



The Municipal Manager
P O Box 19
George
6530

Reference: Erf 675 Wilderness

9 December 2025

Sir

**APPLICATION FOR CONSENT OF THE ADMINISTRATOR AND PERMANENT
DEPARTURES (BUILDING LINE RELAXATION AND WALL PLATE HEIGHT) FOR ERF
675 WILDERNESS**

Attached hereto please find an application in terms of

- Section 39(4) of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) for the consent of the Administrator in terms of condition B.4.(d). on page three of Title Deed T27093/11, the title deed of Erf 675 Wilderness, for the relaxation of the western side boundary building line on Erf 675 Wilderness from 3.15 metres to 2.361 varying to 2.680 metres to legalize the existing bathroom on the basement level.
- Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure on Erf 675 Wilderness for the relaxation of the western side boundary building line on Erf 675 Wilderness from 3.0 metres to 2.361 varying to 2.680 metres to legalize the existing bathroom on the basement level.
- Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure on Erf 675 Wilderness to allow for the legalization of the existing covered patio which has a wall plate height of 8.5 metres.

Your prompt consideration of the application will be appreciated.

Thanking you in anticipation.

Jan Vrolijk

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SACPLAN REG No. A/1386/2010

MOTIVATION REPORT
APPLICATION FOR CONSENT OF THE ADMINISTRATOR AND PERMANENT
DEPARTURE (BUILDING LINE RELAXATION AND WALL PLATE HEIGHT)
ERF 675 WILDERNESS

9 December 2025



Prepared for:

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MOTIVATION REPORT
APPLICATION FOR CONSENT OF THE ADMINISTRATOR AND PERMANENT
DEPARTURE (BUILDING LINE RELAXATION AND WALL PLATE HEIGHT)
ERF 675 WILDERNESS

1. BACKGROUND

The current owners bought the existing dwelling house on Erf 675 Wilderness in 2011. An application for the removal of restrictive title conditions, departure for a second dwelling unit and consent for a one-bedroom guesthouse and self-contained guest unit was approved in 2017. The George Municipality approvals is attached hereto as **Annexure “A”**. The approval was implemented and the restrictive condition removed. The title deed for Erf 675 Wilderness was endorsed on page 9 to confirm the removal of the restrictive Condition B.4.(d).

The owners added a bathroom to the existing guestroom on the basement level, that require administrative consent and building line relaxation. Furthermore, the existing uncovered patio on the first-floor level is now a covered patio which require a departure of the wall plate height from 6.5 metres to 8.5 metres.

The title deed conditions were previously used to guide development on each property prior to zoning schemes. These conditions became archaic in nature as it was replaced when Municipalities started approving their own zoning schemes. In instances where the title deed still stipulate building lines and a zoning scheme is applicable; the most restrictive building line will apply.

Application must therefore be made for the consent of the Administrator in terms of condition B.4.(d) on page three of Title Deed T27093/11, the title deed of Erf 675 Wilderness and in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for the relaxation of the side boundary building line on the erf. In addition, a departure application in terms of Section 15(2)(b) of the said By-law is required to depart from the wall plate height from 6.5 metres to 8.5 metres.

2. APPLICATION

- Application is made in terms of Section 39(4) of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) for the consent of the Administrator in terms of condition B.4.(d). on page three of Title Deed T27093/11, the title deed of Erf 675 Wilderness, for the relaxation of the western side boundary building line on Erf 675 Wilderness from 3.15 metres to 2.361 varying to 2.680 metres to legalize the existing bathroom on the basement level.
- Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure on Erf 675 Wilderness for the relaxation of the western side boundary building line on Erf 675 Wilderness from 3.0 metres 2.361 varying to 2.680 metres to legalize the existing bathroom on the basement level.
- Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure on Erf 675 Wilderness to allow for the legalization of the existing covered patio which has a wall plate height of 8.5 metres.

The proposed site plan and building plans indicating the proposed additions is attached hereto as **Annexure “B”**.

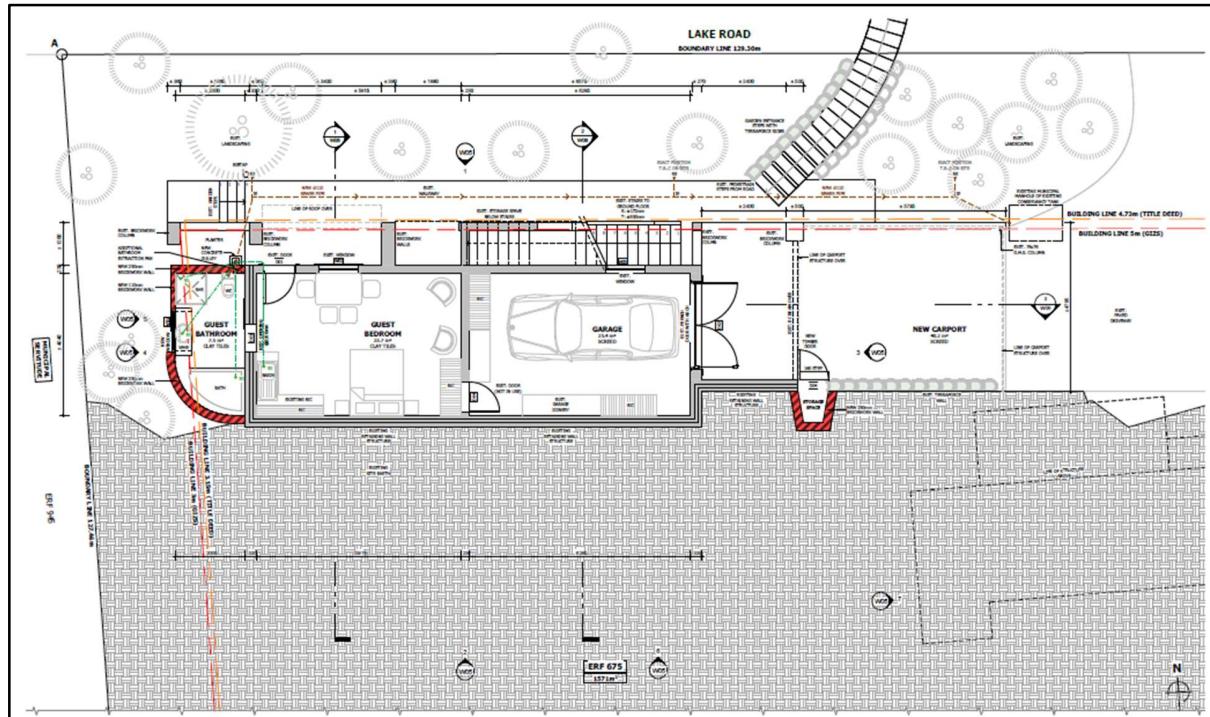
The completed application form for the application for the consent of the Administrator and permanent departures is attached hereto as **Annexure “C”**.

3. PRE-APPLICATION CONSULTATION

A pre-application consultation was not requested as the application entails Administrative Consent for the relaxation of the building line in terms of the title deed of Erf 675 Wilderness, as well as permanent departures in terms of the George Integrated Zoning Scheme By-Law, 2023. This is in line with the e-mailed directive in this regard to various consultants by the Municipal Town Planners, which was issued by e-mail dated September 2024.

4. DEVELOPMENT PROPOSAL

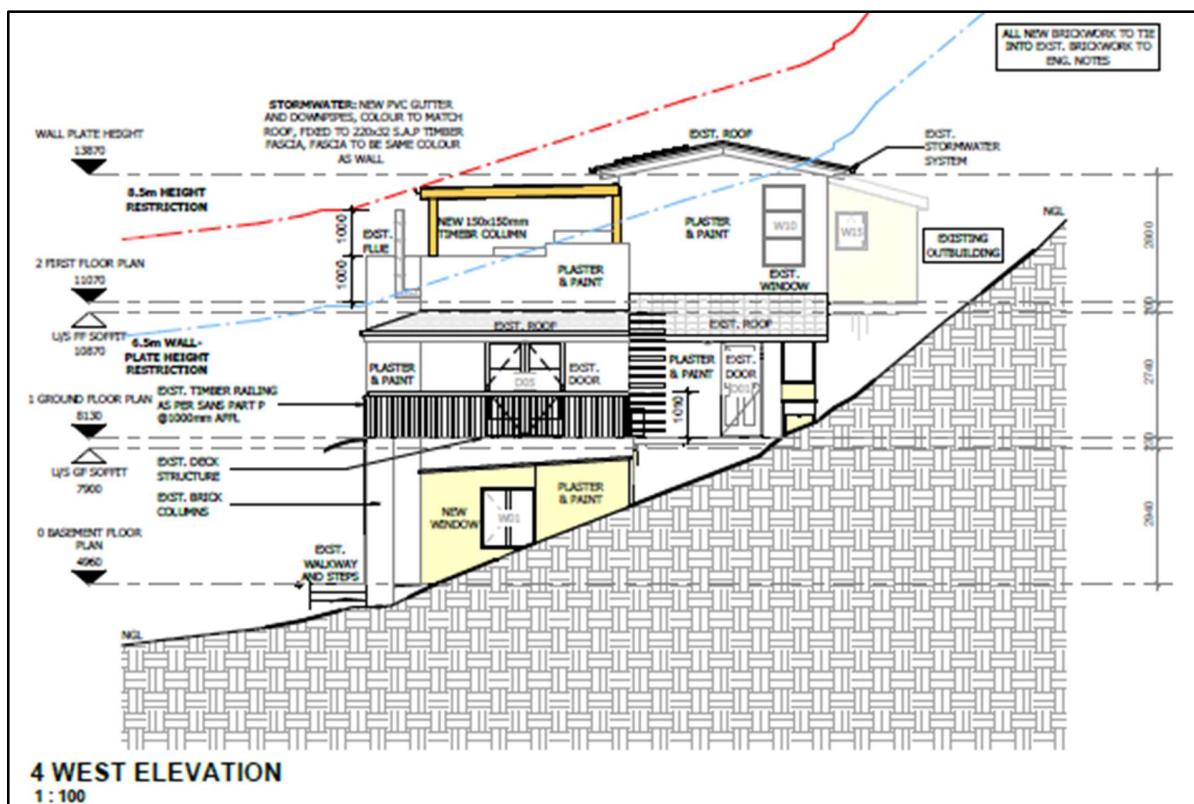
The application erf has been developed with a dwelling house and second dwelling. A bathroom was added to the non-interleading guestroom on basement level, adjacent to the existing garage. To practically utilise the non-interleading guestroom, a bathroom was required. The extract of the building plan below indicates the bathroom that is located over the side boundary building line.



The Administrator consent required to depart from the western side building line as stipulated in Title Deed T 27093/11, condition B.4.(d), the Title Deed for Erf 675 Wilderness from 3.15 metres to 2.361 varying to 2.680 metres is insignificant and is not visible at all from the street. The ground floor structure above created a void, where the bathroom is now located and therefore it can be regarded as better utilisation of the space. The same argument can be used for the building line relaxation in terms of Section 15(2)(b) of the Land Use Planning Bylaw for George Municipality, 2023.

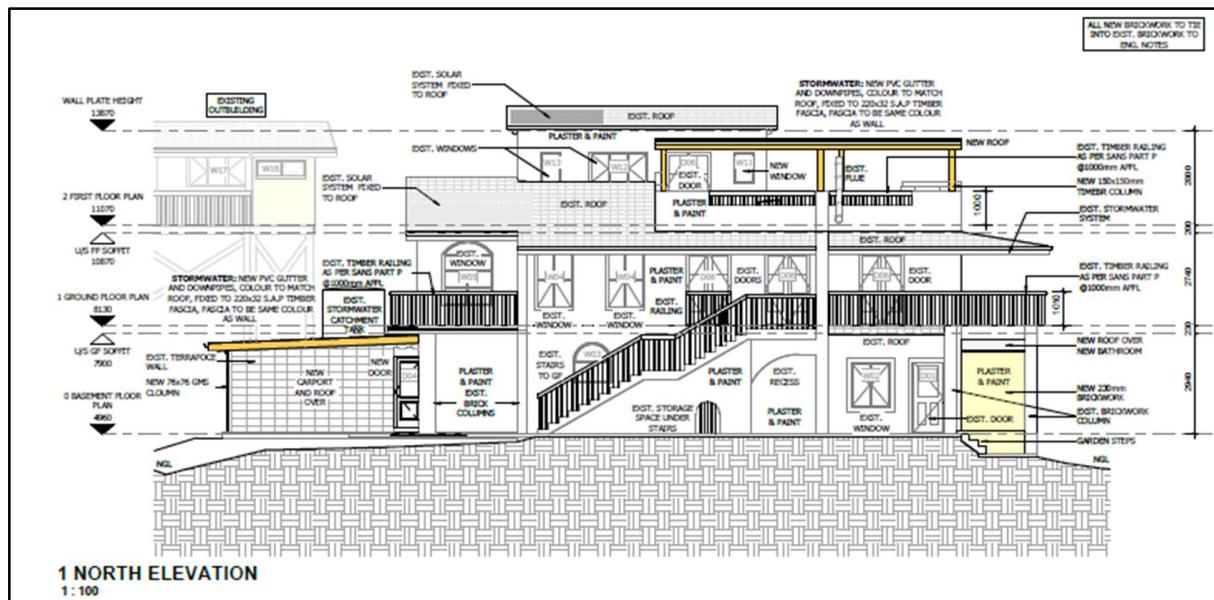
Erf 675 Wilderness has a very steep slope from Lake Road towards the south. Due to the steep slope very little developable area is available on Erf 675 Wilderness and the existing structures were developed to fully optimize the available space. The uncovered deck on the first-floor level

was constructed to have an outdoor area. Due to the steep slope of Erf 675 Wilderness, the property does not have an outdoor relaxation area, and the patio was designed for that purpose. The patio previously had a temporary shade-net structure to provide shade during the day. The temporary shade-net structure has since been replaced with opaque roof sheets. Reeds were placed below the roof sheets for aesthetic reasons. The new roof of the patio now requires a departure from the wall plate height from 6.5 metres to 8.5 metres, as can be seen in the extract of the western elevation below.



The carport is also a new addition; however, it complies with the development parameters of a dwelling house as set out in the George Integrated Zoning Scheme By-law, 2023 and therefore no application is required for the existing carport.

