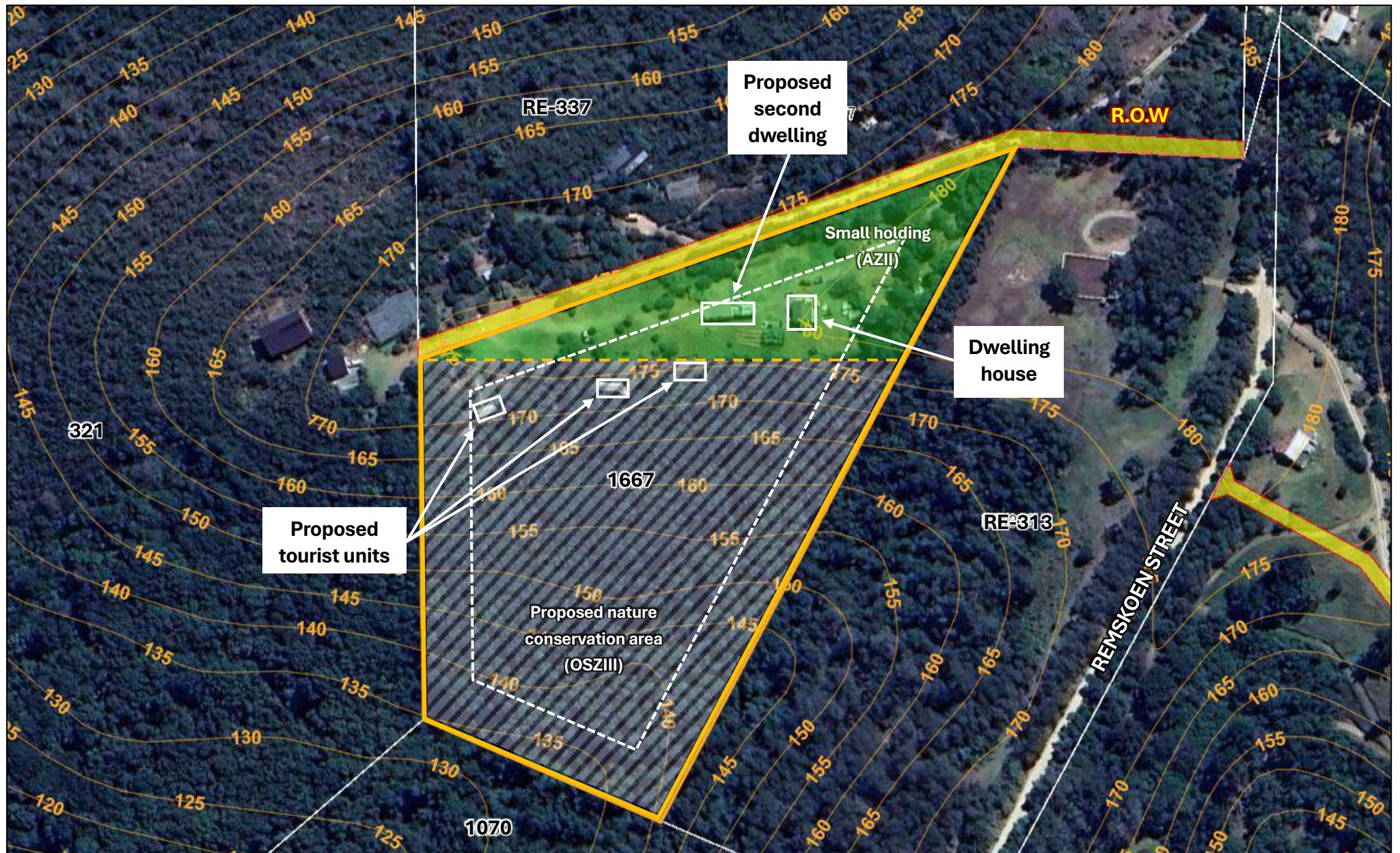
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APPROVED  
BY CLIENT  
SIGNATURE:



# SITE PLAN

Erf 1667, Hoekwil  
REMSKOEN STREET, WILDERNESS HEIGHTS





# ZONING PLAN:

ERF 1667, REMSKOEN STREET  
WILDERNESS HEIGHTS (HOEKWIL)  
GEORGE MUNICIPALITY & DIVISION

## PROPOSED ZONING




## CURRENT ZONING



For scale refer to figured dimensions. Measurements always to be checked by Professional Land Surveyor.



	Transport Zone II (Public road)		Open Space Zone II (Private open space)
	Agricultural Zone II (Smallholding)		Open Space Zone III (Nature conservation area)

 Agricultural Zone I  
(Agricultural)



MUNISIPALITEIT  
Wes Kaap

UMASIPALA WASE  
Inshona - Koloni

MUNICIPALITY  
Western Cape

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

BEPLANNING EN ONTWIKKELING  
PLANNING AND DEVELOPMENT

OUR REF: 1388/337

YOUR REF: 899/GEO/17

ENQUIRIES: Keith Meyer

TEL: 044-801 9435

FAX: 086 529 9985

EMAIL: [Kbmeyer@george.gov.za](mailto:Kbmeyer@george.gov.za)

DATE: 1 June 2018

[planning@delplan.co.za](mailto:planning@delplan.co.za)

Delplan Consulting  
P O Box 9956  
GEORGE  
6530

**SUBDIVISION AND DEPARTURE : ERF 337, REMSKOEN STREET, HOEKWIL**

Your application in the above refers.

The Eden Joint Municipal Planning Tribunal – George Municipality, meeting held on 29 May 2018 resolved:

That, notwithstanding the objections received, the application for:

1. Subdivision in terms of Section 15(2)(d) of the Land Use Planning By Law for George Municipality, 2015 into two portions namely:
  - Portion A ( $\pm$  3.00ha);
  - Remainder ( $\pm$ 3.55ha);
2. Departure in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2015 for the relaxation of the newly formed northern side building line from 30.0m to 18.20m to accommodate an existing outbuilding on Portion A;

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

**REASONS FOR DECISION**

- The proposed subdivision does not detract from the surrounding rural land use character;



- The proposal will not have an adverse impact on the surrounding rural environment, natural environment or neighbouring properties;
- The application is consistent with the Spatial Planning objectives of the area.

Subject to the following conditions imposed in terms of Sections 66 of the said By-law:

**CONDITIONS OF THE DIRECTORATE: HUMAN SETTLEMENTS, LAND AFFAIRS AND PLANNING:**

1. That in terms of Section 22(1) of the Land Use Planning By-law for the George Municipality, 2015, the approval shall lapse if not acted upon within a period of five (5) years from the date thereof;
2. This approval shall be taken to cover only the subdivision applied for as indicated on the Plan no. Annexure dated September 2017 and drawn by DelPlan Consulting attached as "Annexure D" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision;
3. That boundary walls/fences will not be permitted within or across natural areas, including areas identified as CBA's where migratory patterns of wildlife can be disturbed or altered;
4. That an approved Surveyor General diagram be submitted to the Directorate: Human Settlements, Land Affairs and Planning for record purposes;
5. That the approval will only be regarded as implemented on the transfer of at least one of the portions.
6. That a Site development plan for any new structures on the subdivided portions be submitted to the satisfaction of the Directorate: Planning and Development prior to the submission of building plans.
7. That all title deed conditions be transferred into the title deeds of the newly formed portions.

**DIRECTORATE: CIVIL ENGINEERING SERVICES**

8. Capital contributions are payable by the developer for each new equivalent erf (ee) created, as per standard tariffs for George, applicable on transfer of a portion, or the approval of building plans, or on application for a CPT, or as stipulated in a Services Agreement between the George Municipality and the Developer. The total amount payable will be determined by the Dept: CES, and will be subject to annual adjustment. Contributions payable may be adjusted should the actual water usage exceed the accepted normal daily usage based on the Guidelines for Human Settlement Planning and Design, based on a six month average use;
9. All civil services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with The Guidelines for Human Settlement and Design and Council specifications. All drawings and plans are to be submitted to the Dept: CES, 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 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 civil services have been satisfactorily installed and as-builts submitted electronically as well as the surveyors plan;
10. Any, and all, costs directly related to the development remain the developers' responsibility;

11. 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/owner of the other erf; (Condition 9 applicable)
12. Any service from another relevant erf 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 9 applicable)
13. 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 9 applicable)
14. Servitudes must be registered for any pipeline not positioned within the normal building lines. The applicant is to comply with the National Forests Act No 84 of 1998, should it be required.
15. Provision for the removal of solid waste is to be addressed in conjunction with the Dept: Environmental Services;
16. The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval was required and obtained for this proposed development;
17. 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 Dept: CES, or any condition of any authority has not been satisfactorily complied with.
18. Developer responsible to obtain the necessary approval / way leaves from third parties which include, but not limited to the following: Telkom & Fibre optical cable;
19. No municipal water services are available at present. Should a municipal network in future be extended to this area, the owner will be compelled, at own cost, to connect to the network. A capital contribution for water will then become payable as per standard tariff for each equivalent erf applicable at the time of connection;
20. No municipal sewer services are available at present. Should a municipal network in future be extended to this area, the owner will be compelled, at own cost, to connect to the network. A capital contribution for sewer will then become payable as per standard tariff for each equivalent erf applicable at the time of connection;
21. A conservancy tank, or alternative approved sewer disposal method, must be installed at the owner's cost. The owner is to appoint a private contractor, at own expense, to service the tank or alternative approved disposal methods;
22. The discharge of surface stormwater is to be addressed by the developer. Condition (9) applies. All costs related is for the developer;
23. Internal parking requirements (ie 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;
24. Adequate parking with a hardened surface must be provided on the premises of the proposed development;
25. No private parking will be allowed in the road reserve;
26. The approval of the layout of the development and accesses is subject to the George Roads Master Plan and approved by the Dept: Civil Engineering Services. A site

- development plan is to be submitted to the Dept: CES, or any other relevant authority for approval prior to any construction work taking place;
27. Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.

#### **DIRECTORATE: ELECTROTECHNICAL ENGINEERING SERVICES**

28. Capital contributions are payable by the developer for each new equivalent erf (ee) created, as per standard tariffs for George, applicable on transfer of a portion, or the approval of building plans, or on application for a CPT, or as stipulated in a Services Agreement between the George Municipality and the Developer. The total amount payable will be determined by the Dept: Electro Technical Services (ETS), and will be subject to annual adjustment. Contributions payable may be adjusted should the actual electricity connection be other than a conventional 60 Amp single phase per erf;
29. All electrical services -internal, link and relocation of or upgrades to the existing network - are to be designed by a registered consulting engineer in accordance with Council specifications. All drawings and plans are to be submitted to the Dept: ETS, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out under the supervision of the consulting engineer who is to provide the electrical department 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 electrical services have been satisfactorily installed and as-built submitted electronically;
30. Any, and all, costs directly related to the development remain the developers' responsibility;
31. Only one electrical connection permitted per registered erf.

You have the right to appeal to the Appeal Authority against the decision/conditions of approval of the Eden Joint Municipal Planning Tribunal – George Municipality, in terms of Section 79(2) of the George Municipality's By-law on Municipal Land Use Planning.

A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Municipal Manager, P O Box 19, George, 6530 or Directorate: Planning, 5th floor, Civic Centre, York Street, George on or before 22 June 2018 and simultaneously submit a copy of the appeal on any person who commented, made representations or objected to the application in the above regard.

The notice must be served in accordance with section 115 of the Municipal Systems Act and in accordance with the additional requirements as may be determined by the Municipality. The notice must allow persons 21 days from date of notification of the appeal to comment on the appeal. Proof of the notification must be submitted to the Municipality, within 14 days of the date of notification.

An appeal that is not lodged within the timeframe or that does not comply with Section 80 of the George Municipality's By-law on Municipal Land Use Planning will be deemed invalid.

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 George Municipality's By-law on Municipal Land Use Planning, 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



**T BOTHA**

**MUNICIPAL MANAGER**

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Like woodpeckers, wood thrushes, flycatchers, herons and kingfishers, shrikes, and bluebirds, this bird is most common in open areas of brushy woods. It is also common in the most dense, heavily wooded areas. It is a common bird in the most dense, heavily wooded areas.

**ENTRUSTED TO**  
**PROPERTY AND SUBDIVISION**  
**FOR CREDITORS**

2014年12月15日  
 2014年12月15日

1947

Stethoscopy of the Heart, Harnsberger, 1927, 200 pp., \$1.00.

• **Reinhardt, 2008**

(2) *Notwithstanding*

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www.866-666-6666



**DELPLAR**  
CONGRUO

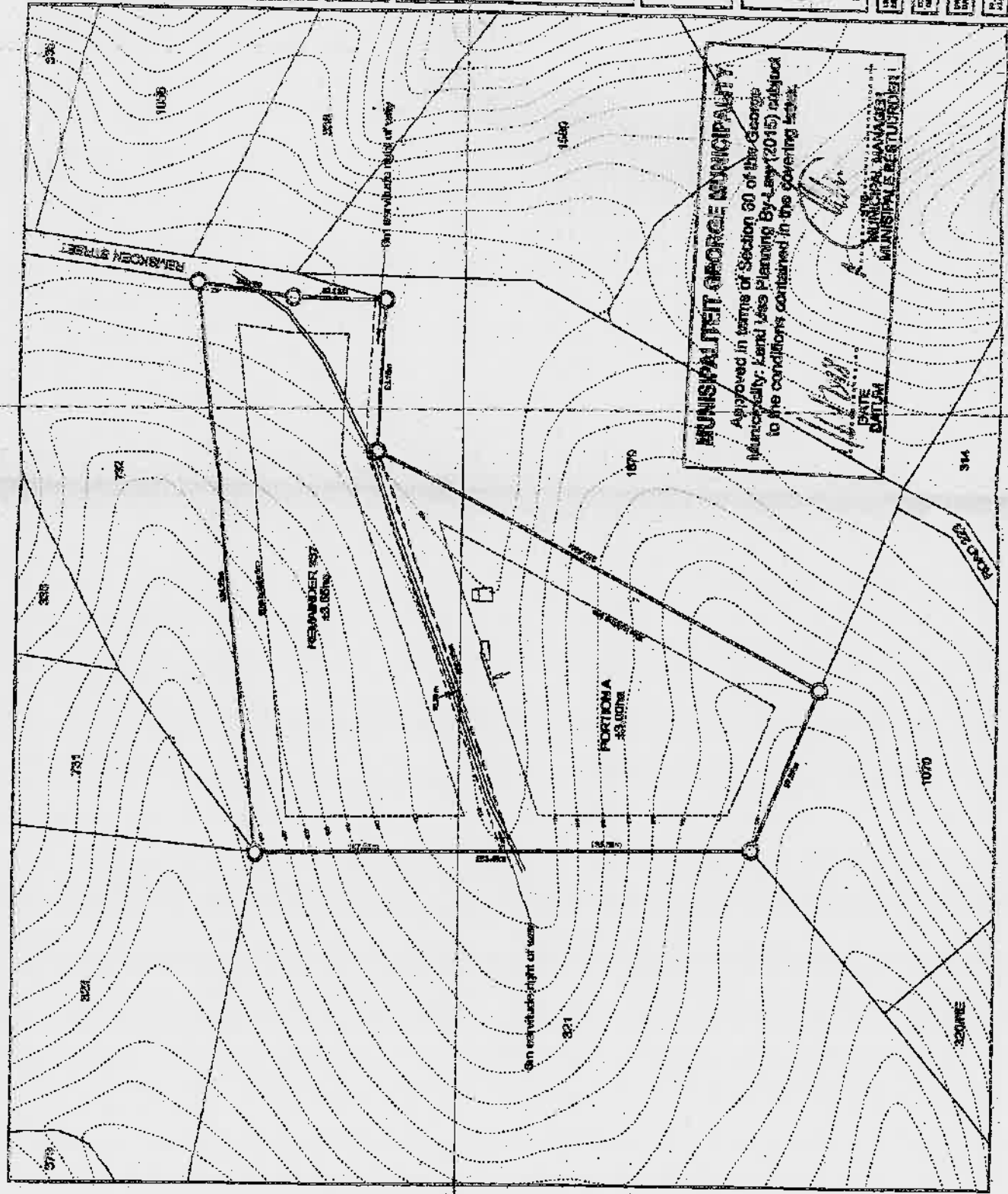
FRANKLIN'S CONFIDENTIAL PLANNING

**Health**

2010-06-06 11:11 AM  
603-646-0171 2010-06-06 11:11 AM

11. **DATE OF AMT**

**ANDERSON**



MUNICIPALITY OF GEORGE MUNICIPALITY

Approved in terms of Section 30 of the Georgia  
Municipality Land Use Planning By-Law (2015) subject  
to the conditions contained in the governing letter.

