



TOWN PLANNING

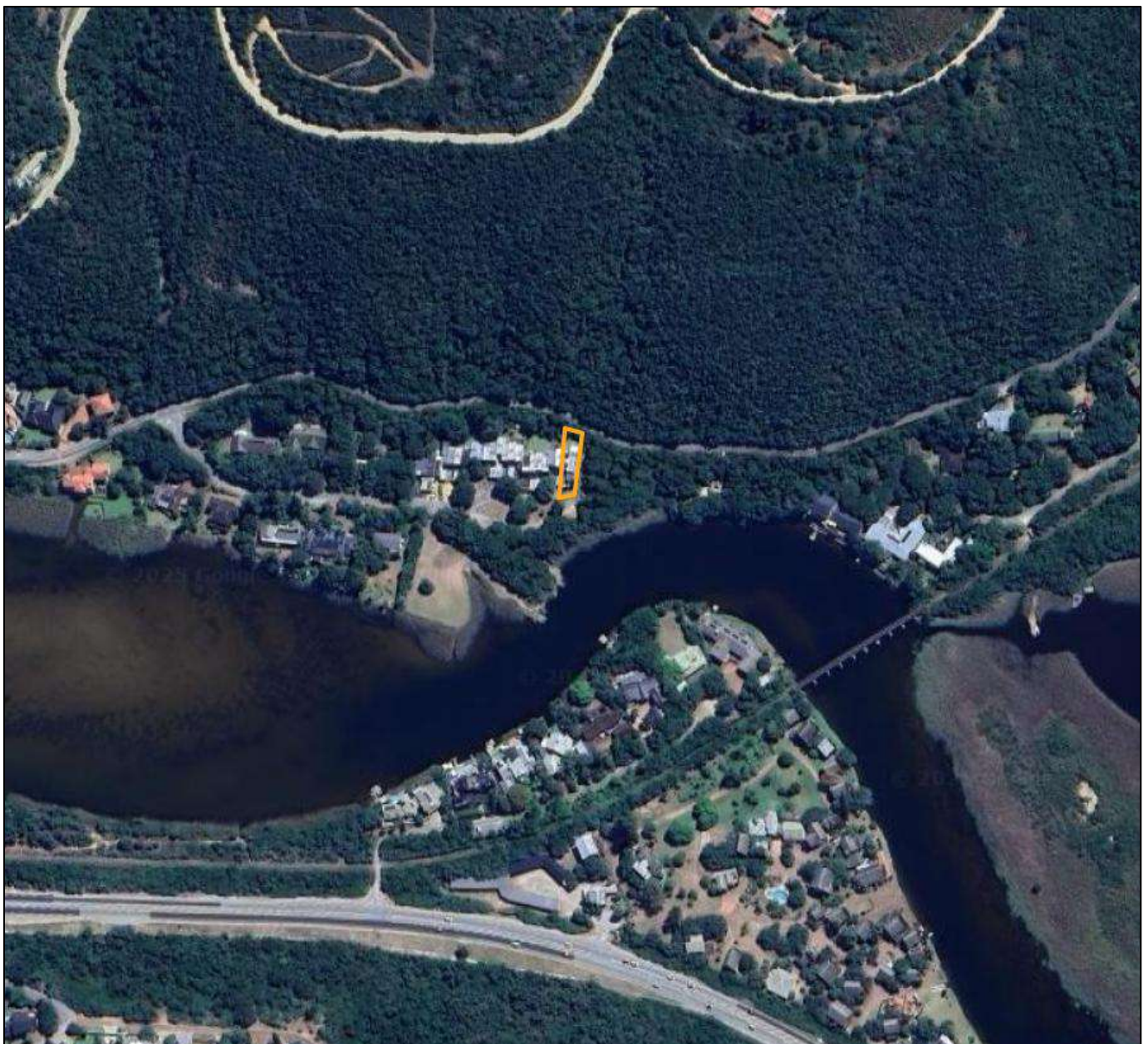
Marlize de Bruyn
marlize@mdbplanning.co.za
076 634 0150

Denise Janse van Rensburg
denise@mdbplanning.co.za
067 817 3733

DEVELOPMENT MANAGEMENT CONSULTING

**PROPOSED AMENDMENT OF RESTRICTIVE CONDITION
& PERMANENT DEPARTURE
FOR THE MEREDITH WILDERNESS TRUST**

**ERF 1118, 12 FREESIA AVENUE, WILDERNESS
GEORGE MUNICIPALITY & DIVISION**



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Authors of this report:

M de Bruyn	Professional Planner A/1477/2011	B. Art. et. Scien. Planning
D Janse van Rensburg	Professional Planner A/3594/2025	MSc. Urban & Regional Planning

Aerial images:

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

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

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PROPOSED AMENDMENT OF TITLE DEED RESTRICTION & PERMANENT DEPARTURE: ERF 1118, 12 FREESIA AVENUE, WILDERNESS GEORGE MUNICIPALITY & DIVISION

1. BACKGROUND INFORMATION & PROPERTY DETAILS

Erf 1118 Wilderness is a 411m² GRZII (group housing) property developed in the early 1980s. In 2015, plans were approved for a retaining wall and stairs on the northern portion of the erf. The previously approved plan is attached hereto as **Annexure 1**. The owner later covered the levelled area between the retaining wall and the house to create a covered braai area. This structure encroaches into the perimeter building line and also impedes the 10m building line included in the title deed from the northern boundary. This land use application will address the zoning scheme building line and the amendment of the building line of the title deed.

DMC Town Planning was appointed to address the land use requirements so that as-built building plans for the property can be approved. The power of attorney attached as **Annexure 2** to this report. The table to follow includes relevant information regarding Erf 1118 Wilderness.

Property Description:	Erf 1118 Wilderness
Physical Address:	12 Freesia Avenue, Wilderness, George
Owner:	The Meredith Wilderness Trust
Title Deed No:	T50888/09(Annexure 3)
Bond:	Yes, ABSA (Annexure 4)
Size of the property:	411m ²
SG Diagrams	1126/61 (Annexure 5)
Zoning	General Residential Zone II (group housing)

The conveyancer certificate confirms that there are no conditions in the title deed that restricts this land use application except for condition C(6) which is to be amended. See **Annexure 6**. This condition was imposed by the Administrator when Wilderness Extension 6 was approved in 1980 (in terms of Ordinance 33 of 1934). This condition limits access to the property only from Freesia Avenue and impedes a 10.0m northern building line on the property. See extract below:

- C. **SUBJECT FURTHER** to the following conditions contained in Deeds of Transfer No.'s 24416/1980, 24417/1980 and 24418/1980 imposed by the Administrator of the Cape Province in terms of Ordinance No. 33 of 1934 when approving of the Town Wilderness Extension No. 6, namely:-
6. No direct vehicular access shall be permitted to this erf except via Freesia Road and this erf shall also be subject to a 10 m building line from the northern boundary thereof."

Access to the property, only from Freesia Avenue is not to be impacted on through this land use application. Par C(6) is only to be amended to read as follows:

No direct vehicular access shall be permitted to this erf except via Freesia Road and this erf shall also be subject to an 8m building line from the northern boundary thereof.

2. APPLICATION

This land use application in terms of Section 15(2) of the George Municipality: Land Use Planning By-law (2023) for Erf 1118 Wilderness entails the following:

- **Amendment** in terms of Section 15(2)(f) of restrictive condition C(6) from T50888/09 to read as follows:

No direct vehicular access shall be permitted to this erf except via Freesia Road and this erf shall also be subject to an 8m building line from the northern boundary thereof.

- **Permanent departure** in terms of Section 15(2)(b) for the relaxation of the eastern side building line from 1.5m to 0.0m for the covered braai area.

3. LOCALITY, CHARACTER OF THE PROPERTY, ZONING

Erf 1118 Wilderness is a developed group housing located within the Wilderness urban edge, abutting the Wilderness National Park and close to the Touw River. Erf 1118 Wilderness is the most eastern property in the group housing development in Freesia Avenue. A locality map is attached hereto as **Annexure 7**.

Erf 1118 Wilderness is zoned General Residential Zone II (GRZII) and developed accordingly with a group housing unit within a longstanding group housing development. The area is also characterised by some SRZI properties, but mostly by the Touws River. Erf 1118 Wilderness is abutted by the Touws River nature reserve (OSZIV) on its east and south, Freesia Avenue and another group house to its west and Waterside Road to its north. The zoning and the land use of the subject property will not change following this land use application.



Erf 1118 Wilderness is 411m² and has a gradual downward slope north to south and sits just below the street level of Waterside Road. Erf 1118 Wilderness, and the other group housing erven in the development, are all narrow, long properties and their structures attached on their common boundaries. The group housing development all obtains their access from Freesia Avenue to the south. The group housing site is subject to 3.0m street perimeter boundary building lines and 1.5m side perimeter boundary building lines. Each group housing erf is subject to 0.0m internal common boundary building lines. Erf 1118 Wilderness is the most eastern property in the development and site on the eastern perimeter therefore has a 1.5m eastern side building line. The following images show the topography of the property, the existing structures on the property, and the relevant building lines.





4. DEVELOPMENT PROPOSAL

As stated earlier, Erf 1118 Wilderness is a 411m² GRZII group housing property originally developed in the early 1980s. In 2015, building plans were approved for a retaining wall and stair access along the northern portion of the erf (attached as **Annexure 1**). A level outside living space was created outside the extended living room. It became a covered braai area in 2019 as it is protected and suitably located for the property owners. This land use application now addresses the 1.5m side building line in terms of the zoning scheme and a 10.0m northern building line in terms of condition C(6) of the title deed. See the as-built plans for this group housing unit are attached hereto as **Annexure 8**.

4.1 PERMANENT DEPARTURE - BUILDING LINE

The covered braai area extends up to 0.0m of the eastern side boundary. As this boundary abuts public open space along the Touw River, and not another residential erf, the encroachment has no adverse impact on the public. The required relaxation from the 1.5m perimeter building line to 0.0m is therefore of no consequence and can be supported. See the photos later in this section.

The northern portion of the braai area is largely below natural ground level, and the southern section remains partially open. No windows or doors are placed on the eastern wall, further limiting potential visual or privacy impacts.



4.2 AMENDMENT OF RESTRICTIVE TITLE CONDITION

Condition C (6) limits access to the property only from Freesia Avenue and impedes a 10.0m northern building line on the property. The condition reads as follows:

- C. **SUBJECT FURTHER** to the following conditions contained in Deeds of Transfer No.'s 24416/1980, 24417/1980 and 24418/1980 imposed by the Administrator of the Cape Province in terms of Ordinance No. 33 of 1934 when approving of the Town Wilderness Extension No. 6, namely:-
6. No direct vehicular access shall be permitted to this erf except via Freesia Road and this erf shall also be subject to a 10 m building line from the northern boundary thereof."

It is proposed to amend this condition to read:

C(6). No direct vehicular access shall be permitted to this erf except via Freesia Road and this erf shall also be subject to an 8m building line form the northern boundary thereof.

This structure is largely below natural ground level and is not visible from Waterside Road or Freesia Avenue, ensuring no visual, character, or streetscape impacts.







The pre-application feedback (see paragraph 4.6 to follow) states that this land use application must motivate the amendment of the title deed restriction in terms of Section 39(5) of LUPA. This section of the Western Cape Land Use Planning Act (2014) (LUPA) reads as follows:

(4) Any reference to the approval by the Administrator or Townships Board in a restrictive condition, excluding a restrictive condition in terms of which the Provincial Government acquires private law rights, is regarded as a reference to the approval by the relevant municipality.

As shown and discussed in this report, paragraph C of the title deed of Erf 1118 Wilderness was imposed by the Administrator. Therefore, paragraph C(6) was also imposed by the Administrator. What Section 39(5) of LUPA therefore means is that this condition is now regarded as imposed by the Municipality. The Municipality therefore considers the amendment or removal of these conditions. In this instance it is about the amendment of a condition imposed by the Municipality.

Then we must also consider Section 33(4) of the George Municipality: Land Use Planning By-law (2023):

(4) When the Municipality considers the removal, suspension or amendment of a restrictive condition, the Municipality must have regard to the following:

- (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.*

Considering this land use application for Erf 1118 Wilderness the amendment of the restrictive condition has value for the property owners as it will make the optimal use of the property possible as shown in this report.

These conditions were imposed by the Administrator, which is now the Municipality. It does not have 'personal' benefits for the Municipality, but the amendment therefore ensures that updated building plans can be approved.

Personal benefits for the property owner will be that they have municipal approval for what is relevant from a municipal perspective.

Socially, not amending this condition, will not hold any benefit. It is only to the benefit of the property owners – for their enjoyment of their property.

Lastly, it can be stated that amending the restrictive condition as discussed for Erf 1118 Wilderness will not remove any rights presently enjoyed. Not amending this condition as proposed, does not hold any benefit for the Municipality or other property owners in the area.

Amending the condition as proposed for Erf 1118 Wilderness as proposed through this land use application, has more benefits than possible disadvantages.

4.3 MUNICIPAL ENGINEERING SERVICES & ACCESS

The municipal engineering services provided to this property will continue to be used as at present. Access also remains unchanged.

Waterside Road, on the northern boundary of Erf 1118 Wilderness is a provincial road, namely DR1620. A 5m building restriction line applies in terms of the relevant provincial legislation. This building line is indicated on the plans and not affected by this land use application.

4.4 IMPACT ON NEIGHBOURING PROPERTIES

The public interest in this application is minimal, as neither of the proposed relaxations occur along a boundary that abuts or affects any surrounding property owners. As the existing dwelling is already built in part up to the 0.0m eastern perimeter boundary, the addition of the covered braai area does not introduce any further impact. The group housing development dates to the 1980s, when development parameters differed from the current zoning scheme.

Importantly, the braai area has been placed in the only logical and least impactful location on the property: it is situated within an already disturbed and levelled space, is not visible from any surrounding properties, and cannot be seen from Waterside Road. Given these factors, the braai area's position is both appropriate and spatially unobtrusive. It leads out from the living space linking indoor and outdoor use.

4.5 ENVIRONMENTAL & HERITAGE CONSIDERATIONS

The group housing development was developed in the 1980's and is not protected in terms of the National Heritage Resources Act, 1999. As the properties have been developed and landscaped for around 40 years, there are no direct environmental impacts or considerations for this application for a few m² encroachment in the building line space. The environmental officer of the Municipality also identified no environmental concerns with the pre-application.

The pre-application feedback to however refer to the 10m AMSL. This is discussed later in this report.

4.6 PRE-APPLICATION CONSULTATION

The pre-application consultation was held on 25 November 2025. The pre-application is attached hereto as **Annexure 9**. The table below addresses the pre-application comments.

TOWN PLANNING COMMENT	RESPONSE
The condition relating to access should remain.	Noted and done accordingly.
Applicant to provide a conveyancer certificate indicating title deed restrictions relating to the proposal, the beneficiaries to be notified as well as method to be dealt with.	Noted and done accordingly, as far as relevant.
Comment/Approval from the Western Cape Road Authority must be obtained prior to the submission of the application.	This point was discussed with the responsible official from the Western Cape Department of Infrastructure (DOI). The restrictive title condition is not in favour of this roads authority and access is not from Waterside Road (DR1620). This was then subsequently discussed with the responsible municipal Senior Town Planner.
Applicant to motivate proposal in terms of SPLUMA, LUPA, PSDF, MSDF and LSDF. Any deviation must be motivated.	Noted and done accordingly.
Motivate the amendment of the title deed restriction in terms of Section 39(5) of LUPA.	Noted and done accordingly. See paragraph 4.2 of this report.
Applicant to motivate proposal in relation to the deviation from the MSDF 10m restriction relating to the average mean sea level.	See paragraph 6.5 of this report.

Applicant must indicate compliance with the zoning objective, land use description and development parameters. Any deviation from the latter requires a departure application.	Noted and done accordingly.
All structures and development parameters to be indicated on the site plan.	Note and done accordingly.

ENVIRONMENTAL MANAGEMENT COMMENT	RESPONSE
No environmental concerns have been identified.	Noted.

CIVIL ENGINEERING SERVICES COMMENT	RESPONSE
Access be restricted via Freesia Street	Noted and done accordingly. This land use application does not impact on access and parking. It addresses the land use requirements of a covered braai area.
Access should comply to the GIZS 2023, alternatively any deviation should be included within a land use application.	
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.	Noted.
Normal PT parking ratio applies.	Noted. Parking is unaffected by this application.
All vehicle mobility should be done on site and must be indicated on the layout plan.	Noted. Vehicle mobility is unaffected by this application.
Access should comply to the GIZS 2023.	Noted. Access is unaffected by this application.
Normal Development Charges (DCs), if applicable, will be levied in accordance with the DC policy and the applicable By-law and or policy.	Noted. Not relevant.
Municipal water and/or sanitation is limited and available, subject to network &/or treatment capacity required confirmation.	Noted. Water & sewage are unaffected by this application.
The location of existing municipal services must be confirmed on site.	No changes are taking place to municipal services.
The developer must ensure full compliance with the relevant Stormwater By-law.	Noted.

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 requested amendment & departure for the covered braai area of the group housing unit on Erf 1118 Wilderness are responsive to the houses layout, the property's character, and does not have any negative impacts on the environment, visual, or any surrounding property owners and functionally fulfils the owner's need for a covered and more practical braai area flowing from the house.



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

Physical characteristics of the properties

No physical characteristics of the property will be changed or affected by the proposed permanent departure. The topography of the property however did inform the initial creation of the retaining wall and level space that has now been practically covered as discussed in this report.

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 amendment and permanent departure will not negatively affect the character of the area. The direct area is characterised by the group housing development of which all the group houses have 0.0m side building lines. The braai area is far below street surface level and mostly below NGL which ensures it is not visible from Waterside Road.

Provision of services

Municipal engineering services are already available on the property and will continue to be used as at present. A covered braai area does not impact services provision and access.

Economic impact

This application for amendment and departure can't have a negative economic impact.

Direct impact on surrounding properties

No neighbours are expected to be impacted negatively by the proposed amendment and departure as discussed earlier in this report.

It is our view that the need and desirability of the proposed amendment and permanent departure for Erf 1118 Wilderness, show 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: 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 relevant to this land use application.

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

- The proposed application holds no expected negative environmental impact, supported by the relevant municipal official.
- The effective and equitable functioning of land markets is not negatively affected by this application.
- No negative impacts are expected for surrounding properties.

Efficiency as described in Section 7(c) of SPLUMA is not fully relevant to this application but it can be stated that utilising a level area on this small property as a protected, covered outdoor living space, is an efficient use of what this property offers in its location.

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 1118 Wilderness 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 1118 Wilderness, no conflict was found with the George Municipal Spatial Development Framework (GMSDF).

6.3 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.

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

Erf 1118 Wilderness is a General Residential Zone II (group housing) property according to the George Integrated Zoning Scheme By-law (GIZS) (2023) and developed accordingly. The property's zoning and land use will not change. As previously discussed, the property's topography resulted in the creation of a level platform between the dwelling and a retaining wall. This platform originally functioned as an open outdoor braai area but has since been covered so that it can be used more often and are therefore more functional. The retaining wall now constitutes the northern wall of the structure, and due to the natural slope, most of the room lies below the natural ground level (NGL) when viewed from the north.

Given that Erf 1118 Wilderness is the easternmost erf within the group housing development, it is located along the eastern side perimeter and is therefore subject to a 1.5m side boundary building line, rather than the 0.0m internal side building lines applicable to the internal boundaries. The enclosed braai room is up to 0.0m from the eastern boundary, and a permanent departure from the 1.5m building line is therefore required. However, as there are no abutting dwellings or residential erven to the east, only an open space area, the proposed departure will not result in any adverse impacts on neighbouring properties.

All other applicable development parameters of the property are fully complied with.

The objective for General Residential Zone II (group housing) is as follows:

The objective of this zone is to encourage residential development of a medium density, with a coordinated design, and to accommodate group housing where special attention is given to aesthetics, architectural form, functional open space and the inter-relationship between components of the group housing scheme. Group housing may be located in single residential areas in places where an increased density is desirable, including along main roads, near local shopping centres and other activity nodes, and also preferably near to public open spaces.

This land use application for Erf 1118 Wilderness does not impact on the objective for this zoning.

