

17 February 2026

Municipal Manager
George Municipality
GEORGE

Att: Ms Naudica Swanepoel/Primrose Nako/Khuliso

**AMENDED APPLICATION: PROPOSED DEPARTURE: RELAXATION
OF HEIGHT RESTRICTION 754, WILDERNESS**

Application is hereby made in terms of Section 15. (2)(b) of the George Land Use Planning By-Law, 2023 for relaxation of the height restriction in respect of the pitch of the roof applicable to this property. The following is attached hereto:

- Memorandum
- Application form
- Deed of Transfer
- Pre-app feedback & Sect 40 letter
- Highlighted Conveyancer Certificate
- Power of Attorney
- General Plan of Wilderness Ext 2
- Locality Plan
- Certificate in respect of height of roof above natural ground level
- Amended building plan and elevations
- Amended site plan
- Approved plans - 3-bedroom dwelling (1995)
- Approved plans – carport & gym (2005) with consent letter from neighbour for relaxation of BL for carport
- No bond.

I trust that you will find this in order.



P C J Theron Pr. Pln

**AMENDED APPLICATION: PROPOSED DEPARTURE: RELAXATION
OF HEIGHT RESTRICTION: ERF 754, WILDERNESS**

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AMENDED APPLICATION: PROPOSED DEPARTURE: RELAXATION OF HEIGHT RESTRICTION: ERF 754, WILDERNESS

1. INTRODUCTION AND BACKGROUND

The owners of Erf 754, bought the property in 2003. At that stage there was a dwelling house on the erf consisting of 3 bedrooms with a double garage that was erected by the previous owner – ***approved plan attached***. In 2005 a plan to add a carport to the western side and a gym-room to the south of the double garage of the existing dwelling, was approved - ***approved plan attached***. Although there is no site plan on the latter approved plan, one can assume that the carport was supposed to have been erected on the western side boundary of the erf (*0m building line*) – ***see elevations and section Y-Y on approved plan showing flashing and box-gutter inside the firewall of the carport***. Also ***attached*** hereto, is a ***letter of the owner of Erf 753*** whereby consent was granted for a relaxation of the building line.

It was found many years later, that the carport was unfortunately erected slightly across the western boundary of the erf and no box-gutter was erected which means that rain-water now run from the carport onto the neighbouring property. The owner (Mr. Gremes) claims that he was overseas when the building activities (*carport & gym room*) were carried out and was therefore not aware that the builder encroached the erf-boundary. ***See photo 1 below***.



Photo 1 The photo shows the outside wall of the “carport” that encroaches unto the neighbouring Erf 753. The roof-overhang is also visible.

Mr. Gremes (senior) claimed that he, at different stages appointed consultants (*and paid them*) to prepare and submit plans for further additions and alterations to the existing house. According to Mr. Gremes, these persons then advised him that “everything” was in order and that he could carry on with the building activities. Accordingly, Mr. Gremes was under the impression that the building constructions were done with approved building plans. ***(It is important to note that Mr. Gremes is German speaking and does not always understand when he is spoken to in English or when he has to explain himself in English. He also has a hearing problem. The writer hereof has personally experienced that Mr. Gremes often mis-understood what was explained to him.)***

Mr. Gremes was later instructed to cease all building works and to seek approvals for all the irregularities on the property. Mr. Gremes was still uncertain at that stage how to go about to achieve this. Eventually Mr. Gremes was introduced to Formaplan who agreed to assist him in this process of rectifying all the unauthorized activities/structures on the erf.

It should be noted that an application to rectify all the encroachments and illegal buildings on the erf, was submitted to the municipality in October 2025 and that a Section 40 letter was later received in respect of certain aspects of the application that needed clarity. *(A Power of Attorney was provided when the original application was submitted, but a new POA is now attached as the application has now been amended completely as indicated further in this report.)*

It should further be noted that Mr Gremes (*senior*) passed away in the meantime and that his son (Sven Gremes) is currently the sole owner of the property. Mr Sven Gremes visited South Africa recently and in discussions during this period, Mr Gremes mentioned that he decided that he would rather take down illegal buildings and encroachments so that there will only be a dwelling house and second dwelling unit on the erf that will comply with the development parameters of the zoning scheme for a Single Residential Zone I erf. The only parameter that cannot be complied with, is the height of the existing pitch roof that encroach the 8,5m by 0.4m. Mr Gremes initially intended to also lower the roof in order to comply with the parameter, but he then found out that the costs of such an amendment to the roof will cost him a fortune. It is for this reason that this amended application is made for a relaxation of the height restriction of the roof from 8,5m to 8.9m.

2. THE PROPERTY

2.1 Description

The property is described as Erf 754, Wilderness.

2.2 Ownership

Erf 754 is registered in the name of S.A. Gremes and N.M. Gremes (*who passed away a few months ago*).

2.3 Size

The erf is 1289m² in size.

2.4 Locality

The properties are located in South Street, Wilderness East. See attached Locality Plan.

2.5 Present Land Use

Erf 754 is presently used as a dwelling house, 2nd & 3rd dwelling units and outbuildings. On **photos 2, 3, 4, & 5** below, the existing buildings and structures are visible.



Photo 2 The existing dwelling house on Erf 754 as seen from *inside* the erf in a southerly direction. On the right side of the photo, the south-eastern corner of the dwelling on Erf 753 is visible. Also see photo 6 below.



Photo 3 *The existing dwelling house on Erf 754 as seen from the street outside the erf in a southerly direction. Note that much of the building is hidden from the street by the existing vegetation on the property.*



Photo 4 *This photo was taken from the adjacent street directly towards the unfinished toolshed the owner was busy to erect when a notice was served on him. This building can be seen more clearly on photo 5 below. Note that as a result of the vegetation on the erf, the structure is barely visible. This building has in the meantime been demolished. The structure on the left side of the photo, is the dwelling house on the neighbouring property.*



Photo 5 This photo shows the existing domestic worker room (on the right) and the unfinished toolshed (left side of photo). Note that all these buildings (including the timber deck and stairs seen on the right side of the photo) were demolished in the meantime and the material lying round on the erf, removed from the erf. See photo 6 below.



Photo 6 This photo was taken from almost the same position as photo 5 above and shows that the unlawful outbuildings as well as the timber deck that was attached to the main building, have already been demolished. The Boundary wall and screening that are mentioned in paragraph 5.3.4.1.1 below, are also clearly visible after the demolition of the outbuildings.

2.6 Surrounding Land Uses

On the eastern, southern and western sides, the erf is surrounded by single residential buildings. To the north is South Street and further north is the N2 National Road and still further north is a public open space erf (±1,8ha in size).

3. APPLICATION

Application is made in terms of Section 15.(2)(b) of the of the George Land Use Planning By- Law, 2023, for a departure for the relaxation of height restriction from 8.5m to permit the height of the roof-pitch to be 8.9m.

4. PRE-APPLICATION CONSULTATION AND SECTION 40 LETTER

4.1 Pre-application

A pre-application consultation was held on 27 June 2025. The following issues were minuted and addressed below:

4.1.1 Planning

4.1.1.1 The applicant must motivate the application with reference to the applicable planning and spatial policies, including the Western Cape Land Use Planning Act (LUPA), the Spatial Planning and Land Use Management Act (SPLUMA), the Land Use Planning By-law for George Municipality, 2023 (Planning By-law), the George Municipal Spatial Development Framework, 2023 (MSDF), the Wilderness–Lakes–Hoekwil Local Spatial Development Framework, 2015 (LSDF), and the George Integrated Zoning Scheme By-law, 2023 (Zoning Scheme).

Comment: All these issues are addressed in the motivation below.

4.1.1.2 The developer must engage with the adjoining property owners (Erf 753, Wilderness) regarding the portion of land encroached upon by the existing structure on Erf 754, Wilderness. The application will only be considered once the boundary encroachment has been satisfactorily addressed. In this instance, please note that an exemption application in terms of Section 24(1)(c) of the Land Use Planning By-law for George Municipality, 2023 for a boundary adjustment may be a solution.

Comment: As a result of the amendment to the application, the above is not applicable anymore.

4.1.1.3 Please indicate compliance with all the applicable development parameters for the land use. All potential departures must be clearly identified and addressed in the motivation.

Comment: Application is made for the height parameter only as all other irregularities will be rectified to comply with the land use parameters.

4.1.1.4 It is noted that the proposed plans indicate more than two non-interleading rooms. The proposal must comply with the provisions of the Zoning Scheme, which amongst other parameters, limits the number of non-interleading rooms to two.

Comment: The building will comply with all parameters as already mentioned above. There will be no non-interleading rooms after completion of the demolitions envisaged by the owner., except the height which is addressed in this application.

4.1.1.5 The existing outbuilding appears to constitute a habitable non-interleading room. A site inspection will be conducted prior to the evaluation of the application.

Comment: Not applicable anymore – already demolished – **see photo 6 above.**

4.1.1.6 A conveyancer's certificate will be required to confirm the nature of the application necessary to address the restrictive conditions in the title deed, as well as the beneficiaries to be notified (in whose favour the restrictive conditions are). Please check restrictive conditions regarding the development parameters i.e. coverage, building line and use.

Comment: The certificate is again attached. Note that the height restriction in respect of Erf 754, is addressed in the certificate. There is no condition in the title deed that is restrictive iro the height of the building (or any other aspect of the building). All restrictions in the title deed for this erf were already removed on a previous occasion.

4.1.1.7 Only three dwelling units may be developed on the subject property. Note that worker's quarters are not permitted on the property zoned Single Residential Zone I.

Comment: Only two units are now proposed. The "worker quarters" were demolished in the meantime – photo 6 above.

4.1.1.8 Applicant to ensure that the proposed land uses comply with the Zoning Scheme and title deed.

Comment: Noted.

4.1.2 Civil Engineering Services

Access:

- *Access be restricted to South Street.*
- *Access is permitted in accordance with the **George Integrated Zoning Scheme (GIZS) 2023** regulations.*
- *Access must confirm to the applicable Provincial Access Management Guidelines.*

Comment: Access complies with regulations.

Parking:

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

Comment: Parking complies with regulations.

Development Charges (DCs)

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

Comment: Noted.

Water and Sewer

- *Municipal water and/or sanitation is available, subject to network &/or treatment capacity required confirmation.*

Comment: Noted.

Stormwater

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

Comment: Noted.

4.2 Section 40 feedback letter

A Section 40 letter was received following the previous planning application that was submitted in October 2025 and the aspects mentioned in the letter, are addressed below:

4.2.1 Subdivision/Consolidation Plan

The subdivision plan for Erf 753, George differ significantly with the consolidation plans in that it indicates the property will be subdivided on the western side boundary (which is on the side of Erf 752, Wilderness). Please rectify.

Comment: As the application is now amended dramatically, the above comment is not applicable anymore.

4.2.2 Conveyancer Certificate

The conveyancer's certificate must confirm the nature of the application necessary to address the restrictive conditions in the title deed, as well as the beneficiaries to be notified (in whose favour the restrictive conditions are). Please check restrictive conditions regarding the development parameters i.e. coverage, building line and use. The submitted conveyancer certificate does not address this, rectify.