MUNICIPAL MANAGERS  
MUNICIPAL RESTAURANTS

**DATE**  
**DATE**

**TERRESTRIAL BIODIVERSITY SPECIALIST ASSESSMENT  
FOR OPEN SPACE REZONING FOR CONSERVATION  
ERF 1667, REMSKOEN STREET, WILDERNESS HEIGHTS  
GEORGE MUNICIPAL AREA**



View of the property looking southward towards Forest

Benjamin Walton for Cape Vegetation Surveys  
o.b.o. the applicant Leon Brits

November 2025



## STATEMENT OF INDEPENDENCE

I, Benjamin Alan Walton, trading as *Cape Vegetation Surveys*, in terms of section 33 of the NEMA, 1998 (Act No. 107 of 1998), as amended, hereby declare that I provide services as an independent botanical specialist and receive remuneration for services rendered for expressing a factual account of the baseline environment. I have no financial or other vested interest in the project. Botanical information contained in the report may not be copied without the author's consent.

### An abridged Curriculum Vitae:

Benjamin Alan Walton

Registered Scientist: Botanical Science (Pr. Sci. Nat.)

SACNASP registration #138424

#### Experience:

Cape Vegetation Surveys: Consulting Botanist 2017-2024

Western Cape Nature Conservation Board (CapeNature) Scientist: Land Use Advisor for half the Western Cape Province: Central Karoo & Garden Route Districts 2010-2017

Department of Environmental Affairs and Development Planning, Principal Environmental Officer (George) Central Karoo & Garden Route (formerly Eden) Districts 2008-2010

Cape Vegetation Surveys: Consulting Botanist (Cape Town) 2006-2008

#### Qualification:

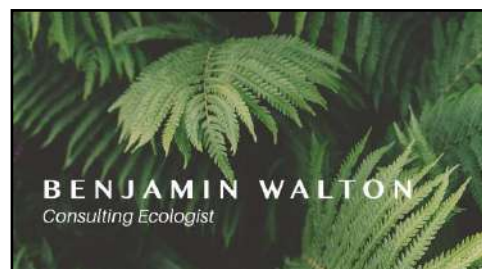
M.Sc. Forestry (Conservation Ecology), Stellenbosch University, 2001- 2006

B.Sc. Botany & Zoology, University of Cape Town, 1986-1989

### **BENJAMIN WALTON**

*Consulting Ecologist for Eden & Central Karoo Districts  
B.Sc. (Bot.), M.Sc. Forestry (Cons. Ecol.)*

*phytofundi@gmail.com  
081 499 1678  
Wilderness*



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## 1 Executive Summary

The author was commissioned to compile a Botanical Assessment and Site Sensitivity Verification of the property and receiving environment for the proposed rezoning of a section of the property to Open Space III zone as a nature conservation area with consent use to accommodate a tourism facility. The remainder of the property will stay zoned as Agriculture Zone II. The site is along Remskoek Street in Wilderness Heights on a plateau with moderate to steep south facing slopes (see Fig. 1).

A site inspection was conducted to investigate the vegetation unit and evaluate the habitat condition at the property and receiving environment. There are existing dwelling units atop the plateau which has previously been converted to pastureland and is transformed. Most of the habitat at the receiving environment is pristine and densely vegetated and covered in a closed canopy forest. The property has a moderate to steep southeast-dipping topography.

After a thorough evaluation of the receiving environment the Biodiversity Report hereunder was completed, containing a Terrestrial Biodiversity Specialist Assessment and motivation to conserve most of the property for biodiversity conservation.



Figure 1: Showing the existing dwelling units atop the plateau at the property.



## 2 Terms of Reference

The terms of reference are to conduct a vegetation survey to confirm the vegetation unit and conservation status for a municipal bylaw application in terms of the LUPA for the proposed development of a tourism facility in Wilderness Heights; and describe the vegetation and sensitivity, with reference to Fynbos Forum ecosystem guidelines and NEMA specialist guidelines<sup>1</sup>. This is to inform the environmental impact (botanical and terrestrial sensitivity) of the proposed and existing development within mapped Shale Fynbos habitat; and identify risks, suggest mitigation, and make recommendations for the development. The sensitivity of the study area, for development of a tourism facility and conservation area for biodiversity in Wilderness is described in context of the natural habitat at the receiving environment.

In addition, based on the discussion and feedback from the pre-planning application the following environmental considerations must be addressed:

- Application to rezone to Open Space Zone III (OSZIII) must be sufficiently motivated.
- The primary use is a nature conservation area, and any consent use application should be to support the primary use. For example, money generated from tourism accommodation will be used for the management of the conservation area.
- Conservation in South Africa is managed under the National Environmental Management: Biodiversity Act No 10 of 2004 (NEMBA). The application must justify how the rezoning achieves and complies with the objectives and applicable provisions of the Act.
- Conduct a site sensitivity verification as the mapping category of a Critical Biodiversity Area in the Western Cape Biodiversity Spatial Plan of 2023 is not an automatic qualification for OSZIII as the map does not always accurately reflect the conservation value of areas.
- The NEMBA makes provision for biodiversity stewardship agreements with varying biodiversity importance of sites, site security, landowner commitment and state support. Cape Nature is the provincial authority for such agreements.

According to the George Integrated Zoning Scheme By-Law 2023, as amended, *“the objective of the “OSZIII” zone is to provide for the conservation of natural resources in areas that have not been proclaimed as nature areas (non-statutory conservation), in order to sustain flora and fauna and protect areas of undeveloped landscape including woodlands, ridges, natural area, wetlands and the coastline. A range of consent uses is provided to supplement and support the main objective of this zone.”*

---

<sup>1</sup> Government Gazette No. 43110, GN No. 320 (2020) National Environmental Management Act, 1998 (Act No. 107 of 1998) Procedures for the assessment and minimum criteria for reporting on identified environmental themes in terms of sections 24(5)(a) and (h) and 44 of the National Environmental Management Act, 1998, when applying for environmental authorisation.

The primary use for the OSZIII zone is a “nature conservation area”, with consent uses such as tourist accommodation and tourist facilities, which is the subject of the land use application.

It is understood that the municipal designation for a nature conservation area requires motivation that the area is conservation worthy and how income generated will contribute to biodiversity conservation. Conservation agencies prioritize conservation worthy areas for designation as nature reserves via various tiers of stewardship agreements and don’t necessarily consider small private areas for this. Hence the recent municipal framework for nature conservation area designation, which aims to allow for conservation on smaller private lands.

### 3 Site sensitivity verification and minimum content requirements for reporting

#### 3.1 Scope of assessment - screening tool

The Department of Forestry, Fisheries and Environment (DFEE) screening report<sup>2</sup> generated for the proposed development for “Transformation of land | Indigenous vegetation” identified, *inter alia*, that a terrestrial biodiversity impact assessment be undertaken based on the Very High Terrestrial Biodiversity Sensitivity of the area, with a Medium Relative Plant Species Sensitivity.

This report complies with the minimum requirements for terrestrial biodiversity specialist assessments, and the use of the screening tool is for a reference to various themes.

#### 3.2 Site sensitivity verification

The current land use and site sensitivity was ascertained to confirm and / or refute the findings of the screening tool report.

4.2.1 The site verification was undertaken by the author as a specialist.

4.2.2 The site area was analyzed using desktop satellite imagery (Google Earth and Cape Farm Mapper), and geo-referenced biodiversity informants viewed and verified in Quantum GIS (QGIS) prior to and following site surveying.

#### 3.3 Landuse and vegetation status

3.3.1 The property was ground-truthed on the 1<sup>st</sup> and the 12<sup>th</sup> of September 2025 during spring to ascertain the environmental sensitivity and suitability of the proposed conservation zoning and related chalet accommodation facility adjacent to natural habitat. Most of the study area consists of an indigenous wooded forest canopy below a plateau area currently transformed.

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<sup>2</sup> LUPA application for Open Space Zone III-Leon Brits-2025-11-13 02-51.

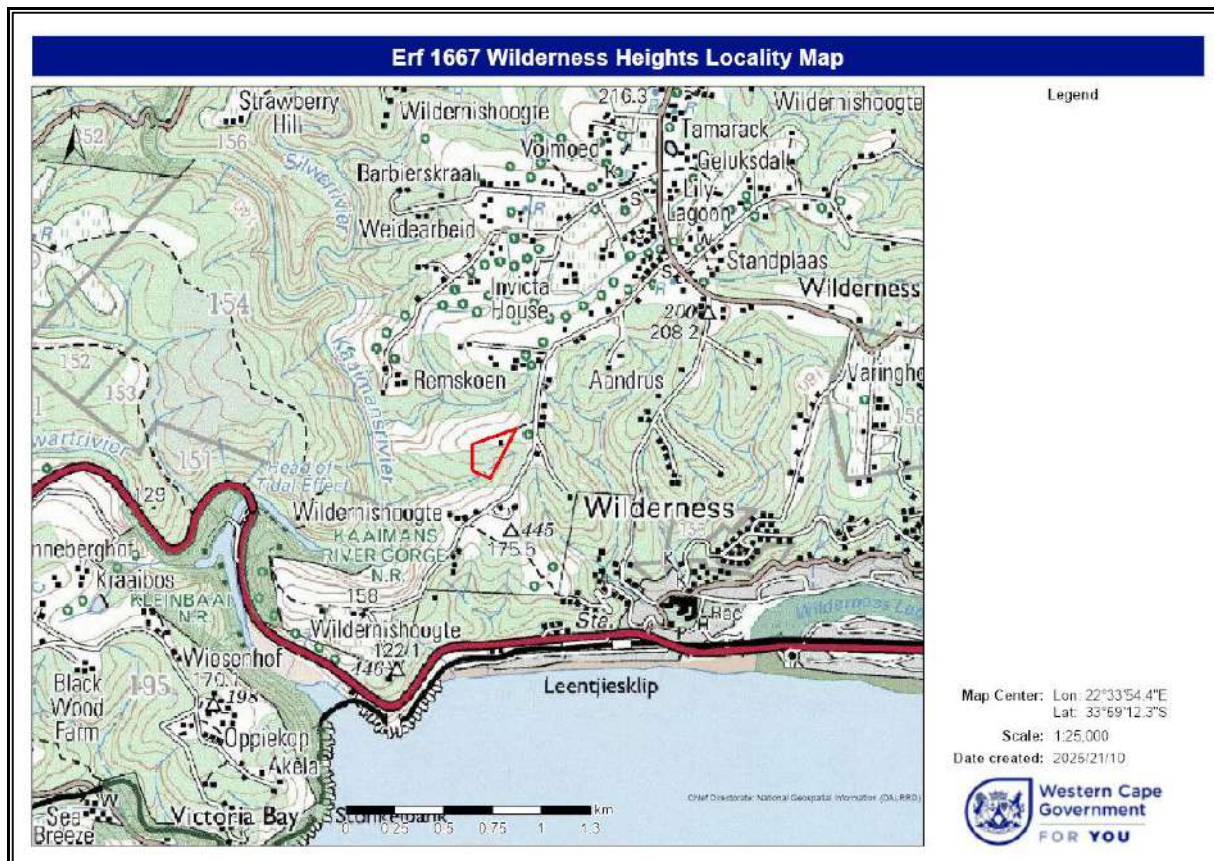
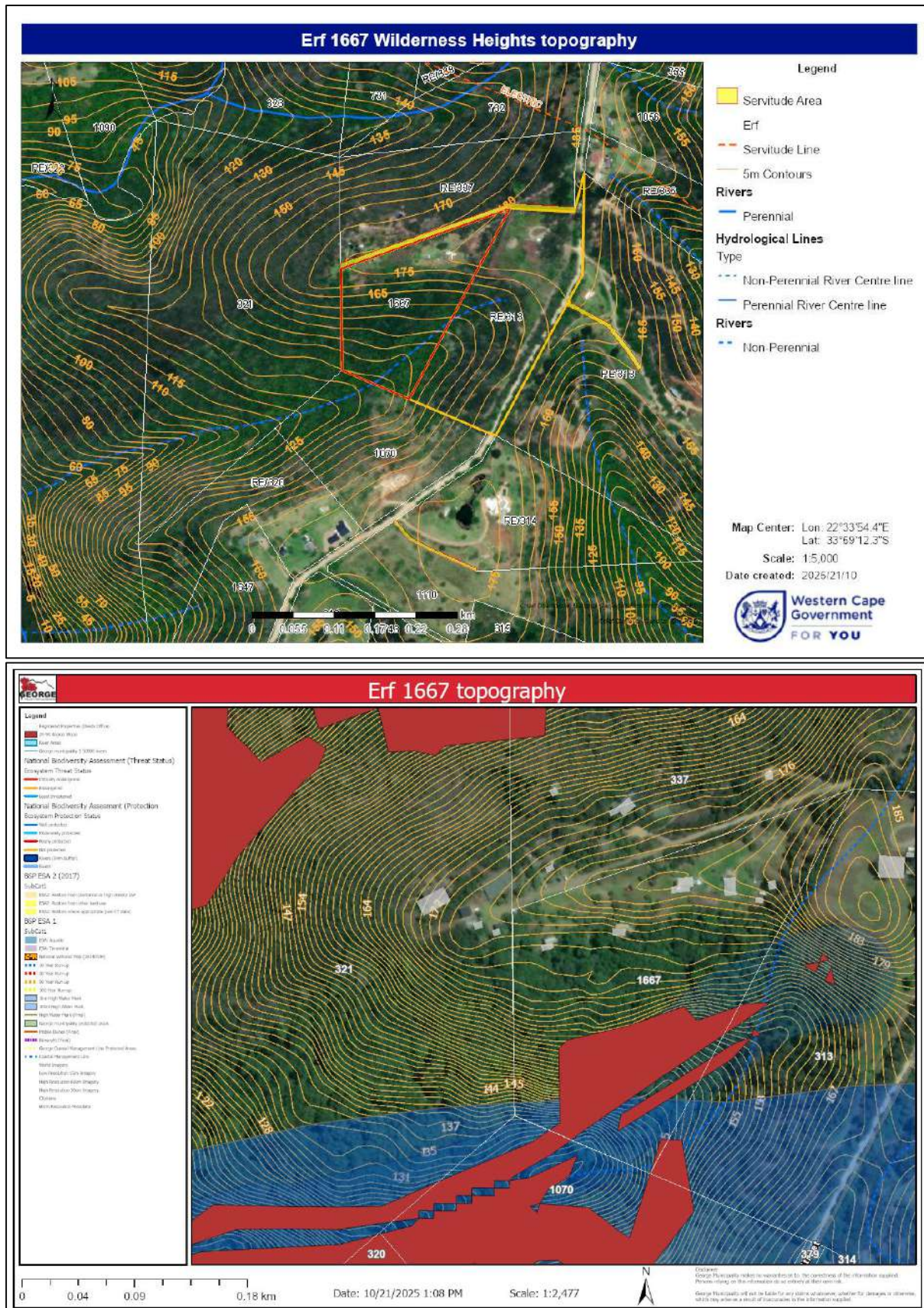


Figure 2: Locality map of the property (red polygon) in Wilderness Heights (image courtesy of Cape Farm Mapper).

This report describes the vegetation status and sensitivity occurring within the verified habitat for Southern Cape Afrotemperate Forest at the property. The receiving environment where development is proposed is within a degraded area (existing dwelling units) and at the Forest ecotone for chalet accommodation. The Afrotemperate Forest plant community has a Medium Terrestrial Biodiversity Sensitivity with a Medium Relative Species Sensitivity. Thus, a minor impact on biodiversity is foreseen at the ecotonal area, and a positive impact for tourism accommodation and biodiversity should Open Space Zone III rezoning proceed.

3.3.2 The report contains a description of the vegetation and sensitivity with photographic evidence to confirm the findings and select GPS waypoints taken to confirm vegetation patterning.







#### 4 The property and location

Erf 1667 (Portion of Erf 337) is accessed off Remskoek Street via Heights Road (see Fig. 2) and is zoned Agriculture Zone II and 2.93609 ha in size, as shown on Surveyor Diagram of 1572/2018, and situated on a level plateau area with moderate to steep south-dipping slopes in Wilderness Heights (see Figs. 3 & 4).

The property is near the Kaaimans River – about 530 metres away, as the crow flies, from the western boundary. In context the contiguous patch of Southern Cape Afrotemperate Forest at Erf 1667 (see Fig. 5) stretches to the southern extent of Erf 321 and bisects Erf 379 towards the Kaaimans River.

It should be noted that the property falls within the Open Space Corridor and Priority Natural Area overlays as shown in the Municipal SDF of 2023; as well as part of the GRNP expansion area (see Appendix 4, Fig. 23).