6.5 GEORGE MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (GMSDF) (2023)

Erf 1118 Wilderness is not addressed specifically in the GMSDF. It does, however, form part of the established group housing development located along the northern bank of the Touw River and falls within the designated urban edge. This application relates only to minor building line relaxations to accommodate a covered braai area in a location that is not visible from anywhere other than when you are standing directly next to the property boundary.

The term *average mean sea level* (AMSL) is not used in the GMSDF. The term *coastal management line* (CML) is used. The pre-application feedback states that this land use application *must be motivated in relation to the deviation from the MSDF 10m restriction relating to the average mean sea level*.

The CML is an environmental informant of the spatial concept of the GMSDF. The following is stated:

The Coastal Management Line (CML) completed for the Eden District (DEA&DP, July 2018, subsequent data update) takes into account coastal risks such as long-term erosion trends, sea level rise and storm surges, the littoral active zone, sensitive coastal vegetation (provincial conservation importance), areas of particular coastal quality and value such as primary dune systems a steep coastal cliff, protected areas, flood risk areas and estuarine functional zones around estuaries. The line demarcates a zone along the shore seawards of which intensification of development should not be allowed. (Coastal Management Lines for Eden District (WC: DEA&DP).

Then Theme E of the GMSDF refers to the CML and provides policy guidelines and principles:

Theme E: Wealth of Natural Assets and Resilience

E. Manage the use of land in the Municipal area in a manner which protects natural resources, ecological functioning and -services, as well as the rural character.

The rural environment (outside the urban edge) includes the majority of the natural and agricultural (farming and forestry) areas of George. The protection of the natural environment is important from an ecological functioning- and heritage perspective and also insofar it contributes to the economy and the sense of place of George (intrinsic - and instrumental value). The natural environment is being systematically eroded and this asset must be actively protected and re-instated. The natural environment is also protected in urban areas.

Policy E2

Manage development along the coastline and wetlands in a sustainable and precautionary manner.

<p>4.5.5.2 E2: Manage development along the coastline and wetlands in a sustainable and precautionary manner.</p>	<p>E2: PG a: Coastal sensitivities must be integrated into all applicable planning decisions within the coastal region and primary wetland areas.</p>	<p>Decisions and mitigation conditions to be imposed to protect existing property, infrastructure and ecology and ensure that only responsible and sustainable development takes place in areas with a high risk of inundation, coastal erosion, and destructive storm surges.</p> <p>Specific Policy Guidelines and alignment principles: (How?)</p> <ul style="list-style-type: none"> i. No further development should take place seaward / towards estuaries of the Coastal Management Line and upgrading and/or amendment of existing use will be subject to mitigation actions. A CML is a mechanism to temper development rights based on the risks identified and propose suitable development controls. (DEA&DP: CML Guidelines) ii. New land use developments will be subject to ecological setbacks along the coast and around freshwater systems to maintain the economic and ecological functioning of marine and other aquatic ecosystems, as determined on site and in line with guidelines in the Coastal protection zone. Estuary Management Plans (draft) to be considered. iii. A Coastal Management Line (a development limit) as well as a Coastal Protection Zone (a planning and management zone) is delineated for the Greater George Area in this MSDF, based on a coastal risk assessment for 20 (high risk), 50 (medium risk) and 100 (low risk) year horizons. There should be no development of new hard protective structures along the coastline and freshwater systems, adaptation is preferred. Further coastal, estuarine residential development which is not integrated within existing settlements is not supported. 	<p>E2: PG a: Implementation steps and actions:</p> <ul style="list-style-type: none"> • Primary dune area to be confirmed. • Estuary Management Plans to be mainstreamed (included in conditions of approval of affected/adjacent properties) • Coastal Protection zone land use parameters to be drafted for consideration in land use planning applications.
		<ul style="list-style-type: none"> iv. Infill development of coastal settlements should be carefully managed to ensure that roads and utility infrastructure is able to adequately meet the demand and performance standards in order not to compromise the host environment. Overlay zones and/or development conditions should be considered to set additional parameters for development and land use in particularly sensitive and unique environments. (Spatial Elements: CML (including the flood risk zones, 10m height), Coastal Protection Zone, Primary dune system, estuarine buffers (mudflats)) v. Development within the CML and Coastal Protection zone to be subject to special conditions. The Coastal protection zone is declared in terms of the Environmental Conservation Act 1989 (Act 73 of 1989) as a sensitive coastal area within which activities identified in terms of Section 21(1) of that Act may not be undertaken without authorization). Land Use Management and Building Control applications to be sent to the relevant authorities for comment. No development is permitted (structures/use/access) in the primary dune system. 	

Erf 1118 Wilderness utilised an existing space created through a building plan approval, to fulfil their need for a covered outdoor space.

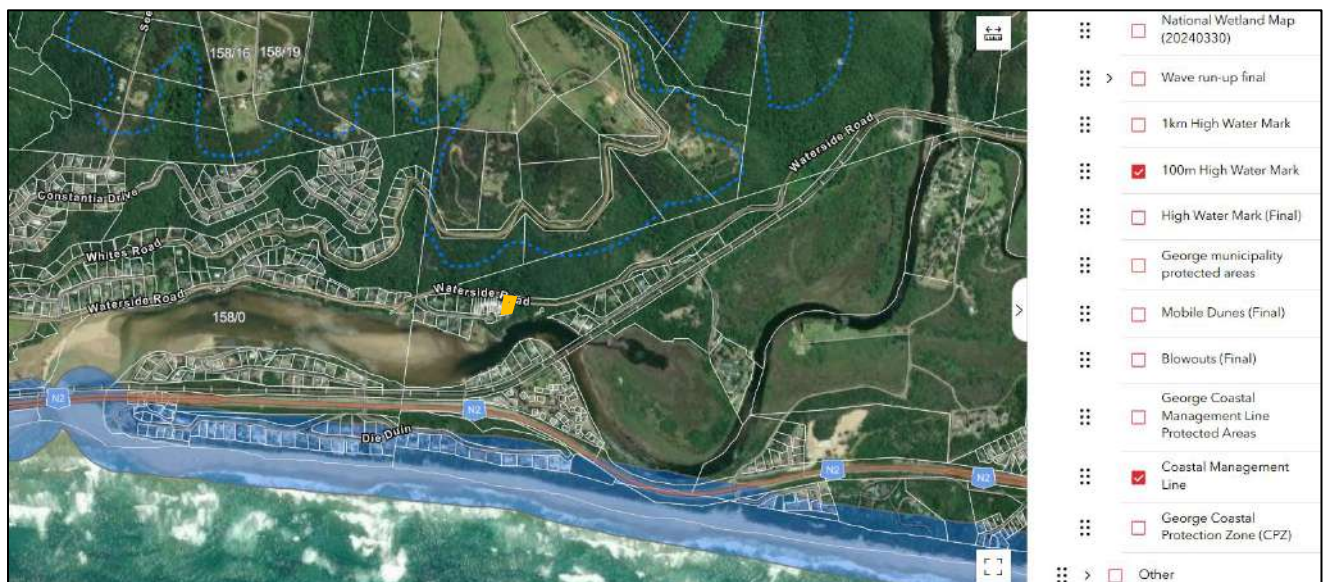
The guidelines from the GMSDF (see extract above) cannot be regarded as relevant to the aim of this land use application. It reflects the desirable use of outdoor living space without impacting the Touw River (part of an estuary system). This is not a new residential development or infill development, but a group housing development established more than 40 years ago.

The covered outdoor living space of Erf 1118 Wilderness is behind the dwelling unit on a higher level than the access to the property and about 51m away from the Touw River with vegetation located in between.

If this development proposal – a covered braai area - for Erf 1118 Wilderness posed a significant environmental risk, it would have been identified years ago, and the municipal environmental officer would have provided negative comments in the pre-application.

We therefore do not regard this land use application as constituting a deviation from the GMSDF.

The image below is from the Municipality's Public GIS indicating the CML-line as a blue dash line affecting most of Wilderness and the small holding areas to the north. The blue 'banner' along the coast demarcates a 100m area from the high-water mark.



As such, the proposal does not have any impact on the spatial character of the neighbourhood, nor does it undermine any spatial planning objectives applicable to the area, including the CML. The nature and scale of the application are therefore considered consistent with the GMSDF, satisfying the requirements of Section 19 of the Land Use Planning Act, 2014 (LUPA).

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

Erf 1118 Wilderness is not addressed specifically in the WLH LSDF. It is a group housing within the urban edge and located along the Touw River. There is also a public access point to the Touw River from the Freesia Avenue cul-de-sac.



The proposed amendment & departure for Erf 1118 Wilderness is not regarded as being in conflict with the WLH LSDF.

7. CONCLUDING

From this land use report, it is our opinion that this land use application for Erf 1118 Wilderness 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 also the WLH LSDF. It reflects the sensible and effective use of outdoor space without any negative impacts.

MARLIZE DE BRUYN Pr. Pln

DENISE JANSE VAN RENSBURG PR. PLN.

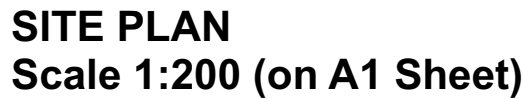
DECEMBER 2025

ERF 1118 WILDERNESS

LOCALITY PLAN



OFFICIAL USE



EXISTING AREA:	
115,85	LOWER GROUND FLOOR
122,31	UPPER GROUND FLOOR
87,45	FIRST FLOOR
325,61 m²	
NEW AREA:	
7,54	NEW ENCLOSED COURTYARD
37,01	NEW BRAAI AREA
44,55 m²	
370.16m²	TOTAL AREA
411m²	ERF AREA
50.83%	COVERAGE (208.91m²)

OWNER + BUILDING CONTRACTORS AND SUB-CONTRACTORS TO COMPLY WITH THE FOLLOWING REQUIREMENTS OF SANS 10400 / SANS 10400-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 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. Storm water disposal: The means for the control and disposal of storm water 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 and it will be adhered to.

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

OWNER SIGNATURE: _____ **DATE:** _____

REVISIONS			
No.	Date	Name	Description

M SMITH
ARCHITECTURAL GROUP
PASSION TO CREATE

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

PROJECT	<p>ADDITIONS FOR MEREDITH WILDERNESS TRUST ON ERF 1118 12 FREESIA WILDERNESS</p>
---------	---

SCALE 1:200	PROJECT NUMBER 2510-02	
DRAWING NUMBER M001	REVISION 0	
DATE PRINT ISSUED: 2025/12/04	DRAWN F CALITZ	CHECKED

APPROVED
BY CLIENT

SIGNATURE:

OFFICIAL USE

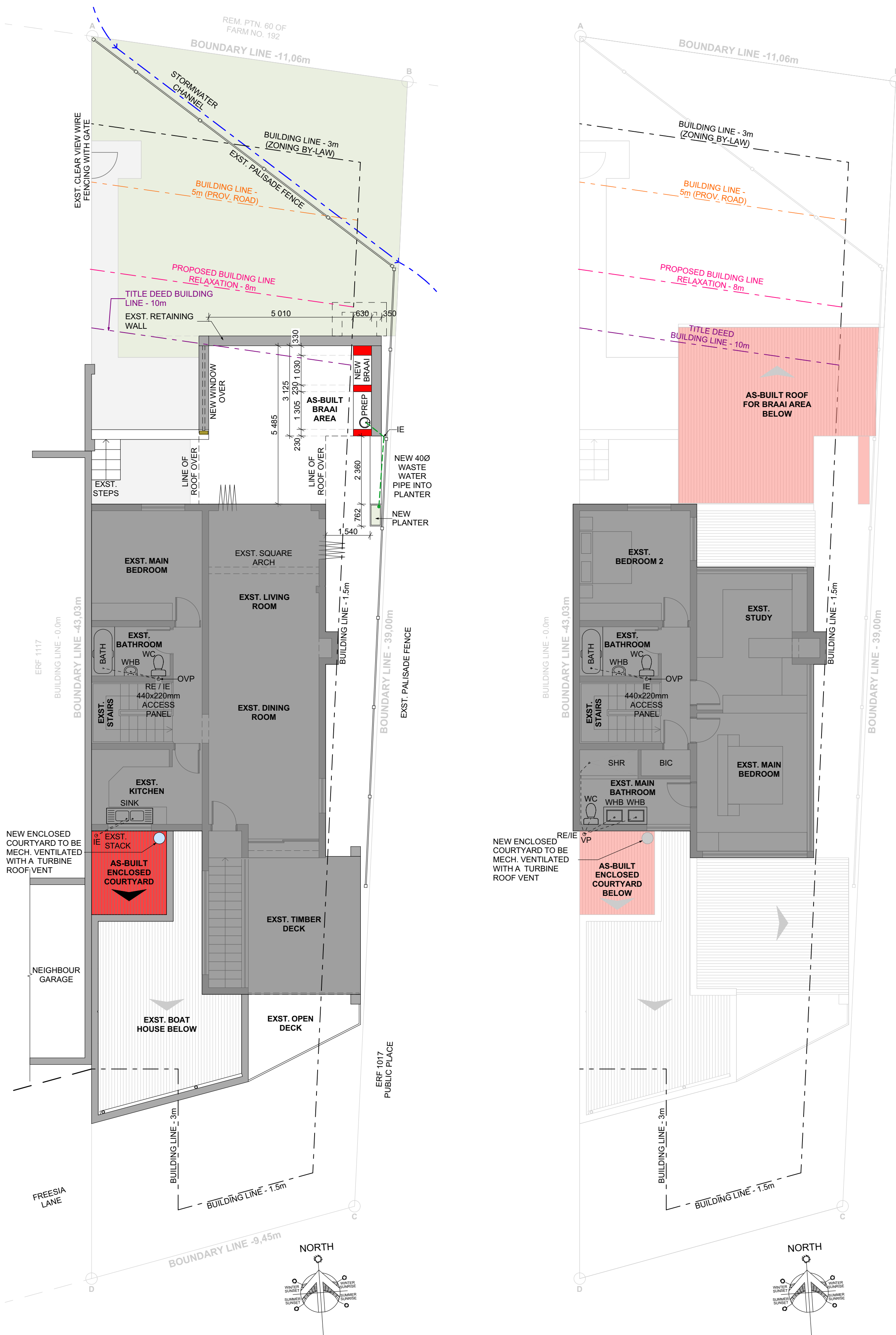
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1:100	2510-02	
DRAWING NUMBER	REVISION	
M002	0	
DATE PRINT ISSUED:	DRAWN	CHECKED
2025/12/04	F CALITZ	



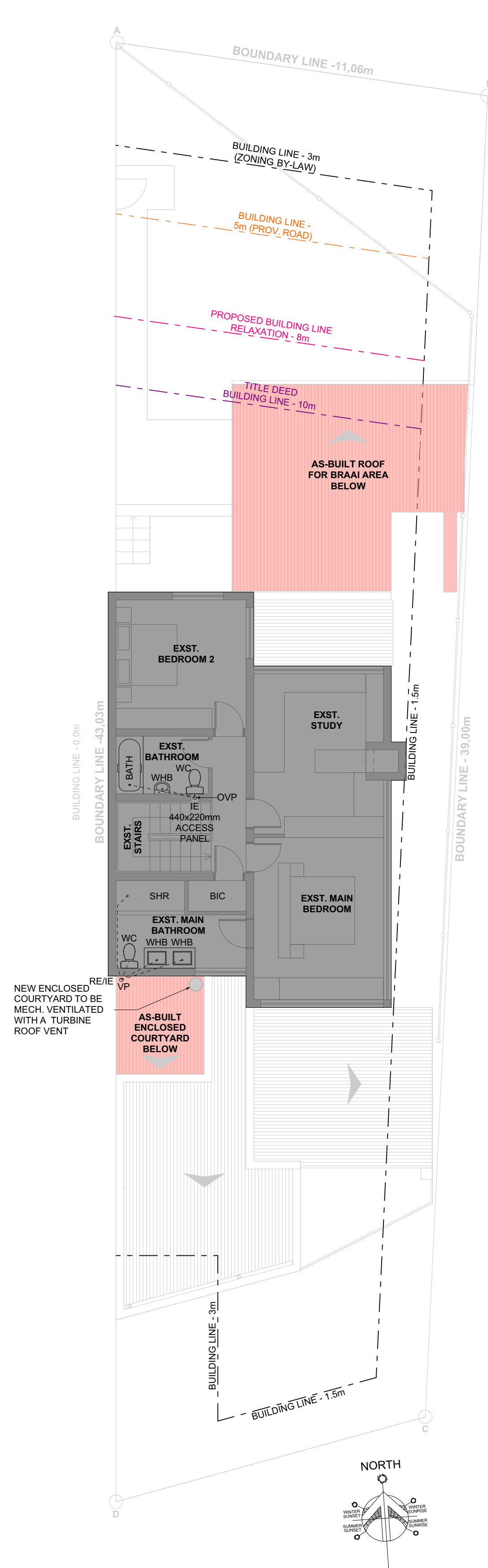
LOWER GROUND FLOOR PLAN

Scale 1:100 (on A1 Sheet)



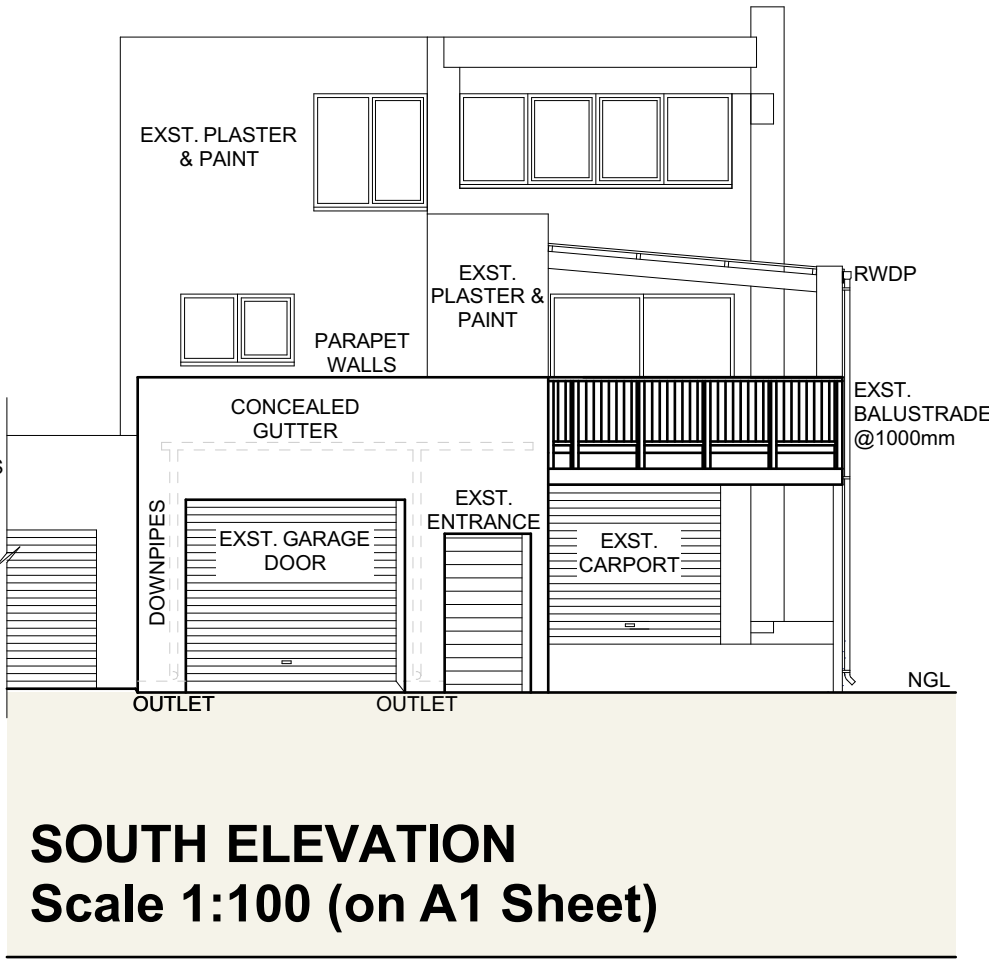
UPPER GROUND FLOOR PLAN

Scale 1:100 (on A1 Sheet)