The additions to the existing dwelling house can be seen in the northern elevation of the as-built building plans below.



An application is thus required in terms of Section 39(4) of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) for the consent of the Administrator for the existing bathroom on basement level as well as permanent departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for building line relaxation of the western side boundary building line to legalize the existing bathroom on the basement level and a departure from the wall plate height from 6.5 metres to 8.5 metres to legalize the existing covered patio on the first floor level. The application is required to enable the owners to submit as-built building plans.

5. GENERAL INFORMATION IN RESPECT OF ERF 675 WILDERNESS

5.1 Locality

Erf 675 Wilderness is situated at 675 Lake Road, in Wilderness East. The locality of the erf is indicated on the locality plan which is attached hereto as **Annexure "D"**.

5.2 Existing land use

Erf 675 Wilderness is currently used for single residential purposes with a dwelling house and second dwelling unit.

5.3 Extent

Erf 675 Wilderness is 1571m² in extent.

5.4 Present zoning

In terms of the George Integrated Zoning Scheme By-Law, 2023, the zoning of Erf 675 Wilderness is Single Residential Zone I. In terms of this zoning, the erf may be used for the purposes of a “dwelling house” which include a second dwelling.

The coverage and building lines applicable to a “dwelling house” are set out in a table in Schedule II of the George Integrated Zoning Scheme, 2023. The extent of the application erf is 1571m². The street building line applicable to a dwelling house on an erf greater than 1000m² is 5.0 metres and the side and rear building lines are 3.0 metres, whilst the coverage applicable is 500m² or 40% of the area of the erf, whichever is greater.

The total coverage of the dwelling house is 27,3%, which is considerably lower than the maximum coverage allowed. Except for the side boundary building line and the wall plate height for the existing covered patio, the development on the application erf conforms with all the development parameters applicable to a dwelling house.

Approval is therefore required in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure in respect of the relaxation of the western side boundary building line to accommodate the existing bathroom on the basement level and the departure of the wall plate height for the existing patio on the first-floor level.

5.5 General Plan

Erf 675 Wilderness forms part of the General Plan of Wilderness Extension No. 2. A copy of the General Plan is attached hereto as **Annexure “E”**.

5.6 Title Deed

Erf 675 Wilderness is registered in the name of Roger Vande Wiele and Greta Christa Vande Wiele. The Title Deed of the application erf is attached hereto as **Annexure "F"**.

The title deed of Erf 675 Wilderness, Title Deed T27093/11 contains, *inter alia*, the following condition:

"B. SUBJECT FURTHER to the following special conditions contained in Deed of Transfer No. T16501/1966 imposed by the Administrator of the Province of the Cape of Good Hope in terms of Ordinance No 33 of 1934, when approving of the establishment of Wilderness Township Extension No. 2 which read as follows-

4. This erf shall be subject to the following further conditions, provided especially that where, in the opinion of the of the Administrator after consultation with the Townships Board and the local authority, it is expedient that the restriction in any such condition should at any time be suspended or relaxed, he may authorise the necessary suspension or relaxation subject to compliance with such conditions as he may impose:

(d) No building or structure or any portion thereof except boundary walls and fences shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf nor within 3,15 metres of the rear or 3,15 metres of the lateral boundary common to any adjoining erf, provided that with the consent of the local authority, an outbuilding not exceeding 3,05 metres in height, measured from the floor to the wall plate and no portion of which will be used for human habitation, may be erected within the above prescribed space. On consolidation of any two or more erven, this condition shall apply to the consolidated area as one erf."

Condition B.4.(d) determines the boundary building lines and therefore the Administrator's consent to accommodate the existing bathroom on basement level is required. These conditions were laid down by the Administrator in terms of the Deed of Transfer No. T16501/1966. It was

common practice to control land use and land use parameters by means of such conditions being included in the title deed of individual erven. Title deeds were thus used as “zoning schemes” at that stage.

George Municipality has recently adopted the George Integrated Zoning Scheme By-Law, 2023. The stipulations in this By-Law represent the latest thinking as far as land use management and land development parameters are concerned. There is, therefore, no reason why land use and land development parameters should be regulated by means of title deeds. In terms of the title deed the authority to relax the building lines vests with the **Administrator**. The authority of the Administrator to consider building line relaxations in terms of title deeds has, however, been delegated to local authorities and the local authority can therefore act accordingly.

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

5.7 Power of Attorney

A Power of Attorney, whereby Jan Vrolijk Town Planner / Stadsbeplanner is appointed by Roger Vande Wiele and Greta Christa Vande Wiele, the registered owners of Erf 675 Wilderness, to prepare the application referred to in point 2 of this motivation report and to sign all relevant documents is attached hereto as **Annexure “G”**.

5.8 Bondholder's Consent

Erf 675 Wilderness is not encumbered by a bond.

5.9 Conveyancer Certificate

A Conveyancer Certificate in respect of Erf 675 Wilderness is attached hereto as **Annexure “H”**. The Conveyancer Certificate refers to condition B.4.(d) in the title deed of Erf 675 Wilderness, which restricts the development of the erf as proposed in this application.

The purpose of this application is to obtain the consent of the Administrator in terms of condition B.4.(d) of the title deed for the relaxation of the side boundary building line on Erf 675 Wilderness to submit as-built building.

6. DESIRABILITY OF THE APPLICATION FOR CONSENT OF THE ADMINISTRATOR AND PERMANENT DEPARTURE (BUILDING LINE RELAXATION AND WALL PLATE HEIGHT): ERF 675 WILDERNESS

6.1 Introduction

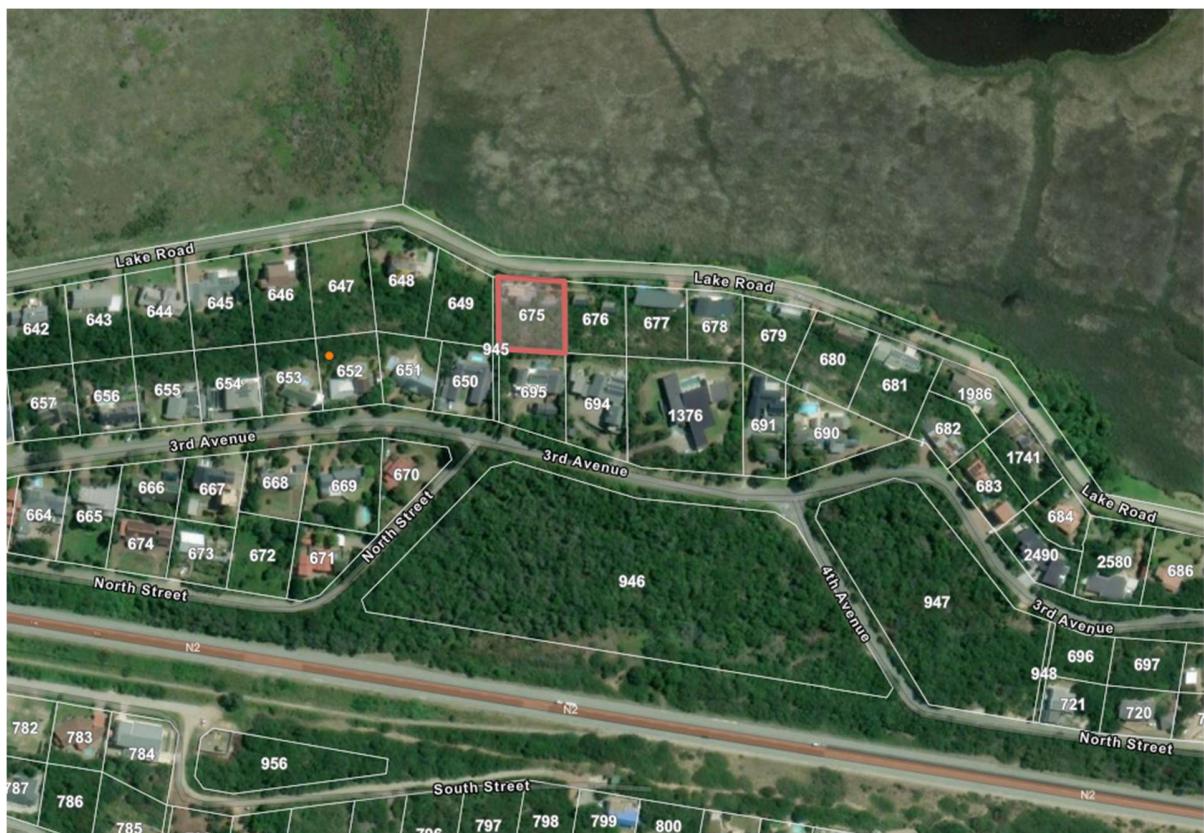
Specific issues which must be addressed in the motivation of applications are highlighted in the Land Use Planning By-Law for George Municipality, 2023. These issues are, however, aimed at more complex applications and are not applicable to applications such as an application for the consent of the Administrator or a permanent departure from the development parameters in the George Integrated Zoning Scheme, 2023. This application will therefore be motivated with reference to the following aspects:

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

6.2 Existing planning and development in the area

The area of Wilderness where the application erf is located, has a dominant single residential land use character. The dwelling houses, second dwellings and outbuildings are constructed in

various architectural design and extent and situated in neatly kept gardens and indigenous vegetation on the steep southern slopes. Several of the remaining undeveloped properties in Wilderness East are being developed or have been developed in the recent years. The following aerial photo indicates the locality of the application erf, in relation to the surrounding erven.



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

6.3 Impact on schools, open spaces and other community facilities

The application for consent of the Administrator and permanent departures for the relaxation of the side building line and wall plate height from 6.5 metres to 8.5 metres for the existing covered patio will not result in an increase in the number of inhabitants of the erf beyond that which is accommodated in the zoning of the erf. As such, the proposal will not have an impact on schools,

open spaces and other community facilities in the area. This aspect is, therefore, not relevant to this application.

6.4 Impact on streetscape

The application for consent of the Administrator and permanent departures for the relaxation of the side building line and wall plate height from 6.5 metres to 8.5 metres for the existing covered patio will not have a negative impact on the street view. The bathroom on the basement floor level is not visible from the street, due to mature vegetation. The existing covered patio is indicated in the photo below. The patio previously had temporary shade-nets to provide shade on the patio. The temporary shade-net structure was replaced by a permanent roof structure of timber and roof sheets. Lake Road is a quiet neighbourhood street that is paved and only provide access to the single row of properties located adjacent to the road. Opposite the road is the Wilderness lakes.



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

6.5 Impact on sunlight, view and privacy

The application for consent of the Administrator and permanent departures for the relaxation of the side building line and wall plate height from 6.5 metres to 8.5 metres for the existing covered patio will not have a negative impact on neighbouring properties.

The application erf is situated to the south of Lake Road. The aerial photo in point 6.2 above indicates the location of the application erf in relation to the surrounding erven. Erf 676 Wilderness to the east is also developed with a house and second dwelling. The structures on the adjacent Erf 676 Wilderness are located higher (towards the south) on the site due to the steep slope the units were designed and built on stilts. The main dwelling house on Erf 675 Wilderness is located in the north-western corner of Erf 675 Wilderness, away from Erf 676 Wilderness. Therefore, the proposed additions cannot have any negative impact in terms of sunlight, view and privacy on Erf 676 Wilderness.

Erf 649 Wilderness is still undeveloped, and it is important to note that there is a public walkway situated between the subject property and Erf 649 Wilderness, as indicated on the aerial image below. For this reason, the additions to the existing dwelling house on Erf 675 Wilderness cannot pose any negative effect in terms of sunlight, view and privacy of Erf 649 Wilderness.

The properties located to the south of Erf 675 Wilderness is situated on a much higher elevation and the increase of the wall plate height for the covered patio will not have any effect on the southern adjacent properties' sunlight, view or privacy. The elevation is also indicated on the aerial photo below.



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

6.6 Impact on property values

As indicated in the previous paragraphs, the existing structures in respect of which the consent of the Administrator and permanent departures are required, does not have a negative impact on any of the surrounding properties. The proposal will add value to the utilization of the existing dwelling house.

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

6.7 Impact on the provision of parking

The parking requirements applicable to different land uses are set out in table format in Section 42 of the George Integrated Zoning Scheme, 2023. In respect of dwelling houses on erves larger than 350m², provision must be made for a minimum of 2 on-site parking bays per dwelling house and one additional for the second dwelling.

Erf 675 Wilderness currently have a single garage and carport as well as sufficient hardened surface to provide a parking bay for the second dwelling and therefore the number of parking bays conforms with the parking requirement in the George Integrated Zoning Scheme, 2023.

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

6.8 Impact on traffic circulation

From the site plan and building plan which is attached hereto as **Annexure “A”** the existing vehicular access remains unchanged. The consent of the Administrator and permanent departures as proposed in this application can thus not have any negative impact on the traffic situation in the vicinity.

6.9 Provision of services

Municipal services are available to the application erf. The application erf has already been developed with a dwelling house which have been connected to municipal services. The granting of consent of the administrator and permanent departures as proposed in this application will not result in a change of the land use.

No additional services are required to legalize the structures which forms the subject of this application. The proposal will thus not result in infrastructure costs to any external parties. The proposal will thus not place any burden on the municipal budget for the provision of services infrastructure, have any negative impact on the existing services or the provision of services in the area concerned.

6.10 Firefighting

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

7. CONCLUSION

Application is made in terms of Section 39(4) of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) for the consent of the Administrator in terms of condition B.4.(d) on page three of Title Deed T27093/11, the title deed of Erf 675 Wilderness, for the relaxation of the western side boundary building line on Erf 675 Wilderness to legalize the existing bathroom on the basement floor level.

Application is also made in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the side boundary building line on Erf 675 Wilderness to legalize the existing bathroom on the basement floor level as well as permanent departure to increase the wall plate height for the existing patio from 6.5 metres to 8.5 metres to legalize the existing covered patio.

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

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

ANNEXURE “A” – PREVIOUS APPROVALS



G E O R G E

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UMASIPALA WASE
Intshona - Koloni

MUNICIPALITY
Western Cape

MENSLIKE NEDERSETTINGS, GRONDSAKE EN BEPLANNING
HUMAN SETTLEMENTS, LAND AFFAIRS AND PLANNING

OUR REF: 462/675

YOUR REF: Erf 675, Wilderness

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EMAIL: marisa@george.org.za

DATE: 31 March 2017

JV TOWN PLANNER
PO BOX 710

GEORGE

6530

**APPLICATION FOR REMOVAL OF RESTRICTION, DEPARTURE AND
CONSENT USE: ERF 675, WILDERNESS**

Your application in the above refers.