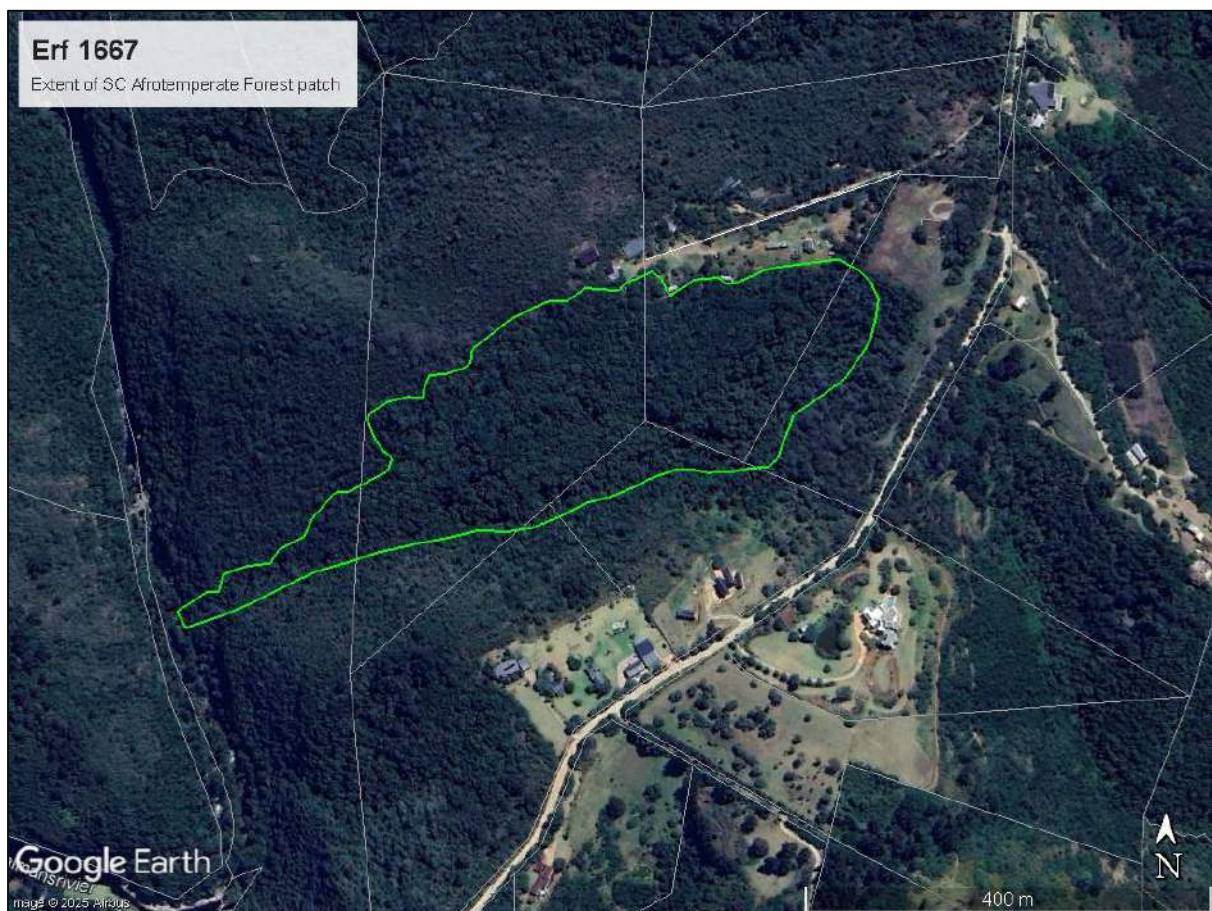


Figure 5: Showing the extent of Southern Cape Afrotemperate Forest in the vicinity.

As the property is within the Outeniqua Sensitive Coastal Area extension boundary (OSCAE), it is subject to the Outeniqua Sensitive Coastal Area Regulations<sup>3</sup> list of scheduled activities for, *inter alia*, “disturbance of vegetation” and “earthworks”.

- *Disturbance of vegetation is defined as: trampling, cutting or removal of vegetation.*
- *Earthworks is defined as: excavation, moving, removal, depositing or compacting of soil, sand, rock or rubble.*

The National Forest Act (NFA), 1998 (Act No. 84 of 1998), as amended, stipulates that i.t.o. section 15(1), a licence is required to

- (a) *cut, disturb, damage or destroy any protected tree, or*
- (b) *possess, collect, remove, transport, export, purchase, sell, donate or in any other manner acquire or dispose of any protected tree, or any forest product derived from a protected tree.*

Protected tree species occur at the receiving environment, outside of development footprint areas.

## 5 Development footprint

The applicant has a primary and secondary dwelling unit at the property and constructed two tented camps (chalets) and proposes for the construction of an additional chalet for tourism accommodation within the conservation area Open Space Zone III (see Figs. 6 & 7). The property is mostly undisturbed on south-dipping slopes and consists of forest vegetation with pastureland converted from Fynbos historically ca. 1957 at the plateau.

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<sup>3</sup> Government Gazette No. 19493, GN No. R. 1526 (1998) Environment Conservation Act, 1 1998 (Act No. 73 of 1989): Identification of activities which may have a detrimental effect on the environment: Outeniqua Sensitive Coastal Area Extension Regulations.



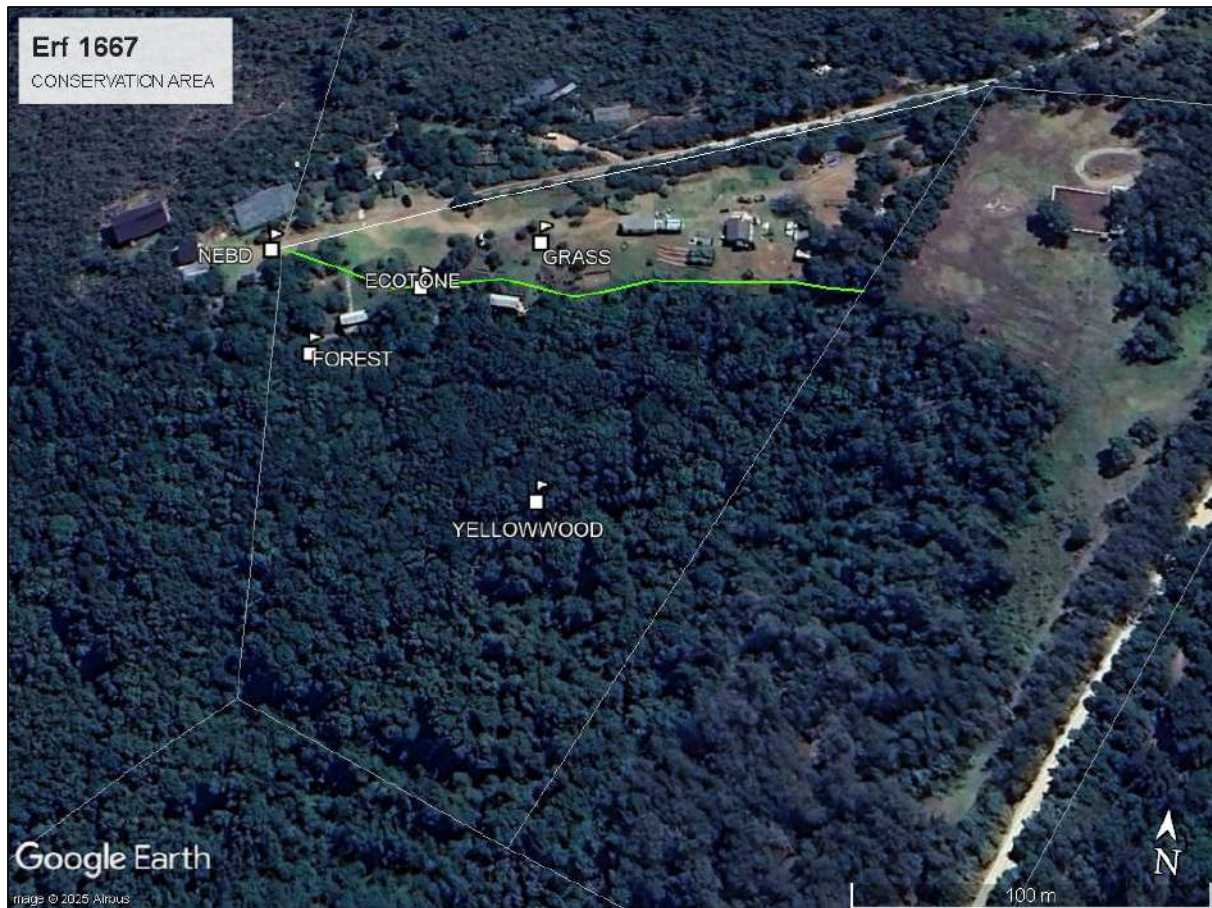


Figure 6: Showing the proposed conservation area shown south of the green line at the property, encompassing Southern Cape Afrotemperate Forest.



Figure 7: Showing a tented camp at the forest ecotonal edge between pastureland and forest.



## 6 Freshwater Ecosystem Priority Areas (FEPAs)

Concerning the “description of significant terrestrial landscape features like Strategic Water Source Area (SWSAs), FEPAs” for the minimum content reporting, this report primarily focuses on the terrestrial biodiversity features of the property; and does not purport to document the fine-scale aquatic features at the property. The area is indicated by the screening tool as having a Very High Relative Aquatic Biodiversity Sensitivity theme.

Although no FEPA Wetlands or FEPA Rivers are identified at the subject property it is situated within a Fish Support Area (FSA) and associated sub-quaternary catchment area draining via a non-perennial watercourse towards the *Moderately Modified* Kaaibans River (PES: Class C) (see Fig. 8).

Measures should therefore be implemented to prevent erosion and increased storm water runoff and erosion or pollutants from impacting on land, groundwater and surface watercourses during the operational lifespan of the development.

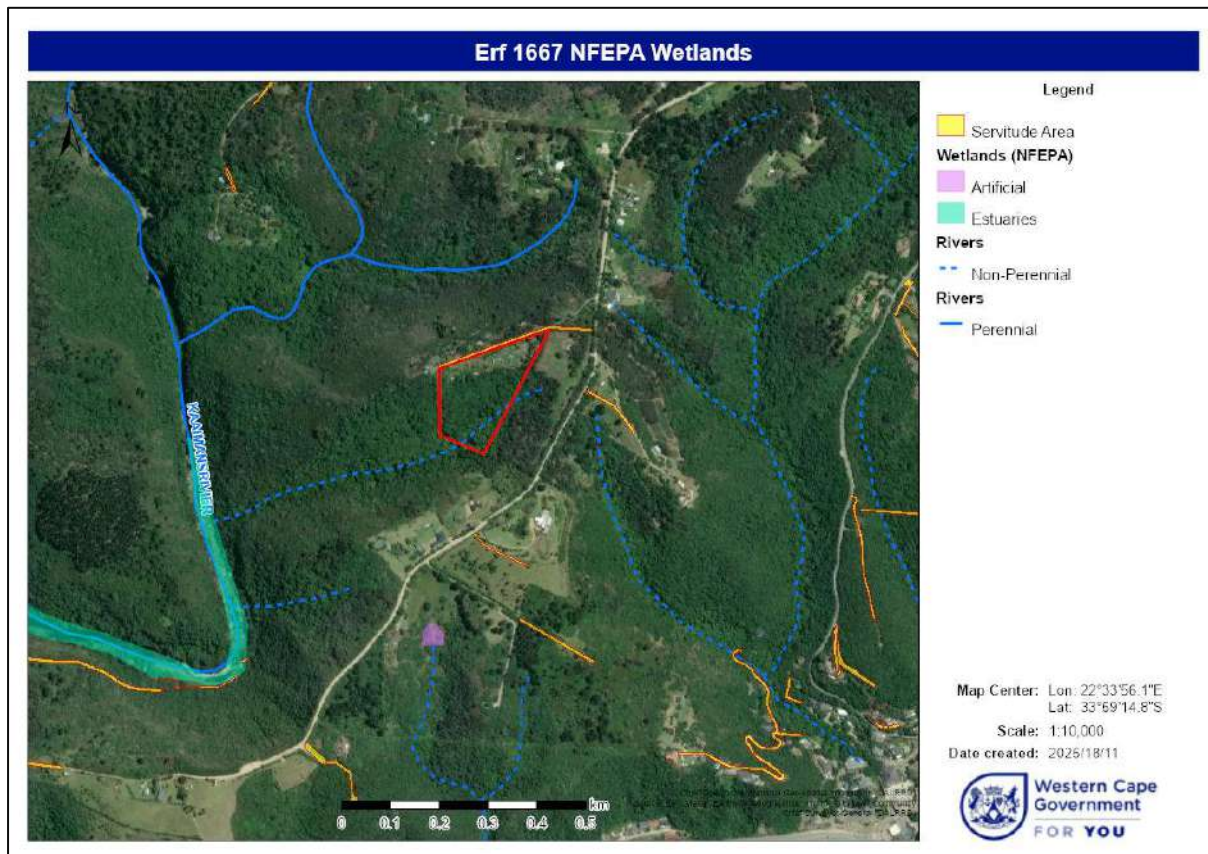


Figure 8: Showing the NFEPA Wetlands and watercourses in the vicinity of the property.

The non-perennial stream traversing the southeastern extent of the property is covered by tall trees and shaded.



## THE BIODIVERSITY IMPORTANCE OF THE SITE AND SURROUNDING RECEIVING ENVIRONMENT

### 7 Vegetation Classification

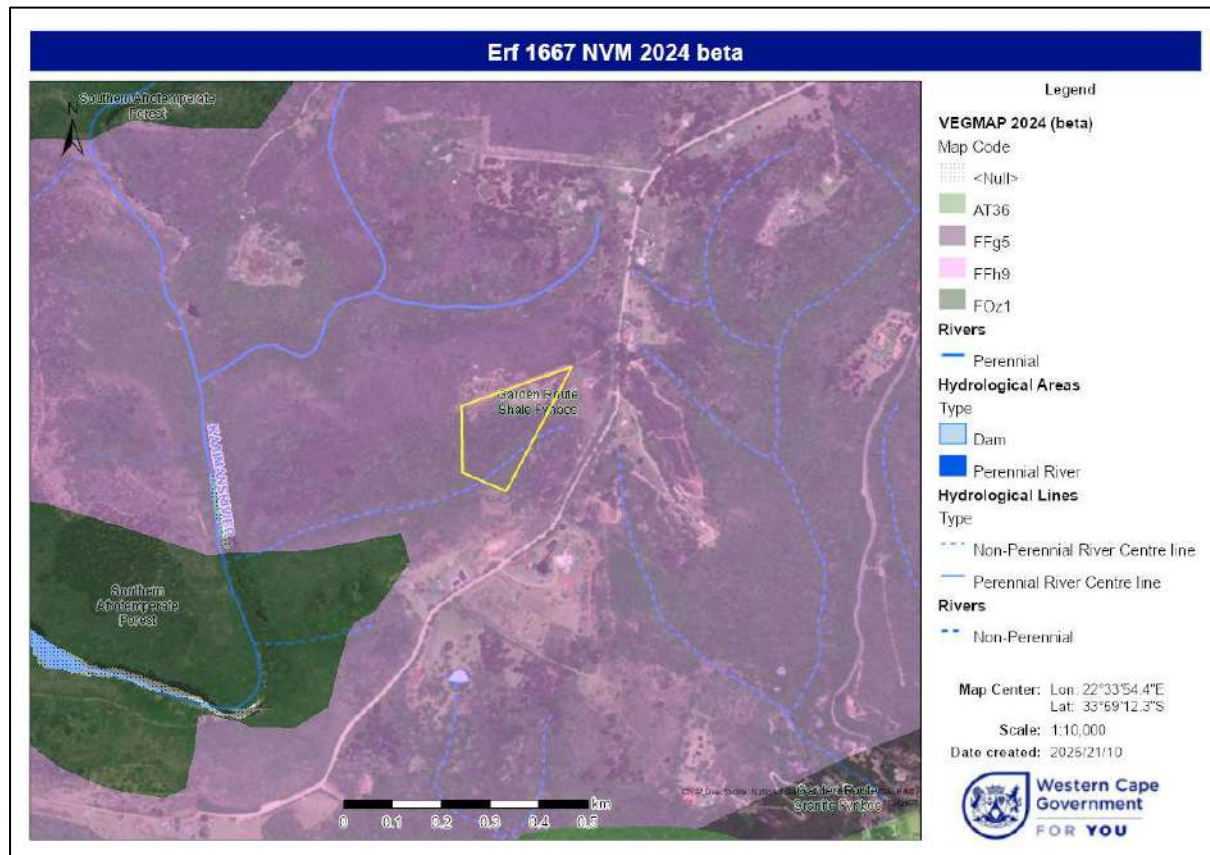


Figure 9: The property indicated within Garden Route Shale Fynbos (image courtesy of Cape Farm Mapper).

According to the updated National Vegetation Map of South Africa, Lesotho & Swaziland<sup>4</sup> (NVM) the main mapped vegetation unit occurring at the property (see Fig. 9) is *poorly protected* Garden Route Shale Fynbos (FFh 9) of the Eastern Fynbos-Renosterveld Bioregion which is listed i.t.o. the National Environmental Management Biodiversity Act's, revised list of threatened ecosystems<sup>5</sup>. The habitat at the level plateau top appears to have been suitable habitat for Fynbos but was converted to pasture in the past. Unmapped Southern Afrotemperate Forest (FOz 1), protected i.t.o. the National Forest Act, 1998 (Act No. 84 of 1998), as amended, occurs over most of the property and southern extent as a closed canopy between 4 and 14 metres in height.