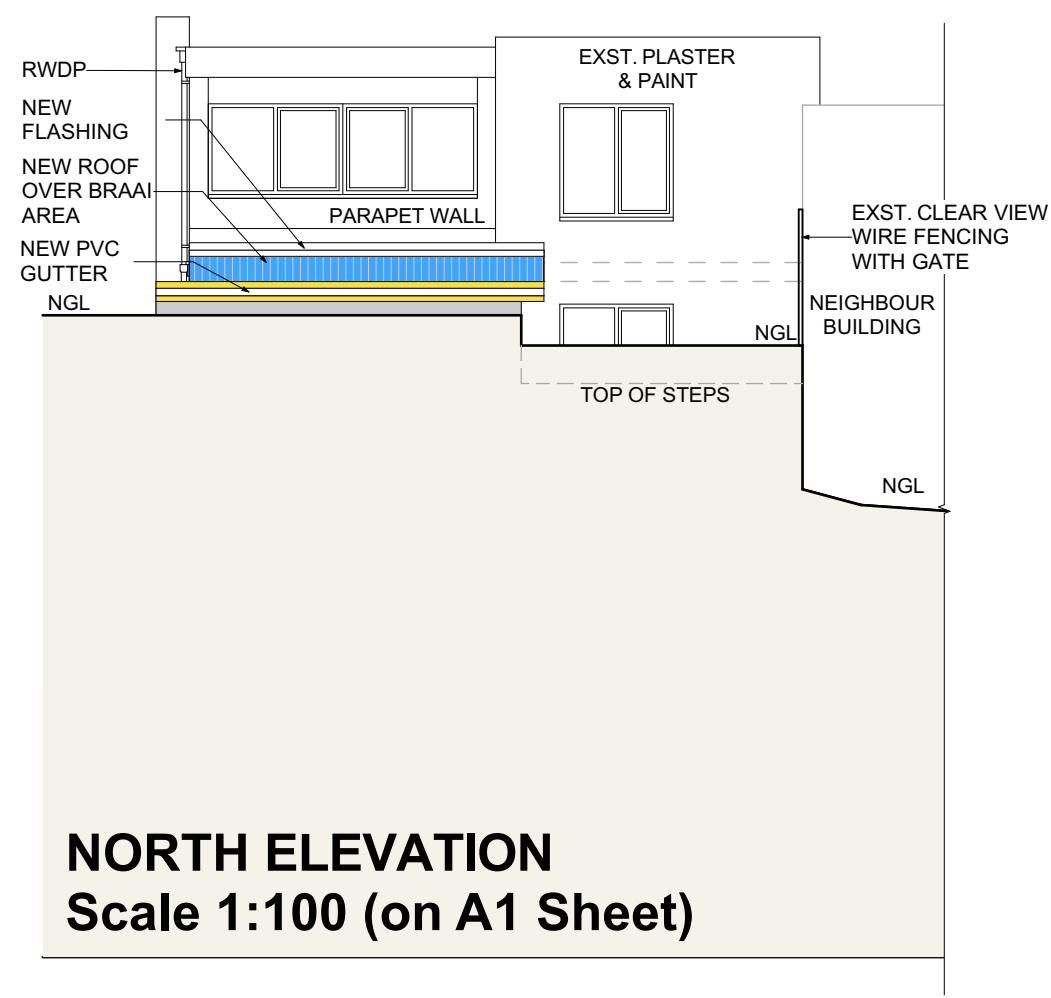


FIRST FLOOR PLAN
Scale 1:100 (on A1 Sheet)

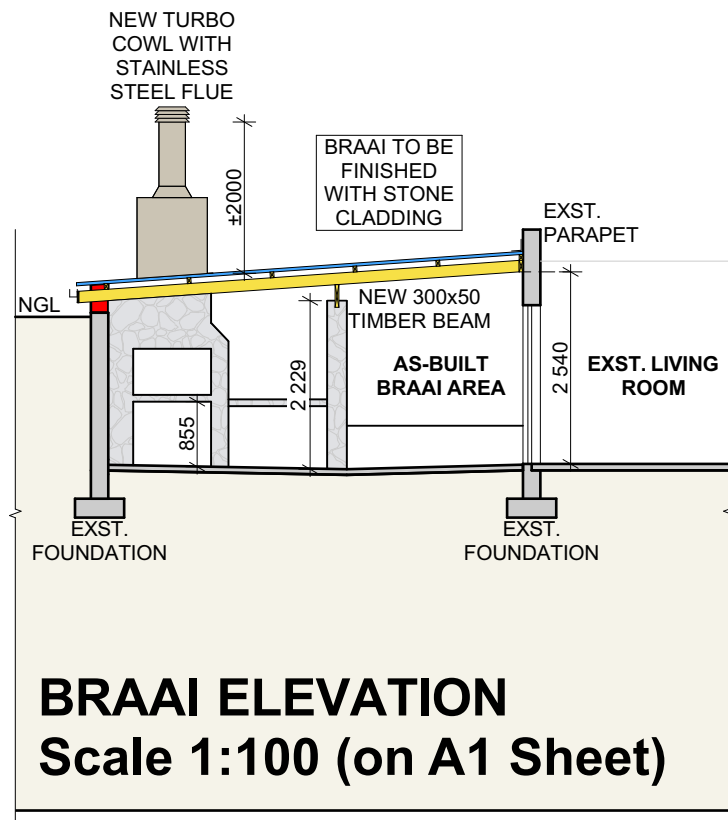
OFFICIAL USE



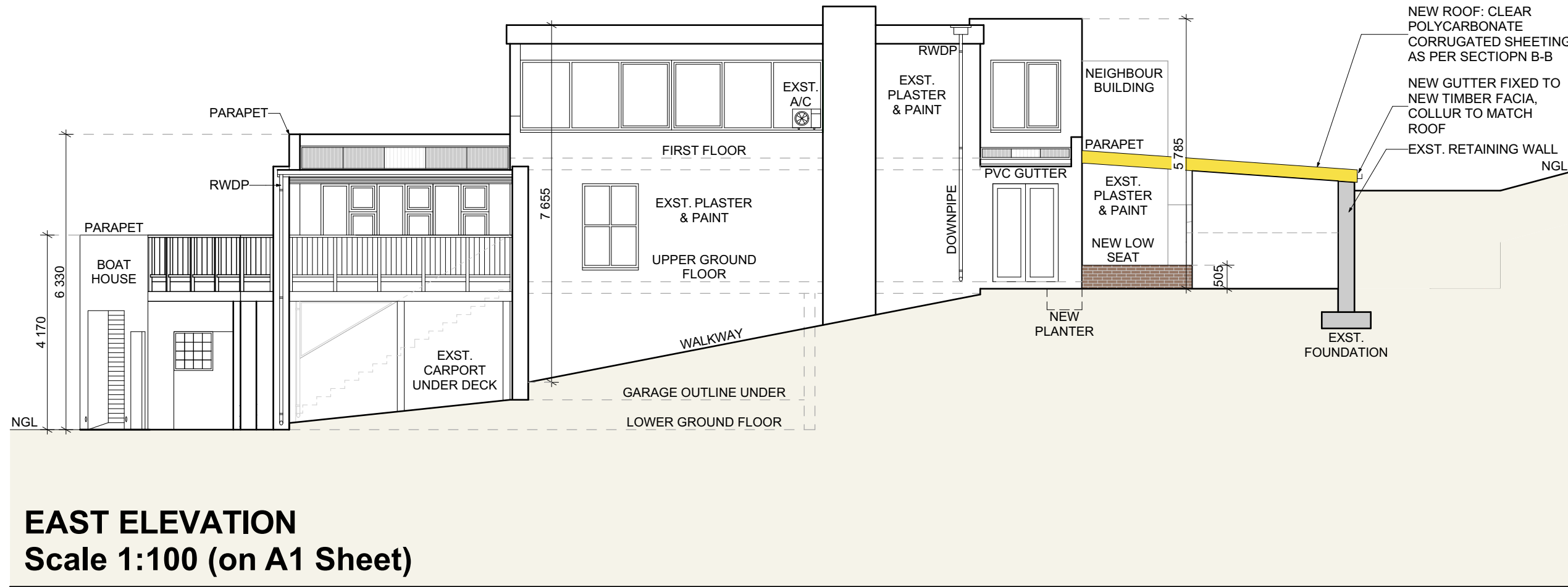
SOUTH ELEVATION
Scale 1:100 (on A1 Sheet)



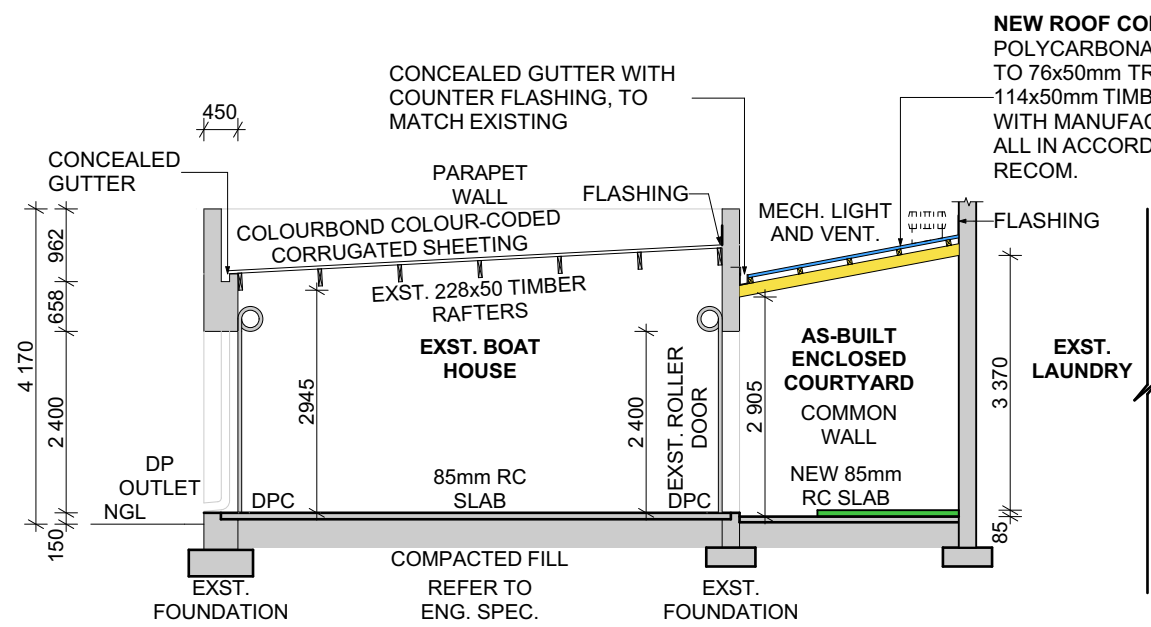
NORTH ELEVATION
Scale 1:100 (on A1 Sheet)



BRAAI ELEVATION
Scale 1:100 (on A1 Sheet)



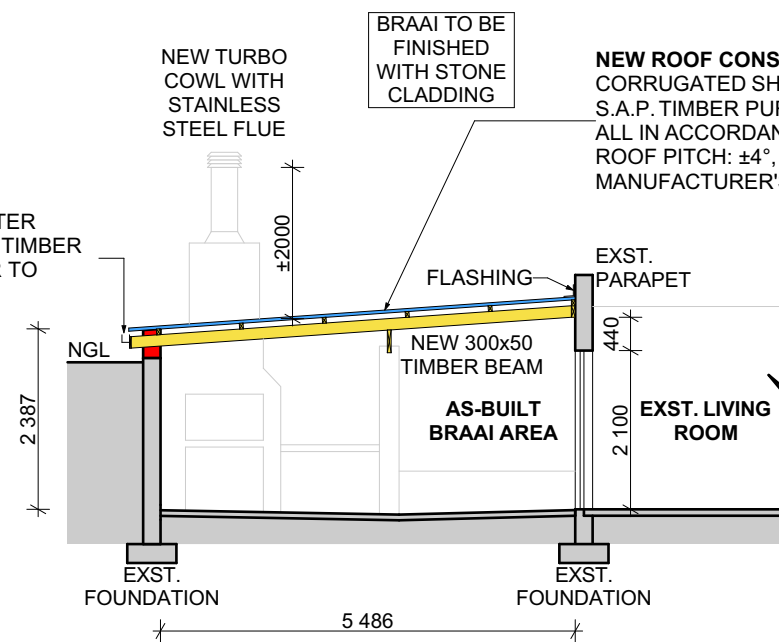
EAST ELEVATION
Scale 1:100 (on A1 Sheet)



SECTION A-A
Scale 1:100 (on A1 Sheet)

NEW ROOF CONSTRUCTION: CLEAR POLYCARBONATE CORRUGATED SHEETING, FIXED TO 76x50mm TREATED S.A.P. TIMBER PURLINS ON 114x50mm TIMBER RAFTERS, ALL IN ACCORDANCE WITH MANUFACTURER'S RECOM. ROOF PITCH: $\pm 10^\circ$, ALL IN ACCORDANCE WITH MANUFACTURER'S RECOM.

NEW PVC GUTTER FIXED TO NEW TIMBER FACIA, COLLUR TO MATCH ROOF



SECTION B-B
Scale 1:100 (on A1 Sheet)

NEW ROOF CONSTRUCTION: CLEAR POLYCARBONATE CORRUGATED SHEETING, FIXED TO 76x50mm TREATED S.A.P. TIMBER PURLINS ON 152x50mm TIMBER RAFTERS, ALL IN ACCORDANCE WITH MANUFACTURER'S RECOM. ROOF PITCH: $\pm 4^\circ$, ALL IN ACCORDANCE WITH MANUFACTURER'S RECOM.

NAME	W1
QTY	1
ELEVATION	
FRAME & LEAF	WHITE POWDER COATED ALUMINIUM FRAME WITH SAFETY GLASS WHERE INDICATED
GLAZING	SAFETY GLASS

WINDOW SCHEDULE
Scale 1:100 (on A1 Sheet)

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

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

REVISIONS			
No.	Date	Name	Description

M Smith Architectural Group (Pty)Ltd 2023/768767/07 SACAP REG. NO.: ST0609

MSMITH
ARCHITECTURAL GROUP
PASSION TO CREATE

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

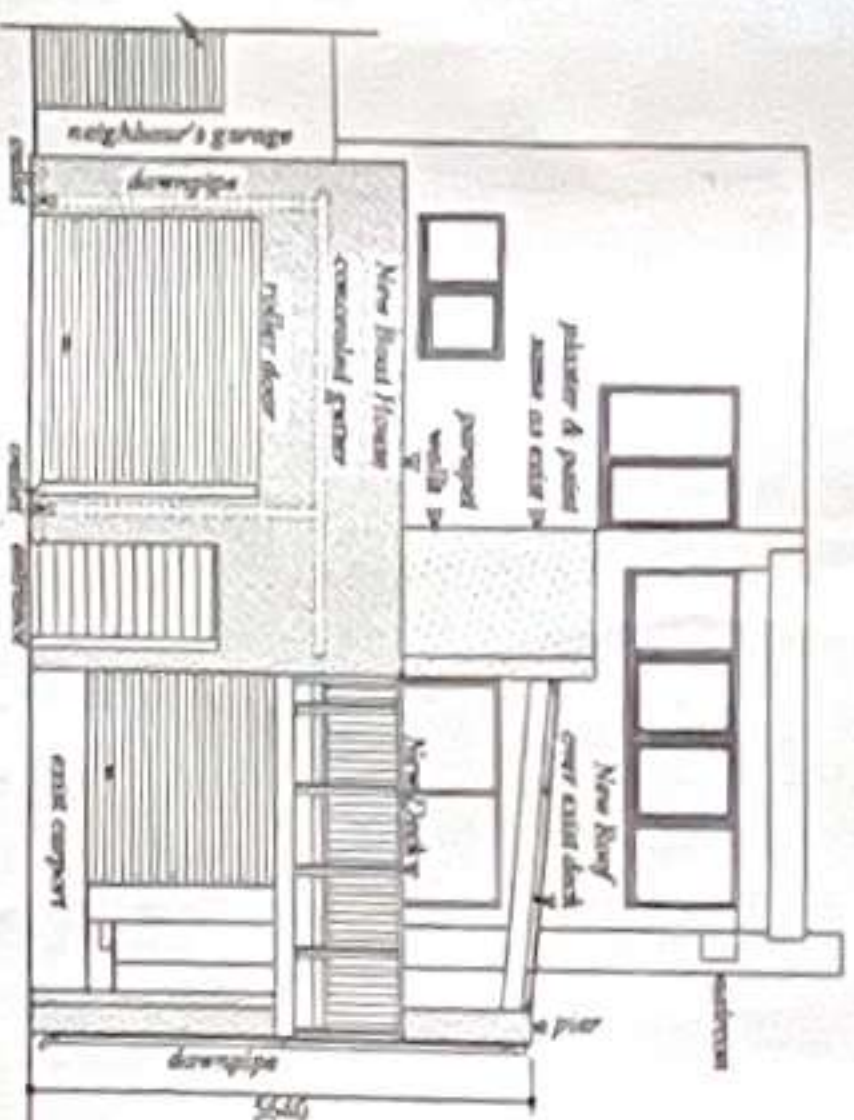
H4: DWELLING HOUSE Cell: 082 640 2544
ZONING: GRZII info@msmith.co.za
www.msmith.co.za

PROJECT
ADDITIONS FOR MEREDITH WILDERNESS TRUST ON ERF 1118
12 FREESIA WILDERNESS

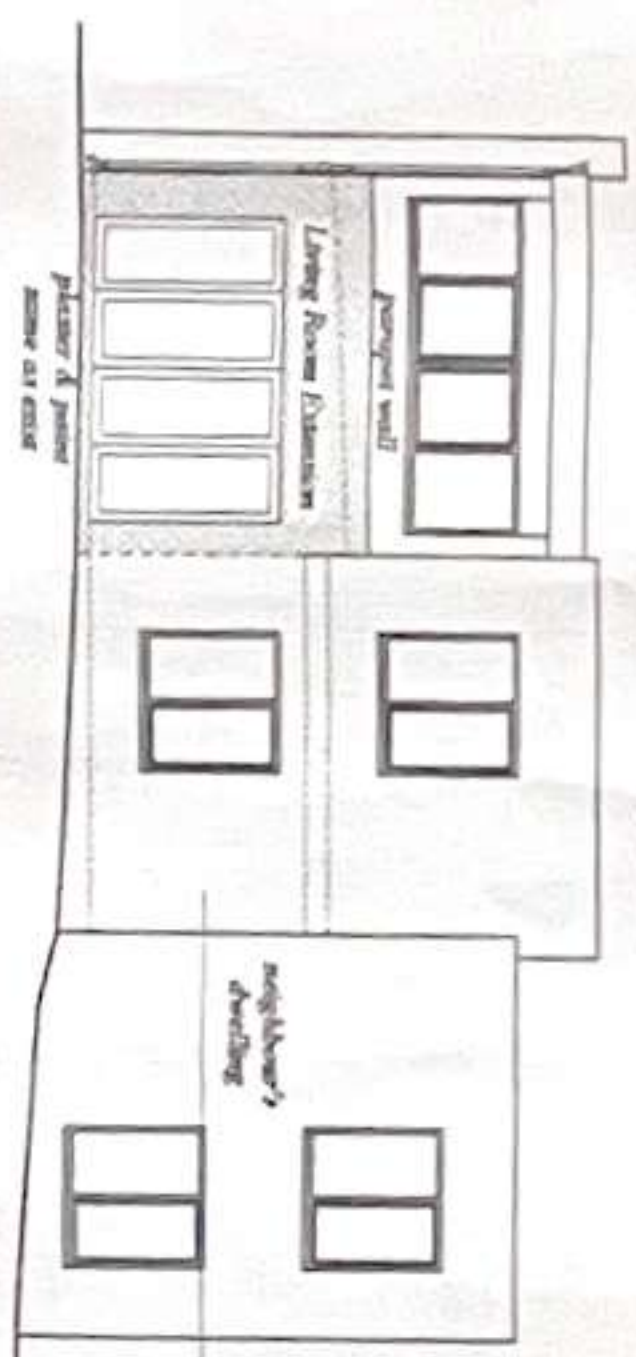
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SCALE 1:100	PROJECT NUMBER 2510-02
DRAWING NUMBER M003	REVISION 0
DATE PRINT ISSUED: 2025/12/04	DRAWN F CALITZ
	CHECKED