The Deputy Director: Planning (Authorised Official) has, under delegated authority, WW.1.33 of 29 July 2015 decided that the following applications on Erf 675, Wilderness:

1. Removal of Restrictions in terms of Section 15(2)(f) of the Land Use Planning By-law for George Municipality, 2015 of condition B4(b) out of the Title Deed (T027093/2011) of Erf 675, Wilderness;
2. Departure in terms of Section 15(2)(b) of the mentioned By-law for a second dwelling unit;
3. Consent Use in terms of Section 15(2)(o) of the mentioned By-law for a one bedroom guest house and a self contained guest unit;

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

REASONS FOR DECISION:

- a. The proposed one bedroom guest house and a self contained guest unit does not impede on the privacy of adjacent neighbours or negatively impact on the public interest;
- b. The existing second dwelling unit will not detract from the surrounding residential character;

c. The primary dwelling unit and existing second dwelling unit are designed in such a way that it is in line with the existing aesthetic character of the primary dwelling unit;

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

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

1. That in terms of Section 18(2) of the Land Use Planning By-law for the George Municipality, 2015 the departure shall lapse if not acted upon within a period of five (5) years from the date of approval.
2. This approval shall be taken to cover only the Removal of Restriction, Departure and Consent Use applied for as indicated on the Site Development Plan by Jan Vrolijk Town Planner, dated Julie 2016, reference number Erf 675 Wilderness, attached as Annexure "A" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision.
3. That in terms of Section 34(1) the owner must apply to the Registrar of Deeds to make the appropriate entries in, and endorsements on, any relevant register or title deed to reflect the removal of the restrictive condition, after the publication of a notice contemplated in Section 33(7) in the Provincial Gazette.
4. That a copy of the amended Title Deed, endorsed by the Registrar of Deeds be submitted to the George Municipality.
5. That a building plan in accordance with the National Building Regulations (NBR) will not be considered prior to the endorsement of the title deed or proof of submission to the Registrar of Deeds.
6. That the condition of Wilderness 1921 Ltd as stipulated in their letter dated 4 May 2016, attached as Annexure "B" be adhered to.
7. That the condition of SANParks as stipulated in their letter dated 15 September 2016, attached as Annexure "C" be adhered to.
8. That the guest house be limited to one (1) bedroom.
9. That the self contained guest unit be limited to one (1) bedroom.
10. The second dwelling unit shall not be sold by means of sectional title.
11. The second dwelling unit shall not be more than 120m² in extent.
12. All other requirements comply with the Wilderness Zoning Scheme Regulations, 1984, as amended.
13. A building plan be submitted for approval in accordance with the National Building Regulations (NBR).
14. That the approval will only be regarded as implemented on the receipt of the documents stated in Condition 3, above and the issuing of an occupation certificate for the abovementioned structures.

CONDITIONS OF THE DIRECTORATE: ELECTRO-TECHNICAL SERVICES

15. 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.
16. 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-builts submitted electronically.

17. Any, and all, costs directly related to the development remain the developers' responsibility.
18. Only one electrical connection permitted per registered erf.

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

19. 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: Civil Engineering Services, and will be subject to annual adjustment. Contributions payable may be adjusted should the actual water usage exceed the accepted normal daily usage based on the Guidelines for Human Settlement Planning and Design, based on a six month average use.
20. 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: Civil Engineering Services, 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.
21. Any, and all, costs directly related to the development remain the developers' responsibility.
22. Each new portion created must have separate water and sewer connections.
23. 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 20 applicable).
24. 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 20 applicable).
25. 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 20 applicable).
26. Servitudes must be registered for any pipeline not positioned within the normal building lines.
27. The applicant is to comply with the National Forests Act No 84 of 1998, should it be required.
28. Provisions for the removal of solid waste are to be addressed in conjunction with the Dept: Environmental Services.
29. 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.
30. 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: Civil Engineering Services, or any condition of any authority has not been satisfactorily complied with.

31. Developer responsible to obtain the necessary approval / way leaves from third parties which include, but not limited to the following: Telkom & Fibre optical cable.
32. Municipal water is provided for potable use only. No irrigation water will be provided.
33. The developer / erf owner in conjunction with the Dept: Civil Engineering Services is to apply to the George Municipality for the installation of an individual erf water meter prior to any building work commencing on an erf.
34. The development is subject to the availability of treatment capacity of the Outeniqua waste water treatment works. Currently the Outeniqua waste water treatment work has reached its full design capacity, and no further development will be allowed until sufficient treatment capacity becomes available.
35. The discharge of surface stormwater is to be addressed by the developer. Condition (20) applies. All costs related are for the developer.
36. Internal parking requirements (i.e. within the development area), position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic must be addressed and all measures indicated on plans and drawings submitted for approval.
37. Adequate parking with a hardened surface must be provided on the premises of the proposed development.
38. No private parking will be allowed in the road reserve.
39. 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: Civil Engineering Services, or any other relevant authority for approval prior to any construction work taking place.
40. Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.

You have the right to appeal to the Appeal Authority against the decision of the Authorised Employee, in terms of Section 79(2) of the George Municipality's By-law on Municipal Land Use Planning.

- A detailed motivated appeal with reasons should be directed to and received by the Appeal Authority, P O Box 19, George on or before 21 April 2017.
- An appeal that is not lodged within the set date 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.

Kindly 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 has lapsed, any appeal has been finalised and you have been advised accordingly.

Yours faithfully


T BOTH
MUNICIPAL MANAGER

G:\Michelle\Marisa\approvals_2017\erf675wil(ror,departure and consent use_approval)jvrolijk.doc

LAKE ROAD

649

945 PARK

MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2015) subject to the conditions contained in the covering letter.

31/3/17

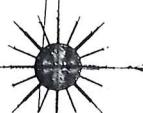
DATE
DATUM

MUNICIPAL MANAGER
MUNISIPALE BESTUURDER



Bestaande macronus
Bestaande parkeerplek
Bestaande woonenheid
Bestaande addisionele
woonsegnad wat as
gaste eenheid gebruik word

Gaste parkeerplek 1
Gaste parkeerplek 2



676

Terreinplan
Erf 675 Wilderness

WONING
TRANSPORT- EN LEIDPLAATSEN

JW

TRANSPORT- EN LEIDPLAATSEN

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ALL MEASUREMENTS APPROXIMATE
ALLE AFMETINGS BIJ BESADEING

KOPIEEC VOORBEDOU/COPY RIGHT RESERVED

A



G E O R G E

MUNISIPALITEIT
Wes Kaap

UMASIPALA WASE
Intshona - Koloni

MUNICIPALITY
Western Cape

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

MENSLIKE NEDERSETTINGS, GRONDSAKE EN BEPLANNING
HUMAN SETTLEMENTS, LAND AFFAIRS AND PLANNING

OUR REF: 462/675

YOUR REF: Erf 675, Wilderness

ENQUIRIES: Marisa Arries

TEL: 044-801 9477

FAX: 086 645 7389

EMAIL: marisa@george.org.za

DATE: 9 June 2017

REGISTERED MAIL

JV TOWN PLANNER
PO BOX 710
GEORGE
6530

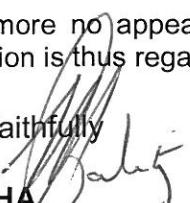
**REMOVAL OF RESTRICTION, DEPARTURE AND CONSENT USE:
ERF 675, WILDERNESS**

Abovementioned application as well as the municipality's decision letter dated 31 March 2017 (copy attached) in this regard refers.

Attached please find an extract of the publication of the notice in terms of Section 33(7) of the George Municipality: Land Use Planning By-law (2015) for the Removal of the Restrictive Condition as was published in the Province of the Western Cape : Provincial Gazette No. 7775 dated 2 June 2017. Your attention herein is also drawn to Section 34 of the George Municipality: Land Use Planning By-law (2015) (extract attached) for your attention.

Furthermore no appeal against the decision dated 31 March 2017 has been received. The application is thus regarded as finalized and can be implemented as per the mentioned letter.

Yours faithfully


T BOTHA
MUNICIPAL MANAGER

G:\Michelle\Marisa\approvals _2016\erf675wilderness(final approval_rem, dep&consent use)jvrolijk.doc

Cc: The Registrar of Deeds
Private Bag X9073
Cape Town
8000

TENDERS

N.B. Tenders for commodities/services, the estimated value of which exceeds R20 000, are published in the Government Tender Bulletin, which is obtainable from the Government Printer, Private Bag X85, Pretoria, on payment of a subscription.

NOTICES BY LOCAL AUTHORITIES**SWARTLAND MUNICIPALITY****NOTICE 108/2016/2017****PROPOSED REZONING AND DEPARTURE OF ERF 4857, MALMESBURY**

Applicant: C K Rumboll & Partners, PO Box 211, Malmesbury, 7299. Tel nr. 022-482 1845

Owner: BG & SV Green, 49 Jakaranda Street, Malmesbury, 7300. Tel nr 073 460 1919

Reference number: 15/3/3-8/Erf_4857 & 15/3/4-8/Erf_4857

Property Description: Erf 4857, Malmesbury

Physical Address: 49 Jakaranda Street, Malmesbury

Detailed description of proposal: An application for the rezoning of a portion of Erf 4857 (117m²), Malmesbury in terms of section 25(2)(a) of Swartland Municipality: By-law on Municipal Land Use Planning (PG 7741 of 3 March 2017) has been received from residential zone 1 to business zone 2 in order to operate a neighbourhood shop.

Application for a departure on Erf 4857, Malmesbury in terms of section 25(2)(b) of Swartland Municipality: By-law on Municipal Land Use Planning (PG 7741 of 3 March 2017) is also made. The departure includes the departure of the 3m side building line to 1.5m (southern boundary) on the business zone 2 portion in order to accommodate the proposed neighbourhood shop.

Notice is hereby given in terms of section 45(2) of the By-law on Municipal Land Use Planning that the abovementioned application has been received and is available for inspection from Monday to Thursday between 08:00–13:00 and 13:45–17:00 and Friday 08:00–13:00 and 13:45–15:45 at the Department Development Services, office of the Senior Manager: Built Environment, Municipal Office, Church Street, Malmesbury. Any written comments whether an objection or support may be addressed in terms of section 50 of the said legislation to The Municipal Manager, Private Bag X52, Malmesbury, 7299. Fax – 022-487 9440/e-mail – swartlandmun@swartland.org.za on or before 3 July 2017 at 17:00, quoting your name, address or contact details as well as the preferred method of communication, interest in the application and reasons for comments. Telephonic enquiries can be made to the town planning division (Alwyn Burger or Herman Olivier) at 022-487 9400. The Municipality may refuse to accept comment received after the closing date. Any person who cannot write will be assisted by a municipal official by transcribing their comments.

JJ SCHOLTZ, MUNICIPAL MANAGER, Municipal Offices, 1 Church Street, MALMESBURY, 7300

2 June 2017

54653

GEORGE MUNICIPALITY**NOTICE No. 104/2017****REMOVAL OF RESTRICTIVE CONDITION: ERF 675, WILDERNESS**

Notice is hereby given in terms of Section 33(7) of the George Municipality: Land Use Planning By-Law (2015), that the Deputy Director: Planning (Authorised Official) on 31 March 2017, removed condition B4(b) in terms of Section 15(2)(f) of the said By-law, applicable to the abovementioned property as contained in Title Deed: T027093/2011.

T BOTHA, MUNICIPAL MANAGER, Civic Centre, York Street, GEORGE, 6530.

2 June 2017

54661

TENDERS

L.W. Tenders vir kommoditeite/dienste waarvan die beraamde waarde meer as R20 000 beloop, word in die Staatstenderbulletin gepubliseer wat by die Staatsdrukker, Privaatsak X85, Pretoria, teen betaling van 'n intekengeld verkrybaar is.

KENNISGEWINGS DEUR PLAASLIKE OWERHEDE**SWARTLAND MUNISIPALITEIT****KENNISGEWING 108/2016/2017****VOORGESTELDE HERSONERING EN AFWYKING OP ERF 4857, MALMESBURY**

Aansoek: CK Rumboll & Vennote, Posbus 211, Malmesbury, 7299. Tel no. 022-4821845

Eienaar: BG & SV Green, Jakarandastraat 49, Malmesbury, 7300. Tel no. 073 460 1919

Verwysingsnummer: 15/3/3-8/Erf_4857 & 15/3/4-8/Erf_4857

Eiendomsbeskrywing: Erf 4857, Malmesbury

Fisiese Adres: Jakarandastraat 49, Malmesbury

Volledige beskrywing van aansoek: Aansoek vir die hersonering van 'n gedeelte van Erf 4857 (groot 117m²), Malmesbury ingevolge artikel 25(2)(a) van Swartland Munisipaliteit se Verordening op Munisipale Grondgebruikbeplanning (PG 7741 van 3 Maart 2017) is ontvang. Dit word voorgestel dat die gedeelte van Erf 4857 hersoneer word vanaf residensiële sone 1 na sakesone 2 ten einde 'n buurtwinkel te bedryf.

Aansoek vir 'n afwyking op Erf 4857, Malmesbury ingevolge artikel 25(2)(b) van Swartland Munisipaliteit se Verordening op Munisipale Grondgebruikbeplanning (PG 7741 van 3 Maart 2017) is ontvang. Die afwyking behels die afwyking van die 3m syboulyn na 1.5m (suidelike grens) op die sakesone 2 gedeelte, ten einde die voorgestelde buurtwinkel te akkommodeer.