Comment: The conveyancer certificate that was obtained and submitted with the previous application, sufficiently addresses the issue that forms the basis of the new application namely the relaxation of the height restriction. There are no restrictive conditions in the title deed for Erf 754, Wilderness. Also see para 4.1.1.6 above and 5.3.1 below.

4.2.3 Building plans

Please indicate the use of two non-interleading rooms. According to the plans, the attic floor plan constitutes another non-interleading room which contradicts the prescript of the George

Integrated Zoning Scheme, 2023 (three non-interleading rooms are found on the property). This was addressed during the pre-application report. Kindly address same and ensure compliance with the Zoning Scheme.

Comment: As mentioned before, the application is now amended dramatically, the new building will not consist of an attic room anymore. The space above the first floor will now be open (double volume).

Please ensure that you make reference to the correct property descriptions in all plans as submitted (some plans refer to Erf 745, Wilderness).

Comment: This has been attended to.

Provide elevations for all building structures which clearly indicate applicable development parameters.

Comment: Plans and elevations of the building after certain sections have been demolished are attached to the application.

Indicate dimensions of the access gate.

Comment: The width of the access is indicated on the site plan.

4.2.4 General Town Planning Comments

Please refer to pre-application and address all issues raised.

Comment: This has been attended to in **Para 4.1** above.

5. **DESIRABILITY OF THE PROPOSAL**

The concept, desirability of the development as proposed in this application, can be described as the acceptability thereof on the land unit and the environment where it will take place. The proposal will be discussed in terms of the following to determine the desirability thereof:

- ❖ Physical characteristics
- ❖ Proposed Development/departure
- ❖ Consistency of the proposal in terms of existing planning documents

5.1 **Physical Character of the Property**

5.1.1 Topography

The erf has a gentle slope away from the adjacent South Street in a southern direction.

5.1.2 Vegetation

There are no indigenous trees that will be affected by this proposal. Building already exists.

5.1.3 Soil conditions

The soil condition of the property is not of concern as a building has already been erected on the erf without any soil related problems.

5.1.4 Summary

The physical character of the property is such that the development can be accommodated thereon.

5.2 **Proposed Development**

A building plan for the erection of a 3-bedroom dwelling was approved on 3 March 1995 for a previous owner of Erf 754. That building was already erected long ago. A plan was also approved later, in September 2005, for a carport on the western side of the existing dwelling on Erf 754, as well as a gym-room directly behind and in line with the double garage of the dwelling house. Further additions, amendments to buildings and addition of further structures were later undertaken without approved building plans. (*See introduction above in this respect.*)

The owner does not wish to extend any of the existing buildings/structures on Erf 754, but wishes to legalize the building by demolishing illegal structures. This application is only for the relaxation

of the height restriction to permit the existing roof to exceed the maximum permissible height by 0,4m. The implication of the height that currently exceed the 8.5m height restriction, can clearly be seen on photos 9 & 10 below. Photo 10 was “photo-shopped” to illustrate the difference between the existing roof pitch and what the roof pitch would look like should it comply with height restriction. Also see para 5.3.4.1.3 in this respect.

There are certain other internal amendments that were done and others that are envisaged like for example the changing of a section of the double garage and the gym-room plus the first floor into a second dwelling unit, but these proposed amendments do not require any land use application process to be legal. The owner will submit the required building plans to legalize these internal amendments.

5.3 Consistency in terms of Existing Planning Documents

5.3.1 Deeds of Transfer

Deed of Transfer No T31754/2003 is applicable to Erf 754, Wilderness.

The title deed is attached to the application. There are no conditions in the title deed that are restrictive in terms of the proposed relaxation of the height restriction or 2nd dwelling unit. AS already mentioned before, all restrictions in the title deed were already removed previously. Also see the attached Conveyancer Certificate.

5.3.2 Spatial Planning and Land Use Management Act – SPLUMA

The objects of SPLUMA are worded in Section 3 of the Act.

- “3. *The objects of this Act are to-*
- a) provide for a uniform, effective and comprehensive system of spatial planning and land use management for the Republic;*
 - b) ensure that the system of spatial planning and land use management promotes social and economic inclusion;*
 - c) provide for development principles and norms and standards;*
 - d) provide for sustainable and efficient use of land;*
 - e) provide for cooperative government and intergovernmental relations amongst the national, provincial and local spheres of government; and*
 - f) redress the imbalances of the past and to ensure that there is equity in the application of spatial development planning and land use management systems.”*

These objectives are addressed in the paragraphs below.

Section 7 of SPLUMA lists 5 development principles that are applicable to spatial planning, land use development and land use management namely:

- ❖ Spatial justice
- ❖ Spatial sustainability
- ❖ Efficiency
- ❖ Spatial resilience
- ❖ Good administration

Section 42 of SPLUMA mentions the factors that must be taken into account when an application is submitted to a municipal tribunal for a decision namely:

- ❖ The 5 development principles as mentioned above
- ❖ Conservation and promotion of agricultural land
- ❖ Public interest
- ❖ Constitutional transformation
- ❖ Rights and obligations of all those affected
- ❖ Impact on engineering services, social infrastructure and open space requirements
- ❖ Compliance with environmental legislation

5.3.2.1 The 5 Development Principles

- a) Spatial Justice refers to the imbalances in development proposals and spatial planning of the past that must be addressed. It is mentioned that Spatial development frameworks and policies of governments at all spheres must address the inclusion of persons and areas that were previously excluded. Spatial planning mechanisms must incorporate provisions that will enable access to land by disadvantaged persons. Land use management systems must include all areas of a municipality. Land development procedures must include provisions that accommodate access to secure tenure. Lastly it is mentioned that when a Municipal Planning Tribunal considers an application, it may not be restricted in the exercise of its discretion solely on the ground that the value of land is affected by the outcome of the application.

This application is for a relaxation of the height restriction applicable to the property. The proposal, therefore does not affect the above principle.

In respect of the influence that the additional 0.4m height of a section of the roof of the dwelling may have on land values of existing developments in its vicinity, we are of the opinion that there will be no negative influence on land values. *Also see para 5.3.4.1.1 below.*

The proposed development can be regarded as consistent with this principle of SPLUMA.

- b) Spatial Sustainability refers to spatial planning and land use management systems that must inter alia protect prime and unique agricultural land and promote development in areas that are sustainable and limit urban sprawl.

The building on the property will not have an influence on this principle. No agricultural land is involved and no indigenous vegetation will be removed. Urban sprawl is not relevant as the erf is an existing one in an already developed area.

The proposed development complies and supports this principle.

- c) Efficiency refers to development that optimizes the use of existing resources and infrastructure.

The buildings on the erf will make use of existing services that are already available on the property. No additional services will be required.

The principle is not affected.

- d) Spatial Resilience refers to flexibility in spatial plans, policies and land use management systems to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.

This principle is not applicable to this application.

- e) Good Administration refers to an integrated approach to land use and land development for all spheres of government. Spatial development frameworks and inputs thereto by all government departments must be met timeously. Public participation must be transparent and all parties must have opportunity to participate in matters affecting them.

This principle is supported.

5.3.2.2 Factors Mentioned in Section 42 of SPLUMA (para 5.3.2 above)

Section 42 of SPLUMA deals with the factors that a Municipal Planning Tribunal must consider when deciding on a development application namely:

- a) it must be guided by the development principles as set out in Section 7 of SPLUMA.

This consideration was already dealt with in para 5.3.2.1 above.

- b) make a decision that is consistent with norms and standards, protect agricultural land and is consistent with the Spatial Development Framework (SDF) of the municipality.

Protection of agricultural land is not applicable in this proposal - also see para 5.3.2.1 (b) above - Spatial Sustainability.

The consistency with the SDF will be dealt with in para 5.3.3 below.

- c) other factors relating to the application:

(i) Public Interest

After receipt of the application, the Council will advertise the application at which stage the public will be offered the opportunity to object and/or give comments on the application.

The public interest will therefore be taken into account before a final decision is taken on the application.

(ii) Constitutional Transformation Imperatives and Duties of the State

This was already discussed in para 5.3.2.1 – Spatial Justice

(iii) Facts and Circumstances Relevant to the Application

It is the purpose of this report to put the Planning Tribunal in a position to consider the application on the grounds of the circumstances relevant to the application.

(iv) Respective Rights and Obligations of those Affected

This implies that the tribunal must consider the application taking into account the possible objections against the application as well as the merit of the application.

(v) Engineering Services, Social Infrastructure and Open Space Requirements

No further engineering services will be required as the property has already been developed. Social Infrastructure and Open Spaces for the application are not applicable.

(vi) Any Factors that may be Prescribed Including Time Frames

No comment.

(vii) Environmental Factors

The proposed departure does not trigger any environmental procedure.

5.3.3 **Land Use Planning Act, Act 3 of 2014. (LUPA)**

It is clear that LUPA gives effect to SPLUMA in the Western Cape Province. Section 49 of LUPA gives the basis of assessments of land use applications. It mentions that when a Municipality considers and decides on a land use application, at least the following must be assessed:

- Applicable spatial development frameworks - (5.3.3.1),
- Applicable structure plans (LSDF) - (5.3.3.2),
- Principles of Chapter 6 of LUPA – (5.3.3.3),
- Desirability of proposed land uses – (5.3.3.4),
- Guide lines that may be issued by the prov. minister regarding desirability – 5.3.3.5).

5.3.3.1 Relevant Spatial Development Framework

The George Spatial Development Framework (MSDF) is applicable to this area.

The purpose of the SDF is to provide a long-term forward planning document which spatially indicates the long-term growth and development path of the municipality. A number of guidelines, principles and tools are formulated in the SDF to achieve the long-term goals of the municipality's vision for the area. An urban edge was determined for the town to prevent development that will lead to urban sprawl. Development must take place inside the urban edge.

This application is for a relaxation of the applicable height in respect of the building on the erf. The scale of the development (application) is so limited that it is not addressed in the SDF. Aspects such as "prioritise basic residential services for poor households particularly in informal settlements, backyard dwellings and a minimum level of basic service to marginalised rural settlements, cluster public facilities and public space and locate within direct access to public transport routes, support development which emphasizes walkability and public transport as opposed to private car use, river Corridors in the George City Area that should be protected, maintained and sensitively developed to provide a safe open space amenity and other statements in the SDF, are not relevant to this application.

In the support of the MSDF, the municipality also compiled and accepted a local SDF (structure plan) for the area where the property is situated. This document will be discussed in the next paragraph. See para 5.3.3.2.

5.3.3.2 Structure Plan - Local Spatial Development Plan for Wilderness, Lakes and Hoekwil - LSDF

As an integral part of the MSDF, the municipality adopted a number of local SDF's for different parts of the Municipal Area. These local SDF's were compiled to address future development of these areas in more detail, due to the diversity of the character of different sections of the town. The Local SDF for Wilderness/Lakes/Hoekwil, was adopted for inter alia the area where the application property is situated. The LSDF lays down a number of guide lines that are specifically aimed at the conservation of the character of the area.