APPROVED
BY CLIENT

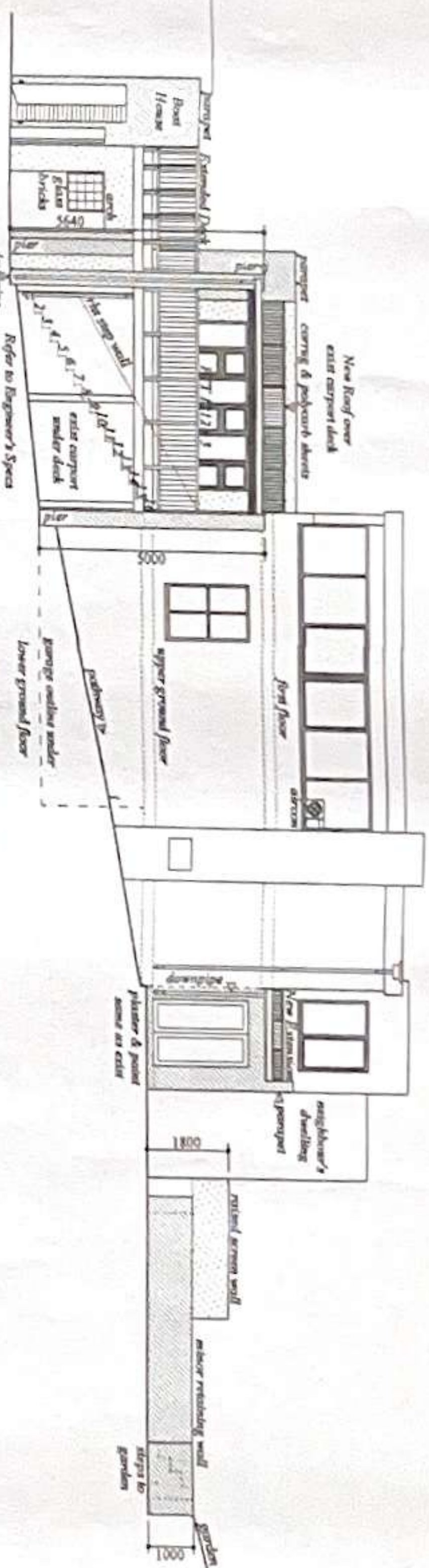
SIGNATURE:



SOUTH ELEVATION
1:100



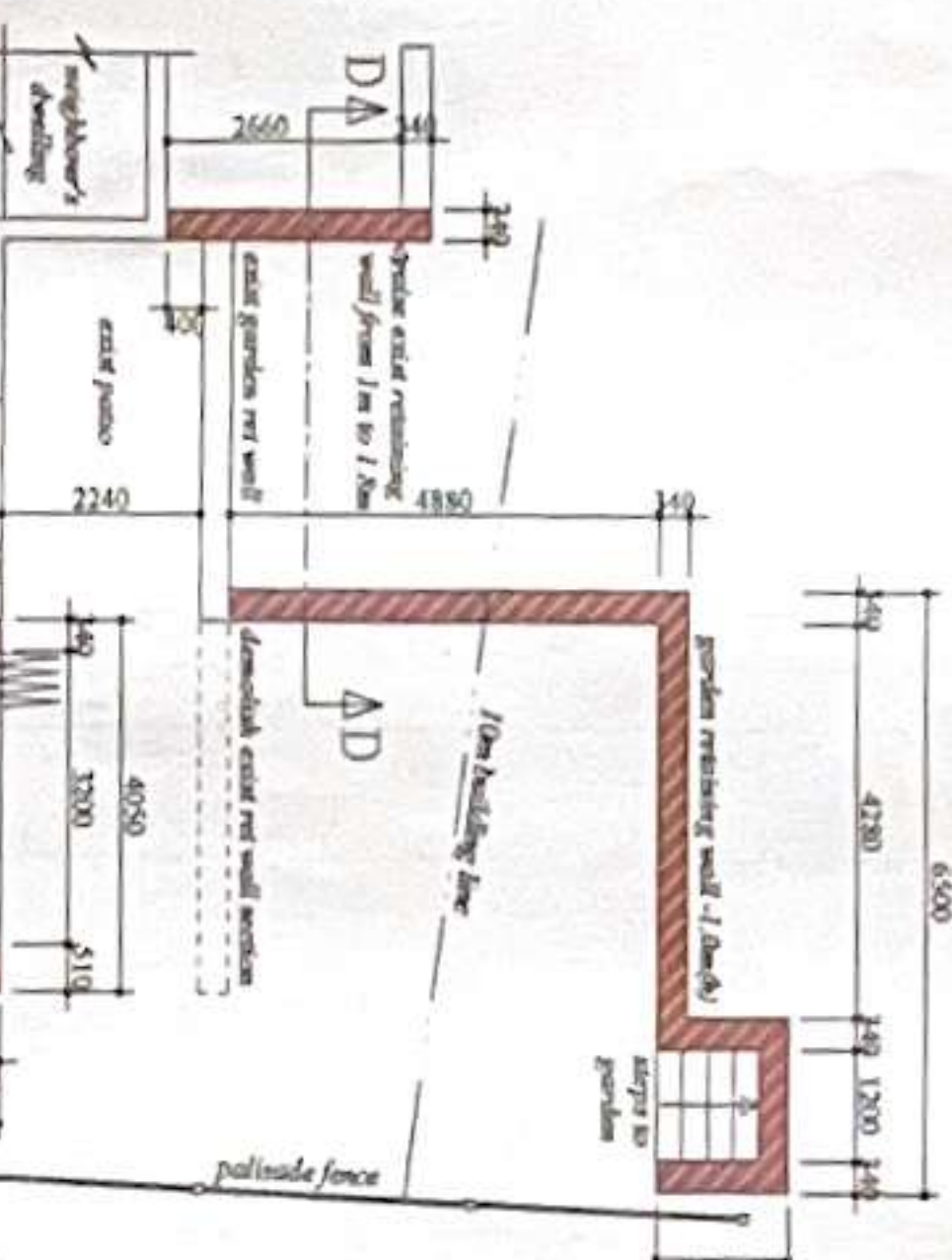
NORTH ELEVATION
1:100



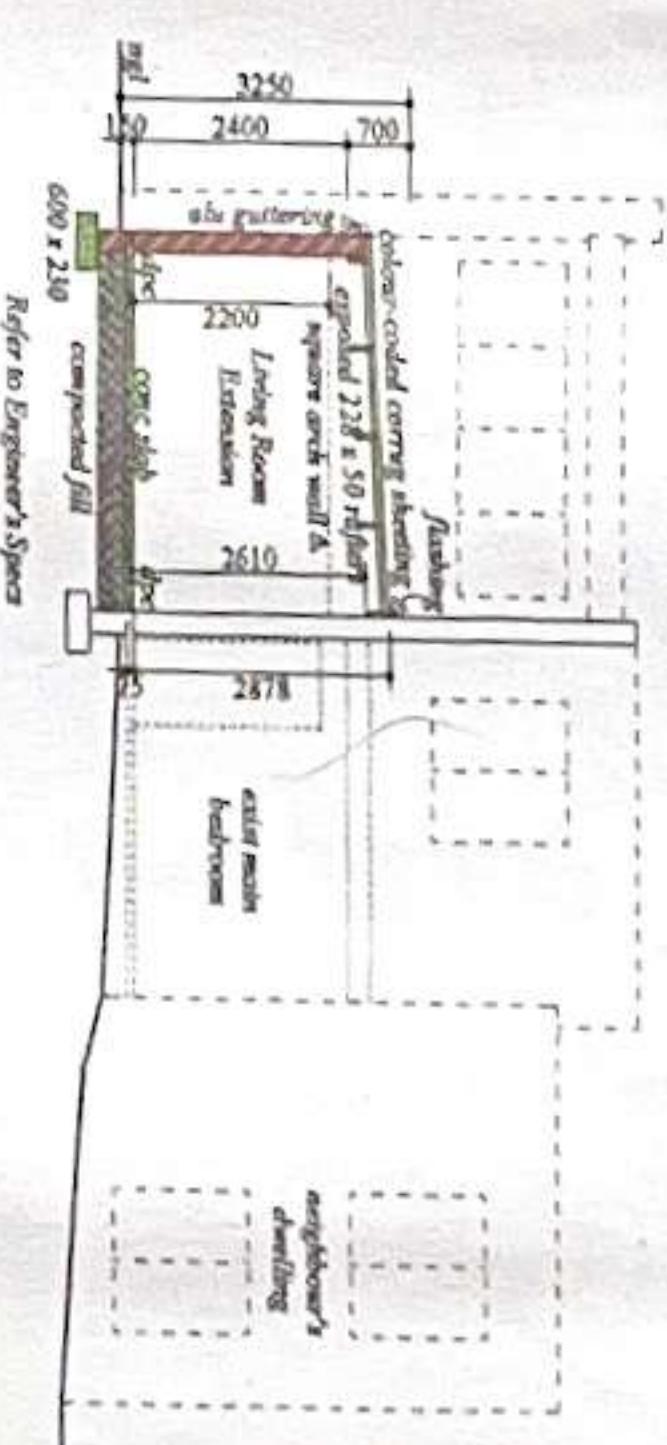
EAST ELEVATION
1:100



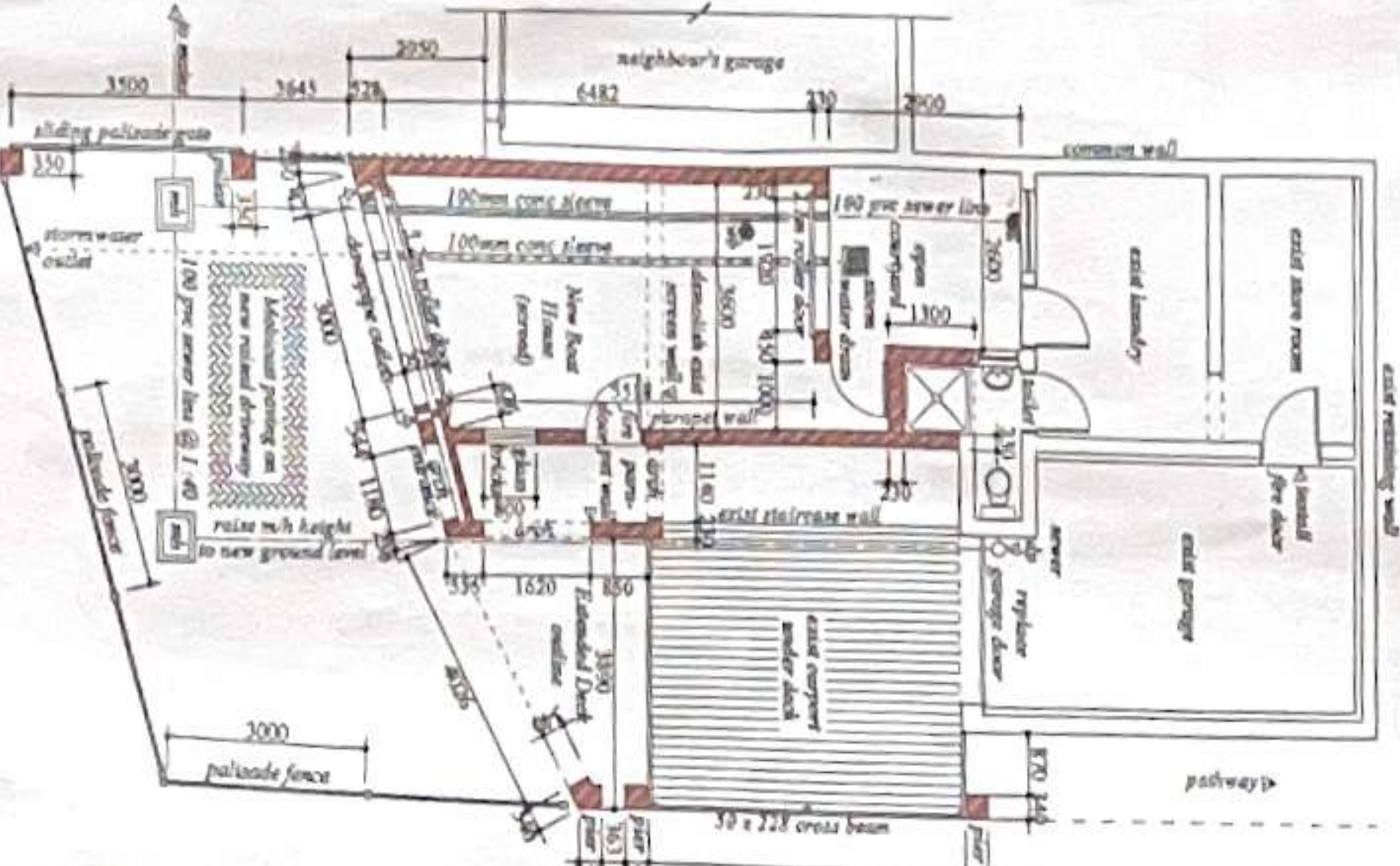
SECTION A-A
1:100



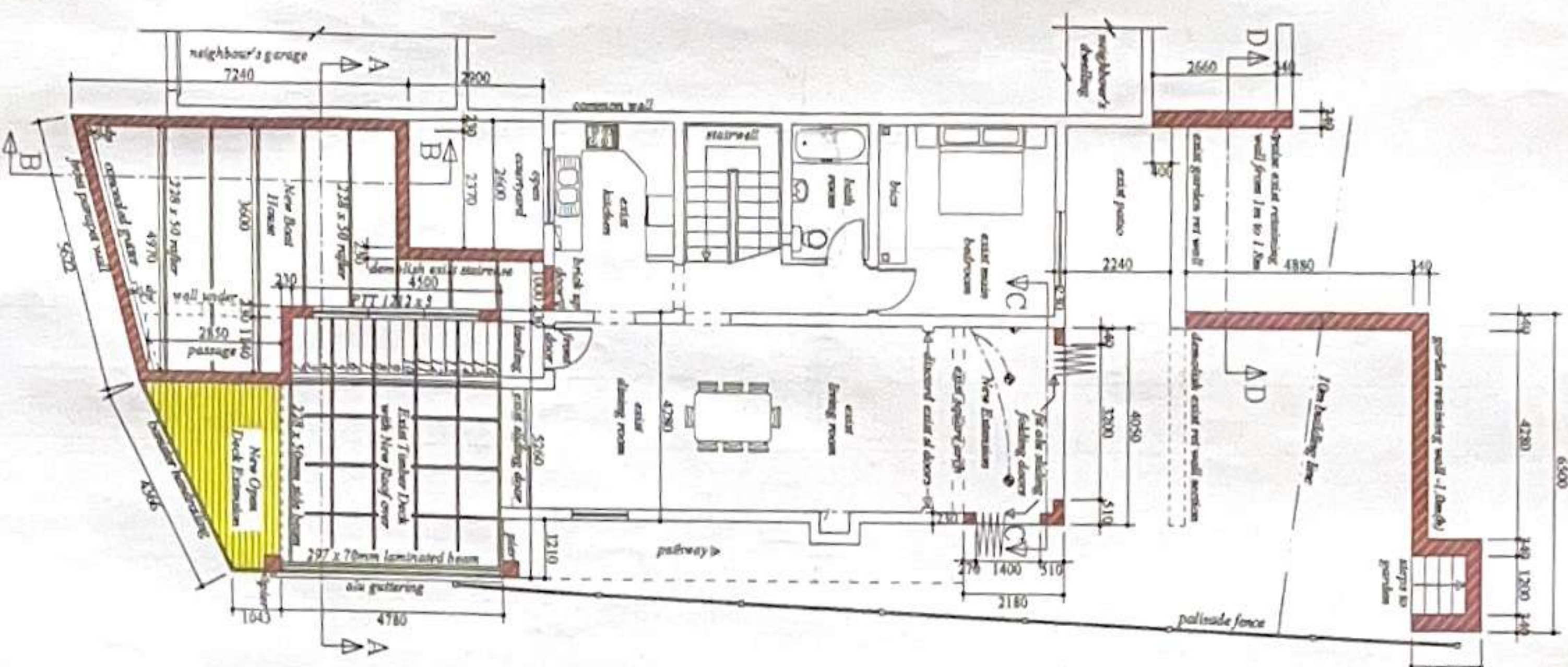
SECTION B-B
1:100



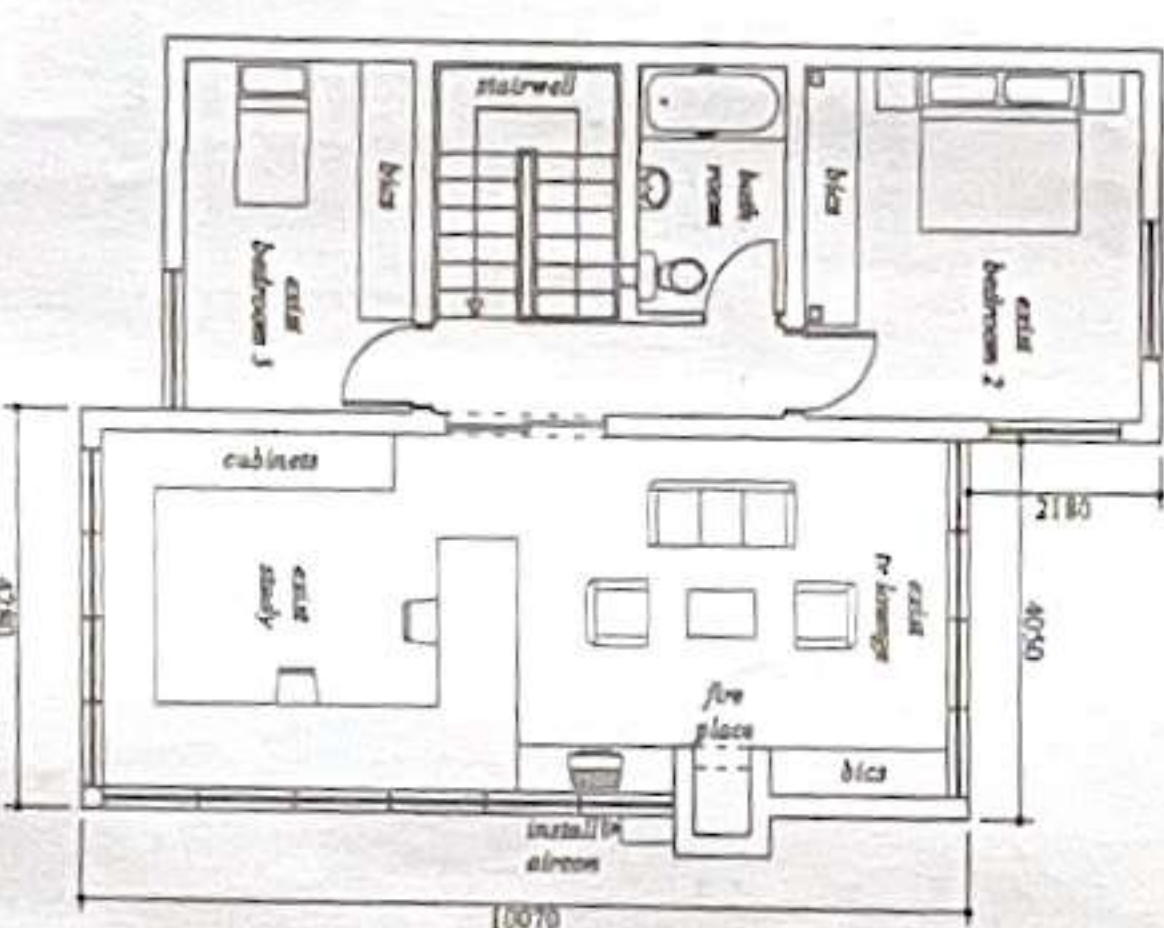
SECTION C-C
1:100



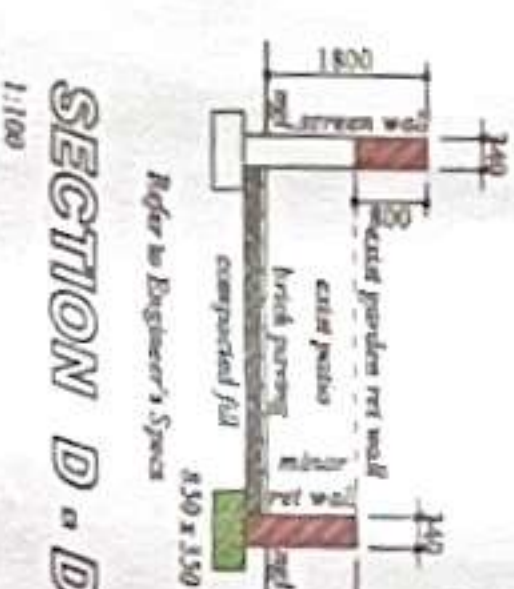
LOWER GROUND FLOOR PLAN
1:100



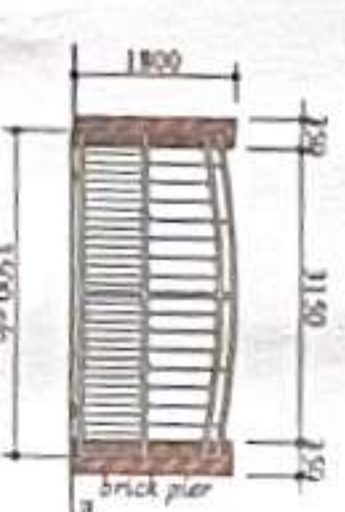
UPPER GROUND FLOOR PLAN
1:100



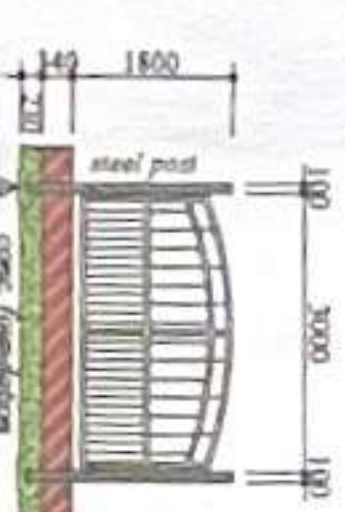
FIRST FLOOR PLAN
1:100



SECTION D-D
1:100



STEEL PILE FOR STANDING GATE
1:100



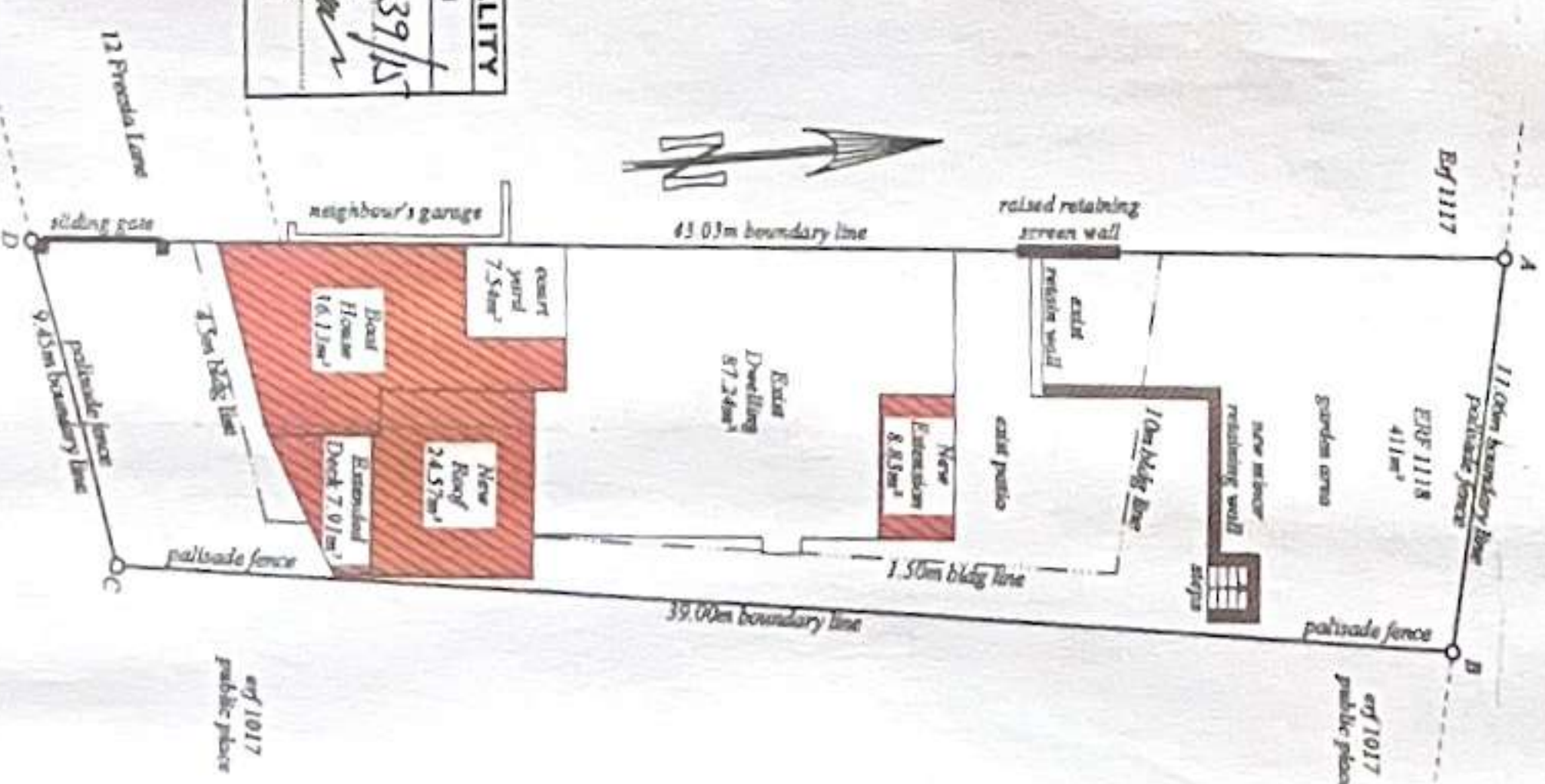
TYPICAL STEEL PILE FOR FENCE SECTION
1:100



FENCE CROSS SECTION
1:100



APPROVED
GEORGE MUNICIPALITY
1:100



SITE PLAN
1:200

NOTES

1. All dimensions are in meters unless otherwise stated.
2. All work must be carried out in accordance with the National Building Regulations.
3. All building material must be SABS approved.

ELECTRICAL LEGEND

⊙	CIRCUIT LIGHT
⊙	10 AMP FUSE
⊙	20 AMP FUSE
⊙	30 AMP FUSE
⊙	40 AMP FUSE
⊙	50 AMP FUSE
⊙	60 AMP FUSE
⊙	70 AMP FUSE
⊙	80 AMP FUSE
⊙	90 AMP FUSE
⊙	100 AMP FUSE

ROOF HOUSE FLOOR CONSTRUCTION:

25mm screed on 75mm concrete slab on 250mm concrete wall and compacted filling on 500mm sand layer.

OPEN COURTYARD FLOOR:

25mm screed on 75mm concrete slab on 250mm concrete wall and compacted filling on 500mm sand layer.

DECK ROOF CONSTRUCTION:

25mm screed on 75mm concrete slab on 250mm concrete wall and compacted filling on 500mm sand layer.

NEW DECK EXTENSION DETAILS:

25mm screed on 75mm concrete slab on 250mm concrete wall and compacted filling on 500mm sand layer.

EXTENSION ROOF CONSTRUCTION:

25mm screed on 75mm concrete slab on 250mm concrete wall and compacted filling on 500mm sand layer.

EXTENSION FLOOR CONSTRUCTION:

25mm screed on 75mm concrete slab on 250mm concrete wall and compacted filling on 500mm sand layer.

COVERAGE

Plot Area	411m ²
Plot House	47.2m ²
Plot Carport	18.9m ²
Plot Deck	24.5m ²
Plot Garden	14.1m ²
Plot Filling	8.8m ²
Total Plot Area	77.4m ²
Coverage	19.1%

OWNER: The Municipality of George

DATE: April 2015

SCALE: 1:100 / 1:200

PLAN NO: 14021/2014

Resolution & Power of Attorney


The Meredith Wilderness Trust (IT2488/09), the registered owner of Erf 1118 Wilderness, George Municipality & Division, hereby resolve to authorise Marlize de Bruyn & Denise Janse van Rensburg from DMC Town Planning to submit the required land use application in terms of Section 15(2) of the George Municipality: Land Use Planning By-law (2023) for the property.


Michael Meredith

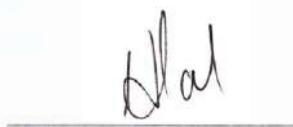
11/11/25
Date


Megan Angela Meredith

11/11/25
Date


Witness 1

11/11/2025
Date


Witness 2

11/11/2025
Date

DEPARTEMENT
VAN JUSTISIE



DEPARTMENT
OF JUSTICE

MAGTIGINGSBRIEF
LETTERS OF AUTHORITY

In terms of Section 6(1) of the Trust Property Control Act, 1988 (Act 57 of 1988)
In gevolge artikel 6(1) van die Wet op Beheer van Trustgoed (Wet 57 van 8)

NO: IT 2488/09

MICHAEL MEREDITH (ID: [REDACTED])
MEGAN ANGELA MEREDITH (ID: [REDACTED])

Is/are hereby authorized to act as trustee(s) of the
hierby gemagtig word op te tree as trustee(s) van die

THE MEREDITH WILDERNESS TRUST

GIVEN under my hand at Johannesburg this..... day of..... 2009
GEGEE onder my hand te Johannesburg op hede die..... dag van..... 2009

ASST. MASTER OF THE HIGH COURT



293

MILLERS INC.
BEACON HOUSE
123 MEADE STREET
GEORGE
6530

Prepared by me

M Goldie

CONVEYANCER
Goldie M

FEE

R. 600.00

VERBIND		MORTGAGED	
VIR FOR			
B	027469/09		
13 OCT 2009		REGISTRATEUR/REGISTRAR	

T 050888/09

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

MARIAM SOLOMON

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 George on 25 August 2009 granted to him by

Christopher Kümst
Identity Number 600320 5113 08 5
and
Ruth Kümst
Identity Number 660801 0003 08 9
Married in community of property to each other

DATA / CAPT
23 OCT 2009
OLIVIER YOLANDE

DATA / VERIFY
26 OCT 2009
VAN WYK JENNY

GhostConvey 11.5.6.5

CERTIFIED COPY

And the appearer declared that his said principal had, on 20 August 2009 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 in full and free property to and on behalf of:

**The Trustees for the time being of
The Meredith Wilderness Trust
Registration Number IT 2488/09**

its Successors in Office or assigns,

Erf 1118 Wilderness
in the Municipality and Division of George, Province of the Western Cape;

IN EXTENT: 411 (FOUR HUNDRED AND ELEVEN) SQUARE METRES;

FIRST REGISTERED by Certificate of Registered Title No. T 7446/1982 with Diagram No. 1126/81 relating thereto and held by Deed of Transfer No. T 105025/2002.

A. **SUBJECT** to the conditions referred to in Deed of Transfer No. T 9247/1922.

B. **ENTITLED** to the benefits of the following special conditions contained in the annexure marked "A" to Deed of Transfer No. T 9247/1922:-

"(III) That Roderick Erskine and his successors in title to the remainder of Oakhurst shall have a right of way on horse-back, on foot and to drive animals along the course of the existing footpath across Annex Westwood, for the purpose of gaining access to and egress from "Fairy Knowe."

C. **SUBJECT FURTHER** to the following conditions contained in Deeds of Transfer No.'s 24416/1980, 24417/1980 and 24418/1980 imposed by the Administrator of the Cape Province in terms of Ordinance No. 33 of 1934 when approving of the Town Wilderness Extension No. 6, namely:-

1. Any words and expressions used in the following conditions shall have the same meaning as may have been assigned to them by the Regulations published under Provincial Notice No.623 dated 14 August 1970.
2. In the event of a Town Planning Scheme or any portion thereof applying or being made applicable to this erf, any provisions thereof which are more restrictive than any condition of title applicable to this erf, shall take precedence. Furthermore, noting in these conditions shall be construed as overriding the provisions of Section 146 of Ordinance No. 15 of 1952, as amended.
3. No building on this erf shall be used or converted to use for any purpose other than that permitted in terms of these conditions.



GhostConvey 11.5.6.5

CERTIFIED COPY

4. The owner of this erf shall without compensation, be obliged to allow electricity, telephone and television cables and/or wires and main and/or other waterpipes and the sewage and drainage, including stormwater of any other erf or erven, inside or outside this Township, to be conveyed across this erf, if deemed necessary by the Local Authority or other statutory authority, and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above.
5. The owner of this erf shall be obliged, without compensation, to receive such material or permit such excavation on the erf, as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the Local Authority.
6. No direct vehicular access shall be permitted to this erf except via Freesia Road and this erf shall also be subject to a 10 m building line from the northern boundary thereof."

D. **SUBJECT FURTHER** to the following conditions contained in said Certificate of Registered Title No. T 7446/1982 imposed by the Administrator in terms of Section 9 of Ordinance no. 33 of 1934 when approving the subdivision of Wilderness Extension No. 6, namely:-

"Die eienaar van hierde erf word verplig –

om soveel van die ondersteuning van enige muur, dak, pyp, geut, bedrading of ander struktuur of ding wat gemeen is aan sodanige erf en enige ander erf in stand te hou;

om alle gedeeltes van sodanige mure, dak, pyp, geut, bedrading of ander struktuur of ding wat op sy erf is of die erf oorkruis in stand te hou, en

om toegang toe te laat tot sy erf vir die doeleindes van die onderhoud, skoonmaak, opknapping, herstel, vernuwing, verandering of toevoeging tot sodanige mure, dak, pyp, geut, bedrading of ander struktuur of ding, en nie enigiets te doen wat enige sodanige toegang of werk sal verhoed of verhinder nie.

Die eienaar van hierdie erf sal nie enige veranderings aan, toevoegings tot of slooping van enige deel van die geboue op die erf, insluitend grensmure en heinings, uitvoer nie en hy sal ook nie die buite kleurskema of materiale van sodanige geboue sonder die skriftelike toestemming van die plaaslike owerheid verander nie, nog sal hy toelaat dat die uiterlike voorkoms van die gebou agteruit gaan tot 'n slordige of vuil toestand.

EXHIBIT

146

GhostConvey 11.5.6.5

CERTIFIED COPY

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

CHRISTOPHER KÜMST and RUTH KÜMST, Married as aforesaid

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

**The Trustees for the time being of
The Meredith Wilderness Trust
Registration Number IT 2488/09**

its Successors in Office 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

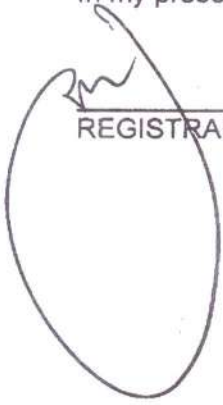
13 OCT 2009

2009:



q.q.

In my presence



REGISTRAR OF DEEDS



GhostConvey 11.5.6.5

CERTIFIED COPY

	SIDES Metras	ANGLES OF DIRECTION	CO-ORDINATES		
			Y	System	Lo 23° X
		Constant			+ 3 700 000
AB	11,06	283.06.50	A	+ 37 432,06	+ 62 601,03
BC	39,00	7.38.50	B	+ 37 421,29	+ 62 603,54
CD	9,45	79.35.10	C	+ 37 426,48	+ 62 642,19
DA	43,03	184.57.00	D	+ 37 435,78	+ 62 643,90
		Δ Knys 32		+ 33 944,40	+ 63 411,29
		Δ Knys 34		+ 37 341,14	+ 62 089,46

S.G. No.

1126/81

Approved

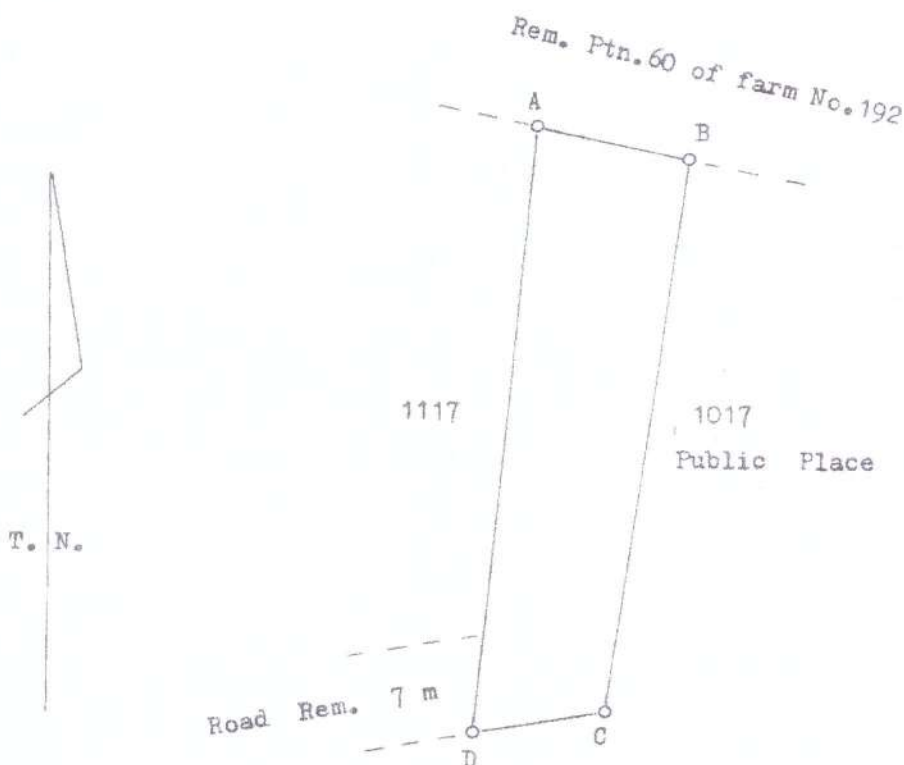
M. J. Bligh
Surveyor-General

1981-03-30

Beacons

A.D. 16 mm iron peg

B.C. 12 mm iron peg



Scale: 1 : 500

The figure A. B. C. D.

represents 411 square metres

of land, being

Erf 1118 (portion of Erf 1106) Wilderness

situate in Wilderness Township Extension No. 6 in the Local Board Area of Wilderness.

Administrative District of George

Province of Cape of Good Hope.

Surveyed in February 1981

by me,

M. J. Bligh

Land Surveyor

This diagram is annexed to

C.R.T.

No. 7446/82

dated

i.f.o.

The original diagram is

No. 805/81

annexed to

Transfer/Grant

No. 1381/47 21970

File No. GEOR. 192/10

S.R. No. B 354/81

Comp. BL-8CC/242(1766)

Gen. Plan TP.10038

Registrar of Deeds

14

SIDES	ANGLES OF	COORDINATES	
Meters	DEFLECTION	Y	X
AB	Constant	+ 30 000,00	+ 3 750 000,00
BC	264,17,20		
CD	281,47,20	B + 7 492,00	+ 12 598,00
DE	283,04,50	C + 7 450,52	+ 12 596,66
EF	487,39,20		
FG	79,34,50	F + 7 456,95	+ 12 647,70
GH	135-19,10	G + 7 456,16	+ 12 638,37
HI	16,00	H + 7 482,13	+ 12 636,99
IJ	13,12	J + 7 492,82	+ 12 644,59
JK	38,00		
KA	50,05		
	184,57,20		
	A 231 + 7 341,14 + 12 089,46		
	A 229 + 3 944,40 + 13 411,29		

- The figure A.B.I.K. representing Ext 1070, Wilderness in Wilderness Township Extension No. 6 General Plan T.P. No. 10038.
- The figure B.J.U.H.I. representing Ext 1011, Wilderness in Wilderness Township Extension No. 6 General Plan T.P. No. 10038.
- The figure J.C.D.B.F.G. representing Ext 1012, Wilderness in Wilderness Township Extension No. 6 General Plan T.P. No. 10038.