Kennis word hiermee gegee ingevolge artikel 45(2) van Swartland Munisipaliteit se Verordening op Munisipale Grondgebruikbeplanning dat bogenoemde aansoek ontvang is en beskikbaar is vir inspeksie vanaf Maandag tot Donderdag tussen 08:00–13:00 en 13:45–17:00 en Vrydag 08:00–13:00 en 13:45–15:45 by Departement Ontwikkelingsdienste, kantoor van die Senior Bestuurder: Bou-Omgewings, Munisipale Kantoor, Kerkstraat, Malmesbury. Enige skriftelike kommentaar hetsy 'n beswaar of ondersteuning kan ingevolge artikel 50 van genoemde wetgewing aan Die Munisipale Bestuurder, Privaatsak X52, Malmesbury, 7299/Faks – 022-487 9440/e-pos – swartlandmun@swartland.org.za gestuur word voor of op 3 Julie 2017 om 17:00. Die kommentaar moet asseblief u naam, adres en kontakbesonderhede asook die voorkeurwyse waarop daar met u gekommunikeer moet word aandui, sowel as u belang by die aansoek asook redes vir u kommentaar. Telefoniese navrae kan gerig word aan die stadsbepanningsafdeling (Alwyn Burger of Herman Olivier) by 022-487 9400. Die Munisipaliteit mag kommentaar wat na die sluitingsdatum ontvang word weier. Persone wat nie kan skryf nie sal deur 'n munisipale amptenaar bygestaan word om hulle kommentaar op skrif te stel.

JJ SCHOLTZ, MUNISIPALE BESTUURDER. Munisipale Kantore, Kerkstraat 1, MALMESBURY, 7300

2 Junie 2017

54653

GEORGE MUNISIPALITEIT**KENNISGEWING No. 104/2017****OPHEFFING VAN BEPERKENDE TITELVOORWAARDE: ERF 675, WILDERNESS**

Kennis word hiermee gegee, in terme van Artikel 33(7) van die George Munisipaliteit: Verordening op Grondgebruikbeplanning (2015), dat die Adjunkt Direktoer: Beplanning (Gemagtigde Beampie) op 31 Maart 2017, voorwaarde B4(b) in terme van Artikel 15(2)(f) van die genoemde Verordening, van toepassing op die bogenoemde eiendom soos vervat in die Titelakte: T027093/2011 opgehef het.

T BOTHA, MUNISIPALE BESTUURDER, Burgersentrum, Yorkstraat, GEORGE, 6530.

2 Junie 2017

54661

- (a) the financial or other value of the rights in terms of the restrictive condition enjoyed by a person or entity, irrespective of whether these rights are personal or vest in the person as the owner of a dominant tenement;
- (b) the personal benefits which accrue to the holder of rights in terms of the restrictive condition;
- (c) the personal benefits which will accrue to the person seeking the removal, suspension or amendment of the restrictive condition if it is amended, suspended or removed;
- (d) the social benefit of the restrictive condition remaining in place in its existing form;
- (e) the social benefit of the removal, suspension or amendment of the restrictive condition; and
- (f) whether the removal, suspension or amendment of the restrictive condition will completely remove all rights enjoyed by the beneficiary or only some of those rights.

(6) An approval to remove, suspend or amend a restrictive condition comes into operation—

- (a) if no appeal has been lodged, after the expiry of the period contemplated in section 79(2) within which an appeal must be lodged; or
- (b) if an appeal has been lodged, when the Appeal Authority has decided on the appeal.

(7) The Municipality must cause a notice of the decision to amend, suspend or remove a restrictive condition to be published in the *Provincial Gazette* after the decision comes into operation as contemplated in subsection (6) and notify the Registrar of the decision.

ENDORSEMENTS IN CONNECTION WITH REMOVAL, SUSPENSION OR AMENDMENT OF RESTRICTIVE CONDITIONS

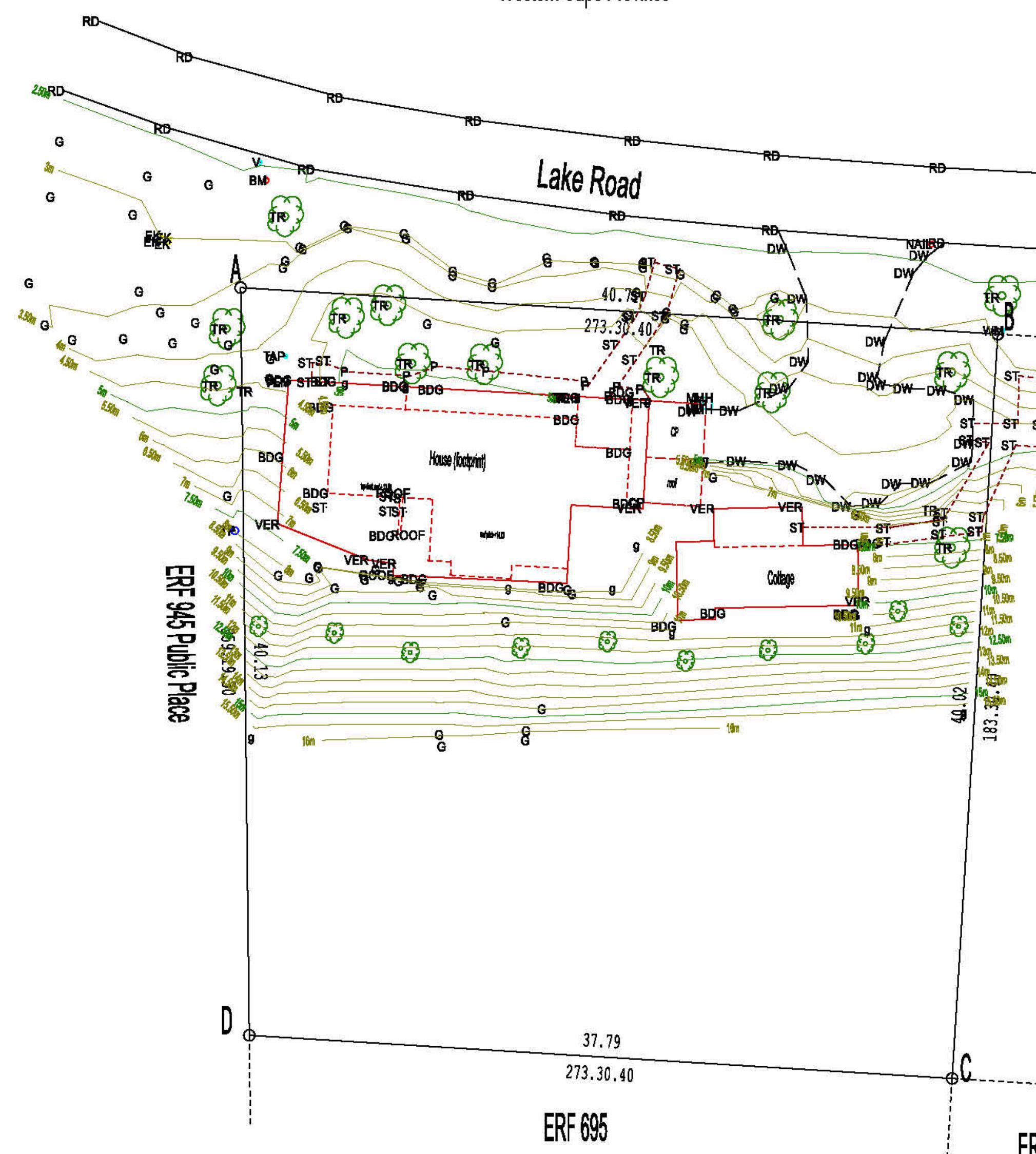
34. (1) An applicant at whose instance a restrictive condition is removed, suspended or amended must, after the publication of a notice contemplated in section 33(7) in the *Provincial Gazette*, apply to the Registrar of Deeds to make the appropriate entries in, and endorsements on, any relevant register or title deed to reflect the removal suspension or amendment of the restrictive condition.

(2) The Registrar of Deeds may require proof of the removal, suspension or amendment of a restrictive condition from the applicant including the submission of the following to the Registrar of Deeds:

- (a) a copy of the approval;
- (b) the original title deed; and
- (c) a copy of the notice contemplated in section 33(7) as published in the *Provincial Gazette*.

ANNEXURE "B" - SITE PLAN AND BUILDING PLAN

TOPO-CADASTRAL PLAN
of
ERF 675 WILDERNESS
situate in George Municipality
Western Cape Province



NOTES

1. The figure ABCD represents Erf 675 Wilderness being 1571 square metres in extent.
2. Contour interval 1/2 meter.
3. No building encroachments exist over or by the property.
4. Cadastral data SG No.8096/1953.

Surveyed on 26 May 2025

SURVEYED BY
DN GORFINKEL PLS0974
David N Gorfinkel PLS0974
PROFESSIONAL LAND SURVEYOR
AFRICA SURVEY
+27-82 458 5802
info@africasurvey.co.za
www.africasurvey.co.za

GENERAL NOTES:

- Contractor to ensure compliance to SANS 10400 in all relevant clauses and requirements
- All levels, dimensions and positions to be checked on site and verified before any work commenced
- Any errors, discrepancies or omissions to be reported to the architect immediately
- All work to be in accordance with good and accepted local building practice
- Figured dimensions to be taken in preference to scaled dimensions
- These architectural drawings are to be read in conjunction with engineer's and consultants drawings, where applicable
- All buildings by laws, health and fire requirements to be strictly adhered to
- The contractor will be held responsible for the correct setting out of the works. Any doubt as to the accuracy of boundary pegs or lines to be reported to the client immediately
- Any errors or discrepancies to be reported immediately for clarification prior to any work being undertaken
- Levels indicated are provisional and must be checked on site referring to top of foundation
- Fences to be boundary walls not to encroach over boundary lines
- All electrical and drainage work is to be executed by registered tradesmen
- Care to be taken when excavating for new work, to comply with SANS 10400 - G. All existing pipes, cables, etc. exposed to be pointed out to client and/or architect, who shall advise necessary action to be taken
- The contractor shall take all necessary precautions to avoid any damage what so ever, to existing buildings and fences
- All Occupational safety regulations as set by Dept. of Labour to be complied with and to comply with SANS 10400 - B

SAFETY: To comply with SANS 10400 - D

- All safety distances to be checked on site and must be in compliance with SANS 10087, part 1 standards
- Installation to comply to local authority and SANS 10087 regulations
- All building work to comply to SANS 0400
- All electrical work to comply to 0108
- All mandatory fire equipment to be present and maintained. Area around gas cage to be kept clear of all combustible materials
- All warning and safety notices to be displayed as per SANS 1186

Rev	Date	Description

STATUS PLAN OF DEVIATION

ARCHITECT
SCOTT ARCHITECTS
professional architects

Unit 11, Palms Garden Square,
1 Owen Grant St, Wilderness, 6560
Tel: +27 76 128 2575
info@scottarchitects.co.za
www.scottarchitects.co.za