In terms of the LSDF for the area, the property falls in an area earmarked as a residential area. This property is part of the residential development that took place in the past.

It is mentioned in the LSDF that the main focus of the document is to ensure that the landscape character of the study area, particularly those areas in view from tourist routes, be protected from inappropriate developments or infrastructure that could harm its special character. The following guidelines must be applicable to all development applications for any change in land use, including rezoning, **departures**, special consents, subdivisions and even building plan approvals:

a) Land use changes including large-scale infrastructure that may have an impact on the sensitive landscape and visual resources should be avoided as far as possible. These include the following:

- ☒ A change in land use from the prevailing use;
- ☒ A use that is in conflict with an adopted plan or *vision for the area*;
- ☒ A significant change to the *fabric and character of the area*;
- ☒ A significant change to the *townscape or streetscape*;
- ☒ Possible *visual intrusion in the landscape* such as developments that are proposed on *skylines*, are *out of scale* and causes *light pollution* during the night, etc.;
- ☒ Obstruction of views of others in the area.

Comment iro the above – The structures that will remain on Erf 754 after the owner demolished the encroachments and unlawfully erected structures, as envisaged by him, will be permissible in terms of the zoning scheme with the exception of the existing height that encroaches the permissible height by 0.4m. The main dwelling and second dwelling will be accommodated in one building and will therefore appear as one dwelling. In our opinion, the appearance of the envisaged structure, especially after demolition of certain illegal sections of the main building and outbuildings (*already done*) to the municipality's satisfaction, will not be in conflict with the vision for the area, nor will it significantly change the fabric and character of the area or the town- or streetscape. The structure

will not cause any visual intrusion (skyline – see para 5.3.4.1.3) or be out of scale or cause light pollution.

In respect of second dwelling units, the LSDF mentions that the following guidelines should be followed:

i. The *development parameters* pertaining to normal single residential properties should *under no circumstances be relaxed* to accommodate larger or more units on a property. This includes building lines, coverage, maximum height restriction, parking requirements.

ii. *Dwelling Units* that are individually alienated through sectional title schemes should *keep the appearance of a single residential property* in design, functionality and development parameters.

Comment - It should be noted that it is not the purpose of this application to increase the size of the building nor the number of units thereon. In terms of the zoning scheme, 2 dwelling units may be erected on this erf as a primary right. The only reason why this application is made, is to rectify the encroachment of the height restriction of a section of the pitch roof, which was caused by the erection of a section of the building by the senior Mr Gremes who did not fully understand the implications as mentioned in the first paragraph of this motivational report. It was only when a notice was served on him, that he realized that he has to now rectify all unauthorized buildings.

It is not the owner's intention to alienate any of the dwelling units on the property by means of sectional title.

5.3.3.3 Principles of Chapter 6 of LUPA

The land use planning principles mentioned in LUPA as set out in Chapter 6 (Section 59), are in essence the same as the 5 development principles of SPLUMA that are applicable to spatial planning, land use development and land use management. These principles were already dealt with in para 5.3.2.1 above and will not be addressed again.

5.3.3.4 Desirability

The desirability of the application will be dealt with in paragraph 5.3.4.1.

5.3.3.5 Guidelines by Provincial Minister

As far as can be ascertained, there are no guide lines in this regard from the Provincial Minister that has not been dealt with so far.

5.3.4 Land Use Planning By – Law for George Municipality, 2023 (By – Law)

In Chapter 5 (Regulation 65) of the By-Law a number of general criteria are listed that must be taken into account when an application for land development is considered inter alia:

- Desirability of the proposed land uses/departures – (5.3.4.1)
- Impact on municipal services – (5.3.4.2)
- Spatial Development Frameworks, Local structure plans-(5.3.4.3)
- Relevant planning policies – (5.3.4.4)
- SPLUMA – Section 42, LUPA – Chapter 6 – (5.3.4.5)
- Zoning scheme – (5.3.4.6)

5.3.4.1 Desirability

Desirability is mentioned in the Land Use Planning By-Law as one of the criteria that must be taken into account when applications are considered. Desirability of the departure as applied for, should be considered in terms of at least the following aspects namely whether it will negatively affect neighbouring properties and the natural environment and in this case also whether it would have a negative impact on the character of the area that should be protected as put forward in the LSDF for the area.

5.3.4.1.1 *Impact on directly neighbouring properties*

The only properties that could possibly be affected directly by this application, which is for relaxation of the height from 8.5m to 8.9m (0.4m), are Erven 753, 755 and 761 which are respectively situated to the west, east and south of the application. However, due to the vegetation on the boundaries between these properties and the building on the application erf, the structures on Erf 754 are only partially visible from these properties. **See photos 8, 9, & 11 below.** The 0.4m additional height, will not result in any overshadowing of the adjacent properties nor will it result in any nuisance, noise or disturbance to neighbours or affect the privacy or enjoyment of their properties.

In respect of Erf 753, it should be noted that this neighbouring owner, on whose property a section of the main building and boiler room encroaches, was contacted and it was confirmed that with certain provisos, this owner has no objection to even the original application. The owner of Erf 753 will nevertheless be notified of this application to enable her to object, should she so wish. **Photo 7 below** shows the dwelling house on Erf 753 as seen from Erf 754.



Photo 7 *The dwelling house on Erf 753 as seen from Erf 754.*

In respect of Erf 755 (east of Erf 754), the current buildings on Erf 754 are barely visible. This owner erected a wall and screen on his western boundary which makes it almost impossible for the 2 neighbours to see each other's buildings. The wall and the screen can be seen on **photo 6 above and photo 8 below**. One can assume that the wall and screen were erected to hide the unsightly structures on Erf 754 adjacent to the common boundary between the 2 erven. Due to the fact that these structures have already been demolished with further demolition of unlawful buildings to follow, this neighbour will not be affected by the unlawful structures so close to his/her erf boundary.

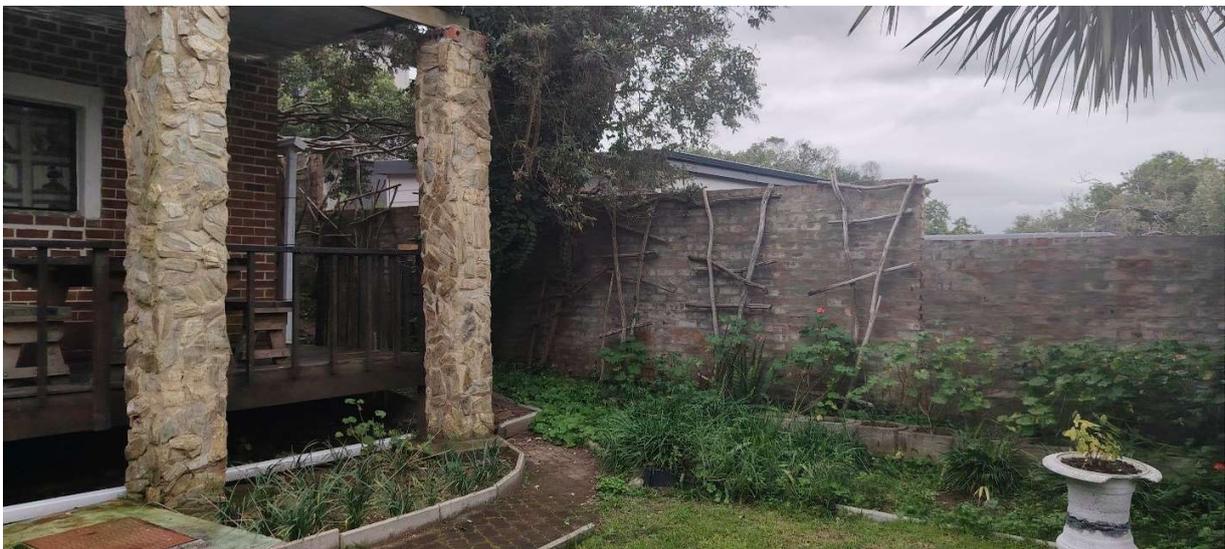


Photo 8 *This photo was taken from the southern side of the dwelling on Erf 754 towards the dwelling on Erf 755. Note the high wall that was erected on this common boundary that makes it almost impossible to see the dwelling on this erf.*

In respect of the influence that the additional height of the roof pitch is concerned, we are of opinion that the effect will minimal and not to the detriment of Erf 755. The effect of additional height of the roof on Erf 755, can be seen on **photos 9 & 10** and the description of each photo below.



Photo 9 This photo was taken from western side of the common boundary between Erf 755 and 754 towards the dwelling on Erf 754. No access could be obtained to take a photo on the other side of the common boundary wall. The first section of the building up to the solar panels on the roof and including two windows and a door on the left side of the photo, will be demolished in due course as this section forms part of the unlawful building activities that took place over time. The roof pitch of the dwelling on Erf 754 that encroaches the height by 0,4m, can be seen on this photo. However, it must be taken into consideration that the encroachment of the height of the roof pitch, only covers a portion of the roof pitch as explained in paragraph 5.3.4.1.3 below. It should also be noted that the even should a portion of the roof be lowered (at a huge cost to the owner), to comply with the applicable height restriction, the impact of the roof will not be any different as seen from Erf 755. By photo-shopping photo 9, the comparison between the as-built roof pitch and the pitch as if the height is complied with (photo 10), can clearly be seen. It should further also be noted that the existing building on Erf 755, are not orientated towards Erf 754 and as a result, no views from Erf 755 will be affected by the additional 0.4m of only a section of the pitch of the roof on Erf 754.



Photo 10 This photo is a photo-shopped photo of photo 9 above to illustrate how the roof pitch would appear if the roof is altered to comply with the 8.5m height restriction. Note that the dormer window is also removed on this photo as envisaged by the owner. From the comparison between photos 9 and 10, it is clear that the influence of the 0.4m encroachment of the height restriction is almost non-existent. In fact, by the removal of the dormer window, the appearance and influence of the roof in our opinion actually improves. The above description must also be read in conjunction with para 5.3.4.1.3 below for mor clarity.

In respect of Erf 761 (south of application), please see **Photo 11 below**.



Photo 11 This photo was taken from the rear side of Erf 754 in a southerly direction. Note that the neighbouring dwelling (south) on Erf 761 is barely visible as a result of the vegetation and difference in height – only the roof is visible.

5.3.4.1.2 *Impact on the Environment.*

No natural vegetation would be affected by the proposal. The proposed relaxation of the height by 0.4m will also not have any negative impact on scenic vistas or intrude on the skyline. See Para 5.3.3.2.