The figure A. B. C. D. E. F. G. H. I. K. 5147 square metres of land being Ext 1106 Wilderness and comprises 1-3 above Wilderness Township Extension No. 6 in the Local Board Area of Wilderness Province of Cape of Good Hope

Compiled by me February 1981

Land Surveyor

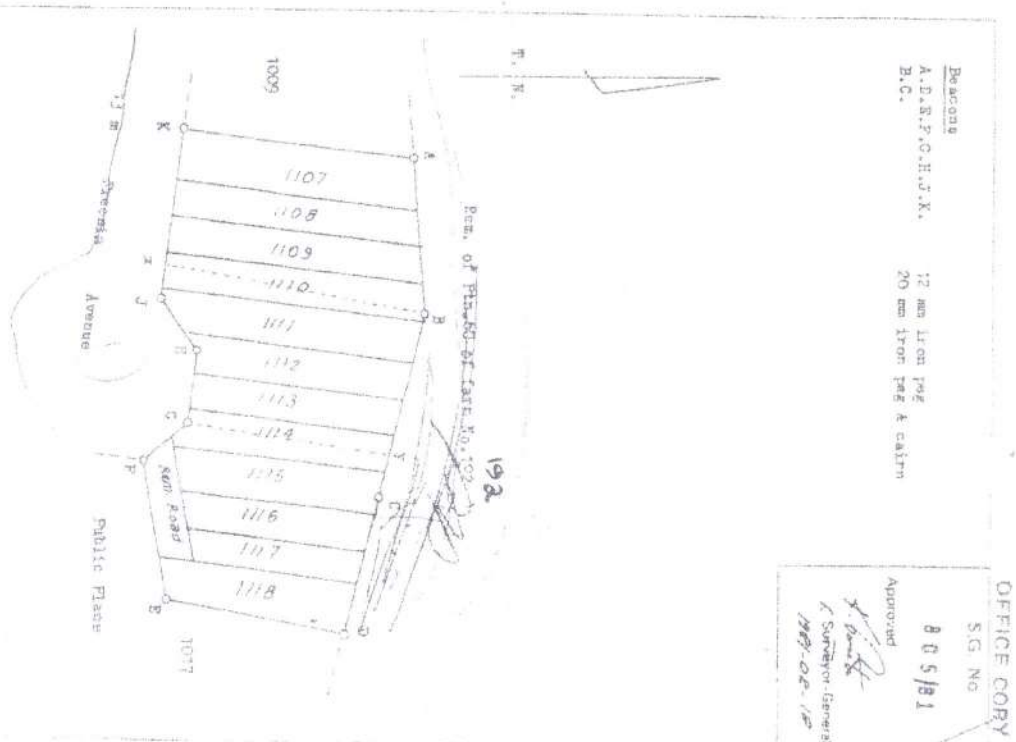
This diagram is annexed to the original diagram as are all quoted above.

File No. GRSP. 192/70

S.P. No. Completed.

DATE: 1970/18

REGISTERED BY: 1981-02-10





Home Loans
Sales and Service Enablement

9 Lothbury Road
Auckland Park, 2092
Private Bag 72007
Cresta, 2118
South Africa

T 0860 111 007
Swift address: ABSAZAJJ
absa.co.za

01.12.2025

Private/Confidential

THE MEREDITH WILDERNESS TRUST
PO BOX 7285
WESTWOOD
1477

Dear Sir / Madam

**REQUEST RECEIVED FOR: CONSENT FOR RELAXATION ON BUILDING LINE & AMENDMENT
OF TITLE DEED CONDITION**

Mortgage loan account number:



Property description:

ERF 1118 WILDERNESS

We refer to the above-mentioned account and property and hereby confirm approval for the relaxation of the building line from 1.5 meters to 0.0 meters.

Additionally, the condition in the title deed regarding the building line along the northern boundary to be amended from 10.0 meters to 7.0 meters on the abovementioned property.

Please instruct a conveyancing attorney to attend to the amendment of these restrictive conditions on the title deed. Only a conveyancing attorney can attend at the Deeds office to amend the conditions.


According to your mortgage loan agreement it is your responsibility to ensure that you have sufficient property insurance.

If your insurance policy is held with Absa, kindly contact us on 0860 100 876 for any queries or updates.

This consent is valid for one (1) year from the date of this letter.

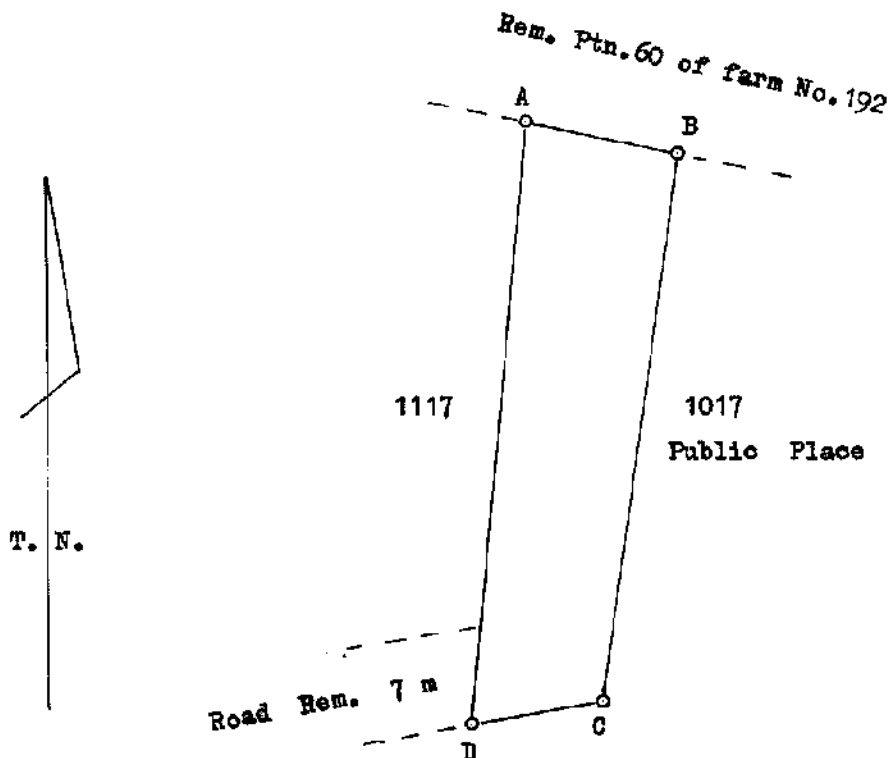
Yours faithfully

Property Control Department
Our ref: Sophy Nhamposse
Tel: 011 846 5488
Email: hlpc@absa.co.za

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System Lo 23° X			S.G. No.
		<u>Constant</u>			<u>+ 3 700 000</u>	1126/81
AB	11,06	283.06.50	A	+ 37 432,06	+ 62 601,03	Approved  Surveyor-General
BC	39,00	7.38.50	B	+ 37 421,29	+ 62 603,54	
CD	9,45	79.35.10	C	+ 37 426,48	+ 62 642,19	
DA	43,03	184.57.00	D	+ 37 435,78	+ 62 643,90	
		Δ Knys 32		+ 33 944,40	+ 63 411,29	
		Δ Knys 34		+ 37 341,14	+ 62 089,46	1981-03-30

Beacons

A.D. 16 mm iron peg
B.C. 12 mm iron peg



Scale: 1 : 500

The figure A. B. C. D.
represents 411 square metres of land, being
Erf 1118 (portion of Erf 1106) Wilderness
situate in Wilderness Township Extension No. 6 in the Local Board Area of
Administrative District of George Province of Cape of Good Hope.
Surveyed in February 1981
by me, *[Signature]* Land Surveyor

This diagram is annexed to
C.R.T.
No. 7446/82
dated
i.f.o.

The original diagram is
No. 805/81 annexed to
Transfer/Grant
No. 1981/417 21970

File No. GEOR. 192/10
S.R. No. E 354/81
Comp. BL-800/Z42(1766)
Gen. Plan TP.10038

Registrar of Deeds

APPROVED IN TERMS OF SECT. 9 OF ORD. 33/1934	
REF.	RF 37.1.122.1
DATE	09-13-19

805/81

SIDES Metres	ANGLES OF DIRECTION		CO-ORDINATES System Lo 23	
			Y	X
	<u>Constants</u>		+ 30 000,00	+ 3 750 000,00
AB	34,53	264.17.20		
BC	42,38	281.47.20	B + 7 492,00	+ 12 588,00
CD	30,00	283.04.50	C + 7 450,52	+ 12 596,66
DE	39,00	487.39.20		
EF	30,96	79.34.50		
FG	13,12	135.19.10	F + 7 456,95	+ 12 647,70
GH	16,00	94.57.20	G + 7 466,18	+ 12 638,37
HJ	13,12	54.36.30	H + 7 482,13	+ 12 636,99
JK	38,00	94.57.20	J + 7 492,82	+ 12 644,59
KA	50,05	184.57.20		
		Δ 231	+ 7 341,14	+ 12 089,46
		Δ 229	+ 3 944,40	+ 13 411,29

- The figure A.B.x.K. representing Erf 1010, Wilderness in Wilderness Township Extension No. 6 General Plan T.P. No. 10038.
- The figure B.y.G.H.J.x. representing Erf 1011, Wilderness in Wilderness Township Extension No. 6 General Plan T.P. No. 10038.
- The figure y.C.D.E.F.G. representing Erf 1012, Wilderness in Wilderness Township Extension No. 6 General Plan T.P. No. 10038.

The figure A. B. C. D. E. F. G. H. J. K. represents 514⁴ square metres of land, being Erf 1106 Wilderness and comprises 1-3 above situated in Wilderness Township Extension No. 6 in the Local Board Area of Wilderness Administrative District of George Province of Cape of Good Hope. Compiled Surveyed in February 1981 by me, *H. Blenkh.* Land Surveyor

This diagram is annexed to C.C.F. No. 21370/81 dated i.f.o.	The original diagrams are as quoted above. No. annexed to Transfer/Grant No.	File No. GEOR. 192/10 S.R. No. Compiled. Comp. BL-8CC/242(1766) Gen. Plan T.P. 10038
Registrar of Deeds		FOR ENDORSEMENTS SEE BACK OF DIAGRAM

OFFICE COPY

S.G. No.

805/81

Approved

[Signature]
Surveyor-General
1981-02-18

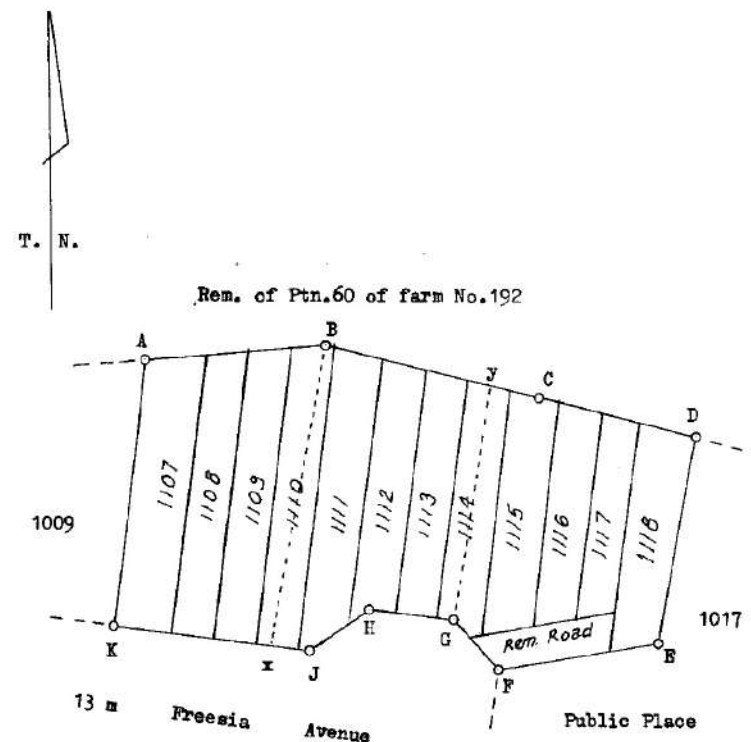
Beacons

A.D.E.F.G.H.J.K.

12 mm iron peg

B.C.

20 mm iron peg & cairn



Scale: 1 : 1 000

CONVEYANCER CERTIFICATE

I the undersigned, **J.J. VAN DER BERG (LPCM61135)**, 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 1118 WILDERNESS

**IN THE MUNICIPALITY AND DIVISION OF GEORGE,
PROVINCE OF THE WESTERN CAPE;**

IN EXTENT: 411 (FOUR HUNDRED AND ELEVEN) Square Metres

Held by Deed of Transfer Number T50888/09

In respect of which it was found that there are restrictive conditions registered against such property, namely:

C. **SUBJECT FURTHER** to the following conditions contained in Deeds of Transfer No.'s 24416/1980, 24417/1980 and 24418/1980 imposed by the Administrator of the Cape Province in terms of Ordinance No. 33 of 1934 when approving of the Town Wilderness Extension No. 6, namely: -

6. No direct vehicular access shall be permitted to this erf except via Freesia Road and this erf shall also be subject to a 10 m building line from the northern boundary thereof."

In respect of which no further restrictive conditions prohibiting the proposed amendment and permanent departure as further elaborated on in the accompanying application. It is further confirmed that a mortgage bond is registered over such property, for which the Mortgagee's consent is attached to the accompanying application.

DATED and SIGNED at MOSSEL BAY on the 1st day of DECEMBER 2025.



CONVEYANCER

J.J. VAN DER BERG

OOSTHUIZEN, MARAIS & PRETORIUS INC.

SIOUX BUILDING

16 SIOUX STREET

VOORBAAI

MOSSEL BAY

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: **3926998**

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

Brief proposal: **Proposed permanent departure & amendment of title deed restriction**

Property(ies) description: **Erf 1118, Wilderness**

Date: **17 November 2025**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Robin Hector	George Municipality	0448019477	rlhector@george.gov.za
	Naudica Swanepoel	George Municipality	0448019477	nswanepoel@george.gov.za
Pre-applicant	Marlize de Bruyn	DMC Town Planning	0766340150	marlize@mdbplanning.co.za

Documentation provided for discussion:

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

1. Copy of title deed,
2. Locality,
3. Building plans

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

YES

NO

Comprehensive overview of proposal:

Erf 1118 Wilderness, is a group housing property (GRZII), 411m², originally developed during the early 1980's. During 2015 building plans (copy attached) were approved for a retaining wall in the northern section of the property with stairs leading to this higher part of the property. Since then, the property owner covered this level space created between the retaining wall and the dwelling unit, to create an outdoor braai area. See plans attached.

The 1.5m perimeter building line is encroached on – to 0.0m. The title deed for the property also includes a 10m building line from the northern boundary. This will be due to Waterside Road, north of Erf 1118 Wilderness, being a provincial road (DR1620).

C. SUBJECT FURTHER to the following conditions contained in Deeds of Transfer No.'s 24416/1980, 24417/1980 and 24418/1980 imposed by the Administrator of the Cape Province in terms of Ordinance No. 33 of 1934 when approving of the Town Wilderness Extension No. 6, namely:-

6. No direct vehicular access shall be permitted to this erf except via Freesia Road and this erf shall also be subject to a 10 m building line from the northern boundary thereof."

It is proposed not to remove this paragraph in the title deed, but to amend it to reflect the distance of the covered braai area from the northern boundary, e.g. 7m.

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

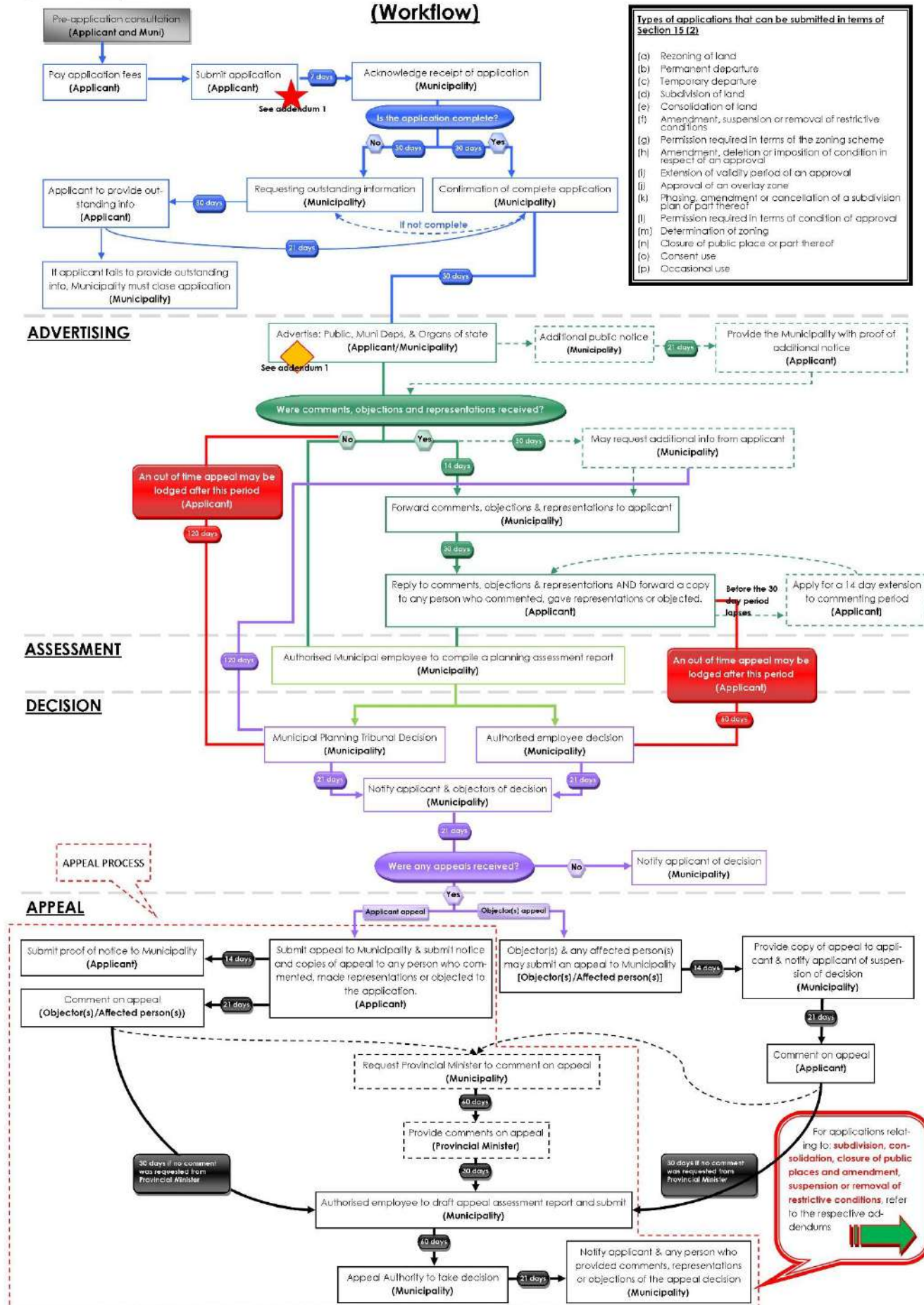
ADVERTISING

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
	2(a) a rezoning of land;	R
x	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
x	2(f) a removal, suspension, or amendment of restrictive conditions in respect of a land unit;	R
	2(g) a permission required in terms of the zoning scheme;	R
	2(h) an amendment, deletion, or imposition of conditions in respect of an existing approval;	R
	2(i) an extension of the validity period of an approval;	R
	2(j) an approval of an overlay zone as contemplated in the zoning scheme;	R
	2(k) an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
	2(l) a permission required in terms of a condition of approval;	R
	2(m) A determination of a zoning;	R
	2(n) A closure of a public place or part thereof;	R
	2(o) a consent use contemplated in the zoning scheme;	R
	2(p) an occasional use of land;	R
	2(q) to disestablish a home owner's association;	R
	2(r) to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;	R
	2(s) a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building	R
Tick if relevant	What prescribed notice and advertisement procedures will be required?	Advertising fees payable
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
TOTAL APPLICATION FEE* (VAT excluded):		TBD on submission

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	Applicant to motivate proposal in line with George Municipal Spatial Development Framework, 2023 and Wilderness Lakes and Hoekwil Local Spatial Development Framework, 2015
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	Submit Conveyancer's Certificate indicating title deed restrictions relating to the proposal, the beneficiaries to be notified as well as method to be dealt with.
Any other Municipal by-law that may be relevant to application? (If yes, specify)		X		
Zoning Scheme Regulation considerations: Which zoning scheme regulations apply to this site? <u>George Integrated Zoning Scheme By-Law, 2023</u> What is the current zoning of the property? <u>General Residential Zone II (GRZII – group housing)</u> What is the proposed zoning of the property? <u>General Residential Zone II (GRZII – group housing)</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	Motivate i.t.o PSDF
Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans?		X		

SECTION C:
CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Is/was the property(ies) utilised for agricultural purposes?		X		Western Cape Provincial Department of Agriculture

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

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
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? (striketrough irrelevant)		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
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) (strikethrough irrelevant)		Y	N	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	Other (specify)		Y	N	Required number of documentation copies

PART E: DISCUSSION

Pre-application as discussed on 19 November 2025 for the proposed Removal/Amendment of Restrictive Title Deed Conditions and Departure for Erf 1118, Wilderness. The following site layout plan and documents attached were presented:

PART F: SUMMARY / WAY FORWARD

- Applicant to take note of the comments above and proceed with submission of the land use application addressing all aspects above.
- Applicant to take note of public participation process in line with letter dated 19 September 2025 (attached).