<sup>4</sup> Mucina L & Rutherford MC (eds) 2006 *The Vegetation of South Africa, Lesotho and Swaziland*. Strelitzia 19. South African Biodiversity Institute, Pretoria.

<sup>5</sup> Government Gazette No. 47256, GN No. 2747 (2022) National Environmental Management: Biodiversity Act, 2004 (Act No. 10 of 2004): *The Revised National List of Ecosystems that are Threatened and in need of Protection*.

According to the National Vegetation Map (NVM):

### Southern Cape Afrotemperate Forest (FOz 1)

#### **Distribution**

"Western Cape, Eastern Cape and also (only few patches) in Northern Cape Provinces: The largest complex is found in the southern Cape along the narrow coastal strip (250 km long) between Humansdorp in the east and Mossel Bay (Knysna-Tsitsikamma forest region) - here occurring on sheltered seaward slopes, plateaux and coastal scarps. The easternmost outlier forest patches occur near Port Elizabeth, while westwards floristically impoverished forms of these forests occur along the feet of south- and east-facing slopes and in deep kloofs and ravines of the Cape Fold Belt mountains as far as the Cape Peninsula in the west. The northernmost localities are near Vanrhynsdorp Pass and in the Matsikamma Mountains. At altitudes ranging from about 10 m (Tsitsikamma region) to 600 m (most of patches), with notable outliers occurring as high as 1 060 m."

#### **Vegetation & Landscape Features**

"Tall, multilayered afrotemperate forests dominated by yellowwoods (*Afrocarpus falcatus* and *Podocarpus latifolius*), *Ocotea bullata*, *Olea capensis* subsp. *macrocarpa*, *Pterocelastrus tricuspidatus*, *Platylophus trifolius* etc. In scree and deep-gorge habitats *Cunonia capensis*, *Heeria argentea*, *Metrosideros angustifolia*, *Podocarpus elongatus* and *Rapanea melanophloeos* predominate. The shrub understorey and herb layers are well developed, especially in mesic and wet habitats."

#### **Geology & Soils**

"Soils varying from shallow (and skeletal) Mispah, Glenrosa and Houwhoek forms to sandy humic Fernwood form, derived from Table Mountain Group sandstones and shales of the Cape Supergroup and partly also from Cape Granite."

#### **Important Taxa**

Tall Trees: *Afrocarpus falcatus* (d), *Cunonia capensis* (d), *Curtisia dentata* (d), *Nuxia floribunda* (d), *Ocotea bullata* (d), *Olinia ventosa* (d), *Podocarpus elongatus* (d), *P. latifolius* (d), *Pterocelastrus tricuspidatus* (d), *Rapanea melanophloeos* (d), *Ilex mitis*, *Olea capensis* subsp. *macrocarpa*.

Small Trees: *Canthium inerme* (d), *Cassine peragua* (d), *Diospyros whyteana*.

Tree Fern: *Cyathea capensis* (d).

Herbaceous Climber: *Cissampelos torulosa*.

Epiphytic Herb: *Angraecum pusillum*.

Tall Shrubs: *Burchellia bubalina* (d), *Trichocladus crinitus* (d), *Sparrmannia africana*.

Geophytic Herbs: *Blechnum capense* (d), *B. tabulare* (d), *Dietes iridioides* (d), *Rumohra adiantiformis* (d), *Todea barbara* (d), *Oxalis incarnata*.

Graminoid: *Oplismenus hirtellus* (d).

#### **Biogeographically Important Taxa** (<sup>C</sup>Endemic of Capensis, <sup>W</sup>Western distribution limit)

Tall Trees: *Brabejum stellatifolium*<sup>C</sup>, *Ochna arborea* var. *arborea*<sup>W</sup>.

Small Trees: *Gonioma kamassi*<sup>W</sup> (d), *Heeria argentea*<sup>C</sup> (d), *Metrosideros angustifolia*<sup>C</sup> (d), *Allophylus decipiens*<sup>W</sup>, *Brachylaena neriifolia*<sup>C</sup>, *Cassine schinoides*<sup>C</sup>, *Lachnostylis hirta*<sup>C</sup>, *Virgilia divaricata*<sup>C</sup>.

Woody Climber: *Asparagus scandens*<sup>C</sup>.

Epiphytic Herb: *Mystacidium capense*<sup>W</sup>.

Tall Shrub: *Laurophyllus capensis*<sup>C</sup>.

Herb: *Gerbera cordata*<sup>W</sup>, *Streptocarpus rexii*<sup>W</sup>.

Geophytic Herbs: *Liparis capensis*<sup>C</sup>.

Graminoids: *Ischyrolepis subverticillata*<sup>C</sup>, *Schoenoxiphium lanceum*<sup>C</sup>.

### Endemic Taxa

Tall Tree: *Platylophus trifolius* (d).

Small Trees: *Apodytes geldenhuysii*, *Cryptocarya angustifolia*, *Virgilia oroboides* subsp. *ferruginea*, *V. oroboides* subsp. *oroboides*.

Megaherb: *Strelitzia alba* (d).

Geophytic Herbs: *Amauropelta knysnaensis*, *Clivia mirabilis*, *Freesia sparrmannii*, *Polystichum incongruum*.

Graminoid: *Schoenoxiphium altum*.

Note that in the Wilderness area there is often a mosaic between Afrotemperate Forest and Southern Coastal Forest with shared tree, shrub, woody and herbaceous climber species.

According to the accompanying assessment for Red Listed Ecosystems<sup>6</sup> threat status, "Southern Afrotemperate Forest has experienced low rates of natural habitat loss and biotic disruptions, placing this ecosystem at low risk of collapse." It is well protected with up to 80% of remaining natural extent. However, the limitation is that: "sic" "The assessment is based on the best available data, the risk of collapse for this ecosystem type may be underestimated due to a lack of comprehensive data on ecosystem condition/integrity (including biotic disruptions due to invasive species, overutilization, altered fire regimes and other environmental degradation)."

Thus, the vegetation at the property is composed of a closed canopy forest with clusters of large often multi-stemmed trees, associated climbers, a middle canopy of young and juvenile trees and a ground layer of herbs, bulbous plants and graminoids. The dominant indigenous plant species are: *Afrocarpus falcatus* (Protected), *Buddleja saligna*, *Canthium inerme*, *Carissa bispinosa*, *Cassine peragua* subsp. *peragua*, *Cheilanthes hirta* var. *nemorosa*, *Dietes iridioides*, *Diospyros dichrophylla*, *Diospyros whyteana*, *Dipogon lignosus* (climber), *Dovyalis rhamnoides*, *Elaeodendron croceum*, *Erica scabriuscula*, *Fern* sp., *Gonioma kamassi*, *Gymnosporia nemorosa*, *Lauridia tetragona*, *Mystroxydon aethiopicum* ssp. *aethiopicum*, *Nuxia floribunda*, *Olea capensis* ssp. *macrocarpa*, *Olinia ventosa*, *Oplismenus hirtellus*, *Oxalis*

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<sup>6</sup> Government of South Africa (2022) *South African Red List of Terrestrial Ecosystems: assessment details and ecosystem descriptions*. Government Notice 2747, Gazette 4526. Technical Report #7664, SANBI Pretoria, South Africa.



*incarnata*, *Passerina falcifolia*, *Podocarpus latifolius* (Protected), *Polygala fruticosa*, *Pterocelastrus tricuspidatus*, *Rapanea melanophloeos*, *Rhamnus prinoides*, *Rhoicissus digitata* (climber), *Rhoicissus tomentosa* (climber), *Scutia myrtina*, *Searsia chirindensis*, *Stachys aethiopica*, *Tarchonanthus littoralis*, *Trichocladus crinitus*, *Trimeria grandifolia* and *Vepris lanceolata*. Fynbos asteraceous and ericoid floristic components were only observed at the upper section of the property.

The composite fine-scale Vegetation Map for the Garden Route<sup>7</sup> delineated broad habitat types with associated vegetation variants, here as: *Wolwe River Fynbos-Forest* with *Groot Brak River Floodplain*, broadly corresponding with the baseline habitat occurring on site, being a mixture of thicket or forest elements (see Fig. 10). Here these vegetation variants delineate different plant communities at a finer scale than the broad scale Vegetation Map of South Africa and are largely habitat based; and in this instance depict the habitat type as a mixture of Fynbos and Forest.

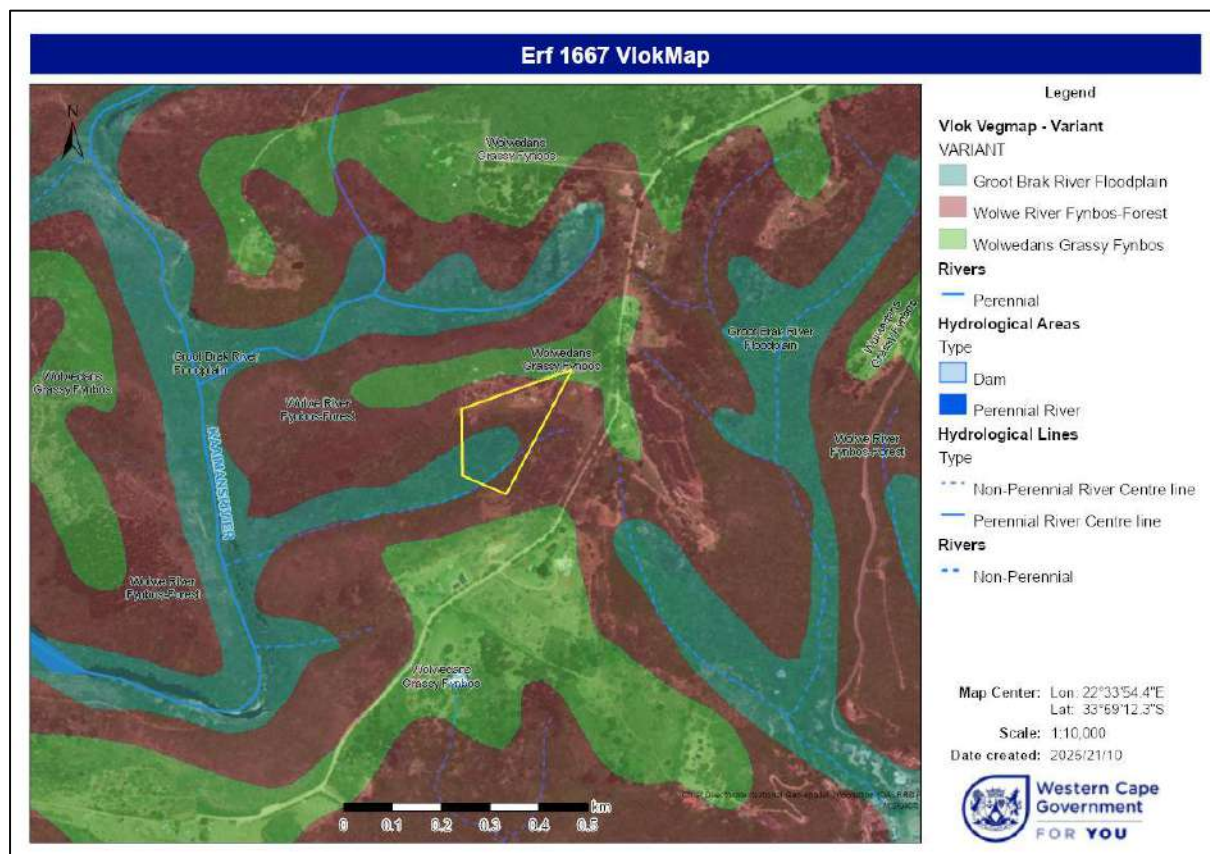


Figure 10: The property in context of the fine-scale vegetation variants as indicated mostly within *Wolwe River Fynbos-Forest* with *Groot Brak River Floodplain* (image courtesy of Cape Farm Mapper).

<sup>7</sup> Vlok JHJ, Euston-Brown DIW and Wolf T (2008) *Vegetation Map for the Garden Route Initiative*. Unpublished 1:50 000 maps and reports supported by CAPE FSP task team.

Fragmentation of biodiversity patterning has occurred in the vicinity due to small scale agricultural use as pasturelands and rural residential habitation. Most of the property is pristine and vegetated (see Fig. 11).

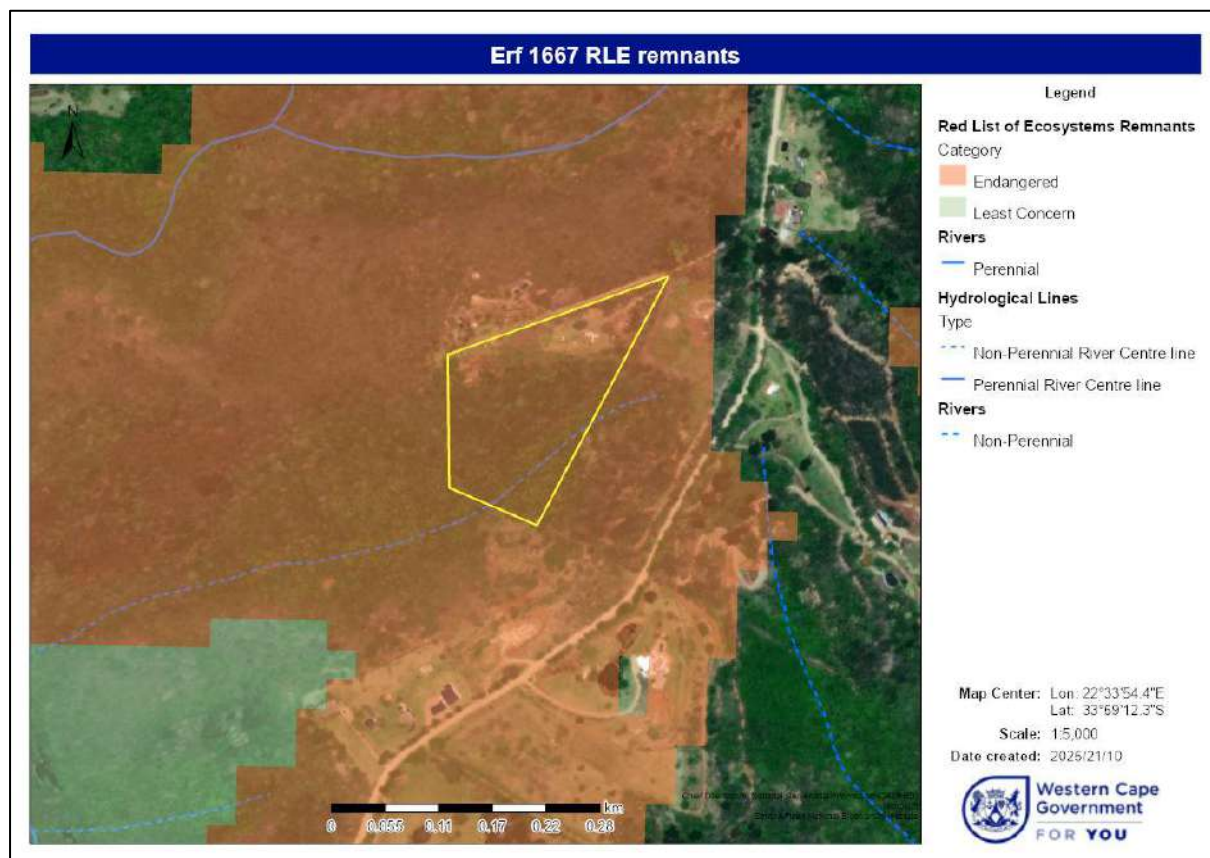


Figure 11: The property shown within a mapped endangered ecosystem remnant (image courtesy of Cape Farm Mapper).