5.3.4.1.3 *Impact of the additional height on the Character of the Area.*

In respect of the possible negative impact of the 0.4m additional height of a section of the pitch of the roof on the character of Wilderness, it can be stated that in our opinion there will be no negative influence on the character of the area. It must be borne in mind that only 5.2m of the 13.6m length of the roof pitch, encroaches the permissible 8.5m height restriction. At its maximum, *the most southern end of the pitched roof*, the encroachment is 0.4m and it then gradually decrease to 0m at a point 5.2m from the southern end thereof. The rest of the roof pitch (*8.4m in length*) complies with the permissible height restriction. The attached certificate and sketch by a registered surveyor, explains this situation very well. In our opinion the encroachment of the height does not negatively influence the character of the area. ***Also see photos 12, 13 & 14 below.***



Photo 12 This photo was taken from 5th avenue, south-east of Erf 754 and shows that the building on the erf does not have any different appearance than the other buildings in this area. Note specifically that the increase in height by 0.4m has no negative visual or sky-line effect on the surrounding area.



Photo 13 This photo was taken from 5th avenue, south-east of Erf 754 and shows that the building on the erf does not have any “different” appearance than many other buildings in this area – compare the buildings to the left side of the photo. Note specifically that the increase in height by 0.4m of the left side of the roof pitch, has no negative visual or sky-line effect on the surrounding area. Also see photo 14 below in this respect.



Photo 14 This photo was taken from 5th avenue, south-east of Erf 754 and was photo-shopped by erasing the dormer window and also the section of the roof that currently encroaches the height restriction. The dark line on the roof represents the encroachment. The photo shows that the building on the erf does not have any significant “different” appearance currently than when the roof is lowered to comply with the height restriction.



Photo 15 This photo was taken from the N2 travelling in a westerly direction. The photo was taken in a south-westerly direction and shows how the dwelling on Erf 754 (the red roofed building in the center of the photo), is in fact dwarfed by buildings behind it that really break the skyline and is very visible from the N2. The dwelling on Erf 754 is barely visible from this direction.



Photo 16 This photo was taken from the N2 travelling in an easterly direction. The photo was taken in a south-easterly direction and shows how the dwelling on Erf 754 (the red roofed building in the foreground), is in fact dwarfed by buildings behind it that really break the skyline and is very visible from the N2. The dwelling on Erf 754 is barely visible from this direction and certainly does not influence the character of the area.

5.3.4.2 Impact on Municipal Services

The property is already provided with all the necessary municipal services.

5.3.4.3 Local Structure Plans, SDF

These have already been dealt with in para 5.3.3.1 and 5.3.3.2 above.

5.3.4.4 Relevant Planning Policies

The applicable planning documents and policies of the municipality i.r.o. the proposed development have already been dealt with above.

5.3.4.5 SPLUMA AND LUPA

See paragraph 5.3.2 and 5.3.3.

5.3.4.6 Zoning Scheme

The Integrated Zoning Scheme for George is applicable to this area. The property is zoned Single Residential Zone I. In terms of the zoning scheme, the building lines for the erven are 5m from the street and 3m from all other erf boundaries and the height is restricted to 8,5m to the highest point of a pitched roof and to 6.5m to the wall-plate. The building complies with the restriction iro the wall plate and application is made for a departure of the height restriction of the roof pitch. All other land use parameters will be complied with when building plans are submitted after approval of the relaxation of the height restriction.

6. CONCLUSION

The owner of Erf 754, Wilderness wishes to rectify the unauthorized buildings/structures as mentioned in paragraph 1 of this report and indicated on the site plan and other plans. Most of the unlawful buildings and encroachments will be demolished. The relaxation of the height of a portion of the pitch of the roof is however required by the owner to legalize all the building works as mentioned in the report. It was mentioned that the relaxation of the height as requested in the application, will not have any negative impact on any of the neighbouring properties or the environment and will not be in conflict with the recommendations in the Local SDF for Wilderness/Hoekwil/Lakes. The character of the area will also not be compromised by the application.

It is trusted that Council will consider this application in a positive light.

**APPLICATION
FORM**



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

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

PARTA: APPLICANT DETAILS

First name(s)	PHILLIPUS CORNELIUS JOHANNES				
Surname	THERON				
SACPLAN Reg No. (if applicable)	A/025/1985				
Company name	FORMAPLAN				
Postal Address	PO BOX 9824				
	GEORGE	Postal Code	6530		
Email	philip@formaplan.co.za				
Tel	044 – 873 0305	Fax	044 – 874 5632	Cell	082 770 9006

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

Registered owner	N.M. & S.A. Gremes- Erf 754				
Address	<i>Formaplan</i>				
	PO Box 9824, George	Postal code	6530		
E-mail	philip@formaplan.co.za				
Tel	044 873 0305	Fax		Cell	082 770 9006

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

Property Description[Erf / Erven / Ptn)	Erf 754, Wilderness					
Physical Address	South Street, Wilderness					
GPS Coordinates				Town/City	George	
Current Zoning	<i>Single Residential Zone I</i>	Extent	1289m²	Are there existing buildings?	Y	N
Current Land Use	Residential					
Title Deed number & date	T 31754/2003					
Any restrictive conditions prohibiting application?	Y	N	<i>If Yes, list condition number(s).</i>	No restriction in T 31754/2003 – previously removed		
Are the restrictive conditions in favour of a third party(ies)?	Y	N	<i>If Yes, list the party(ies).</i>			
Is the property encumbered by a bond?	Y	N	<i>If Yes, list Bondholder(s)?</i>			
Has the Municipality already decided on the application(s)?	Y	N	<i>If yes, list reference number(s)?</i>			
Any existing unauthorized buildings and/or land use on the subject property(ies)?	Y	N	<i>If yes, is this application to legalize the building / land use?</i>	Y	N	
Are there any pending court case / order relating to the subject property(ies)?	Y	N	<i>Are there any land claim(s) registered on the subject property(ies)?</i>	Y	N	
PART D: PRE-APPLICATION CONSULTATION						
Has there been any pre-application consultation?	Y	N	<i>If Yes, please complete the information below and attach the minutes.</i>			
Official's name	Me N Swanepoel	Reference number	3765867	Date of consultation	16 JULY 2025	
PART E: LAND USE APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY & APPLICATION FEES PAYABLE						

***Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany the application.**

BANKING DETAILS

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

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

Application is made for a departure for a **relaxation of height restriction in respect of the pitch of the roof from 8.5m to 8.9m** to accommodate the existing structure as will be described in the accompanying memorandum and shown on the site plan attached to the application.

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

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

Is the following compulsory information attached?

Y	N	Completed application form	Y	N	Pre-application Checklist (where applicable)
Y	N	Power of Attorney / Owner's consent if applicant is not owner	Y	N	Bondholder's consent - No Bond
Y	N	Motivation report / letter	Y	N	Proof of payment of fees
Y	N	Full copy of the Title Deed	Y	N	S.G. noting sheet extract / Erf diagram / General Plan – Wilderness X 2
Y	N	Locality Plan	Y	N	Site layout plan

Minimum and additional requirements:

Y	N	N/A	Conveyancer's Certificate	Y	N	N/A	Land Use Plan / Zoning plan
Y	N	N/A	Proposed Subdivision Plan (including street names and numbers)	Y	N	N/A	Phasing Plan
Y	N	N/A	Consolidation Plan	Y	N	N/A	Copy of original approval letter (if applicable)
Y	N	N/A	Site Development Plan	Y	N	N/A	Landscaping / Tree Plan

Y	N	N/A	Abutting owner's consent	Y	N	N/A	Home Owners' Association consent
Y	N	N/A	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	N/A	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	N/A	Services Report or indication of all municipal services / registered servitudes	Y	N	N/A	Required number of documentation copies
Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes	Y	N	N/A	Other (specify) Previous approved plans and neighbour consent

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

Y	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	N/A	Specific Environmental Management Act(s) (SEMA)
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)			(e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004),
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)			National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008),
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)			National Environmental Management: Waste Act, 2008 (Act 59 of 2008),
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations			National Water Act, 1998 (Act 36 of 1998)
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)			(strikethrough irrelevant)
Y	N/A	Other (specify)	Y	N/A	
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc. N/A			
Y	N	If required, do you want to follow an integrated application procedure in terms of section 44(1) of the Land-Use Planning By-law for George Municipality?			

SECTION I: DECLARATION

I hereby wish to confirm the following:

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



Applicant's signature:

Date:

17.02 2026

Full name:

PCJ Theron

Professional capacity:

Town Planner

SACPLAN Reg. Nr:

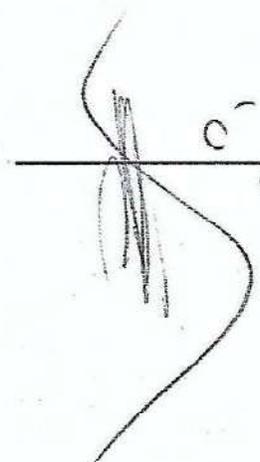
A/025/1985

DEED OF TRANSFER

293
Millers Inc
BEACON HOUSE
123 MEADE STREET
GEORGE
6530

Prepared by me

SEELREG DUTY	R. _____
F801 FEE	R. 340,00


CONVEYANCER
Bosman H S

REKENAAR: DATAVALENDE IN- EN UITREKINGEN	
OPREKENING/VERVOLG	STAMP/STAMP
OPREKENING/VERVOLG	STAMP/STAMP

T00031754 / 2003

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

Alida Hoffmann

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 6 FEBRUARY 2003
granted to him by

REGINALD FRANK WATSON
Identity Number 420105 5043 08 7
and
AURETTE VICTORIA WATSON
Identity Number 410901 0032 08 9
Married in community of property to each other

Vir verdere endossements sien
For further endorsements see... 

And the appearer declared that his said principal had, on 25 January 2003, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by these presents, cede and transfer to and on behalf of:

1. **NORBERT MARIO GREMES**
Born on 3 January 1948
Married, which marriage is governed by the laws of BELGIUM
2. **SVEN ANASTASIUS GREMES**
Born on 25 April 1973
Unmarried

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

ERF 754 WILDERNESS
IN THE MUNICIPALITY AND DIVISION OF GEORGE, PROVINCE OF
THE WESTERN CAPE;

IN EXTENT: 1289 (ONE THOUSAND TWO HUNDRED AND EIGHTY
NINE) SQUARE METRES;

ORIGINALLY TRANSFERRED by Deed of Transfer No. T 12648/1958
with Diagram No. 1164/58 relating thereto and held by Deed of Transfer
No. T 102792/2001.

- A. **SUBJECT** to the conditions referred to in Certificate of Registered Title No. T 19388/1954.
- B. **ENTITLED** to the benefit of the special conditions contained in Deeds of Transfer No.'s T 9379/1908; T 9380/1908 and T 9381/1908, namely:-

"That the two lakes on the remaining extent of the aforesaid farm called Klein Krantz shall remain for the joint use of all the Appearer's Constituents, that is to say, for those who receive title upon partition of deducted portions, and those to receive undivided shares in the remaining extent."

- C. **SUBJECT FURTHER** to the following special conditions contained in Deed of Transfer No. T 12648/1958, imposed by the Administrator of the Cape Province in terms of Ordinance 33 of 1934, upon the establishment of the Wilderness Township Extension No. 2, 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 Administration Notice No. 401 dated 17th October 1935, and in the memorandum which accompanied the said regulations.
2. The owner of this erf shall without compensation, be obliged to allow electricity and water mains and 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 and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time in order to construct, alter, remove or inspect any sewer, manhole, channel, conduit or other works pertaining thereto.