OFFICIAL: Robin Hector

PRE-APPLICANT: Marlize de Bruyn

SIGNED:



SIGNED:

DATE: 25 November 2025

DATE: 17 November 2025

OFFICIAL: Naudica Swanepoel

SIGNED:



DATE: 25 NOVEMBER 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 be deemed necessary.*

293

MILLERS INC.
BEACON HOUSE
123 MEADE STREET
GEORGE
6530

Prepared by me

M Goldie

CONVEYANCER
Goldie M

FEE

R. *600.00*

VERBIND		MORTGAGED	
VIR FOR R. <i>[REDACTED]</i>			
B	027469/09		
13 OCT 2009		REGISTRATEUR/REGISTRAR	

T 050888/09

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

MARIAM SOLOMON

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 George on 25 August 2009 granted to him by

Christopher Kümst
Identity Number 600320 5113 08 5
and
Ruth Kümst
Identity Number 660801 0003 08 9
Married in community of property to each other

DATA / CAPT
23 OCT 2009
OLIVIER VOLANT

DATA / VERIFY
26 OCT 2009
VAN WYK JENNY

GhostConvey 11.5.6.5

CERTIFIED COPY

And the appearer declared that his said principal had, on 20 August 2009 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 in full and free property to and on behalf of:

**The Trustees for the time being of
The Meredith Wilderness Trust
Registration Number IT 2488/09**

its Successors in Office or assigns,

Erf 1118 Wilderness
in the Municipality and Division of George, Province of the Western Cape;

IN EXTENT: 411 (FOUR HUNDRED AND ELEVEN) SQUARE METRES;

FIRST REGISTERED by Certificate of Registered Title No. T 7446/1982 with Diagram No. 1126/81 relating thereto and held by Deed of Transfer No. T 105025/2002.

A. **SUBJECT** to the conditions referred to in Deed of Transfer No. T 9247/1922.

B. **ENTITLED** to the benefits of the following special conditions contained in the annexure marked "A" to Deed of Transfer No. T 9247/1922:-

"(III) That Roderick Erskine and his successors in title to the remainder of Oakhurst shall have a right of way on horse-back, on foot and to drive animals along the course of the existing footpath across Annex Westwood, for the purpose of gaining access to and egress from "Fairy Knowe."

C. **SUBJECT FURTHER** to the following conditions contained in Deeds of Transfer No.'s 24416/1980, 24417/1980 and 24418/1980 imposed by the Administrator of the Cape Province in terms of Ordinance No. 33 of 1934 when approving of the Town Wilderness Extension No. 6, namely:-

1. Any words and expressions used in the following conditions shall have the same meaning as may have been assigned to them by the Regulations published under Provincial Notice No.623 dated 14 August 1970.
2. In the event of a Town Planning Scheme or any portion thereof applying or being made applicable to this erf, any provisions thereof which are more restrictive than any condition of title applicable to this erf, shall take precedence. Furthermore, noting in these conditions shall be construed as overriding the provisions of Section 146 of Ordinance No. 15 of 1952, as amended.
3. No building on this erf shall be used or converted to use for any purpose other than that permitted in terms of these conditions.



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CERTIFIED COPY

4. The owner of this erf shall without compensation, be obliged to allow electricity, telephone and television cables and/or wires and main and/or other waterpipes and the sewage and drainage, including stormwater of any other erf or erven, inside or outside this Township, to be conveyed across this erf, if deemed necessary by the Local Authority or other statutory authority, and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above.
5. The owner of this erf shall be obliged, without compensation, to receive such material or permit such excavation on the erf, as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the Local Authority.
6. No direct vehicular access shall be permitted to this erf except via Freesia Road and this erf shall also be subject to a 10 m building line from the northern boundary thereof."

D. **SUBJECT FURTHER** to the following conditions contained in said Certificate of Registered Title No. T 7446/1982 imposed by the Administrator in terms of Section 9 of Ordinance no. 33 of 1934 when approving the subdivision of Wilderness Extension No. 6, namely:-

"Die eienaar van hierde erf word verplig –

om soveel van die ondersteuning van enige muur, dak, pyp, geut, bedrading of ander struktuur of ding wat gemeen is aan sodanige erf en enige ander erf in stand te hou;

om alle gedeeltes van sodanige mure, dak, pyp, geut, bedrading of ander struktuur of ding wat op sy erf is of die erf oorkruis in stand te hou, en

om toegang toe te laat tot sy erf vir die doeleindes van die onderhoud, skoonmaak, opknapping, herstel, vernuwing, verandering of toevoeging tot sodanige mure, dak, pyp, geut, bedrading of ander struktuur of ding, en nie enigiets te doen wat enige sodanige toegang of werk sal verhoed of verhinder nie.

Die eienaar van hierdie erf sal nie enige veranderings aan, toevoegings tot of slooping van enige deel van die geboue op die erf, insluitend grensmure en heinings, uitvoer nie en hy sal ook nie die buite kleurskema of materiale van sodanige geboue sonder die skriftelike toestemming van die plaaslike owerheid verander nie, nog sal hy toelaat dat die uiterlike voorkoms van die gebou agteruit gaan tot 'n slordige of vuil toestand.

EXHIBIT

146

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

CHRISTOPHER KÜMST and RUTH KÜMST, Married as aforesaid

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

**The Trustees for the time being of
The Meredith Wilderness Trust
Registration Number IT 2488/09**

its Successors in Office 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 

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

13 OCT 2009

2009:

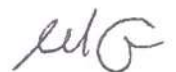


q.q.

In my presence



REGISTRAR OF DEEDS



GhostConvey 11.5.6.5

CERTIFIED COPY

	SIDES Metras	ANGLES OF DIRECTION	CO-ORDINATES		
			Y	System	Lo 23° X
		Constant			+ 3 700 000
AB	11,06	283.06.50	A	+ 37 432,06	+ 62 601,03
BC	39,00	7.38.50	B	+ 37 421,29	+ 62 603,54
CD	9,45	79.35.10	C	+ 37 426,48	+ 62 642,19
DA	43,03	184.57.00	D	+ 37 435,78	+ 62 643,90
		Δ Knys 32		+ 33 944,40	+ 63 411,29
		Δ Knys 34		+ 37 341,14	+ 62 089,46

S.G. No.

1126/81

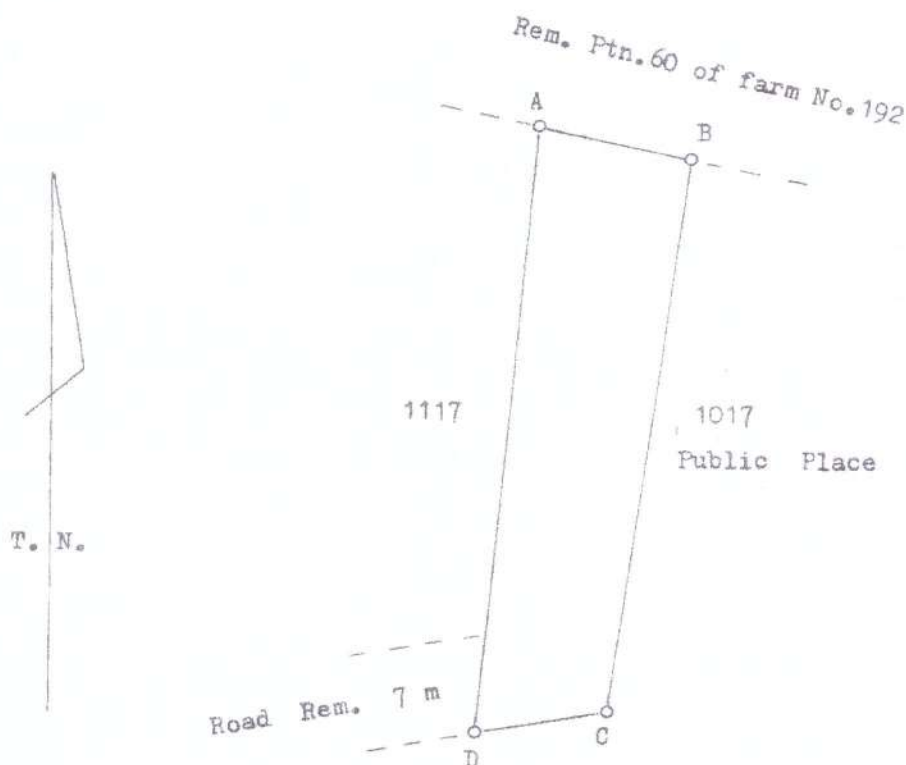
Approved

M. J. Bligh
Surveyor-General

1981-03-30

Beacons

A.D. 16 mm iron peg
B.C. 12 mm iron peg



Scale: 1 : 500

The figure A. B. C. D.
represents 411 square metres of land, being
Erf 1118 (portion of Erf 1106) Wilderness
situate in Wilderness Township Extension No. 6 in the Local Board Area of
Administrative District of George Wilderness.
Province of Cape of Good Hope.
Surveyed in February 1981
by me, *M. J. Bligh* Land Surveyor

This diagram is annexed to
C.R.T.
No. 7446/82
dated
i.f.o.

The original diagram is
No. 805/81 annexed to
Transfer/Grant
No. 1381/47 21970

File No. GEOR. 192/10
S.R. No. E 354/81
Comp. BL-8CC/242(1766)
Gen. Plan TP. 10038

Registrar of Deeds

14

SIDES	ANGLES OF	COORDINATES	
Meters	DEFLECTION	Y	X
AB	Constant	+ 30 000,00	+ 3 750 000,00
BC	264,17,20		
CD	281,47,20	B + 7 492,00	+ 12 598,00
DE	283,04,50	C + 7 450,52	+ 12 596,66
EF	487,39,20		
FG	79,34,50	F + 7 456,95	+ 12 647,70
GH	13,12	G + 7 456,16	+ 12 638,37
IJ	16,00	H + 7 482,13	+ 12 636,99
JK	13,12	J + 7 492,82	+ 12 644,59
KA	38,00		
	50,05		
	184,57,20		
	A 231	+ 7 341,14	+ 12 089,46
	A 229	+ 3 944,40	+ 13 411,29

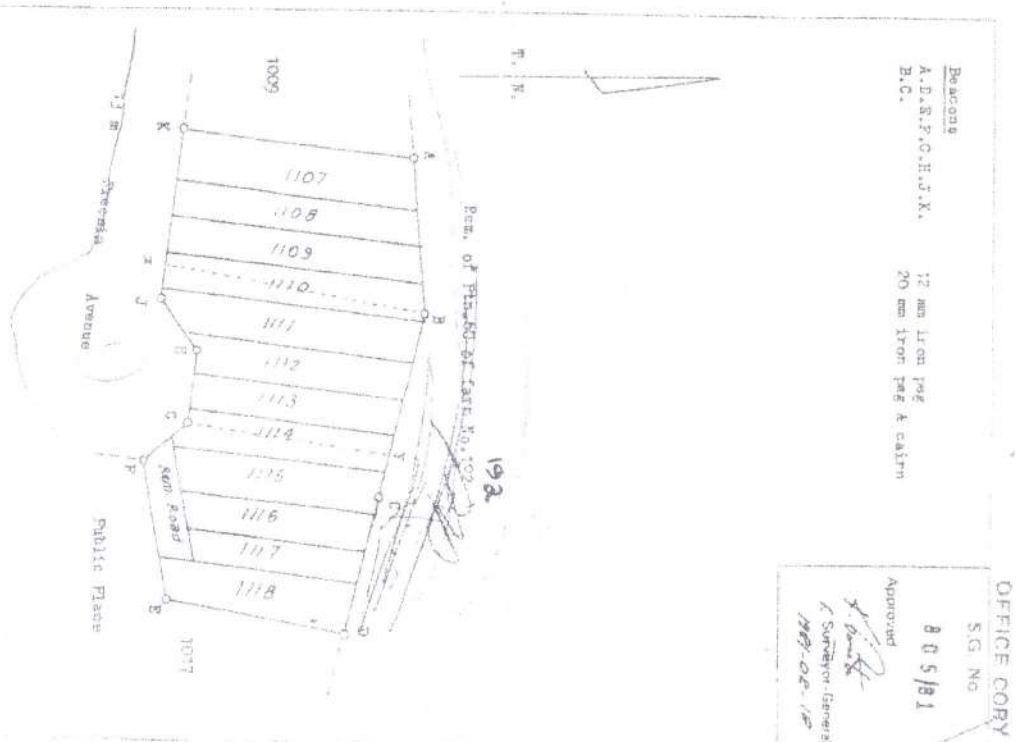
- The figure A.B.K. representing Ext 1070, Wilderness in Wilderness Township Extension No. 6 General Plan T.P. No. 10038.
- The figure B.C.D.E.F. representing Ext 1011, Wilderness in Wilderness Township Extension No. 6 General Plan T.P. No. 10038.
- The figure G.H.I.J.K. representing Ext 1012, Wilderness in Wilderness Township Extension No. 6 General Plan T.P. No. 10038.

The figure A. B. C. D. E. F. G. H. I. J. K. represents 5147 square metres of land being Ext 1106 Wilderness and comprises 1-3 above of land being Wilderness Township Extension No. 6 in the Local Board Area of Wilderness Administrative District Province of Cape of Good Hope

Compiled by me
 Surveyed February 1981
Handwritten signature

This diagram is annexed to the original diagram as are all quoted above.

File No. GRSP. 192/10
 S.P. No. Completed.
 Date 1970/81
 Land Surveyor
 Registered as Clerk
 Approved by
 Comm. 11.1.1982
 Date 11.1.1982
 Approved by
 Comm. 11.1.1982
 Date 11.1.1982
 Approved by
 Comm. 11.1.1982
 Date 11.1.1982



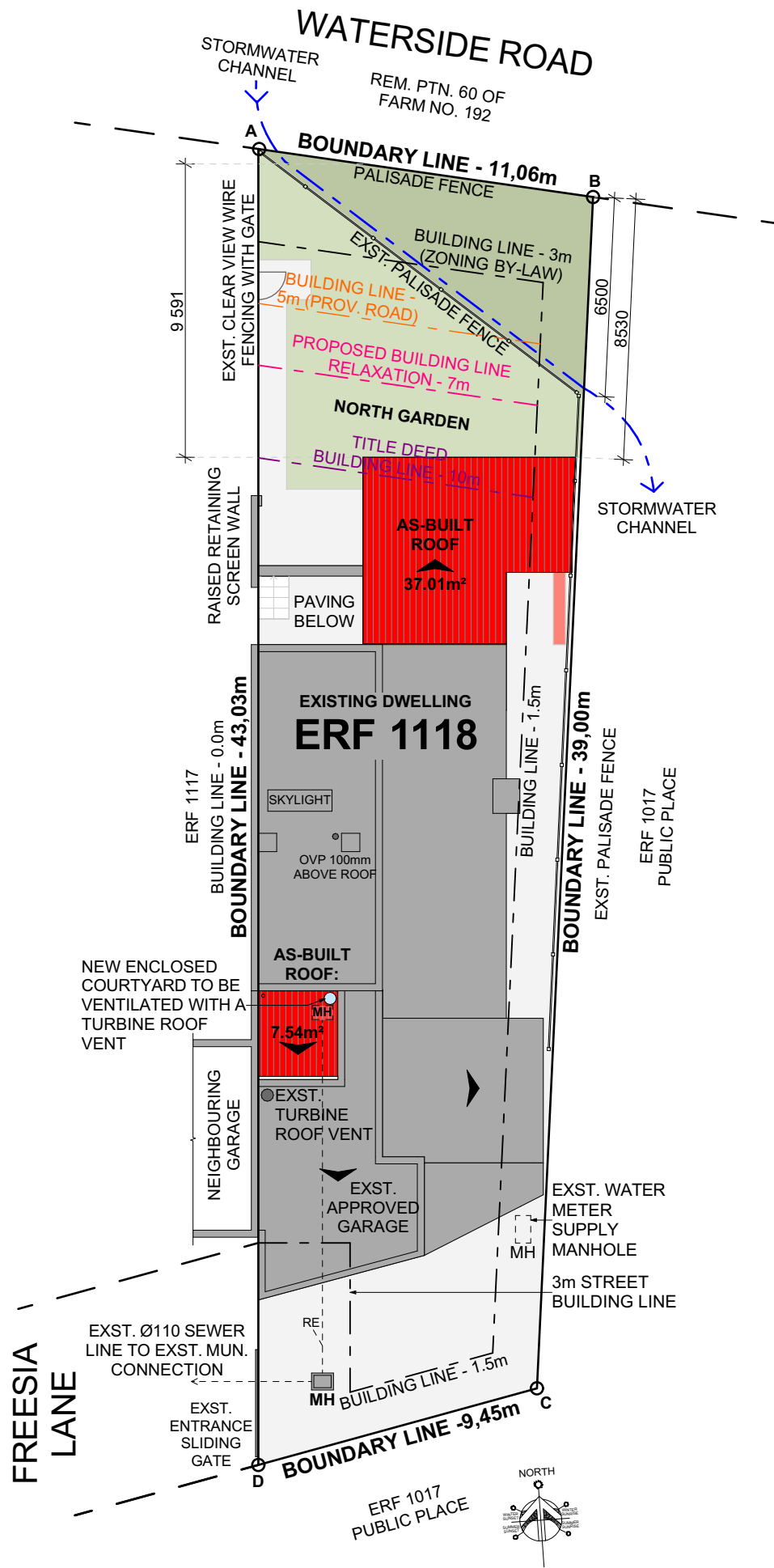
OFFICE COPY
 S.G. No. 805181
 Approved
 1981-02-10
 1981-02-10

ERF 1118 WILDERNESS

LOCALITY PLAN



OFFICIAL USE



SITE PLAN
Scale 1:200 (on A1 Sheet)

AREA SCHEDULE:

EXISTING AREA:

115,85	LOWER GROUND FLOOR
122,31	UPPER GROUND FLOOR
87,45	FIRST FLOOR
325,61 m²	

NEW AREA:

7,54	NEW ENCLOSED COURTYARD
37,01	NEW BRAAI AREA
44,55 m²	

370.16m² TOTAL AREA

411m² ERF AREA

50.83% COVERAGE (208.91m²)

Existing & as built sewer layout, as perceived from site inspection - and cannot be construed as an accurate representation. Our practice takes no responsibility for the compliance of existing structures or installations to any standards. This remains the responsibility of the owner.

OWNER + BUILDING CONTRACTORS AND SUB-CONTRACTORS TO COMPLY WITH THE FOLLOWING REQUIREMENTS OF SANS 10400 / 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 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. Storm water disposal: The means for the control and disposal of storm water 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 and it will be adhered to.

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

OWNER SIGNATURE:

DATE:

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

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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 (Pty)Ltd.