## THE BIODIVERSITY IMPORTANCE OF THE AREA IN CONTEXT OF A LANDSCAPE PERSPECTIVE

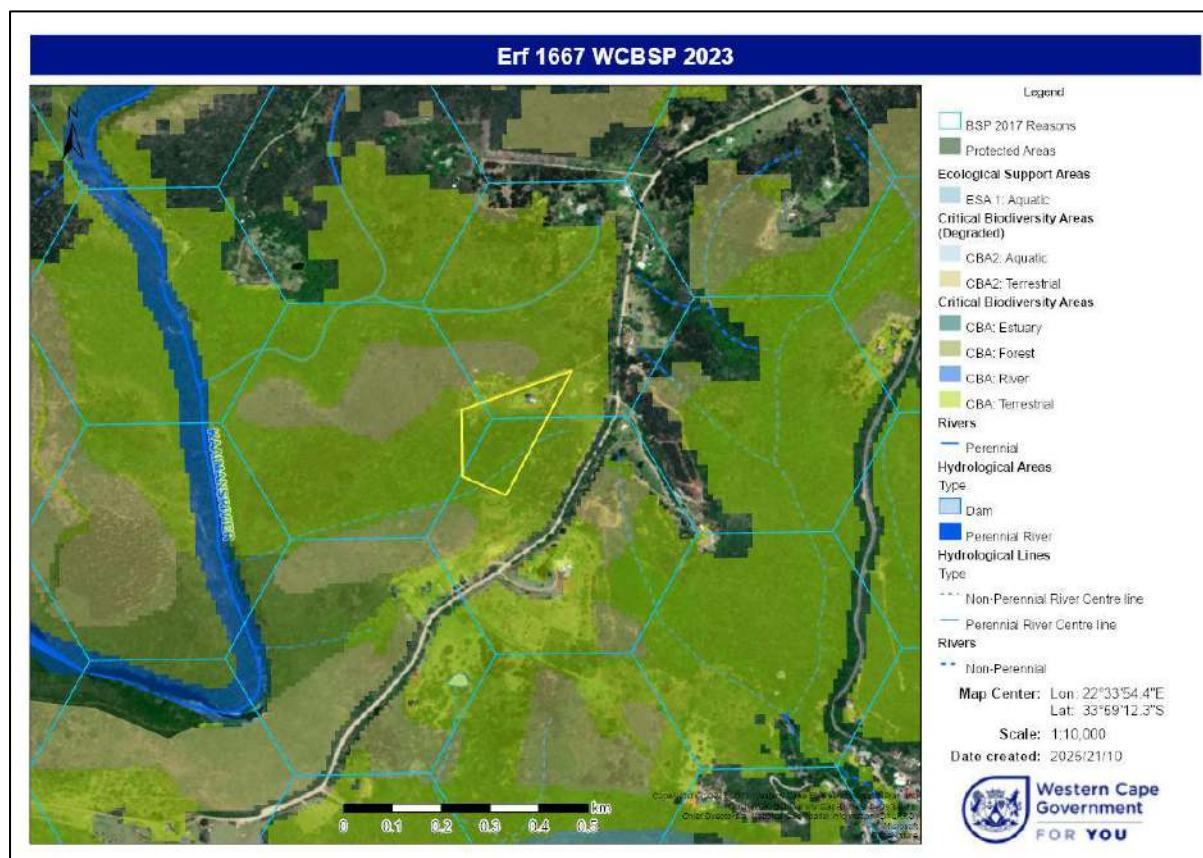


Figure 12: The property and surrounds in context of the Biodiversity Spatial Plan, 2023 (image courtesy of Cape Farm Mapper).

### 8 The Western Cape Biodiversity Spatial Plan

The 2023 Western Cape Biodiversity Spatial Plan<sup>8</sup> (WCBSP) has identified important remaining biodiverse sites across the Western Cape Province and indicates that the property and surrounds are within sensitive areas (see Figs. 12 & 13). The Western Cape Biodiversity Spatial Plan has been formally adopted into law on the 13<sup>th</sup> of December 2024<sup>9</sup> in alignment with the Western Cape Biodiversity Act (No. 6 of 2021), and the updated plan replaces the WCBSP of 2017.

The property is overlain with a primary terrestrial Critical Biodiversity Area (CBA). The three hexagonal spatial planning unit that overlays the property and study area contain the following specific geographic features based on ecological processes, Indigenous Forest Type, Threatened SA Vegetation Type, Critically Endangered Vegetation Variant, Threatened Vertebrate and as a water resource protection area:

- Feature 1: Bontebok Extended Distribution Range.
- Feature 2: Coastal resource protection – Eden.

<sup>8</sup> <https://www.capenature.co.za/westerncape-biodiversity-spatial-plan>

<sup>9</sup> Western Cape Government (2024) Provincial Gazette Extraordinary No. 9017 Provincial Notice No. 127.



- Feature 3: FEPA River Corridor  
 Feature 4: Garden Route Shale Fynbos (EN) – not present at the property.  
 Feature 5: Indigenous Forest Type (Present).  
 Feature 6: Water source protection- Kaaimans.  
 Feature 7: Watercourse protection- South Eastern Coastal Belt  
 Feature 8: Wolwedans Grassy Fynbos (Vlok variant- CR).

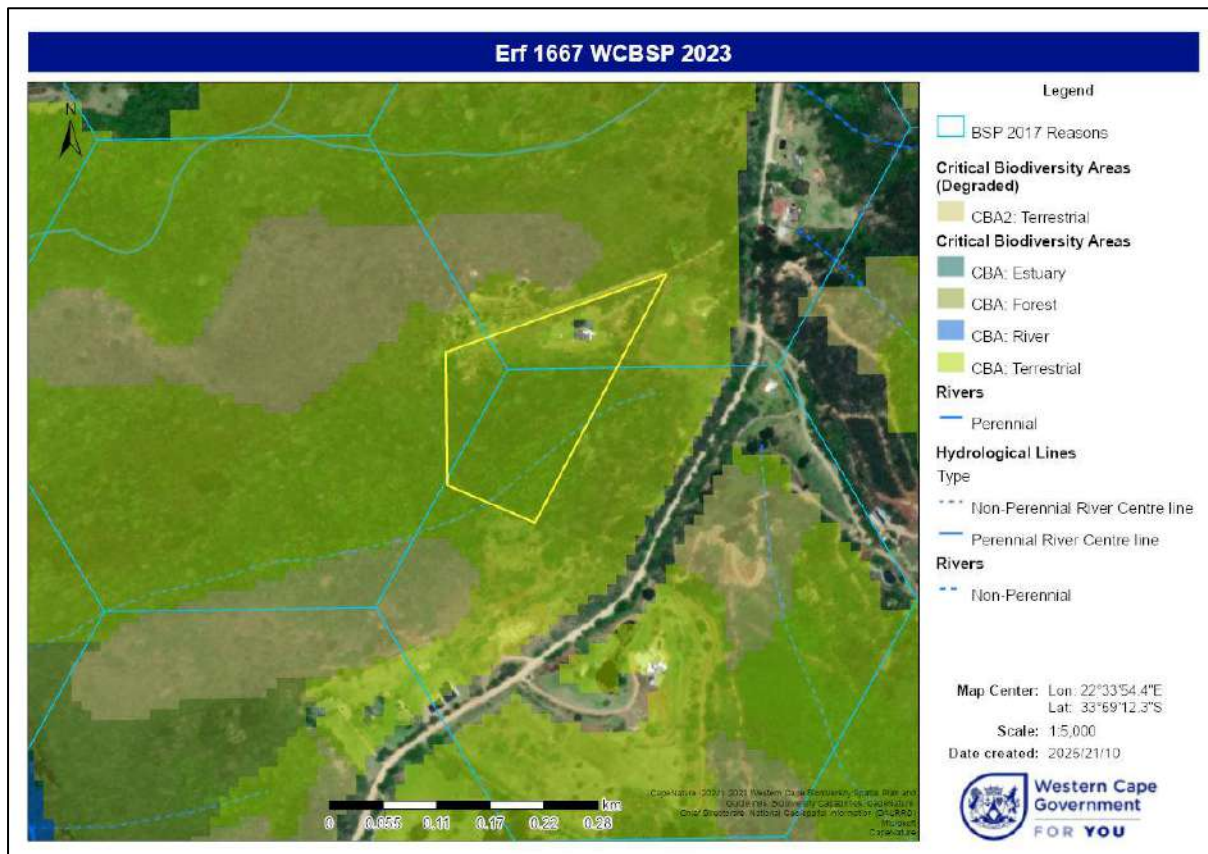


Figure 13: The property in context of the Biodiversity Spatial Plan, 2023, indicated within a primary terrestrial Critical Biodiversity Area (image courtesy of Cape Farm Mapper).

The specific geographic features mentioned above pertain to the regional importance of the landscape and the existing ecological processes, coastal resources, water sources and watercourses, with associated Shale Fynbos, and Coastal Forest habitats worthy of protection. The property itself is a vital area of connectivity for pollinators, avifauna and small and large mammals, mostly covered by Forest elements.

The prescribed conservation management objectives for Protected Areas like Critical Biodiversity Area (CBAs):

The prescribed management objective for sensitive areas, as well as in terms of the Duty of Care principle (section 28 of the NEMA), is to maintain them in a natural or near- natural state, with prevention of further loss of habitat. Whereas degraded areas should be rehabilitated. Only low-impact, biodiversity-sensitive land uses are appropriate.

CBAs are mapped as overlaying the property.

The prescribed conservation management objectives for Ecological Support Areas (ESAs):

Primary ESAs are areas that are not essential for meeting biodiversity targets, however they are important for supporting the functioning of Protected Areas or Critical Biodiversity Areas and are often vital for ecosystem services. Primary ESAs should be maintained in a functional, near-natural state. Some habitat loss is acceptable, provided the underlying biodiversity objectives and ecological functioning are not compromised.

No ESAs occur at the property.



## SITE SENSITIVITY VERIFICATION

### 9 Habitat condition and Plant Community description



Figure 14: The semi-closed canopy forest at the property.

Based on site inspections and ground surveying conducted during September in spring of 2025, of the 52 plant species present on site, only 3 are exotic or Invasive Alien Species (AIS) like *Acacia mearnsii* (Black Wattle, NEMBA Cat. 1b). No species of special concern occur at the property. The protected Yellowwood trees are dominant at the property.

The indigenous vegetation composition occurring at the study area is dominated by tree species (see Fig. 14), viz.:

*Afrocarpus falcatus* (Protected), *Buddleja saligna*, *Canthium inerme*, *Carissa bispinosa*, *Cassine peragua* subsp. *peragua*, *Cheilanthes hirta* var. *nemorosa*, *Dietes iridioides*, *Diospyros dichrophylla*, *Diospyros whyteana*, *Dipogon lignosus* (climber), *Dovyalis rhamnoides*, *Elaeodendron croceum*, *Erica scabriuscula*, *Fern* sp., *Gonioma kamassi*, *Gymnosporia nemorosa*, *Lauridia tetragona*, *Mystroxydon aethiopicum* ssp. *aethiopicum*, *Nuxia floribunda*, *Olea capensis* ssp. *macrocarpa*, *Olinia ventosa*, *Oplismenus hirtellus*, *Oxalis incarnata*, *Passerina falcifolia*, *Podocarpus latifolius* (Protected), *Polygala fruticosa*, *Pterocelastrus tricuspidatus*, *Rapanea melanophloeos*, *Rhamnus prinoides*, *Rhoicissus digitata* (climber), *Rhoicissus tomentosa* (climber), *Scutia myrtina*, *Searsia chirindensis*,



*Stachys aethiopica*, *Tarchonanthus littoralis*, *Trichocladus crinitus*, *Trimeria grandifolia* and *Vepris lanceolata*.

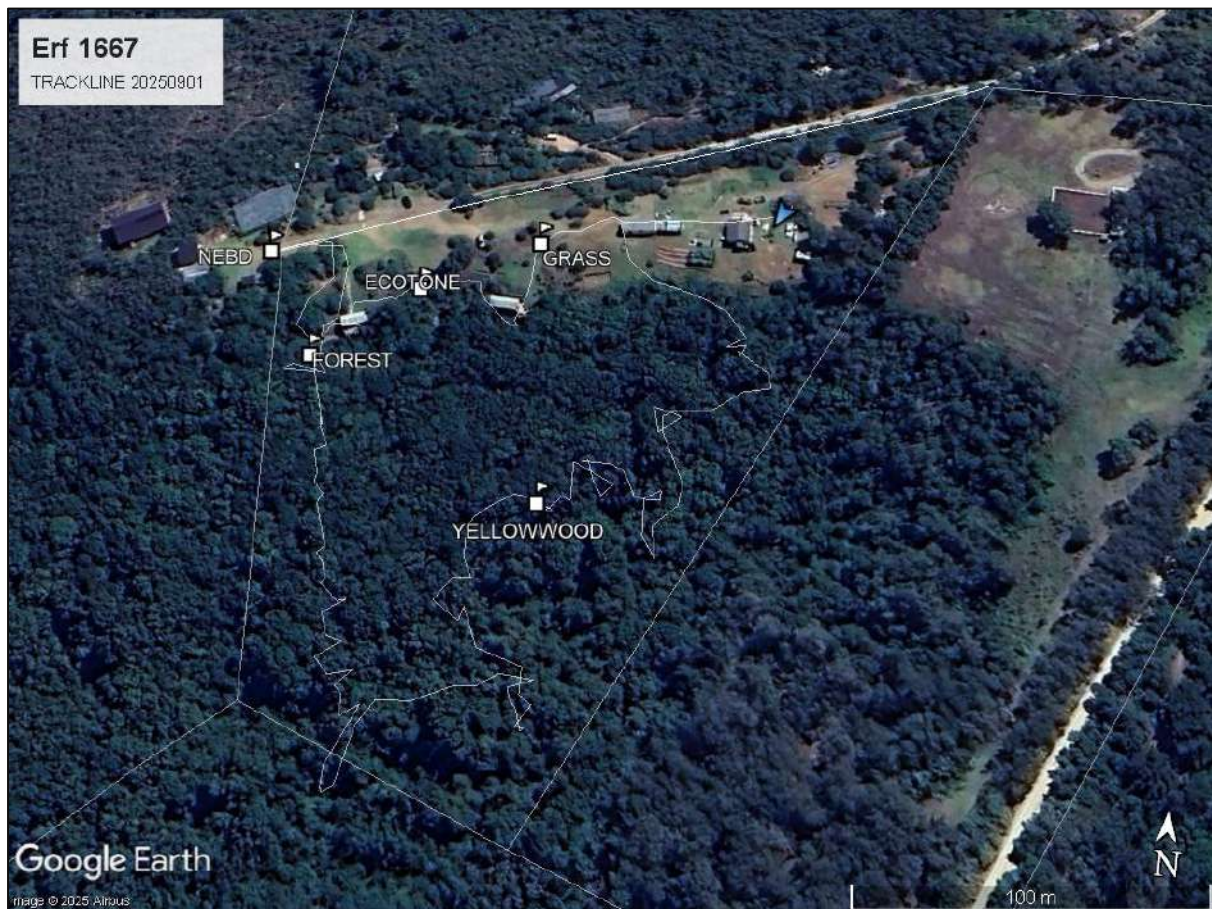


Figure 15: Showing the habitat condition at the property (image courtesy of Google Earth).

Figure 15 above shows the property during 2025 with dense Coastal Forest vegetation on the southern slopes.

Figure 16 below shows a tented camp site under construction with figure 17 taken in the forest ecotone just below it. Whereas, figures 18 & 19 show the forest interior dominated by very tall trees of up to 18 metres in height.





Figures 16 & 17: Showing partially constructed tented camp platform above, and the ecotonal area to forest below it.





Figures 18 & 19: Showing the forest interior dominated by very tall trees.



## 10 Broad site habitats

Two broad habitats occur on site being suitable habitat for Southern Cape Afrotemperate Forest and the transformed plateau consisting of pastureland mapped as Garden Route Shale Fynbos.

## 11 List of Plant Species of Special Concern

The Animal and Plant Species Assessment Protocols require specialists to identify:

- the nature and the extent of the potential impact of the proposed development on species of conservation concern occurring on the proposed development site;
- the potential impact of the proposed development on the habitat of the species of conservation concern; and
- any alternative development footprints within the preferred development site which would be of 'low' sensitivity as identified by the screening tool and verified through the site sensitivity verification.

Concerning the above, the current and proposed development area has had no impact on species of special conservation concern. The site has a medium environmental sensitivity, and the development sites will impact on the ecotone to Forest or transformed habitat.

The screening tool reports' list of all confirmed occurring and potentially occurring Plant Species of Special Concern (SSC) within the vicinity of the proposed development footprint are shown in Table 1 below. The property was investigated for their presence, yet none of the listed species were observed there and some like *Ocotea bullata* (Black Stinkwood) could occur in the habitat there, but historically were logged for their hardness at lower elevations.



Figures 20 & 21: Showing *Olea capensis* ssp. *macrocarpa* (Black Ironwood) above, and *Elaeodendron croceum* (Forest Saffron) in the forest understorey.

Table 1: List of species of medium relative plant species sensitivity and their estimated geographic area of occurrence.

Sensitivity	Taxon	IUCN status	Distribution	Habitat	Occupancy (km <sup>2</sup> )	Occurrence probability
Medium	<i>Faurea macnaughtonii</i>	Rare	Eastern South Africa - Wolkberg to the Amathole Mountains. An isolated subpopulation occurs in the southern Cape forests around Knysna	Scarp & Afromontane Forest		Very Low - not present
Medium	<i>Ocotea bullata</i>	Endangered	Eastern Cape, KwaZulu-Natal, Limpopo, Mpumalanga, Western Cape	Afromontane Forest		Medium – not present
Medium	<i>Amauropelta knysnaensis</i>	Vulnerable	George	Southern Afrotropical Forest. Known from three locations		Very Low - not present
Medium	<i>Leucospermum glabrum</i>	Endangered	Oudeniqua & Tsitsikamma Mountains, Southern Cape	Wet south slopes in sandstone fynbos	77.93	Very Low - not present
Medium	<i>Selago burchellii</i>	Vulnerable	Mossel Bay - Bitou	Fynbos	No data	Very Low – not present
Medium	Sensitive species 1081	Endangered	Uniondale to George & Knysna	Fynbos	30.49	Very Low - not present
Medium	Sensitive species 419	Endangered	George to Humansdorp	Fynbos	1.16	High – not present
Medium	Sensitive species 1024	Endangered	Riversdale to Knysna & northern slopes of Langeberg Mountains	Fynbos	1.81	Low - not present
Medium	Sensitive species 763	Vulnerable	Riversdale to Port St Johns	Dry coastal renosterveld & grassy places in coastal forest	2.67	Low – not present





Figure 22: Showing *Podocarpus latifolius* (Real Yellowwood) in the foreground as part of the understorey in the forest at the property.