3. The owner of this erf shall be obliged, without compensation, to receive the material or permit such excavation on the erf, as may be required, to allow the use of the full width of the street and provide a safe and proper slope to its bank owing to the difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.

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

(a) it shall not be subdivided;

(b) it shall be used only for the purpose of erecting thereon one dwelling together with such outbuildings as are ordinarily required to be used therewith;

(c) not more than half the area thereof shall be built upon;

(d) no building or structure or any portion thereof except boundary walls and fences, shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf nor within 3,15 metres of the rear or 1,57 metres of the lateral boundary common to any adjoining erf, provided that with the consent of the local authority, an outbuilding not exceeding 3,05 metres in height, measured from the floor to the wall plate and no portion of which will be used for human habitation, may be erected within the above prescribed rear space. On consolidation of any two or more erven, this condition shall apply to the consolidated area as one erf.

(e) In the event of the provisions of a Town Planning Scheme being made applicable to this erf, which provisions are more restrictive than the provisions contained in the above, then the provisions of such Scheme shall apply.

- D. **SUBJECT FURTHER** to the following special conditions contained in Deed of Transfer No. T 12648/1958, imposed by Wilderness (1921) Limited for the benefit of all the Purchasers and their Successors in Title of the erven in Wilderness Township Extension No. 2 for the benefit of the said Transferor and its Successors in Title of the remainder of the said Township held by Wilderness (1921) Limited by Certificate of Registered Title No. T 19388/1954, namely:-

"DEFINITIONS"

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

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

TRADE AND OTHER RESTRICTIONS

2. No sand or gravel shall be dug or removed from the lot except in the way of excavating for the foundations of any building to be erected thereon, or for use in such building or in preparing or laying out gardens to be occupied therewith, and no brick, tiles, clay or lime shall at any time be manufactured or burnt upon the lot.
3. All buildings and/or alterations erected on this lot shall be constructed of brick, stone or concrete, and no building shall be erected on the lot until the site and elevation plans thereof and the site of any offices or buildings together with the sanitation plans in relation thereto, shall have been approved by the Seller in writing. No such building shall, after erection, be altered without the like previous consent in writing. The Purchaser shall provide the Seller with plans in duplicate to the Seller's satisfaction.
4. The Seller shall be entitled to call upon the Purchaser to screen suitably any outbuildings erected on the lot.
5. All walls, fences, live hedges or like structures abutting upon any road or pathway, shall be of a type approved of by the Seller. The Seller shall not be liable to contribute to the cost of any party or dividing fence, or wall, nor to the cost of repair thereof, but he may call upon the Purchaser to enclose the said lot. The provision eliminating any contribution by the Seller to the cost of repair of any party or dividing fence or wall shall not extend to any adjoining lot which the Seller may

sell or dispose of subsequent to the date hereof, and the Purchaser of such lot adjoining the lot hereby sold shall in all respects be subject to the laws governing contributions to such party or dividing fences or walls.

6. No wind driven appliance or windmill or wireless aerial and poles shall be erected by the Purchaser without the specific written approval thereof and permission of the Seller.
7. All buildings or structures, fences, live hedges or the like erected on the lot shall be reasonably maintained externally by the Purchaser in good order and repair, the intention being that adjoining lots shall not be depreciated by any shabby, uncared for or dilapidated buildings, structures, fences or live hedges.
8. Should any buildings or structures be erected out of compliance with these conditions, the Seller shall have the right to insist upon the demolition thereof, and the Seller shall at all reasonable times, through its proper offices, have the right of access to and inspection of any building operations conducted by the Purchaser on the lot.
9.
10. In respect of any lot upon the sea front, the Purchaser shall not cut down or otherwise destroy the natural growth on the sea front and so endanger any plot to erosion by the sea or to shifting sands. Seller reserves the right to prescribe the level at which all buildings shall be placed on such lots, or any of them, and if called upon to do so by the Seller, Purchaser shall be obliged to plant and maintain suitable turf on any clear or open portions of such lots to guard against shifting sands.
11. The lot shall not be occupied either for building purposes or as a place of human residence or resort, whether by means of building thereon or tents or camps erected or placed thereon for any period, unless the said lot shall have previously been provided with water flush sanitations accommodation for the use of persons so residing or resorting upon the said lot. Such sanitation accommodation shall at all times be maintained in efficient working order by the owner of the plot.
12. The Purchaser agrees to be bound not to clear or destroy the trees and bush on the lot without first consulting the Seller, the intention being that it is desirable in the general interest that the scenery shall not be marred by excessive or undue clearing of the bush and trees especially as it is the seller's intention to avoid cutting of any lines or squares or angles which will show marked patterns on the scenic effect of the Township, but it is not the intention to interfere unreasonably with the Purchaser's full use and enjoyment of the said lot, and the Seller agrees that the frontage of any premises other than domestic should have clear and uninterrupted view.
13. The Purchaser agrees to observe uniformity in respect of fencing, walls, hedges or structures that may abut on to any road, pathway, open space or property of the Seller, and to maintain all boundary fences, walls, hedges or structures of the lot in good order and repair.



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

**REGINALD FRANK WATSON and AURETTE VICTORIA WATSON,
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 these presents, the said

1. **NORBERT MARIO GREMES, Married as aforesaid**
2. **SVEN ANASTASIUS GREMES, Unmarried**

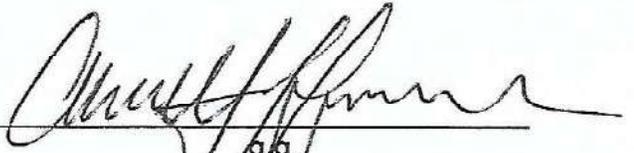
their Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R450 000,00 (FOUR HUNDRED AND FIFTY THOUSAND RAND).

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

THUS DONE and EXECUTED at the Office of the Registrar of Deeds at Cape Town on

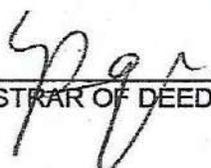
10 April

2003.



R.D.

In my presence



REGISTRAR OF DEEDS

ENDOSSEMENT. ARTIKEL 6 (1) VAN WET 84 VAN 1967.
ENDORSEMENT. SECTION 6 (1) OF ACT 84 OF 1967.

Voorwaardes C.4. (a), (b), (c) and (e) hierin is
 Conditions C.4. (a), (b), (c) and (e) herein are
~~gewysig / opgeskort / opgehef~~ / ~~altered / suspended / removed~~ kragtens Administrateurs
 in terms of Administrator's

Proklamasie Nr. 198/2010 gedateer 14/5/2010
 Proclamation No. 198/2010 dated 14/5/2010

in Offisiële Koerant Nr. 6734
 in Official Gazette No. 6734

onderworpe aan voorwaardes daarin gemeld
 subject to conditions mentioned therein

Datum 2010-06-14 _____
 Date _____

 Registrateur van Aktes.
 Registrar of Deeds.

ENDOSSEMENT. ARTIKEL 6 (1) VAN WET 84 VAN 1967.
ENDORSEMENT. SECTION 6 (1) OF ACT 84 OF 1967.

Voorwaardes C.4. (d) hierin is
 Conditions C.4. (d) herein are
~~gewysig / opgeskort / opgehef~~ / ~~altered / suspended / removed~~ kragtens Administrateurs
 in terms of Administrator's

Proklamasie Nr. 401/10 gedateer 22-10-2010
 Proclamation No. 401/10 dated 22-10-2010

in Offisiële Koerant Nr. 6802
 in Official Gazette No. 6802

onderworpe aan voorwaardes daarin gemeld
 subject to conditions mentioned therein

Datum 25 NOV 2010 _____
 Date _____

 Registrateur van Aktes.
 Registrar of Deeds.

PROVINCIAL NOTICES

The following Provincial Notices are published for general information.

ADV. B. GERBER,
DIRECTOR-GENERAL

Provincial Building,
Wale Street
Cape Town.

BB

P.N. 399/2010

22 October 2010

CITY OF CAPE TOWN**REMOVAL OF RESTRICTIONS ACT, 1967**

I, Riëtte Fourie, in my capacity as acting Chief Land Use Management Regulator in the Department of Environmental Affairs and Development Planning: Western Cape, acting in terms of the powers contemplated by section 2(1) of the Removal of Restrictions Act, 1967 (Act 84 of 1967), duly delegated to me in terms of section 1 of the Western Cape Delegation of Powers Law, 1994, and on application by the owners of Erf 2343, Vredehoek, removes condition B., contained in Deed of Transfer No. T. 12255 of 1966.

P.N. 400/2010

22 October 2010

**CITY OF CAPE TOWN
SOUTHERN DISTRICT****REMOVAL OF RESTRICTIONS ACT, 1967
(ACT 84 OF 1967)**

I, André John Lombaard, in my capacity as Deputy Director in the Department of Environmental Affairs and Development Planning: Western Cape, acting in terms of the powers contemplated by section 2(1) of the Removal of Restrictions Act, 1967 (Act 84 of 1967), duly delegated to me in terms of section 1 of the Western Cape Delegation of Powers Law, 1994, and on application by the owner(s) of Erf 51914, Cape Town at Claremont, remove conditions B.(d) and D.(a) and (c) contained in Deed of Transfer No. T. 28975 of 2001, and amends conditions B.(a) and (c) to read as follows:

- B.(a) "That the erf be used for residential purposes and/or a Place of Instruction only."
- B.(c) "That not more than one dwelling and/or a Place of Instruction together with the necessary outbuildings and appurtenances be erected on the erf and that not more than half of the erf be built upon."

P.N. 401/2010

22 October 2010

GEORGE MUNICIPALITY**REMOVAL OF RESTRICTIONS ACT, 1967
(ACT 84 OF 1967)**

Notice is hereby given that the Minister of Local Government, Environmental Affairs and Development Planning, properly designated as competent authority in terms of paragraph (a) of State President Proclamation No. 160 of 31 October 1994, in terms of section 2(1) of the Removal of Restrictions Act, 1967 (Act 84 of 1967), and on application by the owner of Erf 754, Wilderness, remove condition C. 4. (d) in Deed of Transfer No. T. 31754 of 2003.

PROVINSIALE KENNISGEWINGS

Die volgende Provinsiale Kennisgewings word vir algemene inligting gepubliseer.

ADV. B. GERBER,
DIREKTEUR-GENERAAL

Provinsiale-gebou,
Waalstraat
Kaapstad.

29 OCT 2010

P.K. 399/2010

22 Oktober 2010

STAD KAAPSTAD**WET OP OPHEFFING VAN BEPERKINGS, 1967**

Ek, Riëtte Fourie, in my hoedanigheid as waarnemende Hoof Grondgebruikbestuur Reguleerder in die Departement van Omgewingsake en Ontwikkelingsbeplanning: Wes-Kaap, handelende ingevolge die bevoegdheid beoog in artikel 2(1) van die Wet op Opheffing van Beperkings, 1967 (Wet 84 van 1967), behoortlik aan my gedelegeer ingevolge artikel 1 van die Wes-Kaapse Wet op die Delegasie van Bevoegdhede, 1994, en op aansoek van die eienaars van Erf 2343, Vredehoek, hef voorwaarde B., soos vervat in Transportakte Nr. T.12255 van 1966, op.