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

REVISIONS

No.	Date	Name	Description

M Smith Architectural Group (Pty)Ltd 2023/768767/07

SACAP REG. NO.: ST0609

MSMITH
ARCHITECTURAL GROUP

PASSION TO CREATE

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

H4: DWELLING HOUSE

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

ZONING: GRZII

PROJECT

**ADDITIONS FOR
MEREDITH WILDERNESS TRUST
ON ERF 1118
12 FREESIA
WILDERNESS**

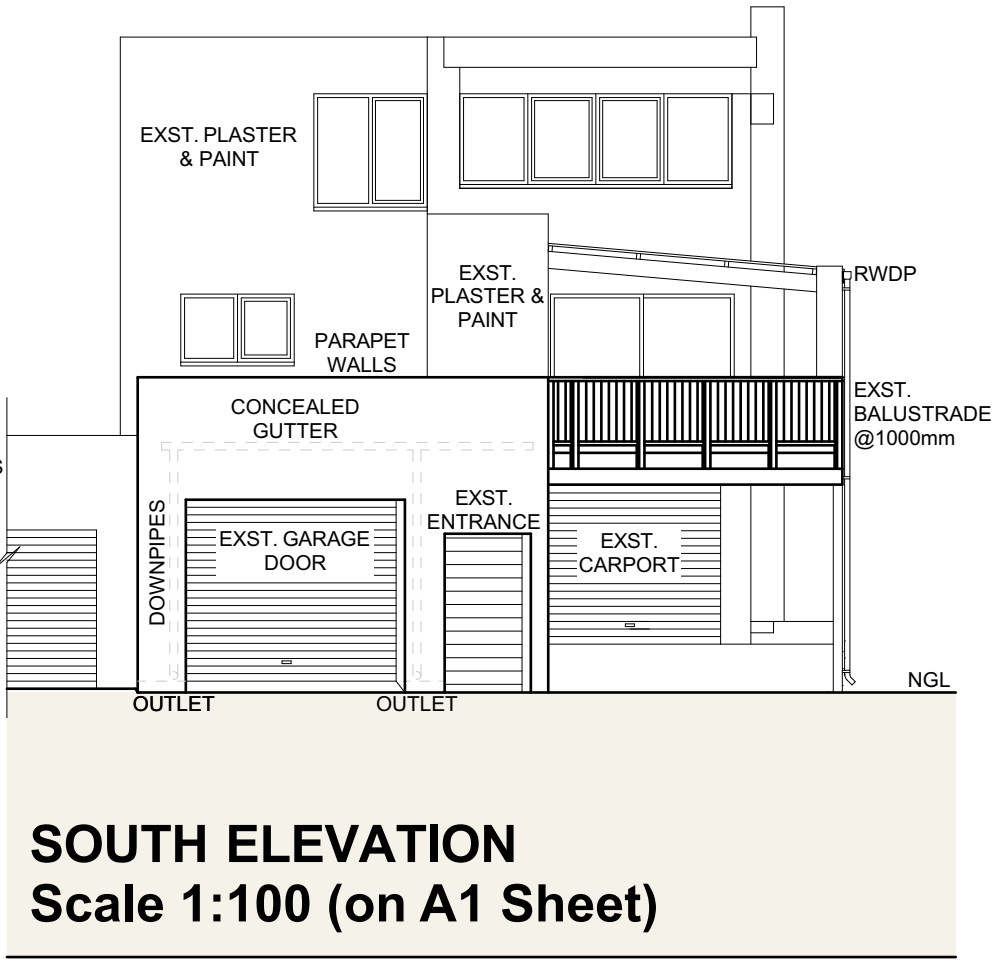
SITE PLAN

SCALE 1:200	PROJECT NUMBER 2510-02
DRAWING NUMBER M001	REVISION 0
DATE PRINT ISSUED: 2025/11/17	DRAWN F CALITZ
	CHECKED

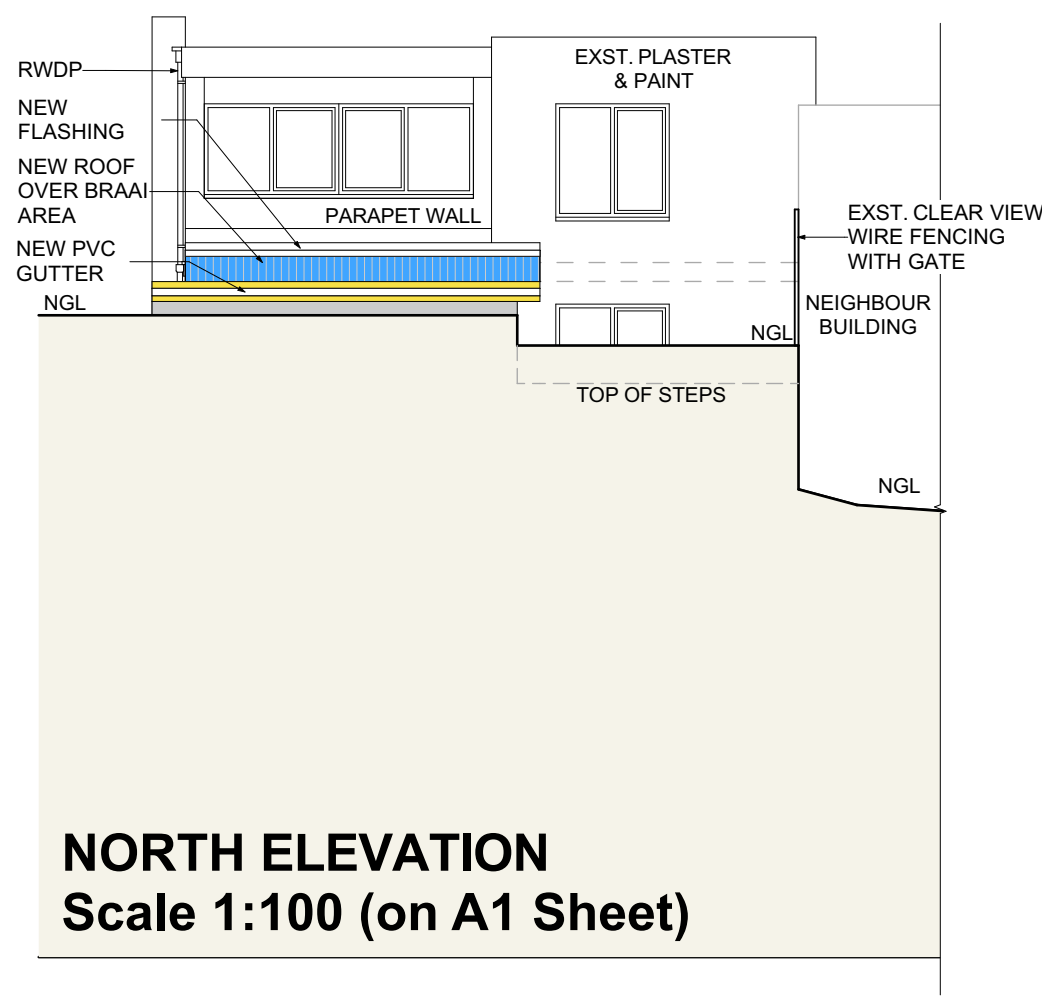
APPROVED
BY CLIENT

SIGNATURE:

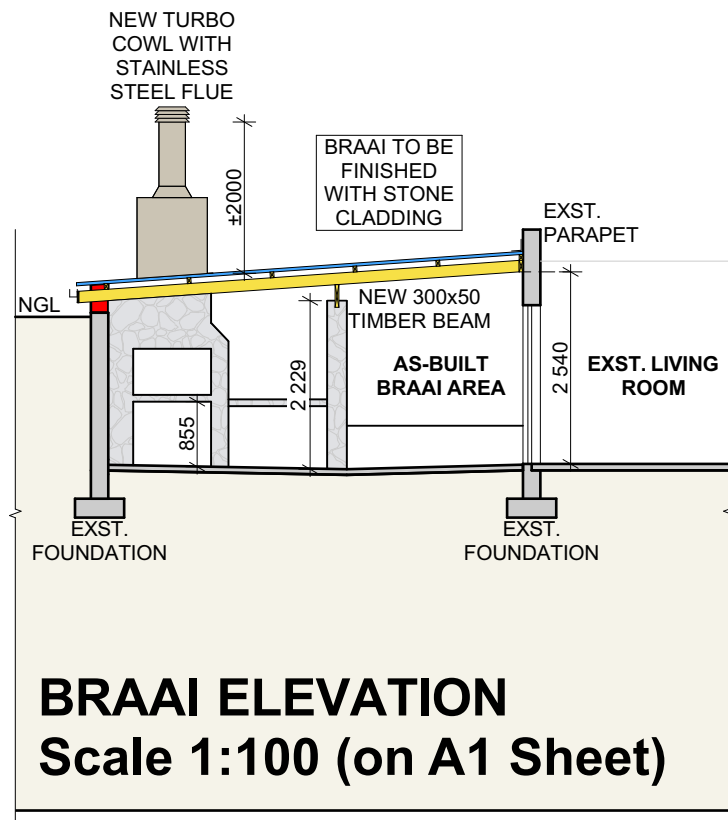
OFFICIAL USE



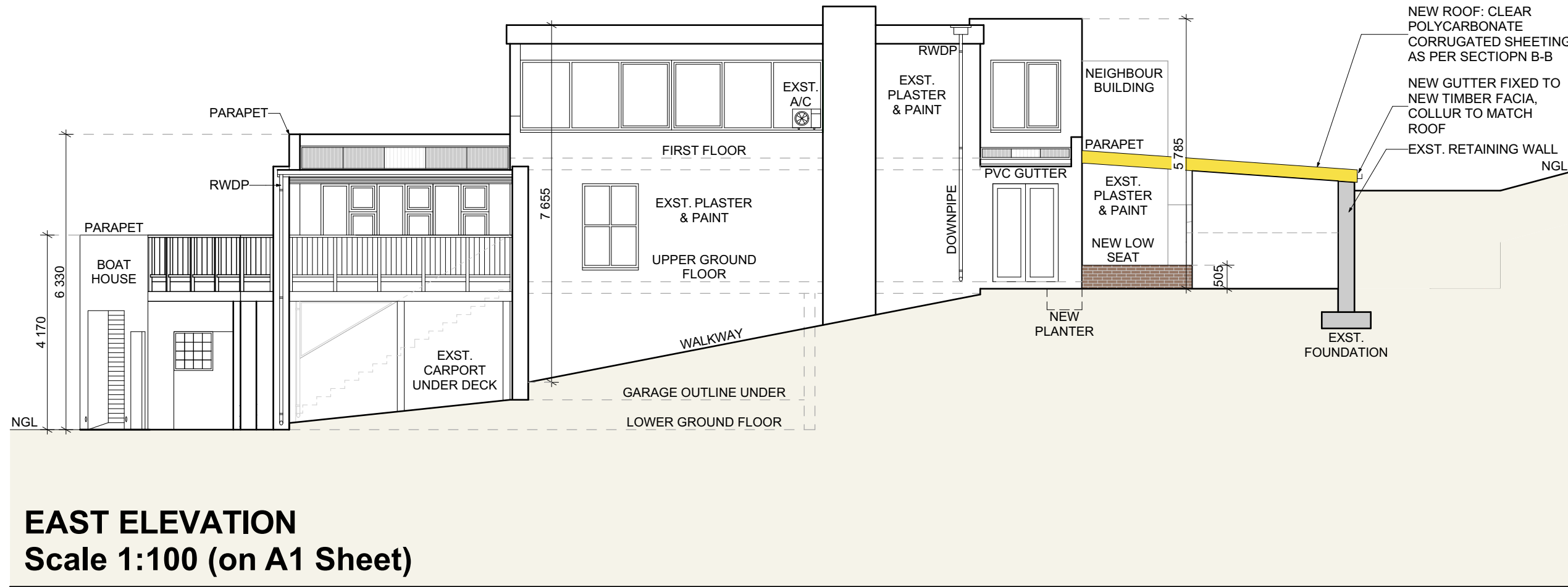
SOUTH ELEVATION
Scale 1:100 (on A1 Sheet)



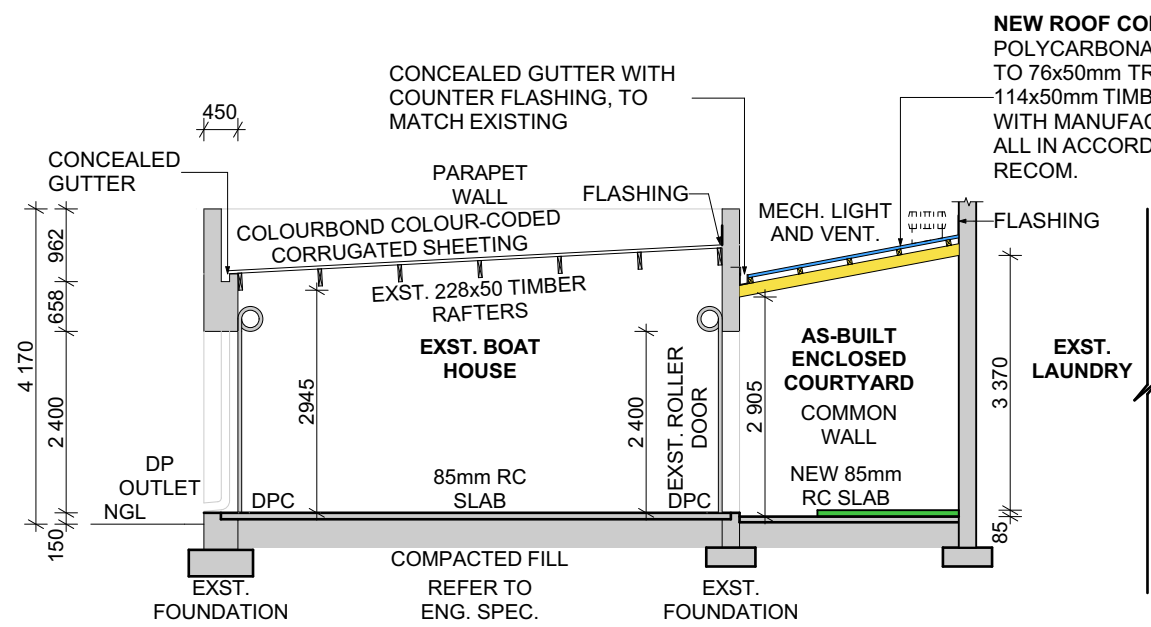
NORTH ELEVATION
Scale 1:100 (on A1 Sheet)



BRAAI ELEVATION
Scale 1:100 (on A1 Sheet)



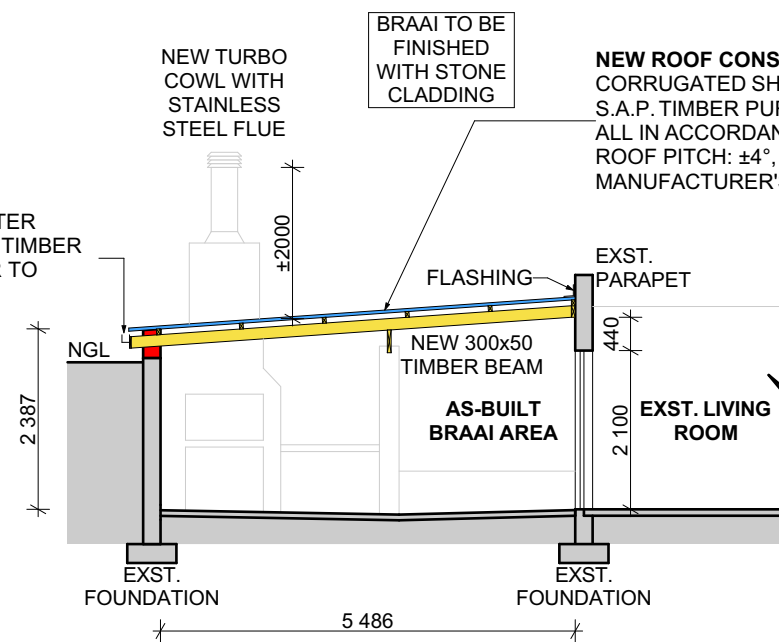
EAST ELEVATION
Scale 1:100 (on A1 Sheet)



SECTION A-A
Scale 1:100 (on A1 Sheet)

NEW ROOF CONSTRUCTION: CLEAR POLYCARBONATE CORRUGATED SHEETING, FIXED TO 76x50mm TREATED S.A.P. TIMBER PURLINS ON 114x50mm TIMBER RAFTERS, ALL IN ACCORDANCE WITH MANUFACTURER'S RECOM. ROOF PITCH: $\pm 10^\circ$, ALL IN ACCORDANCE WITH MANUFACTURER'S RECOM.

NEW PVC GUTTER FIXED TO NEW TIMBER FACIA, COLLUR TO MATCH ROOF



SECTION B-B
Scale 1:100 (on A1 Sheet)

NEW ROOF CONSTRUCTION: CLEAR POLYCARBONATE CORRUGATED SHEETING, FIXED TO 76x50mm TREATED S.A.P. TIMBER PURLINS ON 152x50mm TIMBER RAFTERS, ALL IN ACCORDANCE WITH MANUFACTURER'S RECOM. ROOF PITCH: $\pm 4^\circ$, ALL IN ACCORDANCE WITH MANUFACTURER'S RECOM.

NAME	W1
QTY	1
ELEVATION	
FRAME & LEAF	WHITE POWDER COATED ALUMINIUM FRAME WITH SAFETY GLASS WHERE INDICATED
GLAZING	SAFETY GLASS

WINDOW SCHEDULE
Scale 1:100 (on A1 Sheet)

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REVISIONS			
No.	Date	Name	Description

M Smith Architectural Group (Pty)Ltd 2023/768767/07 SACAP REG. NO.: ST0609

MSMITH
ARCHITECTURAL GROUP
PASSION TO CREATE

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

H4: DWELLING HOUSE Cell: 082 640 2544
ZONING: GRZII info@msmith.co.za
www.msmith.co.za

PROJECT
**ADDITIONS FOR
MEREDITH WILDERNESS TRUST
ON ERF 1118
12 FREESIA
WILDERNESS**

4 ELEVATIONS + SECTIONS

SCALE	PROJECT NUMBER	
1:100	2510-02	
DRAWING NUMBER	REVISION	
M003	0	
DATE PRINT ISSUED:	DRAWN	CHECKED
2025/11/17	F CALITZ	

APPROVED
BY CLIENT

SIGNATURE:

Directorate: Planning and Development

19 September 2025

To whom it may concern

**APPLICATION SUBMISSION AND PUBLIC PARTICIPATION DURING THE
DECEMBER SCHOOL HOLIDAYS
2025/2026**

In consideration of the December / January school holiday period, the following arrangements will apply with regards to the submission and advertising of land use application:


1. No **pre application** meetings will take place between 22 December 2025 and 02 January 2026. The first pre application meeting for 2026 will thus be on 07 January 2026.
2. In terms of Section 36(3) of the Land Use Planning By-Law for George Municipality, the **advertisement and comment period** (Public Participation Process) may not occur during or coincide with the December School Holidays which is from 10 December 2025 to 14 January 2026.
3. The Public Participation Process may however proceed from 14 January 2026.
4. Notwithstanding paragraphs 2 and 3 the commenting period for all **external departments and/or IAPs** may proceed during the December School Holidays provided that an additional 14 days are given (i.e., 74 days) to these bodies and that they are also reminded in January 2026 (14 days before closing date of the commenting period) to submit their comment by the due date.
5. Paragraphs 2 and 3 do not apply to applications where the consent from the adjacent property owners were obtained or where no further public participation is required.
6. The **Section 38** request should be sent as follows:
 - i. Applications that require a notice in the press: Applicant submits request by 09 October 2025. Last S38 issued by 23 October 2025. To ensure due dates for publication by 06 November 2025 are met.
 - ii. Applications that do not require a notice in the press: Applicant submits request by 20 October 2025. Last S38 issued by 03 November 2025. To ensure due dates for issue of notice by 10 November 2025 are met.
 - iii. Applications submitted with the neighbour's consent: Applicant submits request by 28 November 2025. Last S38 issued on 12 December 2025.

Incomplete applications will be returned to the applicant, and the revised submission will be addressed in a chronological order. Should amendments to the application be required, the final complete application must reach the department by the dates as stipulated above. This will enable applicants to commence with the public participation within the given timeframe.

7. These measures are applied to ensure the SPLUMA principle of good administration is endorsed in the land development processes whereby an open and transparent participation process is promoted,

affording interested and affected parties a fair opportunity to participate in the public participation processes.

8. The **last decision letter for 2025**, to which an appeal period applies, will be issued on 14 November 2025. These letters will thereafter only be issued on 16 January 2026.
9. Notwithstanding paragraph 8, the letter that confirms a decision (final notice) as well as letters of decision where no appeal period applies, will be issued throughout this period.

A handwritten signature in black ink, appearing to read 'Delia Power', is written over a horizontal line.

DELIA POWER

DEPUTY DIRECTOR: DEVELOPMENT AND ENVIRONMENTAL PLANNING