CLIENT ROGER & GRETA VANDE WIELE

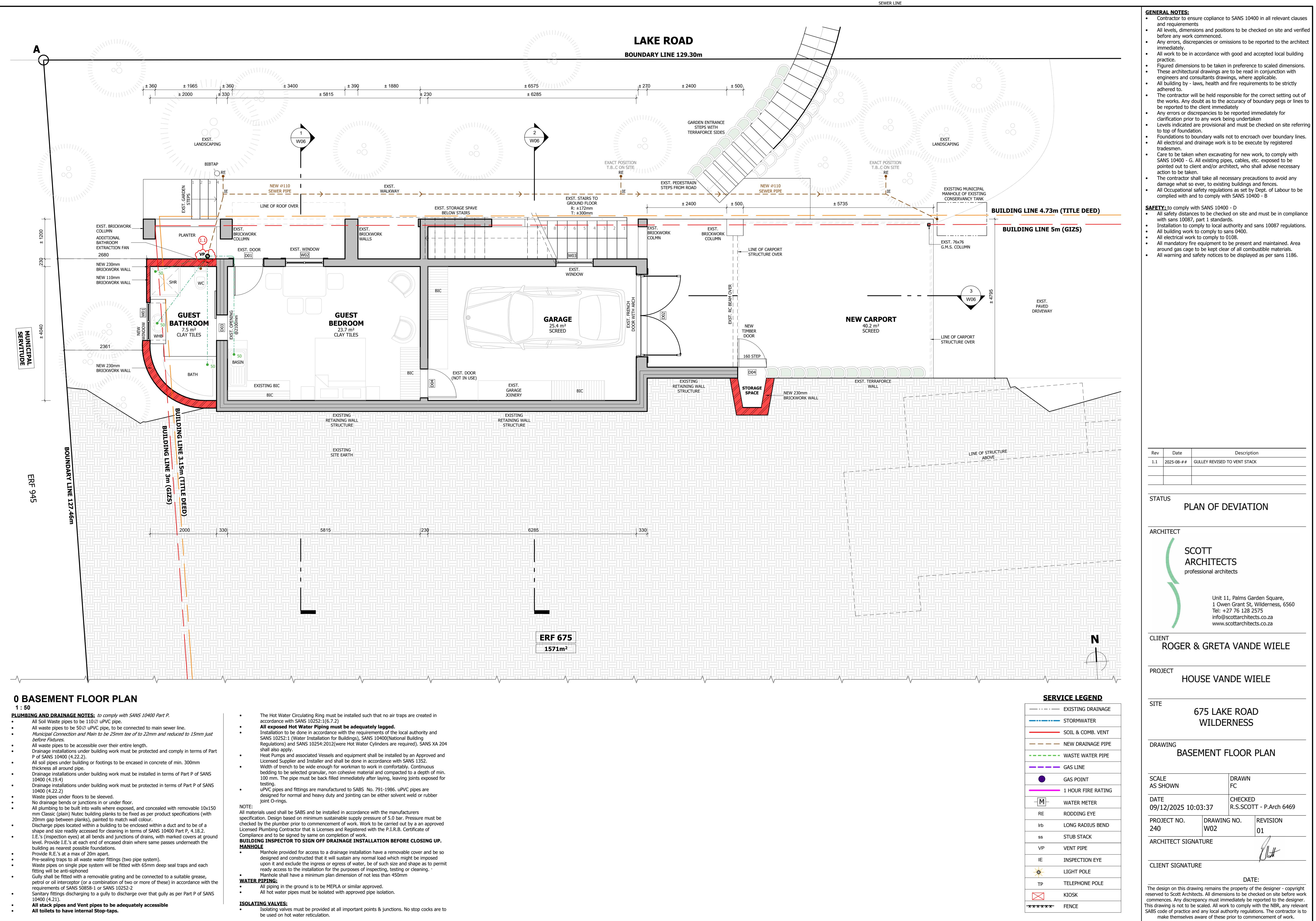
PROJECT HOUSE VANDE WIELE

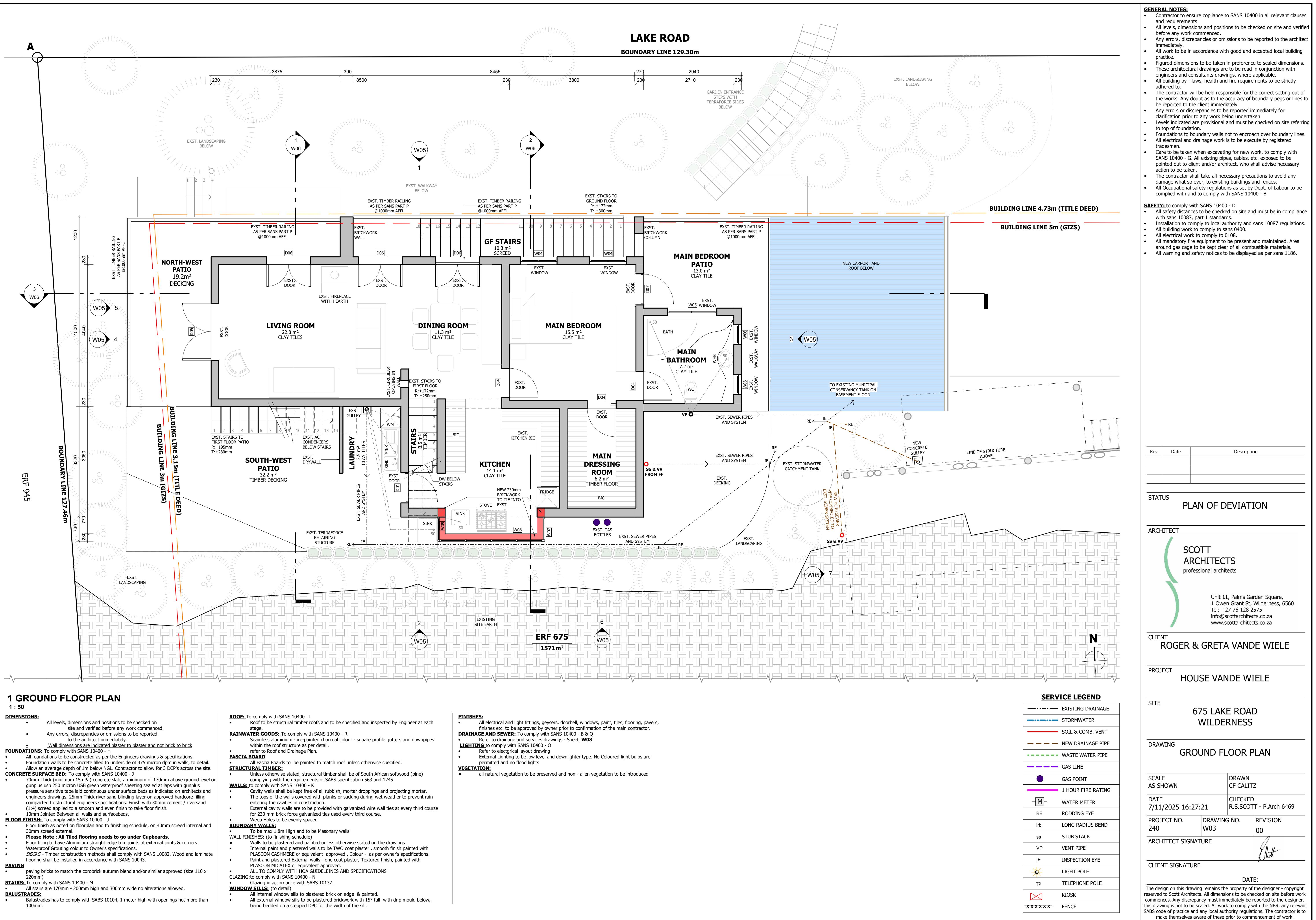
SITE 675 LAKE ROAD
WILDERNESS

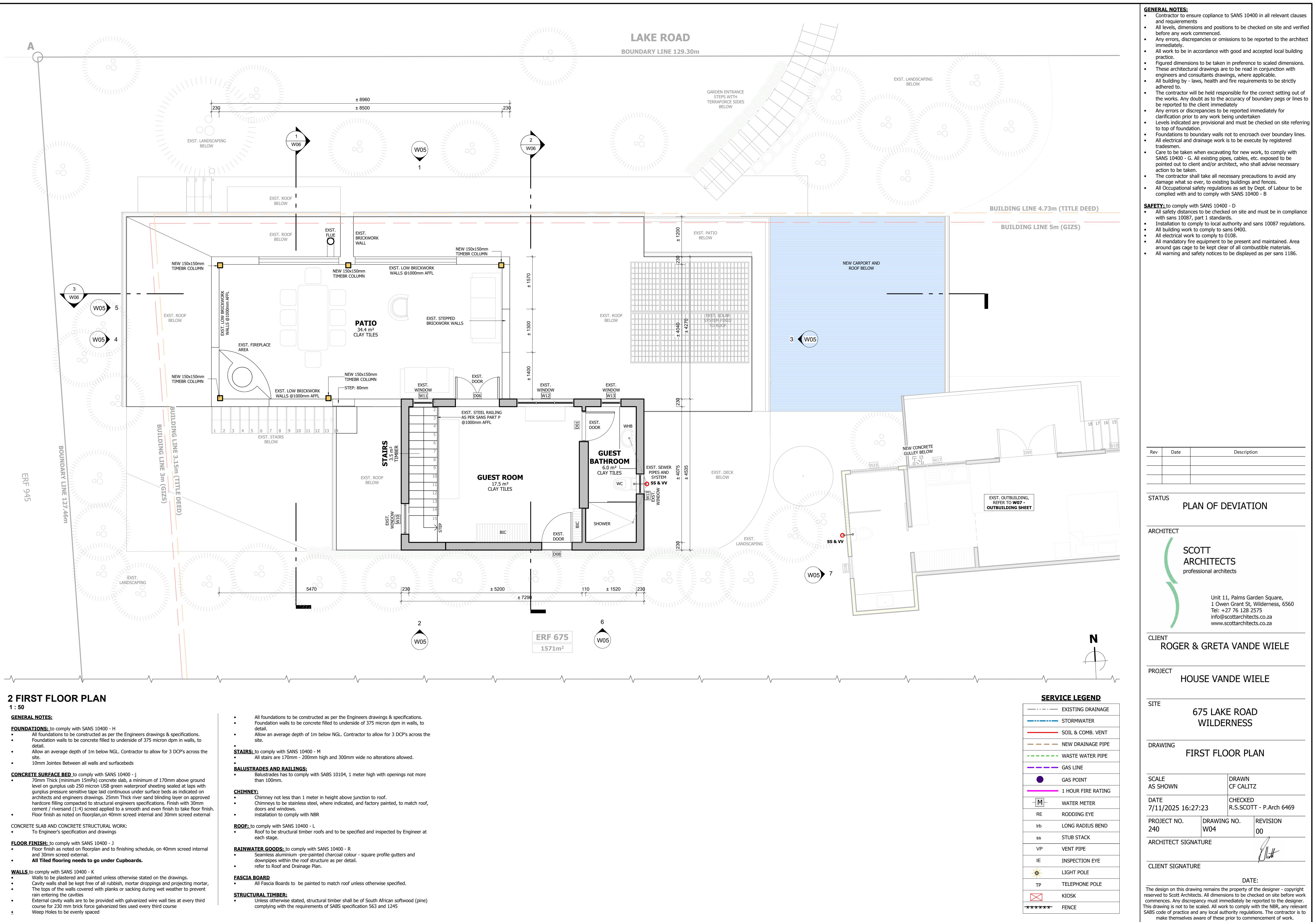
DRAWING SURVEY DIAGRAM

SCALE AS SHOWN	DRAWN BY	
CF CALITZ		
DATE	CHECKED	
7/11/2025 16:27:14	R.S. SCOTT - P.Arch 6469	
PROJECT NO.	DRAWING NO.	REVISION
240	W00	00
ARCHITECT SIGNATURE		

CLIENT SIGNATURE
DATE:
The design on this drawing remains the property of the designer - copyright reserved to Scott Architects. All dimensions to be checked on site before work commences. Any discrepancy must immediately be reported to the designer. This drawing is not to scale and must be read in conjunction with NB: any relevant SABS code of practice and any local authority requirements. The contractor is to make themselves aware of these prior to commencement of work.







GENERAL NOTES:

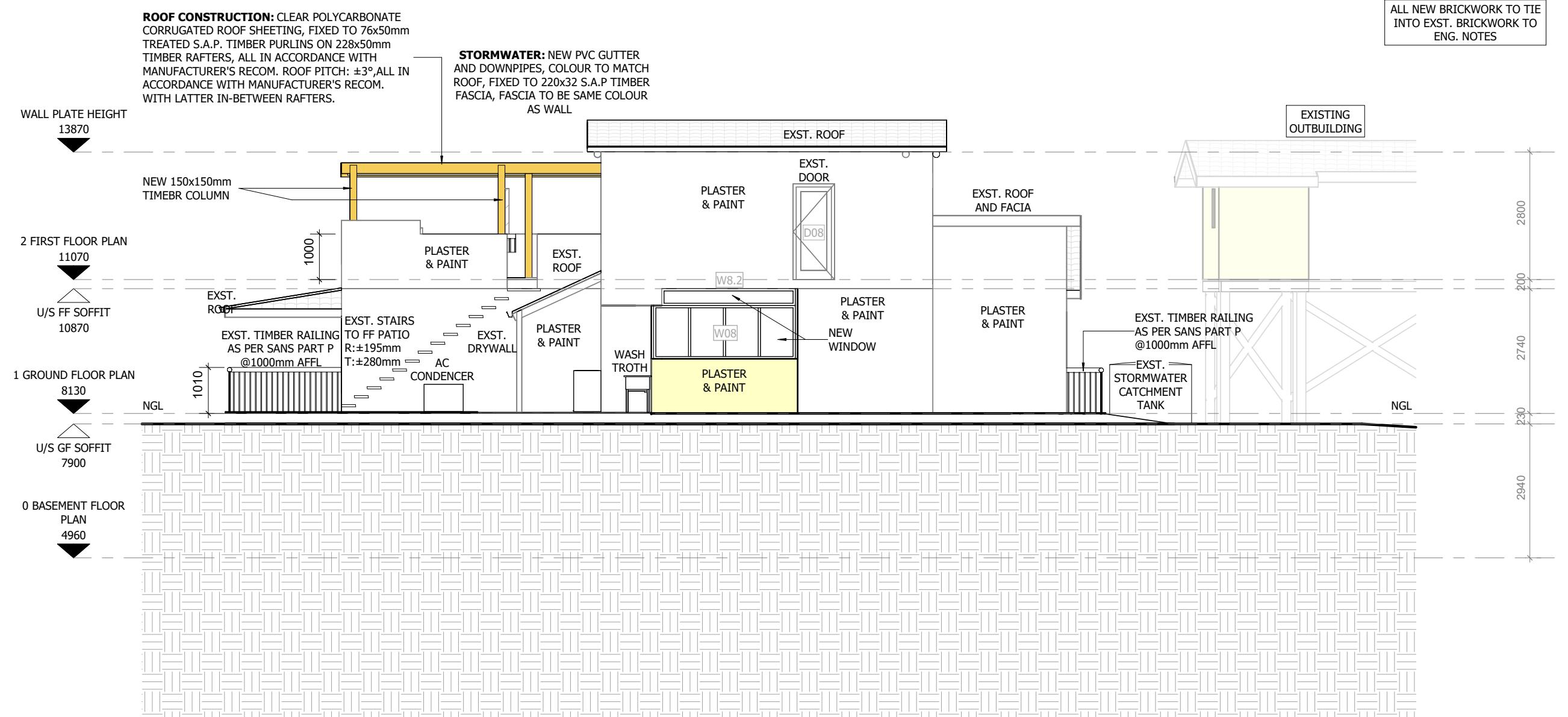
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SAFETY: To comply with SANS 10400 - D

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- All electrical work to comply to 0108.
- All mandatory fire equipment to be present and maintained. Area around gas cage to be kept clear of all combustible materials.
- All warning and safety notices to be displayed as per sans 1186.