P.K. 400/2010

22 Oktober 2010

STAD KAAPSTAD**SUIDELIKE DISTRIK****WET OP OPHEFFING VAN BEPERKING, 1967
(WET 84 VAN 1967)**

Ek, André John Lombaard, in my hoedanigheid as Adjunk-Direkteur in die Departement van Omgewingsake en Ontwikkelingsbeplanning, Wes-Kaap, handelende ingevolge die bevoegdheid beoog in artikel 2(1) van die Wet op Opheffing van Beperkings, 1967 (Wet 84 van 1967), behoortlik aan my gedelegeer ingevolge artikel 1 van die Wes-Kaapse Wet op die Delegasie van Bevoegdhede, 1994 en op aansoek van die eienaar(s) van Erf 51914, Kaapstad te Claremont, hef voorwaardes B.(d) en D.(a) en (c), soos vervat in Transportakte Nr. T. 28975 van 2001, op, en wysig voorwaardes B.(a) en (c) om soos volg te lees:

- B.(a) "That the erf be used for residential purposes and/or a Place of Instruction only."
- B.(c) "That not more than one dwelling and/or a Place of Instruction together with the necessary outbuildings and appurtenances be erected on the erf and that not more than half of the erf be built upon."

P.K. 401/2010

22 Oktober 2010

GEORGE MUNISIPALITEIT**WET OP OPHEFFING VAN BEPERKINGS, 1967
(WET 84 VAN 1967)**

Kennis geskied hiermee dat die Minister van Plaaslike Regering, Omgewingsake en Ontwikkelingsbeplanning, behoortlik aangewys as bevoegde gesag ingevolge paragraaf (a) van Staatspresident Proklamasie Nr 160 van 31 Oktober 1994 kragtens artikel 2(1) van die Wet op Opheffing van Beperkings, 1967 (Wet 84 van 1967), en op aansoek van die eienaar van Erf 754, Wilderness, hef voorwaarde C. 4. (d) in Transportakte Nr. T. 31754 van 2003 op.

**PRE-APP FEEDBACK
& SECTION 40
LETTER**

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: **3765867**

Purpose of consultation: **To consult municipal Town Planner on the proposed development**

Brief proposal: **Proposed 3rd dwelling unit, relaxation of building lines and increase in permissible height**

Property(ies) description: **Erf 754, Wilderness**

Date: **09 July 2025**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Khuliso Mukhovha	George Municipality	044 801 9477	kjmukhovha@george.gov.za
	Naudica Swanepoel	George Municipality	044 801 9477	nswanepoel@george.gov.za
Pre-applicant	PCJ Theron	FORMAPLAN	082 770 9006	philip@formaplan.co.za

Documentation provided for discussion:

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

- **DEEDS OF TRANSFER NO T31754/2003**
- **PLAN OF MAIN BUILDING THAT INCLUDES HEIGHT SECTION AND POSITION OF 3 UNITS**
- **SITE PLAN**
- **APPROVED PLANS FOR 3-BEDROOM HOUSE (1995) AND CARPORT (2005)**
- **PROOF THAT PLANS WERE SUBMITTED IN 2022**
- **LOCALITY PLAN**

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

(If so, please provide a copy of the minutes)

YES	<input checked="" type="checkbox"/>
NO	<input type="checkbox"/>

Comprehensive overview of proposal:

The current owners of the property bought the property in 2005. At that stage there was a 3-bedroom house with a double garage thereon. The owner (Mr Mario Gremes) then submitted a plan for a carport and a gym on the western boundary of the erf with the consent of the neighboring owner for the relaxation of the building line. *The approved plans are attached.* Mr Gremes was in Germany at the time that the carport and gym were erected. He later discovered that the carport was actually erected across the boundary between him and the erf on his western side. The carport has in the meantime also been amended and now, together with other rooms, a 3rd dwelling unit (not approved). There is also a 2nd dwelling unit on 1st and 2nd floor of the main building, a boiler room in the south-western corner of the erf, and a toolshed and domestic worker room on the eastern side of the erf. Note that the boiler room, domestic worker room and toolshed encroach the 3m building line and there are no approved plans for these buildings. The encroachments are all shown on the site plan.

Mr. Gremes claims that he, at different stages, appointed consultants (and paid them) to prepare and submit plans for further additions and alterations to the existing house. According to Mr. Gremes, these persons then advised him that “everything” was in order and that he can carry on with the building activities. See attached proof that certain plans were submitted in 2022. Accordingly, Mr. Gremes was under the impression that the building constructions were done with approved building plans. *(It is important to note that Mr. Gremes is German speaking and do not always understand when he is spoken to in English or when he has to explain himself in English. He also has a hearing problem. The writer hereof has personally experienced that Mr. Gremes often misunderstands what is explained to him.)*

This application will therefore be for the following namely

in terms of Section 15(2)(b) and 15(2)(o) of the George Land Use Planning By-Law, 2023 for

1. a departure for the relaxation of building lines and height restriction as follows:

1.1 Eastern Boundary:

- from 3m to 2.099m in respect of the north-eastern corner of additions to original dwelling

- from 3m to 2.189m in respect of the south-eastern corner of additions to original dwelling
- from 3m to 0.479m in respect of the north-eastern corner of an exist domestic worker room
- from 3m to 0.515m in respect of the south-eastern corner of an exist domestic worker room
- from 3m to 0.899m in respect of the north-eastern corner of an exist outbuilding
- from 3m to 0.933m in respect of the south-eastern corner of an exist outbuilding
- from 3m to 2.532m in respect of an existing deck

1.2 Western Boundary:

- from 3m to 0m iro additions and amendments to existing dwelling
- from 3m to 0m iro additions and amendments to existing boiler room

1.3 Height Restriction

- Departure from the 8.5m height restriction to permit the height of the roof pitch to be 9.1m.

2. A consent use for a 3rd dwelling unit

NOTE: In the application is also a proposal how the problem iro the section of the building that encroaches the erf-boundary, can be solved.

PART C: QUESTIONNAIRES

**SECTION A:
DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES**

Tick if relevant	What land use planning applications are required?	Application fees payable
	2(a) a rezoning of land;	R
<input checked="" type="checkbox"/>	2(b) a permanent departure from the development parameters of the zoning scheme;	R
	2(c) a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R
	2(d) a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R
	2(e) a consolidation of land that is not exempted in terms of section 24;	R
	2(f) a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R
	2(g) a permission required in terms of the zoning scheme;	R
	2(h) an amendment, deletion or imposition of conditions in respect of an existing approval;	R
	2(i) an extension of the validity period of an approval;	R
	2(j) an approval of an overlay zone as contemplated in the zoning scheme;	R
	2(k) an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R

	2(l)	a permission required in terms of a condition of approval;	R
	2(m)	A determination of a zoning;	R
	2(n)	A closure of a public place or part thereof;	R
v	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):			TBC on submission of application

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			Motivate George Municipal Spatial Development Framework, 2023
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 restrictions relating

				to the proposal, the beneficiaries 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? George Integrated Zoning Scheme, 2023 What is the current zoning of the property? Single Residential Zone I What is the proposed zoning of the property? N/A Does the proposal fall within the provisions/parameters of the zoning scheme? No Are additional applications required to deviate from the zoning scheme? (if yes, specify) Yes, building line and height relaxation				

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 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
Will the proposal require approval in terms of		X		National Department

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?				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) (strikethrough 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 Transport and Public Works (DTPW)
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 DEFF?		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? (strikethrough 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: <i>(list internal department)</i>
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	

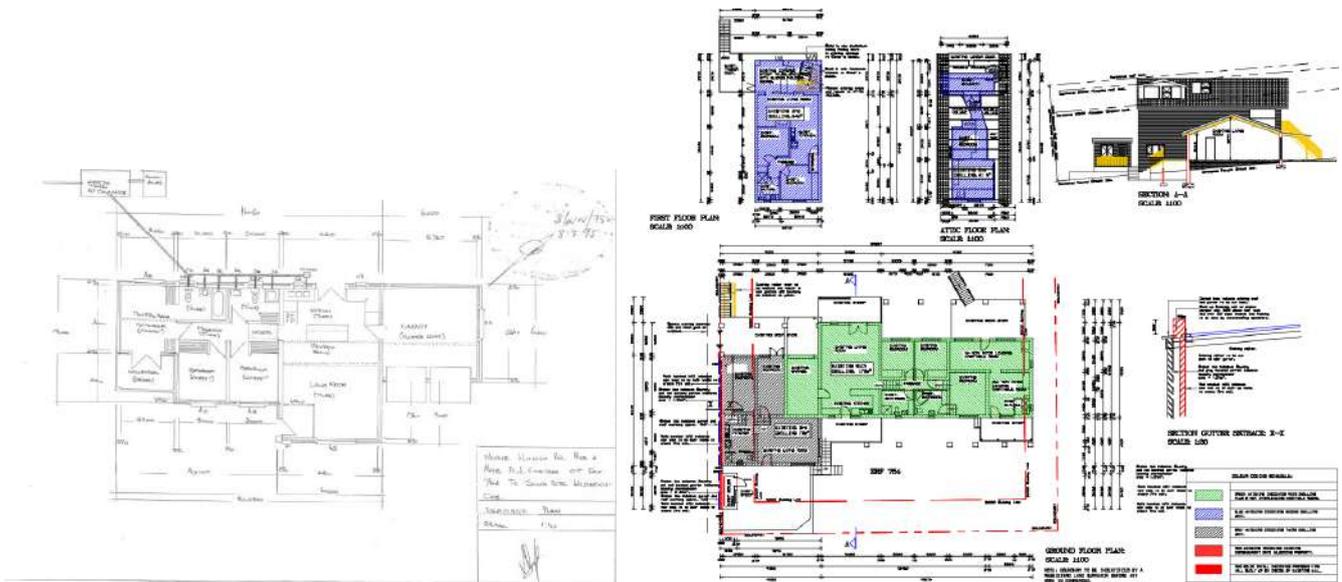
PART D: COPIES OF PLANS / DOCUMENTS TO BE SUBMITTED AS PART OF THE APPLICATION

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) (strikerthrough 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

- The pre-application was submitted with site plan, locality plan, approved building plans and proposed as built plans as indicated below and attached documents.
- Pre-application was discussed in a meeting held on 9 July 2025.