## 12 Environmental Risks

### Increased wildfire and erosion risk with Invasive Alien Species (IAS):

Following development and pursuant with conservation management of biodiversity it is recommended that the applicant control the spread of IAS at and from entering the property. *Acacia mearnsii* (Black Wattle) and *Acacia melanoxylon* (Australian Blackwood) can invade along the edges of open or disturbed areas and enter the property or surrounds. Closed and dense Coastal Forest is less prone to ignition by wildfires than Fynbos.

The applicant is advised to become a member of the Fire Management Unit for the area (Southern Cape Fire Protection Association), and firebreaks and fire preparedness are to be managed in accordance with the guidelines of the National Forest and Veld Fire Act, 1998 (Act No. 101 of 1998), as amended; and in accordance with the NEMA EIA Regulations of 2014, as amended. In other words, the boundary should be cleared of vegetation and firebreaks installed, excluding mature indigenous trees in the path or forest, and maintained without the use of heavy machinery or causing erosion or disturbance of the soil layer.

## 13 Sensitivity and Impact Assessment

Based on the screening report summary of the identified development footprint environmental sensitivities, this report only focuses on the terrestrial and plant species assessments.

To summarize, the vegetation at the receiving environment is of a Medium Terrestrial Biodiversity Environmental Sensitivity, with a medium Site Ecological Importance, dominated by Milkwood Forest.

From a Botanical perspective the condition of the pristine habitat at the receiving environment is of Medium Terrestrial Biodiversity Sensitivity with a Medium Relative Plant Species Sensitivity.

The study area according to the Biodiversity Spatial Plan is mapped as sensitive containing a terrestrial Critical Biodiversity Area.

The development impact adjacent to natural habitat is a minor impact for plant community functioning and ecosystem services, and positive impact for tourist accommodation.

The impact is site specific in extent to the study area and surrounding adjacent environment.

The duration of the impact is permanent should development proceed.

The impact is of a minor intensity on biodiversity, and it is predicted that the control of IAS will be positive for the recovery of vegetation patterning.

The impact on pristine Afrotemperate Forest is likely based on the undisturbed condition and medium species richness present at the study area.

The impact on Afrotemperate Forest habitat and effect on biodiversity, predicted with a high level of confidence in the assessment, is of low significance.

#### 14 Conservation and Restoration

The property and surrounds are important for conservation of biodiversity and maintenance of ecological and structural functioning and associated ecosystem services provided by the natural vegetation. Restoration and reducing impacts on ecological processes and structural functioning is key for biodiversity and ecosystem services provided by indigenous Afromontane Forest vegetation, and for movement of fauna and avifauna. The applicant intends to manage the extent of Forest at the property for biodiversity conservation.

Open Space Zone III – nature conservation area as described in the municipal integrated zoning scheme by-law: *“nature conservation area” means the use and management of land with the objective of preserving the natural biophysical characteristics of that land, such as the fauna and flora.*

With the objective: *“to provide for the conservation of natural resources in areas that have not been proclaimed as nature areas (non-statutory conservation), in order to sustain flora and fauna and protect areas of undeveloped landscape including woodlands, ridges, natural area, wetlands and the coastline. A range of consent uses is provided to supplement and support the main objective of this zone.”*

The integrated zoning scheme makes provision for the local authority to rezone a property to Open Space Zone III as a conservation area in conjunction with the motivation from the provincial or national conservation agency.

As per the planning and environmental considerations, the following:

- Application to rezone to Open Space Zone III (OSZIII) is motivated on the basis of the conservation worthiness of the Southern Cape Afromontane Forest patch covering most of the property. This natural resource can be accessed with a walking trail and utilized by tourists with overnight accommodation.
- The primary use as a nature conservation area and management thereof will be funded by income generated from the guest accommodation facilities.
- Conservation in South Africa is managed according to the National Environmental Management: Biodiversity Act No 10 of 2004 (NEMBA). The objectives of the Act, *inter alia* are, under section 2(d) *“to provide for a representative network of protected areas on state land, private land and communal land”*; and under section 2(e) *“to promote sustainable utilization of protected areas for the benefit of people, in a manner that would preserve the ecological character of such areas”*. Considering this, the conservation of pristine forest would add to the network of conservation areas of the national and provincial conservation estate; and would benefit people able to utilize the resource.



- The site has been verified as containing pristine Southern Cape Afromontane Forest hence the spatial designation as a Critical Biodiversity Area worthy of protection.
- The NEMBA makes provision for biodiversity stewardship agreements with varying biodiversity importance of sites, site security, landowner commitment and state support. Cape Nature is the provincial authority for such agreements and would be consulted upon for verification.

## 15 Mitigation and Recommendations for management

1. As the vegetation at the property is sensitive the applicant must conduct activities carefully and reuse or relocate as much bulk plant material as is practical prior to construction of an additional chalet unit. Search and rescue of seedling and juvenile plants can be nursed for planting later.
2. Topsoil should be appropriately stored outside of the development footprint to aid in rehabilitation use.
3. Excavation and earthworks proposed to be conducted must remain within the development footprint and be demarcated from the remaining areas by temporary screen fencing.
4. During construction exposed surfaces and slopes may be covered with mulch or hessian cloth to prevent loss of soil by natural wind and water erosion.
5. Ensure drainage and runoff is managed to prevent erosion and soil loss. Install contour berms with earth, debris and mulch only where erosion has occurred to ensure that no new erosion pathways are formed.
6. Ensure that sewage is disposed of appropriately and measures put in place to prevent overflows or spillage.
7. Maintain the undeveloped areas for conservation of biodiversity and related ecological processes and functioning.
8. Prevent “edge effects” from occurring at the surrounding natural area, i.e. exotic or invasive plant species should not be planted or be allowed to enter the natural forest habitat.
9. An ECO must oversee the commencement of construction activities and initial rehabilitation activities; and thereafter conduct follow up inspections.
10. Consider joining the local Fire Protection Associations’ Fire Management Unit for the local area, and for any planning of firebreaks and fire suppression activities.

## Conclusion

The receiving environment was investigated for the potential impact of the construction and proposed construction of structures and associated infrastructure services on biodiversity.

It is the opinion of the author that the development activity, has not compromised biodiversity patterns and processes or fragmented landscape and ecological connectivity of the surrounding area, as development has occurred mostly in a transformed area or at the ecotonal edge to Forest.

Rezoning of most of the property to a conservation area would enhance biodiversity conservation in the area and enable the applicant to maintain the conservation area with the utilization of chalet accommodation fees.

It is not foreseen that an impact to protected areas in the vicinity and watercourses will occur, should spillage be prevented from occurring and wastewater remain contained and appropriately disposed of.

Following the rezoning to Open Space Zone III an environmental management plan will be compiled for management of biodiversity and the tourism facility.

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### Declaration of the Specialist

I, Benjamin Alan Walton, as the appointed Botanical and Biodiversity Specialist hereby declare/affirm the correctness of the information provided or to be provided as part of the application, and that:

- In terms of the general requirement to be independent:
  - other than fair remuneration for work performed in terms of this application, have no business, financial, personal, or other interest in the development proposal or application and that there are no circumstances that may compromise my objectivity.
- In terms of the remainder of the general requirements for a specialist, have throughout this EIA process met all the requirements.
- I have disclosed to the applicant, the EAP, the Review EAP (if applicable), the Department and I&APs all material information that has or may have the potential to influence the decision of the Department or the objectivity of any Report, plan or document prepared or to be prepared as part of the application; and
- I am aware that a false declaration is an offence in terms of Regulation 48 of the EIA Regulations.



---

Signature of the Specialist:

Date: 2025/11/18

Cape Vegetation Surveys

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Name of company:

## Appendix 1: Plant species checklist

Scientific Name	Common Name	Count	Forest	Fynbos	IAS
<i>Acacia mearnsii</i> (NEMBA – Cat. 2)	Black Wattle	1		1	1
<i>Afrocarpus falcatus</i>	Outeniqua Yellowwood	1	1		
<i>Buddleja saligna</i>	False Olive	1	1	1	
<i>Canthium inerme</i>	Turkeyberry	1	1		
<i>Carissa bispinosa</i> var. <i>bispinosa</i>	Forest Num-Num	1	1		
<i>Carpobrotus deliciosus</i>	Delicious Sourfig	1		1	
<i>Cassine peragua</i> subsp. <i>peragua</i>	Forest Spoonwood	1	1		
<i>Cheilanthes hirta</i> var. <i>nemorosa</i>		1	1		
<i>Cirsium vulgare</i>	Bull Thistle	1		1	
<i>Coleus barbatus</i> var. <i>grandis</i>	Grand Woolly Plectranthus	1		1	1
<i>Crassula multicava</i>	Fairy Stonecrop	1		1	
<i>Dietes iridioides</i>	Small Fortnight Lily	1	1		
<i>Diospyros dichrophylla</i>	Common Star-apple	1		1	
<i>Diospyros whyteana</i>	Bladder Nut	1	1		
<i>Dipogon lignosus</i> (climber)	Okie Bean	1	1	1	
<i>Dovyalis rhamnoides</i>	Cape Cranberry	1	1		
<i>Elaeodendron croceum</i>	Forest Saffron	1	1		
<i>Eragrostis curvula</i>	Weeping Love Grass	1		1	
<i>Erica scabriuscula</i>	Grit Heath	1		1	
Fern sp.		1	1		
<i>Gonioma kamassi</i>	Knysna Boxwood	1	1		
<i>Gymnosporia nemorosa</i>	White Forest Spikethorn	1	1		
<i>Helichrysum foetidum</i>	Stinking Everlasting	1		1	
<i>Helichrysum petiolare</i>	Silver Everlasting	1		1	
<i>Lauridia tetragona</i>	Climbing Saffron	1	1		
<i>Mystroxydon aethiopicum</i> ssp. <i>aethiopicum</i>	Cape Kooobooberry	1	1		
<i>Nidorella ivifolia</i>	Ivy Vleiweed	1		1	
<i>Nuxia floribunda</i>	Forest Elder	1	1		
<i>Olea capensis</i> ssp. <i>macrocarpa</i>	Black Ironwood	1	1		
<i>Olinia ventosa</i>	Hard Pear	1	1		
<i>Oplismenus hirtellus</i>	Basket Grass	1	1		
<i>Osteospermum moniliferum</i>	Bietou Bush	1		1	
<i>Oxalis incarnata</i>	Forest Sorrel	1	1		
<i>Passerina falcifolia</i>		1		1	
<i>Podocarpus latifolius</i>	Real Yellowwood	1	1		
<i>Polygala fruticosa</i>	Heartleaf Falsepea	1		1	
<i>Pterocelastrus tricuspidatus</i>	Candlewood	1		1	
<i>Rapanea melanophloeos</i>	Cape Beech	1	1		
<i>Rhamnus prinoides</i>	Blinkblaar	1	1		
<i>Rhoicissus digitata</i> (climber)	Baboon Grape	1		1	
<i>Rhoicissus tomentosa</i> (climber)	Common Forest Grape	1	1		
<i>Scutia myrtina</i>	Cat-Thorn	1	1		
<i>Searsia chirindensis</i>	Bostaaibos	1	1	1	
<i>Searsia lucida</i>	Glossy Curranthrus	1		1	
<i>Senecio ilicifolius</i>		1		1	
<i>Stachys aethiopica</i>	African Woundwort	1		1	
<i>Stenotaphrum secundatum</i>	Buffalo Grass	1		1	
<i>Tarchonanthus littoralis</i>	Wild camphor	1		1	

Scientific Name	Common Name	Count	Forest	Fynbos	IAS
Trichocladus crinitus	Onderbos	1	1		
Trimeria grandifolia subsp. grandifolia	Wild Mulberry	1	1		
Ursinia paleacea		1		1	
Vepris lanceolata	White-Ironwood	1	1		
<b>Total species richness</b>		52	30	25	2



## Appendix 2: Protocol for Terrestrial Biodiversity Specialist Assessments

Baseline description of the site with the following features

1. The ecological processes affecting a forest type ecosystem are largely dependent on aspect, soil patterning and fire frequency, which may be affected in part by loss of habitat due to transformation. Closed canopy forest dynamics are determined by various factors operating within forest such as natural disturbances from organisms; gap dynamics caused by tree fall; debris and litter fall; closed nutrient cycling (minimal leaching of nutrients); specific fruit and seed types (attracting frugivores and other avifauna); regeneration processes and interactions with animals. Fire does not usually contribute to ecosystem dynamics as forests are resilient to fire based on the vegetation structure and spatial partitioning of fuel load and physiochemical properties of fuel with low fat content and high moisture of the leaf materials. The edges of forest may be susceptible to fire ingress, especially where disturbed or where fuel ladders (like debris from Invasive Alien Species or garden waste) penetrate forest; and fires can occur in 1:100 year fire intervals. The interstitial habitat contains scrubby to herbaceous vegetation with annuals, flowering bulbs, herbs, and low shrubs.
2. Primary ecological functioning and processes that operate within the untransformed property are characteristic of natural Forest habitat, as a haven for pollinators, avifauna, and small and large mammals. The development activity will have a minor impact on vegetation and wildlife movement corridors, initially due to construction noise.
3. The property is overlain with significant landscape features of a Very High Relative Terrestrial Biodiversity Sensitivity.

Based on the results of the site assessment at the property, the following

4. Critical Biodiversity Areas (CBA) occur at the property.
  - a. The reasons why it's a CBA are explained above, *inter alia*, as containing specific geographic features like a forest vegetation type, ecosystem processes, and a water resource protection area.
  - b. The current and proposed development activity of construction of resort accommodation units will not impact on terrestrial CBAs.
  - c. The proposed activity and associated infrastructure will not impact on the species composition and vegetation structure of a vegetation community of Medium Terrestrial Biodiversity Sensitivity. The activity will not affect the remaining extent of threatened ecosystems or threatened plant species' ranges as the proposed development activity is limited in extent.
  - d. The impact will not elevate the ecosystems threat status of the remaining extent of Forest.
  - e. The impact on explicit subtypes is unknown.
  - f. The impact on overall species and ecosystem diversity of the site is of low intensity.
  - g. There is no foreseen impact on the threat status of species of special concern, as none were observed at the property.
5. The property is not mapped as containing an Ecological Support Areas (ESA).

- a. Ecological services within and across the site will be negligibly affected by the development proposal and with mitigation by contained sewage management may be positively impacted by the clearing and control of IAS and post development rehabilitation and landscaping.
  - b. The proposed activity will have a low impact on ecological processes and ESA functionality.
  - c. It is likely that the proposed activity may reduce ecological connectivity for wildlife initially during the construction phase of the development, due to noise.
6. The development proposal is not inconsistent with the objectives of Protected Area management within the Garden Route Environmental Framework area.
7. The development proposal will not compromise the local areas Protected Area Expansion Strategy of SANParks but will enhance it by expanding the conservation estate.
8. The property is within a Strategic Water Source Area, where
  - a. there will be minimal impact on the terrestrial component; and
  - b. there may be a limited impact on water quality and quantity if pollution and spillage occur.
9. The property is within a River Freshwater Ecosystem Priority Area as a Fish Support Area, and it is not foreseen that it would have an impact on species and habitat condition within the FEPA subcatchment.
10. The proposal will impact on a small section of ecotonal vegetation adjacent to Forest and not on the ecological integrity of indigenous Afrotemperate Forest.

### Appendix 3: Site Ecological Importance (SEI)

According to the Species Environmental Assessment Guideline the Site Ecological Importance (SEI) is a function of the biodiversity importance (BI) of the receptor (e.g., species of conservation concern, the vegetation/fauna community or habitat type present on the site) and its resilience to impacts (receptor resilience [RR]) as follows:

$$SEI = BI + RR$$

BI in turn is a function of conservation importance (CI) and the functional integrity (FI) of the receptor as follows:

$$BI = CI + FI$$

Conservation importance (CI) is defined as: *“The importance of a site for supporting biodiversity features of conservation concern present, e.g., populations of IUCN threatened and Near Threatened species (CR, EN, VU and NT), Rare species, range-restricted species, globally significant populations of congregatory species, and areas of threatened ecosystem types, through predominantly natural processes”.*

Functional integrity (FI) is defined as: *“A measure of the ecological condition of the impact receptor as determined by its remaining intact and functional area, its connectivity to other natural areas and the degree of current persistent ecological impacts”.*

Combining these factors and attributes for the broad habitat provides an indication of the importance of the site, as shown in table 2 below.