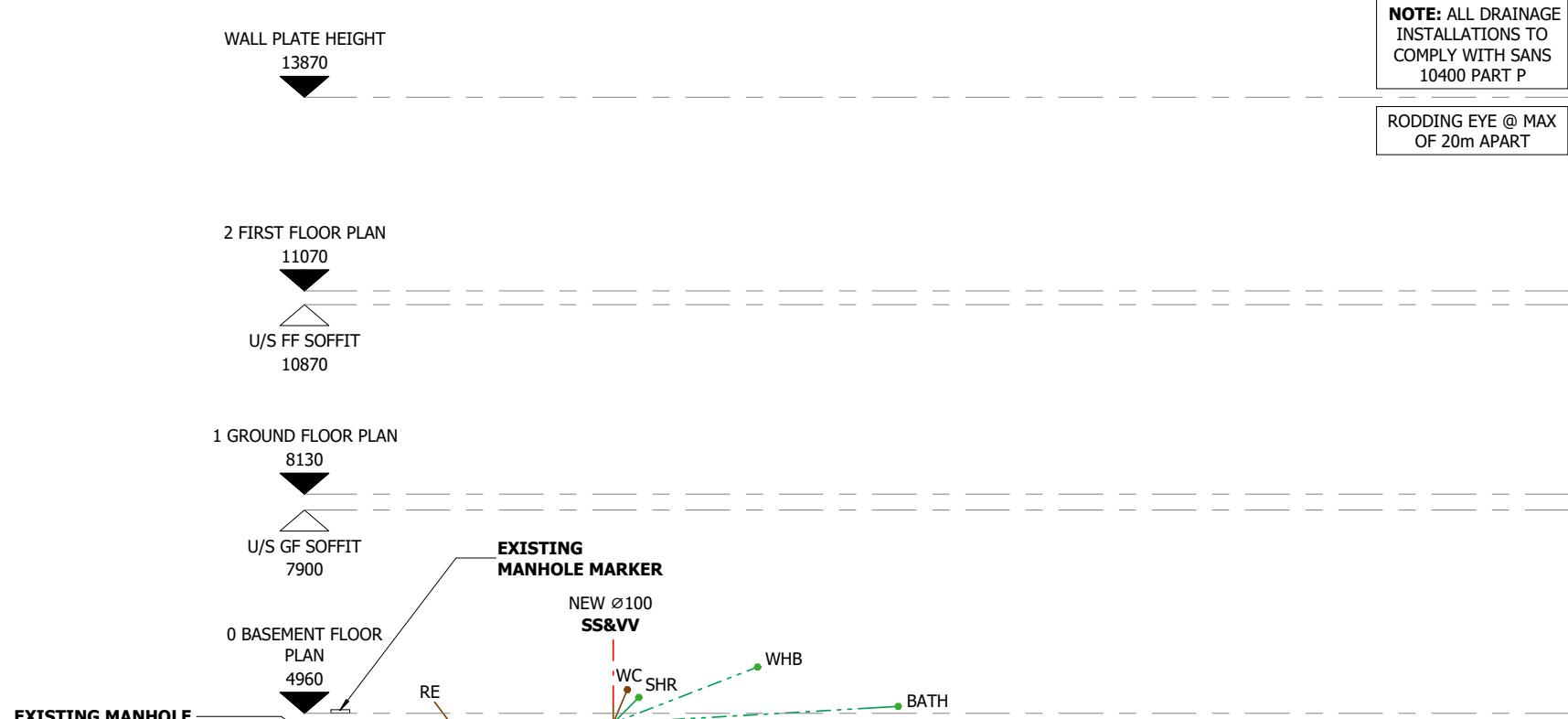
1 NORTH ELEVATION

1 : 100



2 SOUTH ELEVATION

1 : 100



1 WEST ELEVATION - DRAINAGE

1 : 100

EXISTING CONSERVANCY TANK WITH MANHOLE	RE/SS & VP	RE/SS & VP	NAME
±4960	±4960	±4960	COVER LEVEL
±650	±550	±450	TRENCH DEPTH
±4310	±4410	±4510	INVERT LEVEL

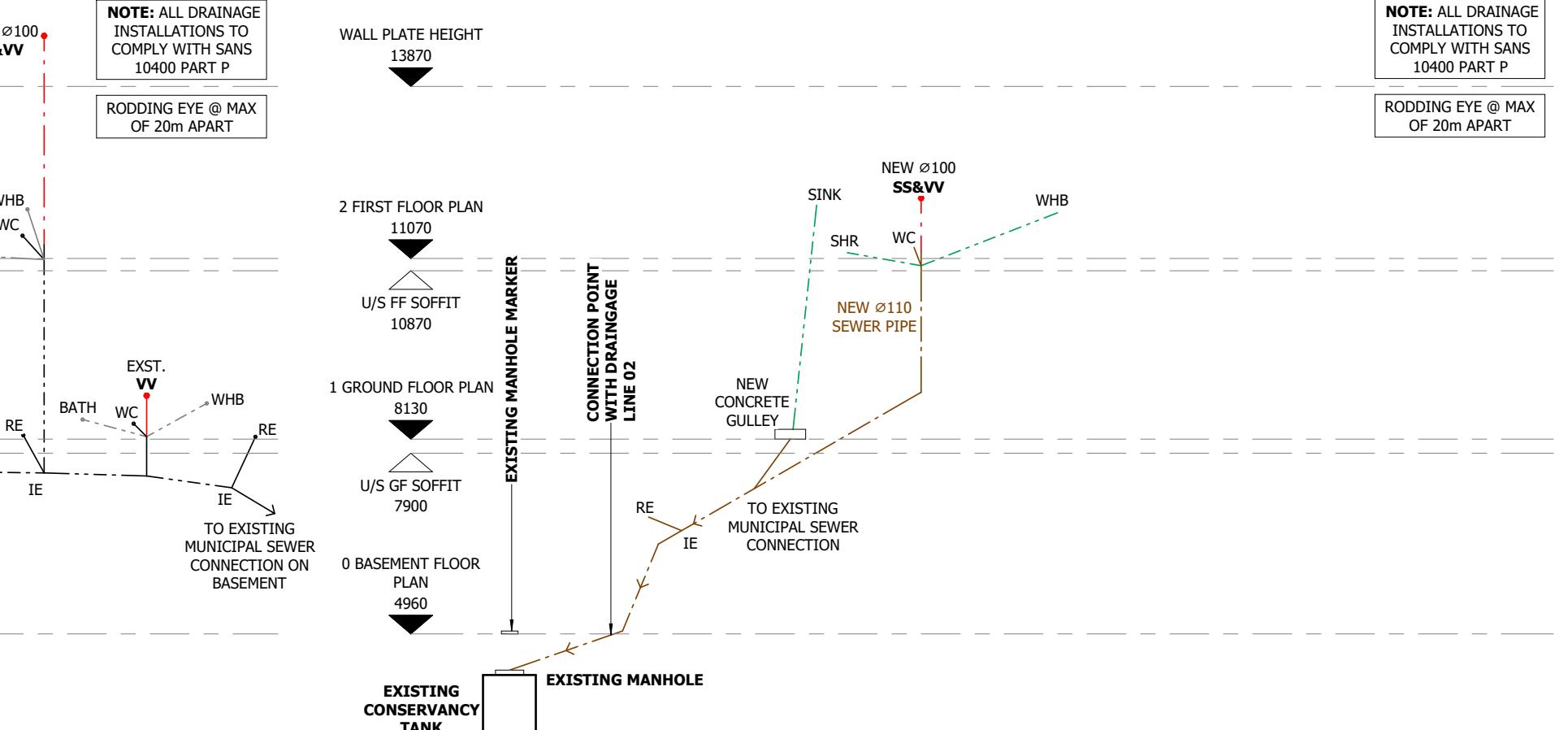
2 SOUTH ELEVATION - DRAINAGE

1 : 100

NAME	RE	GULLEY	SS & VV	VV	RE
COVER LEVEL	±8130	±8130	±8130	±8030	
TRENCH DEPTH	±450	±450	±550	±600	±700
INVERT LEVEL	±7680	±7680	±7580	±7530	±7330

4 WEST ELEVATION

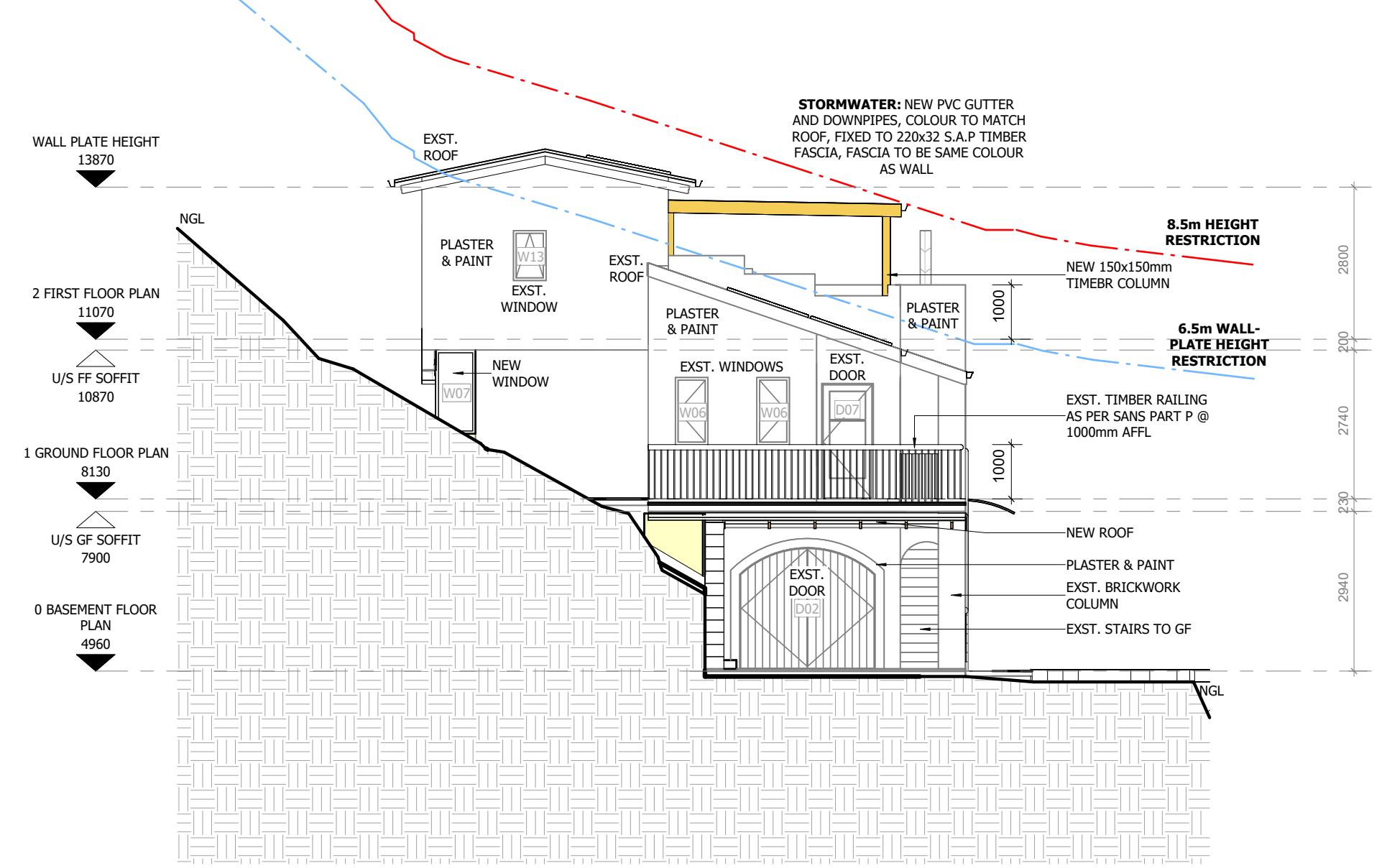
1 : 100



EXISTING CONSERVANCY TANK WITH MANHOLE	RE	GULLEY	SS&VV	NAME
±4960	±6641	±8130	±8892	COVER LEVEL
±650	±450	±550	±450	TRENCH DEPTH
±4310	±6191	±7580	±8442	INVERT LEVEL

3 WEST OUTBUILDING ELEVATION - DRAINAGE

1 : 100



Rev	Date	Description

STATUS

PLAN OF DEVIATION



CLIENT
ROGER & GRETA VANDER WIELE

PROJECT
HOUSE VANDER WIELE

SITE
675 LAKE ROAD
WILDERNESS

ELEVATIONS

SCALE AS SHOWN	DRAWN
CF CALITZ	

DATE
7/11/2025 16:27:26
CHECKED
R.S.SCOOT - P.Arch 6469

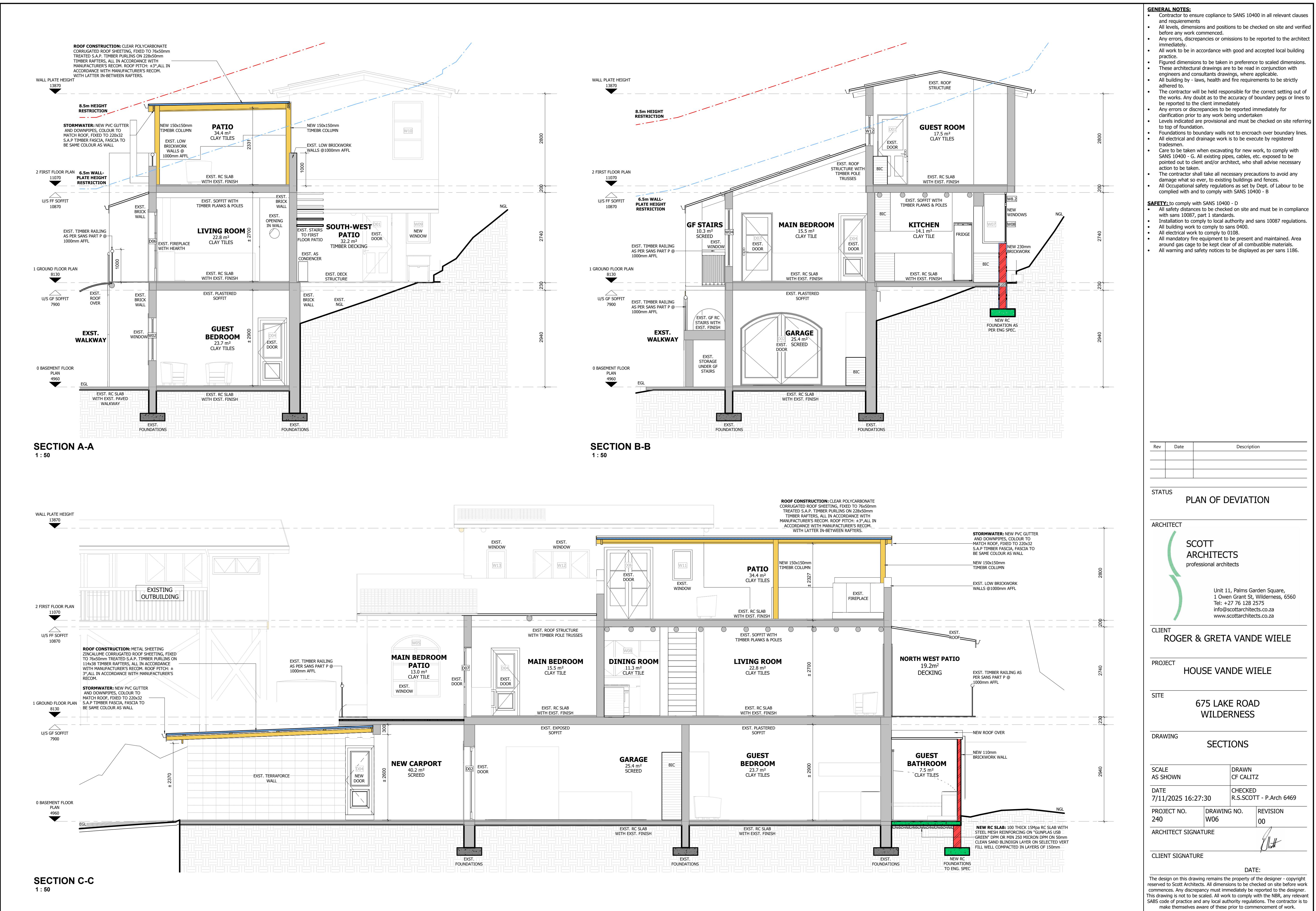
PROJECT NO. 240 **DRAWING NO.** W05 **REVISION** 00