Town Planning

- The applicant must motivate the application with reference to the applicable planning and spatial policies, including the Western Cape Land Use Planning Act (LUPA), the Spatial Planning and Land Use Management Act (SPLUMA), the Land Use Planning By-law for George Municipality, 2023 (Planning By-law), the George Municipal Spatial Development Framework, 2023 (MSDF), the Wilderness–Lakes–Hoekwil Local Spatial Development Framework, 2015 (LSDF), and the George Integrated Zoning Scheme By-law, 2023 (Zoning Scheme).
- The developer must engage with the adjoining property owners (Erf 753, Wilderness) regarding the portion of land encroached upon by the existing structure on Erf 754, Wilderness. The application will only be considered once the boundary encroachment has been satisfactorily addressed. In this instance, please note that an exemption application in terms of Section 24(1)(c) of the Land Use Planning By-law for George Municipality, 2023 for a boundary adjustment may be a solution.
- Please indicate compliance with all the applicable development parameters for the land use. All potential departures must be clearly identified and addressed in the motivation.
- It is noted that the proposed plans indicate more than two non-interleading rooms. The proposal must comply with the provisions of the Zoning Scheme, which amongst other parameters, limits the number of non-interleading rooms to two.
- The existing outbuilding appears to constitute a habitable non-interleading room. A site inspection will be conducted prior to the evaluation of the application.

- A conveyancer’s certificate will be required to confirm the nature of the application necessary to address the restrictive conditions in the title deed, as well as the beneficiaries to be notified (in whose favour the restrictive conditions are). Please check restrictive conditions regarding the development parameters i.e. coverage, building line and use.
- Only three dwelling units may be developed on the subject property. Note that worker’s quarters are not permitted on the property zoned Single Residential Zone I.
- Applicant to ensure that the proposed land uses comply with the Zoning Scheme and title deed.

Civil Engineering Services

Access:

- Access be restricted to South Street.
- Access is permitted in accordance with the **George Integrated Zoning Scheme (GIZS) 2023** regulations.
- Access must confirm to the applicable Provincial Access Management Guidelines.

Parking:

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

Development Charges (DCs)

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

Water and Sewer

- Municipal water and/or sanitation is available, subject to network &/or treatment capacity required confirmation.

Stormwater

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

PART F: SUMMARY / WAY FORWARD

- The applicant may proceed to submit the application that addresses Part E above.

OFFICIAL: KHULISO MUKHOVHA

PRE-APPLICANT: PCJ THERON




SIGNED:

SIGNED:

DATE: 15 JULY 2025

DATE: 27 June 2025

OFFICIAL: NAUDICA SWANEPOEL



SIGNED:

DATE: 16 JULY 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.*

APPLICATION REFERENCE: 4488935

INTERNAL REFERENCE: 3989070

DATE: 2026-01-15

APPLICANT NAME: Phillip Theron

EMAIL ADDRESS: philip@formaplan.co.za

In terms of the Protection of Personal Information Act (POPIA) all correspondence will be communicated directly and only to the applicant as stated above. No information will be given to any third party and/or landowner (if the landowner is not the applicant).

LETTER (1) IN TERMS OF SECTION 40 OF LUP BY-LAW, 2023

APPLICATION IN TERMS OF SECTIONS 15(2)(o) & (b) OF THE LAND USE PLANNING BY-LAW, 2023 FOR A THIRD DWELLING UNIT AND PERMANENT DEPARTURE (BUILDING LINE & HEIGHT OF THE BUILDING) APPLICABLE TO ERF 754, WILDERNESS

PROPERTY: ERF 754

Relaxation of building lines, 3rd dwelling unit, subdivision and consolidation, removal of restrictive condition and registration of servitude

The above-mentioned application(s) submitted per email dated **2026-01-07** do not comply with Section 38 of the Land Use Planning By-law for George Municipality, 2023 and is deemed to be incomplete.

The following is outstanding and/or needs to be amended:

Subdivision/Consolidation Plan

- The subdivision plan for Erf 753, George differ significantly with the consolidation plans in that it indicate the property will be subdivided on the western side boundary (which is on the side of Erf 752, Wilderness). Please rectify.

Conveyancer Certificate

- A conveyancer's certificate must confirm the nature of the application necessary to address the restrictive conditions in the title deed, as well as the beneficiaries to be notified (in whose favour the restrictive conditions are). Please check restrictive conditions regarding the development parameters i.e. coverage, building line and use. The submitted conveyancer certificate does not address this, rectify.

Building plans

- Please indicate the use of two non-interleading rooms. According to the plans, the attic floor plan constitutes another non-interleading room which contradicts the prescript of the George Integrated Zoning Scheme, 2023 (three non-interleading rooms are found on the property). This was addressed during the pre-application report. Kindly address same and ensure compliance with the Zoning Scheme.
- Please ensure that you make reference to the correct property descriptions in all plans as submitted (some plans refer to Erf 745, Wilderness).

- Provide elevations for all building structures which clearly indicate applicable development parameters.
- Indicate dimensions of the access gate.

All enquiries follow ups and documentation submissions need to be directed to the relevant case officer as marked below. The relevant Town Planner **Khuliso Mukhovha**, should be copied in the e-mail: kjmukhovha@george.gov.za as well as the relevant Senior Town Planners, **Naudica Swanepoel** (even erf numbers) nswanepoel@george.gov.za or **Ilane Huyser** (uneven erf numbers) ihuyser@george.gov.za.

General Town Planning Comments

- Please refer to pre-application and address all issues raised.

The relevant case officer for this project is **Primrose Nako** email: pnako@george.gov.za.

Please amend the application accordingly and upload the amended application/supporting document on the Portal within 14 days from the date of letter and notify the relevant Town Planner and Case Officer per email. A request for extension may be submitted to the relevant Town Planner as well as the Senior Town Planner for consideration.

Should the application/supporting documents not be uploaded within 14 days, or an extension be granted, the application will be closed in terms of Section 41(3) read with 41(4) of the Land Use Planning By-law for George Municipality, 2023.

Yours faithfully



Khuliso Mukhovha
Town Planner
Human Settlements, Planning and Development

**CONVEYANCER
CERTIFICATE**

CONVEYANCER CERTIFICATE

I, the undersigned,

STEPHANUS ABRAHAM ROUX

Hereby confirm that a search was conducted in the Deeds Registry Cape Town regarding the following properties (including current and earlier title deeds / pivot deeds / deeds of transfer):

Erf 753 Wilderness in the Municipality and Division of George
Province of Western Cape

In extend 1289 (One Thousand Two Hundred and Eighty-Nine) Square Metres

Held by Deed of Transfer T70192/2004

(Property One)

Erf 754 Wilderness in the Municipality and Division of George

Province of Western Cape

In extend 1289 (One Thousand Two Hundred and Eighty-Nine) Square Metres

Held by Deed of Transfer T31754/2003

(Property Two)

1. Application (*exempted*) is made in terms of Section 24(1)(c) of the of the George Land Use Planning By- Law, 2023, for a minor amendment to the common boundary between Erven 753 & 754 as follows:

1.1 Exempted subdivision of Erf 753 as follows:

Ptn 1 - 5m²

Remainder - 1284m²

1.2 Exempted subdivision of Erf 754 as follows:

Ptn 1 - 5m²

Remainder - 1284m²

2.

2.1 Exempted consolidation as follows 1/753 & R/754:

Ptn 1 of Erf 753	-	5m ²
<u>Remainder of Erf 754</u>	-	<u>1284m²</u>
<u>New Consolidated Erf 754</u>	-	<u>1289m²</u>

2.2 Exempted consolidation as follows 1/754 & R/753:

Ptn 1 of Erf 754	-	5m ²
<u>Remainder of Erf 753</u>	-	<u>1284m²</u>
<u>New Consolidated Erf 753</u>	-	<u>1289m²</u>

3. Application in respect of Erf 754 is made in terms of Section 15(2)(b), 15(2)(d), 15(2)(f) and 15(2)(o) of the George Land Use Planning By-Law, 2023 for

3.1 A departure for the relaxation of building lines and height restriction as follows:

3.1.1 Eastern Boundary:

- from 3m to 2.099m in respect of the north-eastern corner of additions to original dwelling
- from 3m to 2.189m in respect of the south-eastern corner of additions to original dwelling
- from 3m to 2.532m in respect of the existing deck

3.1.2 Western Boundary:

- from 3m to 0m in respect of additions and amendments to existing dwelling
- from 3m to 0m in respect of additions and amendments to existing boiler room

3.1.3 Southern boundary

- from 3m to 2.2m in respect of the boiler room

3.2 Departure in respect of Height Restriction

- Departure from the 8.5m height restriction to permit the height of the roof-pitch to be 9.1m in respect of a portion of the roof on its southern side (*away from the street*).

4. Registration of a servitude to accommodate a roof overhang 0.6m wide over Erf 753 in favour of Erf 754, Wilderness in terms of Section 15(2)(d) of the By-Law.
 5. A consent use for a 3rd dwelling unit in terms of Section 15(2)(o) of the By-Law.
 6. In terms of Section 15(2)(f) for removal of restrictive condition C(4)(a) in Deed of Transfer No 70192/2004 in respect of Erf 753, Wilderness to permit the subdivision of the erf.
- A. In respect of the above and regarding Property One, I hereby certify that the subdivision of the property is restricted in terms of paragraph 4(a) of the Deed of Transfer as the sole restrictive condition.
- B. In respect of the above and regarding Property Two no condition/s exist that prohibit the subject matter in paragraphs 1.2, 2.2, 3, 4 and 5.

DATED at GEORGE on this 31st day of October 2025.



SA ROUX
CONVEYANCER

**POWER OF
ATTORNEY**

POWER OF ATTORNEY

to

FORMAPLAN (TOWN AND REGIONAL PLANNERS)

of

8 St John Street, George

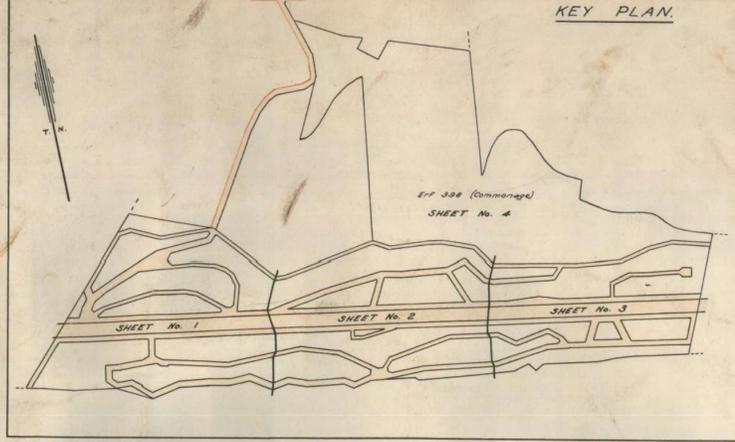
I, **Sven Anastasius Gremes**, the undersigned and now the only registered owner of **Erf 754, Wilderness**, (*after the passing away of my father, N.M. Gremes*), hereby appoint *Formaplan Town Planners*, to be my sole agent to apply to the Municipality in terms of section 15(2)(b) of the municipality's Land Use Planning By-Law, 2023 for relaxation of the height restriction of the roof pitch of the dwelling house, from 8.5m to 8.9m as will be explained in the accompanying motivation.



S.A. Gremes

18.02.2026
Date

**GENERAL PLAN-
WILDERNESS EXT 2**



This plan comprises 5 sheets
WILDERNESS A/A. T.P.
GENERAL PLAN 1065 L.D.
OF
WILDERNESS TOWNSHIP EXTENSION NO. 2, (C.D.R.)