Table 2: Site Ecological Importance of habitats occurring at the site.

Habitat	Conservation importance	Functional integrity	Receptor resilience	Site ecological importance
Southern Cape Afrotropical Forest	Medium	High	Medium	SEI = <b>Medium</b> BI = Medium

The broad habitat at the property:

1. The Southern Cape Afrotropical Forest habitat has a Medium SEI and Medium Terrestrial Biodiversity Environmental Sensitivity. This area is a partially designated sensitive area, viz. a primary CBA according to the WCBSP. Forest has a medium to high receptor resilience and medium biodiversity importance and can “bounce back” if maintained for biodiversity, free of IAS.

Table 3 below indicates the level of disturbances and impacts that can be managed in various scenarios.

Table 3: Guidelines for interpreting the SEI in the context of the proposed development activities

Site Ecological Importance	Interpretation in relation to proposed development activities
Very High	Avoidance mitigation – no destructive development activities should be considered. Offset mitigation not acceptable/not possible (i.e., last remaining populations of species, last remaining good condition patches of ecosystems/unique species assemblages). Destructive impacts for species/ecosystems where persistence target remains.
High	Avoidance mitigation wherever possible. Minimisation mitigation – changes to project infrastructure design to limit the amount of habitat impacted, limited development activities of low impact acceptable. Offset mitigation may be required for high impact activities.
Medium	Minimisation and restoration mitigation – development activities of medium impact acceptable followed by appropriate restoration activities.
Low	Minimisation and restoration mitigation – development activities of medium to high impact acceptable followed by appropriate restoration activities.
Very Low	Minimisation mitigation – development activities of medium to high impact acceptable and restoration activities may not be required.





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YES NO

**LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM**

**PLEASE NOTE:**

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

**PART A: PARTICULARS**

Reference number: Collab no. 3753607

Purpose of consultation: To discuss proposed land use application

Brief proposal: To be determined

Property(ies) description: Erf 1667 Hoekwil, Wilderness Heights

Date: 23 June 2025

**Attendees:**

	Name & Surname	Organisation	Contact Number	E-mail
Official	R. Janse van Rensburg	George Municipality	044 801 9477	<a href="mailto:rjansevanrensburg@george.gov.za">rjansevanrensburg@george.gov.za</a>
Official	I.Huyser	George Municipality	044 801 9477	<a href="mailto:i.huyser@george.gov.za">i.huyser@george.gov.za</a>
Pre-applicant	Marlize de Bruyn	DMC Town Planning	0766340150	<a href="mailto:marlize@mdbplanning.co.za">marlize@mdbplanning.co.za</a>

**Documentation provided for discussion:**

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

Copy of title deed, locality, site plan, approved building plan

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

**Comprehensive overview of proposal:**



*Erf 1667 Hoekwil is a 2.9362ha small holding located in Wilderness Heights with access via a servitude road from Remskoen Road. Erf 1667 Hoekwil is a subdivision of Erf 337 Hoekwil, approved during 2018.*

*The property accommodates a primary dwelling house, a studio and two glamping tent units. It is proposed to obtain land use approval for the 2 glamping units but at the same time to add a third. The units are tents. Following land use approval, the property owner proposes to convert the existing two tents to timber structures, with the proposed third structure also a timber structure. This will result in a maximum of 6 guests (2 per tourist accommodation unit) to be accommodated on the property at any given time.*

*The land use application proposed for Erf 1667 Hoekwil is therefore as follows:*

- *Rezoning of ±2.1ha of the property from Agriculture Zone II to Open Space Zone III (nature conservation area);*
- *Consent use for 3 tourist accommodation units.*

*The approved studio is proposed to be converted into a second dwelling unit. The title deed does restrict the number of dwelling units to one. This will be addressed through an Administrator's Consent.*

*The remaining ±0.8ha of the property is to remain zoned Agriculture Zone II (small holding), where the primary and second dwelling unit are located and where limited agricultural activities can continue to be exercised.*

## PART B: APPLICATION PROCESS (WILL FULLY APPLY ONLY ONCE LUPA REGULATIONS ARE IN FORCE)

### SUBMISSION

### Draft By-Law on Municipal Land Use Planning

#### (Workflow)

Types of applications that can be submitted in terms of Section 15 (2):

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

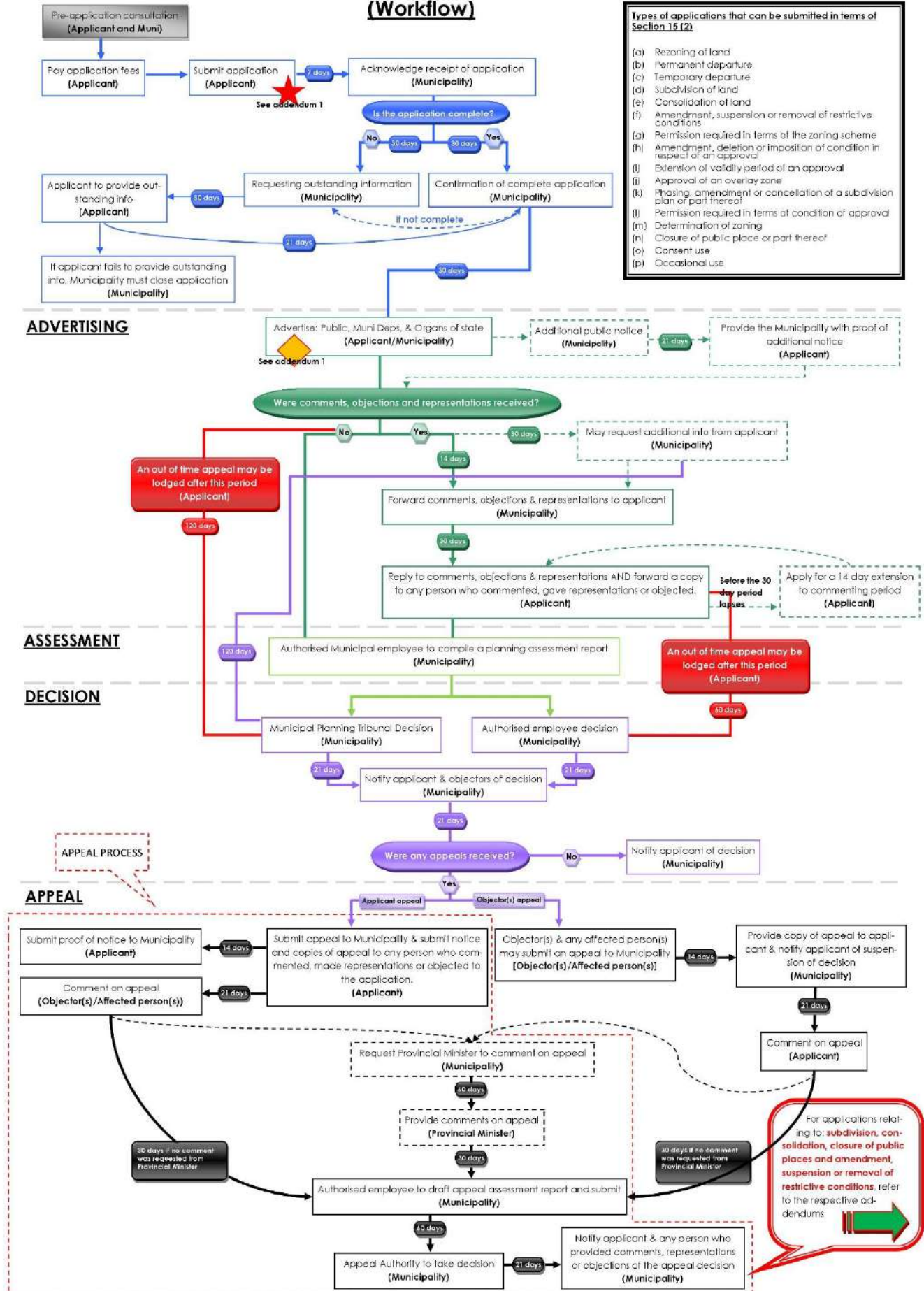
### ADVERTISING

### ASSESSMENT

### DECISION

### APPEAL PROCESS

### APPEAL



## SECTION A:

## DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES

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

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



**SECTION B:**  
**PROVISIONS IN TERMS OF THE RELEVANT PLANNING LEGISLATION / POLICIES / GUIDELINES**

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?			X	
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]			X (Administrators consent required)	Conveyancer certificate to confirm.
Any other Municipal by-law that may be relevant to application? (If yes, specify)			X	
<b>Zoning Scheme Regulation considerations:</b> Which zoning scheme regulations apply to this site? <u>GIZSB 2023</u> What is the current zoning of the property? <u>AZII</u> What is the proposed zoning of the property? <u>AZII &amp; OSZIII</u> Does the proposal fall within the provisions/parameters of the zoning scheme? <u>To be determined</u> Are additional applications required to deviate from the zoning scheme? (if yes, specify) <u>To be determined</u>				

QUESTIONS REGARDING OTHER PLANNING CONSIDERATIONS	YES	NO	TO BE DETERMINED	COMMENT
Is the proposal in line with the Provincial Spatial Development Framework (PSDF) and/or any other Provincial bylaws/policies/guidelines/documents?			X	
Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans?			X	

### **SECTION C:**

#### **CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE**

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

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

#### **SECTION D:**

#### **SERVICE REQUIREMENTS**

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



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

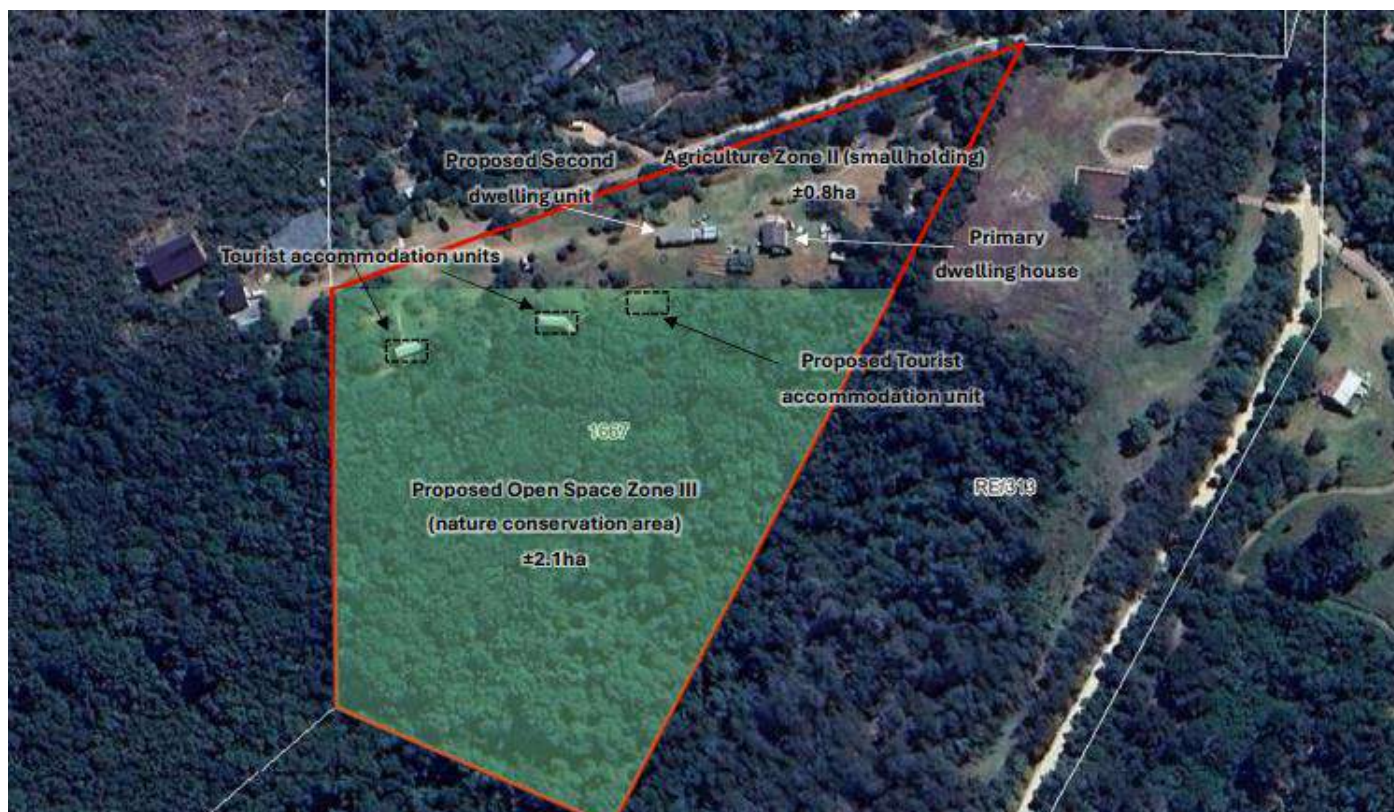
**PART D: COPIES OF PLANS / DOCUMENTS TO BE SUBMITTED AS PART OF THE APPLICATION**

COMPULSORY INFORMATION REQUIRED:					
Y	N	Power of Attorney / Owner's consent if applicant is not owner (if applicable)	Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Motivation report / letter	Y	N	Full copy of the Title Deed
Y	N	Locality Plan	Y	N	Site Layout Plan
Y	N	Proof of payment of fees	Y	N	Bondholder's consent (Conveyancer to confirm)
MINIMUM AND ADDITIONAL REQUIREMENTS:					
Y	N	Site Development Plan	Y	N	Conveyancer's Certificate
Y	N	Land Use Plan	Y	N	Proposed Zoning plan
Y	N	Phasing Plan	Y	N	Consolidation Plan
Y	N	Abutting owner's consent	Y	N	Landscaping / Tree Plan
Y	N	Proposed Subdivision Plan (including street names and numbers)	Y	N	Copy of original approval letter
Y	N	Services Report or indication of all municipal services / registered servitudes	Y	N	Home Owners' Association consent
Y	N	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) ( <del>strikethrough irrelevant</del> )	Y	N	1 : 50 / 1:100 Flood line determination (plan / report)

Y	N	Other (specify)		Y	N	Required number of documentation copies
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## PART E: DISCUSSION

The Pre-Application dated 25 June 2025 refers. The plan presented is as follows:



### Town Planning

- The information currently available is not sufficient to provide accurate feedback. It is requested that the applicant provide more information and also attend the pre application session to provide clarity on questions raised.
- SANPARKS & Cape Nature to confirm whether the site is conservation worthy or not.
- Agricultural activities to be clarified on site and reason for spot zoning to be elaborated on.

### ETS & CES

- To be discussed at next Pre-Application.

## PART F: SUMMARY / WAY FORWARD

It is required that a revised Pre-Application be submitted in light of the questions above and that the applicant is present.

OFFICIAL: **Robert Janse van Rensburg**

PRE-APPLICANT: **Marlize de Bruyn**

Town Planner

(FULL NAME)



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

SIGNED:

DATE: \_\_\_\_\_ **02/07/2025** \_\_\_\_\_

DATE: **23 June 2025**

OFFICIAL: **Ilané Huyser**

(Senior Town Planner)



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

DATE: \_\_\_\_\_ **07.07.2025** \_\_\_\_\_

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



YES NO

**LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM**

**PLEASE NOTE:**

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

**PART A: PARTICULARS**

Reference number: **\_Collab no. 3753607 & 3787456**

Purpose of consultation: **\_\_\_\_\_ To discuss proposed land use application \_\_\_\_\_**

Brief proposal: **\_\_\_\_\_ To be determined \_\_\_\_\_**

Property(ies) description: **\_\_\_\_\_ Erf 1667 Hoekwil, Wilderness Heights \_\_\_\_\_**

Date: **\_\_\_\_\_ 21 July 2025 \_\_\_\_\_**

**Attendees:**

	Name & Surname	Organisation	Contact Number	E-mail
Official	R. Janse van Rensburg	George Municipality	044 801 9477	<a href="mailto:rjansevanrensburg@george.gov.za">rjansevanrensburg@george.gov.za</a>
Official	I.Huyser	George Municipality	044 801 9477	<a href="mailto:i.huyser@george.gov.za">i.huyser@george.gov.za</a>
Pre-applicant	Marlize de Bruyn	DMC Town Planning	0766340150	<a href="mailto:marlize@mdbplanning.co.za">marlize@mdbplanning.co.za</a>

**Documentation provided for discussion:**

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

**\_\_\_\_\_ Copy of title deed, locality, site plan, approved building plan \_\_\_\_\_**

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

**Comprehensive overview of proposal:**

Following the first pre-application submitted for Erf 1667 Hoekwil we received the following feedback:

Town Planning

- The information currently available is not sufficient to provide accurate feedback. It is requested that the applicant provide more information and also attend the pre application session to provide clarity on questions raised.