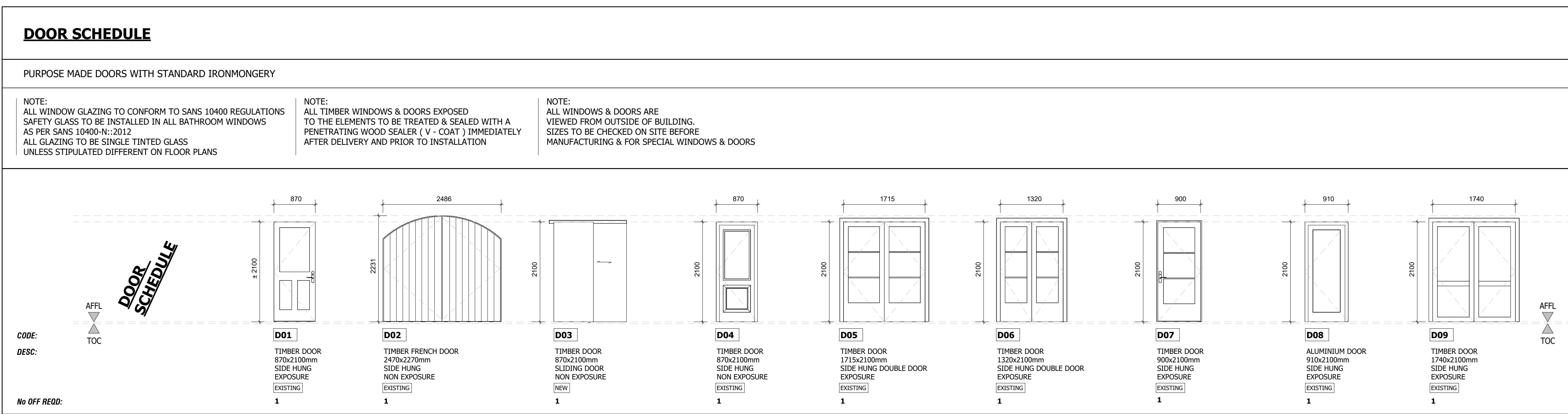
ARCHITECT SIGNATURE

CLIENT SIGNATURE

DATE:

The design on this drawing remains the property of the designer - copyright reserved to Scott Architects. All dimensions to be checked on site before work commences. Any discrepancy must immediately be reported to the designer. This drawing is not to scale and must be used with reference to any relevant SABS code of practice and any local authority regulations. The contractor is to make themselves aware of these prior to commencement of work.



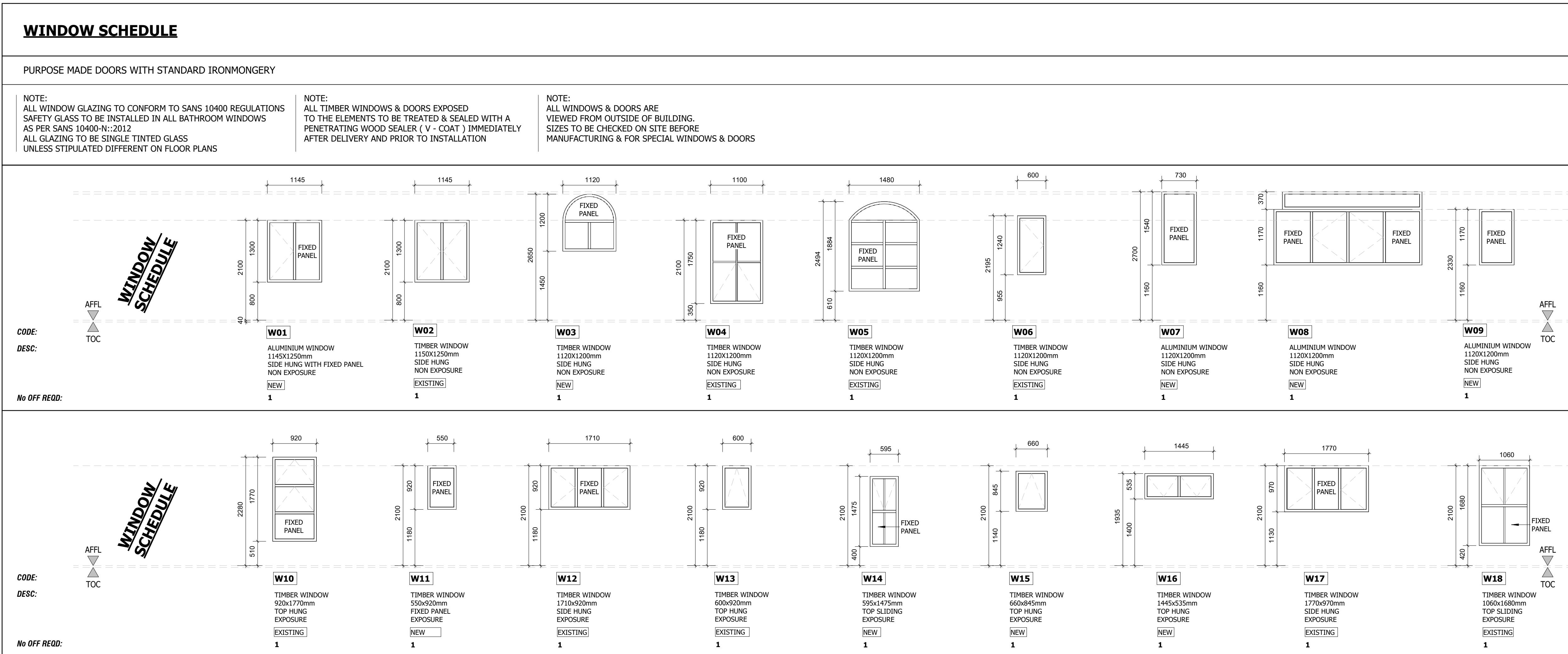


GENERAL NOTES:

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- Installation to comply to local authority and sanc 10087 regulations
- All building work to comply to sanc 0400
- All electrical work to comply to 0108
- All mandatory fire equipment to be present and maintained. Area around gas cage to be kept clear of all combustible materials
- All warning and safety notices to be displayed as per sanc 1186



Rev	Date	Description
STATUS		
PLAN OF DEVIATION		
ARCHITECT		
SCOTT ARCHITECTS professional architects		
Unit 11, Palms Garden Square, 1 Owen Grant St, Wilderness, 6560 Tel: +27 76 128 2575 info@scottarchitects.co.za www.scottarchitects.co.za		
CLIENT		
ROGER & GRETA VANDER WIELE		
PROJECT		
HOUSE VANDER WIELE		
SITE		
675 LAKE ROAD WILDERNESS		
DRAWING		
DOOR AND WINDOW SCHEDULE		
SCALE AS SHOWN	DRAWN CF CALITZ	
DATE 7/11/2025 16:27:34	CHECKED R.S.SCOTT - P.Arch 6469	
PROJECT NO. 240	DRAWING NO. W08	REVISION 00
ARCHITECT SIGNATURE		
CLIENT SIGNATURE		
DATE: The design on this drawing remains the property of the designer - copyright reserved to Scott Architects. All dimensions to be checked on site before work commences. Any discrepancy must immediately be reported to the designer. This drawing is not to scale and very likely will not be to scale. NB: any relevant SABS code of practice and any local authority regulations. The contractor is to make themselves aware of these prior to commencement of work.		

ANNEXURE “C” - APPLICATION FORM



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

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

PART A: APPLICANT DETAILS

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

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

Registered owner	Roger Vande Wiele and Greta Christa Vande Wiele				
Address	675 Lake Road				
	Wilderness			Postal code	
E-mail	JustFor2@rogergreta.co.za				
Tel	N/a	Fax	N/a	Cell	082 080 5377

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

Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	Erf 675 Wilderness				
---	---------------------------	--	--	--	--

Physical Address	Lake Road							
GPS Coordinates					Town/City	Wilderness		
Current Zoning	Single Residential Zone I			Extent	1571m²	Are there existing buildings?	Y	N
Current Land Use	Residential							
Title Deed number & date	T27093/11							
Any restrictive conditions prohibiting application?	Y	N	If Yes, list condition number(s).	Condition B(4)(d) – Administrative Consent required				
Are the restrictive conditions in favour of a third party(ies)?	Y	N	If Yes, list the party(ies).					
Is the property encumbered by a bond?	Y	N	If Yes, list Bondholder(s)?					
Has the Municipality already decided on the application(s)?	Y	N	If yes, list reference number(s)?					
Any existing unauthorized buildings and/or land use on the subject property(ies)?				Y	N	If yes, is this application to legalize the building / land use?	Y	N
Are there any pending court case / order relating to the subject property(ies)?				Y	N	Are there any land claim(s) registered on the subject property(ies)?	Y	N
PART D: PRE-APPLICATION CONSULTATION								
Has there been any pre-application consultation?			Y	N	If Yes, please complete the information below and attach the minutes.			
Official's name	N/A		Reference number	N/A		Date of consultation	N/A	
PART E: LAND USE APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY & APPLICATION FEES PAYABLE								
<p>*Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany the application.</p>								

BANKING DETAILS

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

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

- *An application in terms of Section 39(4) of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) for the consent of the Administrator in terms of condition B.4.(d). on page three of Title Deed T27093/11, the title deed of Erf 675 Wilderness, for the relaxation of the western side boundary building line on Erf 675 Wilderness from 3.15 metres to 2.361 varying to 2.680 metres to legalize the existing bathroom on the basement level.*
- *An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure on Erf 675 Wilderness for the relaxation of the western side boundary building line on Erf 675 Wilderness from 3.0 metres to 2.361 varying to 2.680 metres to legalize the existing bathroom on the basement level.*
- *An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure on Erf 675 Wilderness to allow for the legalization of the existing covered patio which has a wall plate height of 8.5 metres.*

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

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

Is the following compulsory information attached?

Y	N	<i>Completed application form</i>		Y	N	<i>Pre-application Checklist (where applicable)</i>
Y	N	<i>Power of Attorney / Owner's consent if applicant is not owner</i>		Y	N	<i>Bondholder's consent (no bond on property)</i>
Y	N	<i>Motivation report / letter</i>		Y	N	<i>Proof of payment of fees</i>
Y	N	<i>Full copy of the Title Deed</i>		Y	N	<i>S.G. noting sheet extract / Erf diagram / General Plan</i>
Y	N	<i>Locality Plan</i>		Y	N	<i>Site layout plan</i>

Minimum and additional requirements:

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

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

Y	N/A	<i>National Heritage Resources Act, 1999 (Act 25 of 1999)</i>		Y	N/A	<i>Specific Environmental Management Act(s) (SEMA)</i>
Y	N/A	<i>National Environmental Management Act, 1998 (Act 107 of 1998)</i>				<i>(e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004),</i>
Y	N/A	<i>Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)</i>				<i>National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008), National Environmental Management: Waste Act, 2008 (Act 59 of 2008), National Water Act, 1998 (Act 36 of 1998) (strikethrough irrelevant)</i>
Y	N/A	<i>Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)</i>				
Y	N/A	<i>Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations</i>				
Y	N/A	<i>Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)</i>		Y	N/A	<i>Other (specify)</i>
Y	N	<i>If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.</i>				

<i>Y</i>	<i>N</i>	<i>If required, do you want to follow an integrated application procedure in terms of section 44(1)of the Land-Use Planning By-law for George Municipality?</i>
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SECTION I: DECLARATION

I hereby wish to confirm the following:

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

Applicant's signature:



Date:

9 December 2025

Full name:

Johannes George Vrolijk

Professional capacity:

Professional Town Planner

SACPLAN Reg. Nr:

A/1386/2010

ANNEXURE "D" - LOCALITY PLAN



ANNEXURE “E” – GENERAL PLAN

1065 SHT-1 C.D.R.

A detailed site plan titled 'KEY PLAN' showing the layout of a property. The plan includes a main entrance on the left, several parking areas labeled 'PARKING PL. 1', 'PARKING PL. 2', and 'PARKING PL. 3', and a large building footprint. A north arrow is located in the top left corner. The plan is oriented with the top right corner labeled 'KEY PLAN'.

Scale: 1/1250.

This plan comprises 5 sheets

SHEET No.

an. 0036/21

no 8036/1953
Approved
Secretary
of Public Health

WILDERNESS A/A ^{TP} GENERAL PLAN 1065 LI

WILDERNESS TOWNSHIP EXTENSION NO. 2

© C.D.R.

8/2 10:12-14
11/2 10:12-14

365 **message** *the 10th day of January, 1948, from the Office of the Commissioner of Land Survey and the Surveyor General, Province of Quebec, to the Commissioner of Land Survey and the Surveyor General, Province of Cape of Good Hope, South Africa, concerning the survey of the Cape of Good Hope.*

The *Answers of each and represented on this
page are in accordance with regulations, and
have been placed under our personal endorsement.*
Surveiged in May 1900 - July 1901 by us

2000-justification

Dysrhythmia

Program review after 10 days

no	Particulars of Head Charged	Ref. No.	Amount Charged	Amount Paid	Amount Remaining
①	Particulars of Head Charged	66-2794	Amount due on 10/10/00 Liberated on 10/10/00 Conveyance on 10/10/00 General Advance on 10/10/00 Dishonored on 10/10/00 Conveyance on 10/10/00	1000	1000
②	Particulars of Head Charged	66-2795	Amount due on 10/10/00 Liberated on 10/10/00 Conveyance on 10/10/00 General Advance on 10/10/00 Dishonored on 10/10/00 Conveyance on 10/10/00	1000	1000
③	Particulars of Head Charged	66-2796	Amount due on 10/10/00 Liberated on 10/10/00 Conveyance on 10/10/00 General Advance on 10/10/00 Dishonored on 10/10/00 Conveyance on 10/10/00	1000	1000
④	Particulars of Head Charged	66-2797	Amount due on 10/10/00 Liberated on 10/10/00 Conveyance on 10/10/00 General Advance on 10/10/00 Dishonored on 10/10/00 Conveyance on 10/10/00	1000	1000

55 OFFICE NOTES

Big Open No. 20000000
Big No. 20000000
Big Blue 20000000
Big Blue 20000000

Received under the Postmaster at the
State Archives Act No. 47 of 1927

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T P

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

Downloaded to IP: 129.100.136.129 On: Sun, 21 Jun 2015 09:45:00

J. F. Phelan.
LAND SURVEYOR.

Scale: 1/1250.

INDIAN OCEAN

Drug Name: Acetaminophen
Dose: 500 mg
Time: 8:00 AM
Drug Name: Acetaminophen
Dose: 500 mg
Time: 8:00 AM

5

m

8

ANNEXURE "F" - TITLE DEED

FEE

R.....650,00.....

Sharon Prinsloo Attorneys
Unit 3
99 Davidson Road
George
6530

Prepared by me


CONVEYANCER
PRINSLOO S



T 027093/11

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

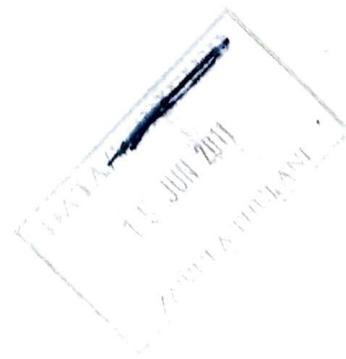
JANINE FOUCHE

appeared before me, REGISTRAR OF DEEDS at Cape Town, the said appearer being
duly authorised thereto by a Power of Attorney which said Power of Attorney was
signed at WILDERNESS on 5 MAY 2011 granted to him by

MADELYN KOHLER

Identity Number 711113 0091 08 3

Unmarried



FOR FURTHER ENDORSEMENTS
SEE PAGE.....9.....

ENDOSSEMENT IN TERME VAN ARTIKEL 34(2) VAN DIE GEORGE
MUNISIPALITEIT SE VERORDENING OP MUNISIPALE
GRONDGEBRUIKBEPLANNING
ENDORSEMENT IN TERMS OF SECTION 34(2) OF THE GEORGE
MUNICIPALITY BY-LAW ON MUNICIPAL LAND USE PLANNING

Voorwaardes

Conditions **B. 4. (b)** hierin is
gewysig / opgeskort / opgehef kragtens Kennisgewing Nr. herein are
altered / suspended / removed in terms of Notice No. **54661**
gedateer in Provinciale Koerant Nr
dated **02/06/2017** in Provincial Gazette No. **7775**
onderworpe aan voorwaardes daarin gemeld
subject to conditions mentioned therein

Aktekantoor, Kaapstad
Deeds Registry, Cape Town
Datum **28 SEP 2017**
Dated


Régistrateur van Aktes
Registrar of Deeds

And the appearer declared that his said principal had, on 21 April 2011, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

1. ROGER VANDE WIELE

Born on 2 June 1959

Married, which marriage is governed by the laws of BELGIUM

2. GRETA CHRISTA VANDE WIELE

Born on 11 September 1962

Married, which marriage is governed by the laws of BELGIUM

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

ERF 675 WILDERNESS in the Municipality and Division of George
Province of the Western Cape

**IN EXTENT 1571 (ONE THOUSAND FIVE HUNDRED AND SEVENTY ONE)
SQUARE METRES**

FIRST TRANSFERRED by Deed of Transfer Number T 16501/1966 with
Diagram No. 1729/1966 relating thereto and held by Deed of Transfer Number
T28382/2010.

A. SUBJECT to the conditions mentioned in Certificate of Registered Title
No.T19388/1954;

B. SUBJECT FURTHER to the following special conditions contained in Deed of
Transfer No.T16501/1966 imposed by the Administrator of the Province of the
Cape of Good Hope in terms of Ordinance No.33 of 1934, when approving of
the establishment of Wilderness Township Extension No.2. which read as
follows:-

"1. Any words and expressions used in the following conditions shall have
the same meaning as may have been assigned to them by the
regulations published under Provincial Administration Notice No.401
dated 17th October, 1935, and in the memorandum which accompanied
the said regulations.



2. The owner of this erf shall without compensation, be obliged to allow electricity and water mains and the sewage and drainage including stormwater of any other erf or even within or without this Township to be conveyed across this erf, if deemed necessary by the local authority, and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time in order to construct, maintain, alter, remove or inspect any sewer, manhole, channel, conduit or other works pertaining thereto.
3. The owner of this erf shall be obliged, without compensation, to receive the material or permit excavation on the erf, as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined, by the local authority.
4. This erf shall be subject to the following further conditions, provided especially that where, in the opinion of the Administrator after consultation with the Townships Board and the local authority, it is expedient that the restriction in any such condition should at any time be suspended or relaxed, he may authorise the necessary suspension or relaxation subject to compliance with such conditions as he may impose:-
 - (a) it shall not be subdivided;
 - (b) it shall be used only for the purpose of erecting thereon one dwelling together with such outbuildings as are ordinarily required to be used therewith;
 - (c) not more than half the area thereof shall be built upon;
 - (d) no building or structure or any portion thereof except boundary walls and fences shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf nor within 3,15 metres of the rear or 3,15 metres of the lateral boundary

P

common to any adjoining erf, provided that with the consent of the local authority, an outbuilding not exceeding 3,05 metres in height, measured from the floor to the wall plate and no portion of which will be used for human habitation, may be erected within the above prescribed rear space. On consolidation of any two or more erven, this condition shall apply to the consolidated area as one erf.

- (e) notwithstanding the provisions of Condition (d) above, a garage intended as an adjunct to the dwelling may, where the slope of the erf up from the level of the abutting street is such that in the opinion of the local authority it cannot reasonably be sited at a distance of 4,72 metres from the street line, be erected at such lesser distance therefrom as the local authority may approve, provided that not more than 50 per cent of the cubic measure of such garage may project above natural ground level and that in no event shall any such garage be erected at less than 3,15 metres from the street line.
- (f) In the event of the provisions of a Town Planning Scheme being made applicable to this erf, which provisions are more restrictive than the provisions contained in the above, then the provisions of such Scheme shall apply.

C. SUBJECT FURTHER to the following special conditions contained in Deed of Transfer No.T16501/1966 imposed by The Wilderness (1921) Limited for the benefit of all purchasers and their successors in title of the erven comprising Wilderness Township Extension No.2, and for the benefit of the said Transferor and its successors in title as owners of the remaining extent of the said Township held by it under Certificate of Registered Title No.T19388/1954, namely:-

DEFINITIONS

The term "Seller" in these conditions shall be deemed to include the successors in title of the Seller to the remainder of the land held under the aforesaid Certificate of Registered Title No. 19388 dated 24th November, 1954.

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

TRADE AND OTHER RESTRICTIONS

1. Nor shall this plot be used for other than residential purposes and shall not be subdivided.
2. No sand or gravel shall be dug or removed from the lot except in the way of excavating for the foundations of any building to be erected thereon, or for use in such building or in preparing or laying out gardens to be occupied therewith, and no brick, tiles, clay or lime shall at any time be manufactured or burnt upon the lot.
3.
4. The Seller shall be entitled to call upon the Purchaser to screen suitably any outbuildings erected on the lot.
5. All walls, fences, live hedges or like structures abutting upon any road or pathway, shall be of a type approved of by the Seller. The Seller shall not be liable to contribute to the cost of any party or dividing fence, or wall, nor to the cost of repair thereof, but he may call upon the Purchaser to enclose the said lot. This provision eliminating any contribution by the Seller to the cost or repair of any party or dividing fence or wall shall not extend to any adjoining lot which the Seller may sell or dispose of subsequent to the date hereof, and the Purchaser of such lot adjoining the lot hereby sold shall in all respects be subject to the laws governing contributions to such party or dividing fences or walls.

6. No wind driven appliance or windmill or wireless aerial and poles shall be erected by the Purchaser without the specific written approval thereof and permission of the Seller.
7. All buildings or structures, fences, live hedges or the like erected on the lot shall be reasonably maintained externally by the Purchaser in good order and repair, the intention being that adjoining lots shall not be depreciated by any shabby, uncared for or dilapidated buildings, structures, fences or live hedges.
8. Should any buildings or structures be erected out of compliance with these conditions, the Seller shall have the right to insist upon the demolition thereof, and the Seller shall at all reasonable times, through its proper officers, have the right of access to and inspection of any building operation's conducted by the Purchaser on the lot.
9.
10. In respect of any lot upon the sea front, Purchasers shall not cut down or otherwise destroy the natural bush growth on the sea front and so endanger any plot to erosion by the sea or to shifting sands. Seller reserves the right to prescribe the level at which all buildings shall be placed on such lots, or any of them, and if called upon to do so by the Seller, Purchaser shall be obliged to plant and maintain suitable turf on any clear or open portions of such lots to guard against shifting sands.
11. The lot shall not be occupied either for building purposes or as a place of human residence or resort, whether by means of buildings thereon or tents or camps erected or placed thereon for any period, unless the said lot shall have previously been provided with water flush sanitation accommodation for the use of persons so residing or resorting upon the said lot. Such sanitation accommodation shall at all times be maintained in efficient working order by the owner of the plot.
12. The Purchaser agrees to be bound not to clear or destroy the trees and bush on the lot without first consulting the Seller, the intention being that it is desirable in the general interest that the scenery shall not be marred by excessive or undue clearing of the bush and trees and especially as it is the Seller's intention to

avoid cutting of any lines or squares or angles which will show marked patterns on the scenic effect of the Township, but it is not the intention to interfere unreasonably with the Purchaser's full use and enjoyment of the said lot, and the Seller agrees that the frontage of any premises other than domestic should have a clear and uninterrupted view.

13. The Purchaser agrees to observe uniformity in respect of fencing line for all fences, walls, hedges or structures that may abut on to any road, pathway, open space or property of the Seller, and to maintain all boundary fences, walls, hedges or structures of the lot in good order and repair.

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

MADELYN KOHLER, Unmarried

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

1. **ROGER VANDE WIELE, Married as aforesaid**
2. **GRETA CHRISTA VANDE WIELE, Married as aforesaid**

their Heirs, Executors, Administrators or Assigns, now are 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 R1 800 000,00 (ONE MILLION EIGHT HUNDRED THOUSAND RAND).

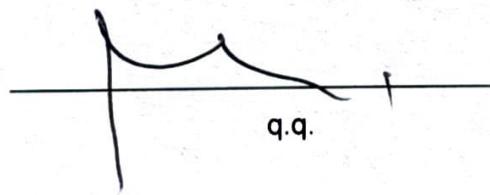
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at Cape Town on

26 MAY 2011

2011

In my presence



REGISTRAR OF DEEDS

P

ANNEXURE "G" - POWER OF ATTORNEY

POWER OF ATTORNEY

We, the undersigned

Roger Vande Wiele (Born 2 June 1959) and Greta Christa Vande Wiele (Born 11 September 1962)

the registered owners of

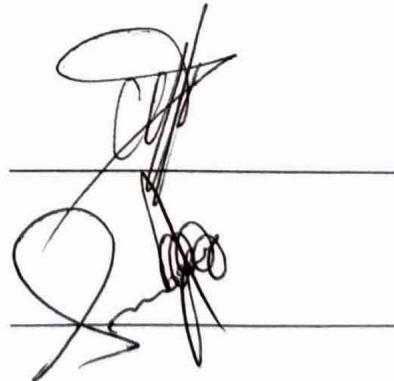
Erf 675 Wilderness

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

- An application in terms of Section 39(4) of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) for the consent of the Administrator in terms of condition B.4.(d). on page three of Title Deed T27093/11, the title deed of Erf 675 Wilderness, for the relaxation of the western side boundary building line on Erf 675 Wilderness from 3.15 metres to 2.361 varying to 2.680 metres to legalize the existing bathroom on the basement level.
- An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure on Erf 675 Wilderness for the relaxation of the western side boundary building line on Erf 675 Wilderness from 3.0 metres to 2.361 varying to 2680 metres to legalize the existing bathroom on the basement level.
- An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure on Erf 675 Wilderness to allow for the legalization of the existing covered patio which has a wall plate height of 8.5 metres.

Signed at Wilderness on 9 December 2025

Roger Vande Wiele



Greta Christa Vande Wiele



ANNEXURE "H" – CONVEYANCER CERTIFICATE

CONVEYANCER'S CERTIFICATE

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

ERF 675 WILDERNESS

APPLICATION DETAILS

- An application in terms of Section 39(4) of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) for the consent of the Administrator in terms of condition B.4.(d). on page three of Title Deed T27093/11, the title deed of Erf 675 Wilderness, for the relaxation of the western side boundary building line on Erf 675 Wilderness from 3.15 metres to 2.361 varying to 2.680 metres to legalize the existing bathroom on the basement level.
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- An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure on Erf 675 Wilderness to allow for the legalization of the existing covered patio which has a wall plate height of 8.5 metres.

APPLICATION DATE

December 2025

I, the undersigned

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

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

T27093/11 (current Title Deed)

in respect of:

**ERF 675 WILDERNESS
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE**

IN EXTENT: 1 571 (ONE FIVE SEVEN ONE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T27093/11

REGISTERED in the name of

ROGER VANDE WIELE AND GRETA CHRISTA VANDE WIELE

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

“B. SUBJECT FURTHER to the following special conditions contained in Deed of Transfer No. T16501/1966 imposed by the Administrator of the Province of the Cape of Good Hope in terms of Ordinance No 33 of 1934, when approving of the establishment of Wilderness Township Extension No. 2 which read as follows-

4. *This erf shall be subject to the following further conditions, provided especially that where, in the opinion of the of the Administrator after consultation with the Townships Board and the local authority, it is expedient that the restriction in any such condition should at any time be suspended or relaxed, he may authorise the necessary suspension or relaxation subject to compliance with such conditions as he may impose:*

(d) No building or structure or any portion thereof except boundary walls and fences shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf nor within 3,15

metres of the rear or 3,15 metres of the lateral boundary common to any adjoining erf, provided that with the consent of the local authority, an outbuilding not exceeding 3,05 metres in height, measured from the floor to the wall plate and no portion of which will be used for human habitation, may be erected within the above prescribed space. On consolidation of any two or more erven, this condition shall apply to the consolidated area as one erf.”

4. There is no bond registered over the property.

SIGNED at GEORGE on 8 December 2025



CONVEYANCER