The following is the information provided with the first pre-application. We are unclear why this is insufficient. Attending the following pre-application session as requested will clarify this point.

*'Erf 1667 Hoekwil is a 2.9362ha small holding located in Wilderness Heights with access via a servitude road from Remskoek Road. Erf 1667 Hoekwil is a subdivision of Erf 337 Hoekwil, approved during 2018.*

*The property accommodates a primary dwelling house, a studio and two glamping tent units. It is proposed to obtain land use approval for the 2 glamping units but at the same time to add a third. The units are tents. Following land use approval, the property owner proposes to convert the existing two tents to timber structures, with the proposed third structure also a timber structure. This will result in a maximum of 6 guests (2 per tourist accommodation unit) to be accommodated on the property at any given time.*

*The land use application proposed for Erf 1667 Hoekwil is therefore as follows:*

- Rezoning of ±2.1ha of the property from Agriculture Zone II to Open Space Zone III (nature conservation area);
- Consent use for 3 tourist accommodation units.

*The approved studio is proposed to be converted into a second dwelling unit. The title deed does restrict the number of dwelling units to one. This will be addressed through an Administrator's Consent.*

*The remaining ±0.8ha of the property is to remain zoned Agriculture Zone II (small holding), where the primary and second dwelling unit are located and where limited agricultural activities can continue to be exercised.'*

- SANPARKS & Cape Nature to confirm whether the site is conservation worthy or not.

We discussed this point with an EAP. As the property is indicated as a CBA (2023 WC Biodiversity Spatial Plan) it must be regarded as conservation worthy. See CBA-image attached.

- Agricultural activities to be clarified on site and reason for spot zoning to be elaborated on.

The land use description for 'nature conservation area' states the following:

**Land use description:** "nature conservation area" means the use and management of land with the objective of preserving the natural biophysical characteristics of that land, such as the fauna and flora and

(a) includes one (1) dwelling house if no dwelling house exists on another portion of the land unit zoned for agriculture purposes or if the full extent of the land unit is zoned Open Space III;

(b) does not include tourist facilities, tourist accommodation or agriculture.

The largest extent of the property complies with 'preserving the natural biophysical characteristics of that land, such as fauna and flora'. There is a small primary dwelling house, and a two-room structure proposed to become a second dwelling unit. (a) in the description refers to a portion of a property 'zoned for agricultural purposes' or if the full extent of the land unit is zoned Open Space III'. Therefore, considering the physical characteristics of the property and the presence of a vegetable garden and a chicken coop, we suggest the split zoning. The agricultural activities are limited as it is only for subsistence. We should not be preventing property owners from subsistence farming practices. It is a general principle that people should be able to provide in their own needs regarding food. If these limited agricultural activities can still be continued (guaranteed) even if the entire property is zoned Open Space Zone I, then a split zoning will not be necessary. The area to remain zoned Agriculture Zone II can also be made a bit smaller.

It should also be noted that when the current owner took ownership of the property in 2018, the two small structures were not on an approved building plan and the open, grassed area, still had a lot of black wattles. He systematically has been removing black wattles with very few left today (primarily at the entrance). From older aerial photography (GoogleEarth) it can be seen how previous owners cleared, vegetation grew back, cleared, etc. This area, where all the structures are located, is rather level.

ETS & CES (Electrotechnical Services & Civil Engineering Services)

- *To be discussed at next Pre-Application.*

Noted.

**During the pre-application discussion, we will share photos of the property as part of the discussion.**



## PART B: APPLICATION PROCESS (WILL FULLY APPLY ONLY ONCE LUPA REGULATIONS ARE IN FORCE)

### SUBMISSION

### Draft By-Law on Municipal Land Use Planning

#### (Workflow)

Types of applications that can be submitted in terms of Section 15 (2):

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

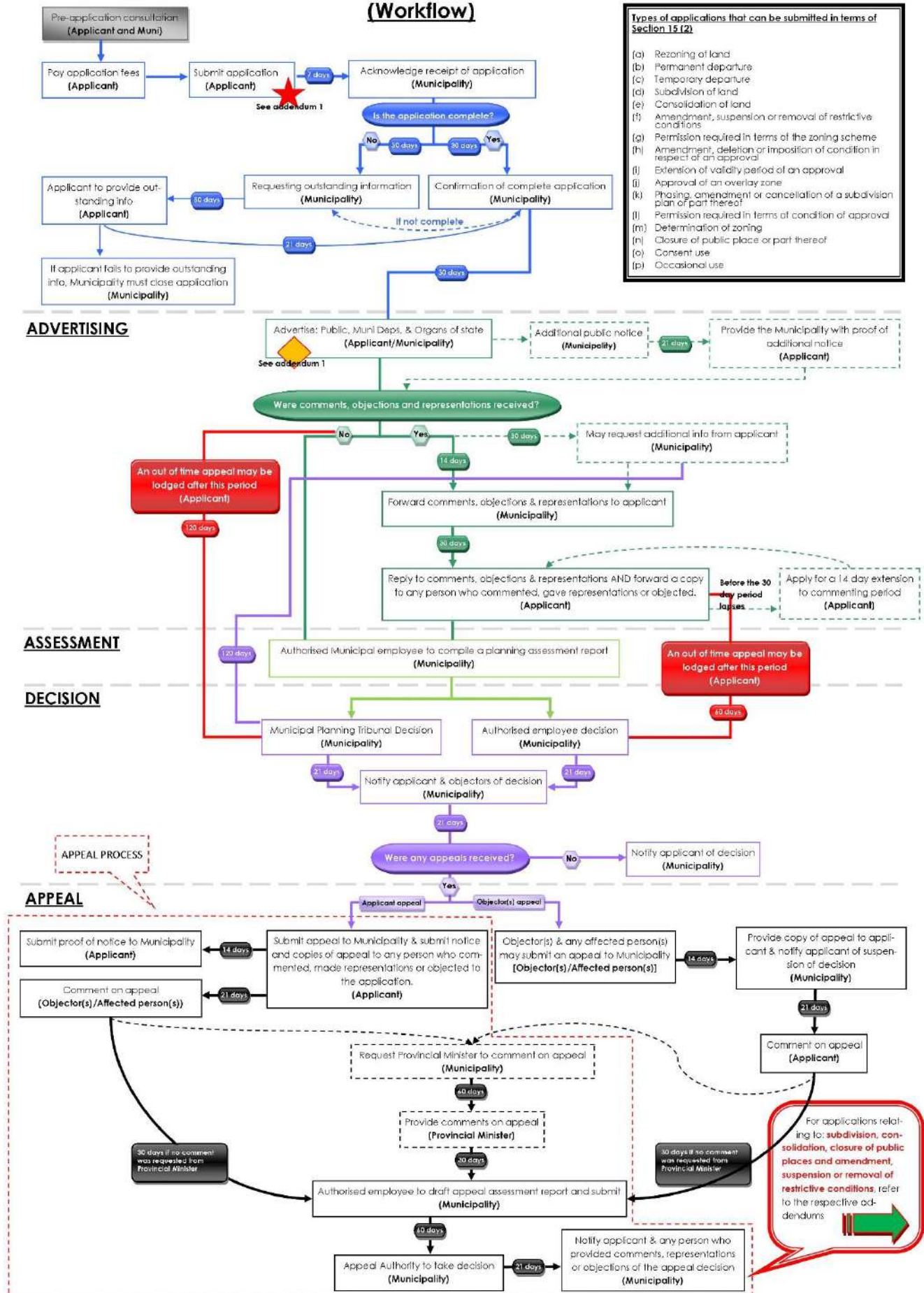
### ADVERTISING

### ASSESSMENT

### DECISION

### APPEAL PROCESS

### APPEAL



## PART C: QUESTIONNAIRES

## SECTION A:

## DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES

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

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

**SECTION B:**  
**PROVISIONS IN TERMS OF THE RELEVANT PLANNING LEGISLATION / POLICIES / GUIDELINES**

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?			X	
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]			X (Administrators consent required)	Conveyancer certificate to confirm.
Any other Municipal by-law that may be relevant to application? (If yes, specify)			X	
<b>Zoning Scheme Regulation considerations:</b> Which zoning scheme regulations apply to this site? <u>GIZSB 2023</u> What is the current zoning of the property? <u>AZII</u> What is the proposed zoning of the property? <u>AZII &amp; OSZIII</u> Does the proposal fall within the provisions/parameters of the zoning scheme? <u>To be determined</u> Are additional applications required to deviate from the zoning scheme? (if yes, specify) <u>To be determined</u>				

QUESTIONS REGARDING OTHER PLANNING CONSIDERATIONS	YES	NO	TO BE DETERMINED	COMMENT
Is the proposal in line with the Provincial Spatial Development Framework (PSDF) and/or any other Provincial bylaws/policies/guidelines/documents?			X	
Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans?			X	



**SECTION C:**

**CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE**

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

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

#### **SECTION D:**

#### **SERVICE REQUIREMENTS**

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

Road network:			X	Directorate: Civil Engineering Services
Telecommunication services:			X	
Other services required? Please specify.			X	
Development charges:			X	

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

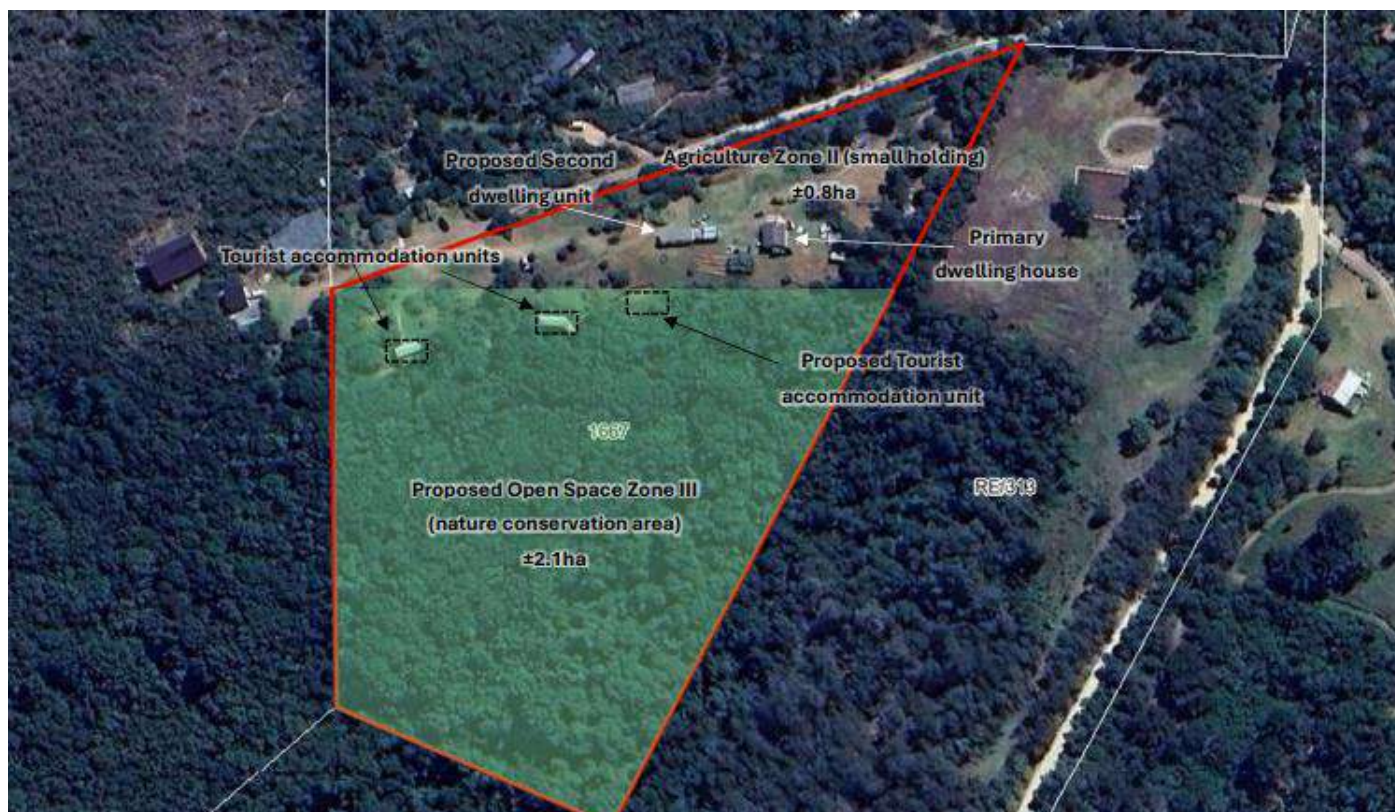
COMPULSORY INFORMATION REQUIRED:						
Y	N	Power of Attorney / Owner’s consent if applicant is not owner (if applicable)		Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Motivation report / letter		Y	N	Full copy of the Title Deed
Y	N	Locality Plan		Y	N	Site Layout Plan
Y	N	Proof of payment of fees		Y	N	Bondholder’s consent (Conveyancer to confirm)
MINIMUM AND ADDITIONAL REQUIREMENTS:						
Y	N	Site Development Plan		Y	N	Conveyancer’s Certificate
Y	N	Land Use Plan		Y	N	Proposed Zoning plan
Y	N	Phasing Plan		Y	N	Consolidation Plan
Y	N	Abutting owner’s consent		Y	N	Landscaping / Tree Plan
Y	N	Proposed Subdivision Plan (including street names and numbers)		Y	N	Copy of original approval letter
Y	N	Services Report or indication of all municipal services / registered servitudes		Y	N	Home Owners’ Association consent
Y	N	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) ( <del>strikethrough irrelevant</del> )		Y	N	1 : 50 / 1:100 Flood line determination (plan / report)



Y	N	Other (specify)		Y	N	Required number of documentation copies
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## PART E: DISCUSSION

The Pre-Application dated 25 June 2025 and 23 July 2025 refers. The plan presented is as follows:



### Town Planning

- SANPARKS & Cape Nature to confirm whether the site is conservation worthy or not.
- Note the property is located in an OSCAE area.
- The delineation of the Conservation Area to be informed by environmental factors and demonstrated in the Motivation Report.
- Agricultural activities to stipulated in the Motivation Report.
- To motivate the use of 'tourist accommodation' and to note that it may not be used as permanent accommodation.
- Visual Impact on neighbouring properties from the South to be addressed.
- Previous Approval (Subdivision of Erf 337, Hoekwil) Conditions of Approval attached. Applicant to consider removing/amending condition 6 as it may become challenging in the future due to the wording.

### Environmental

- Application to rezone to OPZ III must be sufficiently motivated for.

- The primary use is a nature conservation area, and any consent use application should be to support the primary use. For example, money generated from tourism accommodation will be used for the management of the conservation area.
- Conservation in South Africa is managed under the National Environmental Management: Biodiversity Act 10 of 2004. Applications must justify how the rezoning achieves and complies with the objectives and applicable provisions of the Act. A mapping category of CBA in the WC Biodiversity Spatial Plan 2023 is not an automatic qualification for OPZ III as the map does not always accurately reflect the conservation value of areas and should always be complemented with a site sensitivity verification.
- The NEMBA makes provision for biodiversity stewardship agreements with varying biodiversity importance of sites, site security, landowner commitment and state support. Cape Nature is the provincial authority for such agreements.

## **CES**

### Access

- Access be restricted via the existing servitude.
- Maintenance and/or upgrading of all private / servitude roads are the responsibility of all the owners who make use thereof.
- Access is permitted in accordance with the George Integrated Zoning Scheme (GIZS) 2023 regulations.

### Parking

- All parking must be provided on-site, in compliance with the GIZS 2023 parking requirements
- No parking is allowed within the road reserve, and the owner may be held liable for any costs incurred to prevent unauthorized parking in this area.
- All vehicle mobility should be done on site.

### Development Charges (DCs)

- Normal Development Charges (DCs), if applicable, will be levied in accordance with the DC policy and the applicable By-law and or policy.

### Water & Sewer

- Limited Municipal water is available, but should any additional capacity required will have to be provided by the developer and/or required Municipal infrastructure upgrading.
- Currently no Municipal sanitation is available, and the developer will have to provide the required services, noting that should the Municipal network be extended in future, the developer will be compelled to connect and pay the applicable DC's on the time of connection.

### Stormwater

- The developer must ensure full compliance with the relevant Stormwater By-law.

## **ETS**

To be discussed with ETS.

#### PART F: SUMMARY / WAY FORWARD

See comments in Part E.

OFFICIAL: **Robert Janse van Rensburg**

Town Planner

PRE-APPLICANT: **Marlize de Bruyn**

(FULL NAME)



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

SIGNED:

DATE: \_\_\_\_\_ **30/07/2025** \_\_\_\_\_

DATE: **21 July 2025**

OFFICIAL: **Ilané Huyser**

(Senior Town Planner)



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

DATE: \_\_\_\_\_ **06.08.2025** \_\_\_\_\_

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