No. 8096/1953
 Approved
B. S. B. B.
 SURVEYOR GENERAL.

In terms of Section 18 of Ordinance No. 25 of 1954, the Administrator has granted the application to establish this Township.
 See Prov. Sec. Minutes 2.34.5/1953
 Date: 10.12.54
 T.P. File No. 8096/1953

Numbered as an Approved Township in terms of Section 18 of Ordinance No. 25 of 1954.
 See Minutes No. 373 dated 10.12.54
 Prov. Sec. No. 2782 dated 10.12.54

ERF 565 comprising 374, 375, 376, 377, 378, 379, 380, Public Places 374-397 and Thoroughfares, situated on PORTION 22 (a portion of Portion 21) of the farm KLEIN KRANTZ, in the DIVISION OF GEORGE, PROVINCE OF GOOD HOPE. Vide Dgm. No. 9015/1953, annexed to D/T 1954-1958

The beacons of each erf represented on this plan are in accordance with regulations, and have been placed under our personal supervision.
 Surveyed in May 1950 - July 1951 by us
[Signatures]
 LAND SURVEYORS.

Scale: 1/1250

C.D.R.

SHT.1

1065



Proposed closure of fig 1 (A/A & South Boundaries) 5/8692/5 p 144 (for STATUS REVERT)
 Proposed closure of fig 5 5/8692/5 p 136

ENDORSEMENTS - ENDORSEMENTS					
No.	DESCRIPTION	ADDITION	AUTHORITY	INTD.	DATE
1	Portion of Road closed	RA 2094	T/C's Notice dd 1957-11-16 Consent p. 281	RA	1957-12-02
2	Portion of Road closed	Erf 2163	Consent p. 278 Gazette Notice dd 1948-11-27 5/8642/5 p 358	RA	1949-01-11
3	Portion of Road closed	Erf 2346	T/C Notice dd 2003-11-25 5/8692/5 v2 p. 129 Consent p. 121 Ref: 5/8692/5 v2 p. 73	PHH	2003-11-07
4	Portion of road closed	Erf 2418	T/C's Notice dd 2005-07-15 5/8692/5 v2 p. 73 Consent Erf 689, Wilderness dd 2005-08-30 p. 70	PHH	2005-7-5
5	Portion of road closed	Erf 2253 & 2254	Ref: 728 & 729/W File: 5/8692/5 v2 Page: 13		
6	Portion of Grants Place closed	Erf 2496	Dated: 17 September 1999 L/A's consent dated 1999-08-19 Ref: 5/8692/5 v2 p. 87 Notice No. 8900 dated 19/08/99 p. 19		2014-02-25

SG OFFICE NOTES
 See Sht 5 for notes 1-14.
 15. Erf 601, beacons replaced to Reg 18(2) see SR2008/1953
 16. Erf 728 & 2253 included in consent vide Dgm 773/2018 Erf 1065
 17. Erf 729 & 2254 included in consent vide Dgm 771/2018 Erf 2255
 18. Erf 634, beacons replaced to Reg 18(2) vide sr2008/1953 as well as change in beacon descriptions. See 5/8692/5 v2 Pages 228-229.
 19. Erf 777 & 859, beacons replaced vide SR6830/2023

Continued from Sheet 5

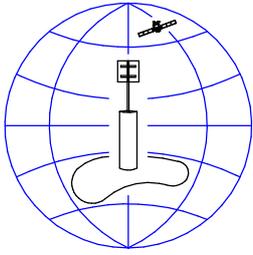
ENDORSEMENTS : CONTINUED FROM ABOVE					
No.	AMENDMENT	ADDITION	AUTHORITY	INTD.	DATE
7	PORTIONS OF NORTH STREET CLOSED	Erven 2457 & 2458	L/A CONSENT DATED 15/11/2004 Ref: Erf 581 Wilderness File: 5/8641/5 v2 p 100	PHH	11/11/2004

Dgm No. 9015/1953
 S.G. 7/4 5.8692/5
 Sry Rote E. 2008/53
 Dep. Sht. AL-800, AL-801, AL-802, AL-803, AL-804, AL-805, AL-806, AL-807, AL-808, AL-809, AL-810, AL-811, AL-812, AL-813, AL-814, AL-815, AL-816, AL-817, AL-818, AL-819, AL-820, AL-821, AL-822, AL-823, AL-824, AL-825, AL-826, AL-827, AL-828, AL-829, AL-830, AL-831, AL-832, AL-833, AL-834, AL-835, AL-836, AL-837, AL-838, AL-839, AL-840, AL-841, AL-842, AL-843, AL-844, AL-845, AL-846, AL-847, AL-848, AL-849, AL-850, AL-851, AL-852, AL-853, AL-854, AL-855, AL-856, AL-857, AL-858, AL-859, AL-860, AL-861, AL-862, AL-863, AL-864, AL-865, AL-866, AL-867, AL-868, AL-869, AL-870, AL-871, AL-872, AL-873, AL-874, AL-875, AL-876, AL-877, AL-878, AL-879, AL-880, AL-881, AL-882, AL-883, AL-884, AL-885, AL-886, AL-887, AL-888, AL-889, AL-890, AL-891, AL-892, AL-893, AL-894, AL-895, AL-896, AL-897, AL-898, AL-899, AL-900, AL-901, AL-902, AL-903, AL-904, AL-905, AL-906, AL-907, AL-908, AL-909, AL-910, AL-911, AL-912, AL-913, AL-914, AL-915, AL-916, AL-917, AL-918, AL-919, AL-920, AL-921, AL-922, AL-923, AL-924, AL-925, AL-926, AL-927, AL-928, AL-929, AL-930, AL-931, AL-932, AL-933, AL-934, AL-935, AL-936, AL-937, AL-938, AL-939, AL-940, AL-941, AL-942, AL-943, AL-944, AL-945, AL-946, AL-947, AL-948, AL-949, AL-950, AL-951, AL-952, AL-953, AL-954, AL-955, AL-956, AL-957, AL-958, AL-959, AL-960, AL-961, AL-962, AL-963, AL-964, AL-965, AL-966, AL-967, AL-968, AL-969, AL-970, AL-971, AL-972, AL-973, AL-974, AL-975, AL-976, AL-977, AL-978, AL-979, AL-980, AL-981, AL-982, AL-983, AL-984, AL-985, AL-986, AL-987, AL-988, AL-989, AL-990, AL-991, AL-992, AL-993, AL-994, AL-995, AL-996, AL-997, AL-998, AL-999, AL-1000

Numbered under the Provisions of the Deeds Registries Act No. 47 of 1937.
 for SURVEYOR GENERAL
 18.3.1970



**NATURAL GROUND
LEVEL/HEIGHT
CERTIFICATE**



GR Survey (Pty) Ltd

Garden Route Topographical and Engineering Survey

Keerom str, George, 6529

jj.grsurvey@gmail.com

cell 082 447 8093

DATE: 30/01/2026

MY REF: 754-HC1

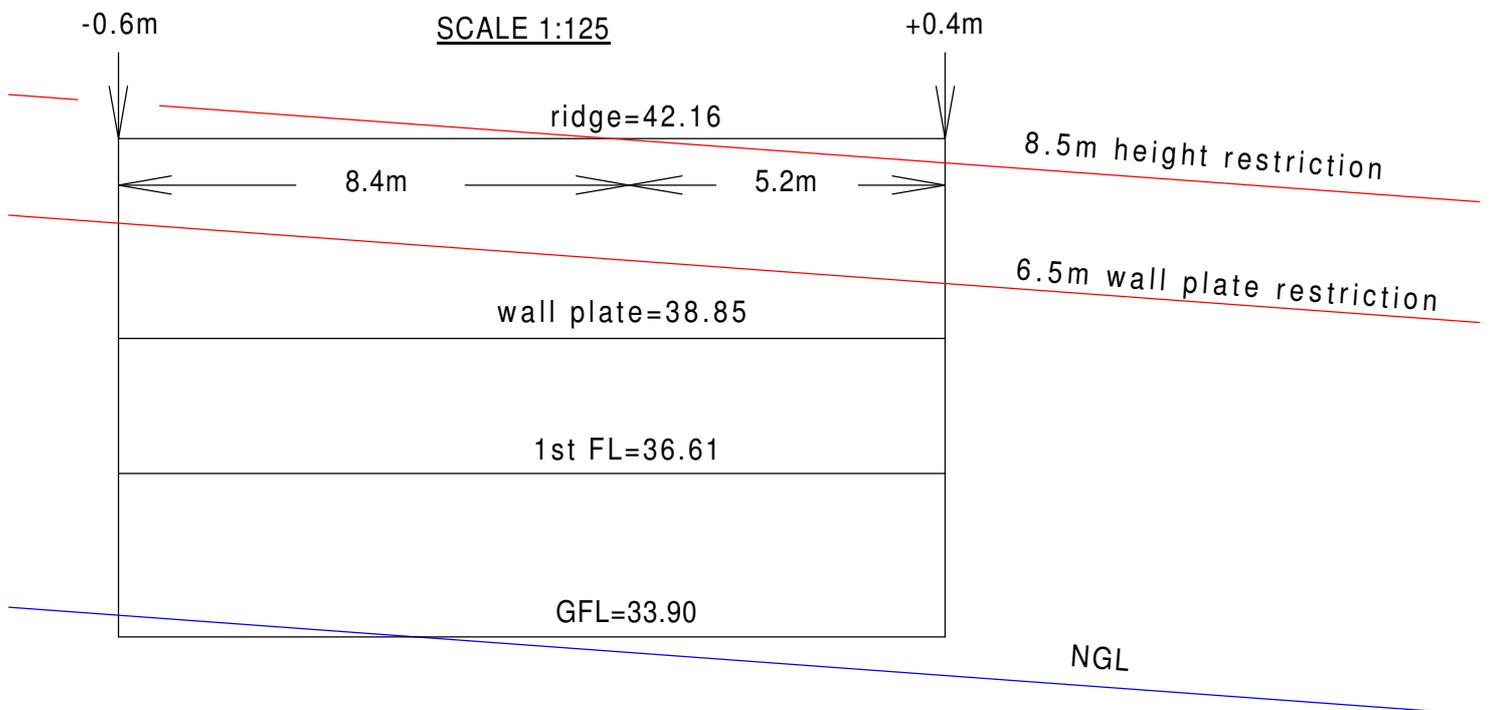
HEIGHT CERTIFICATE: Erf 754 WILDERNESS

ATTENTION: THE BUILDING INSPECTOR

I, Jan J Fourie, a registered surveyor with the South African Geomatics Council hereby certify that I have surveyed and compared the roof ridge to the Natural Ground Level. Determination of the NGL according to the George Integrated Zoning Scheme 39(2)(a). A portion of the roof ridge projects 0.4m above the restriction as indicated below. The measured wall plate does not exceed the prescribed limit.

Benchmark: 754B = 36.33 (stud in paving)

- LONGITUDINAL SECTION THROUGH DWELLING -

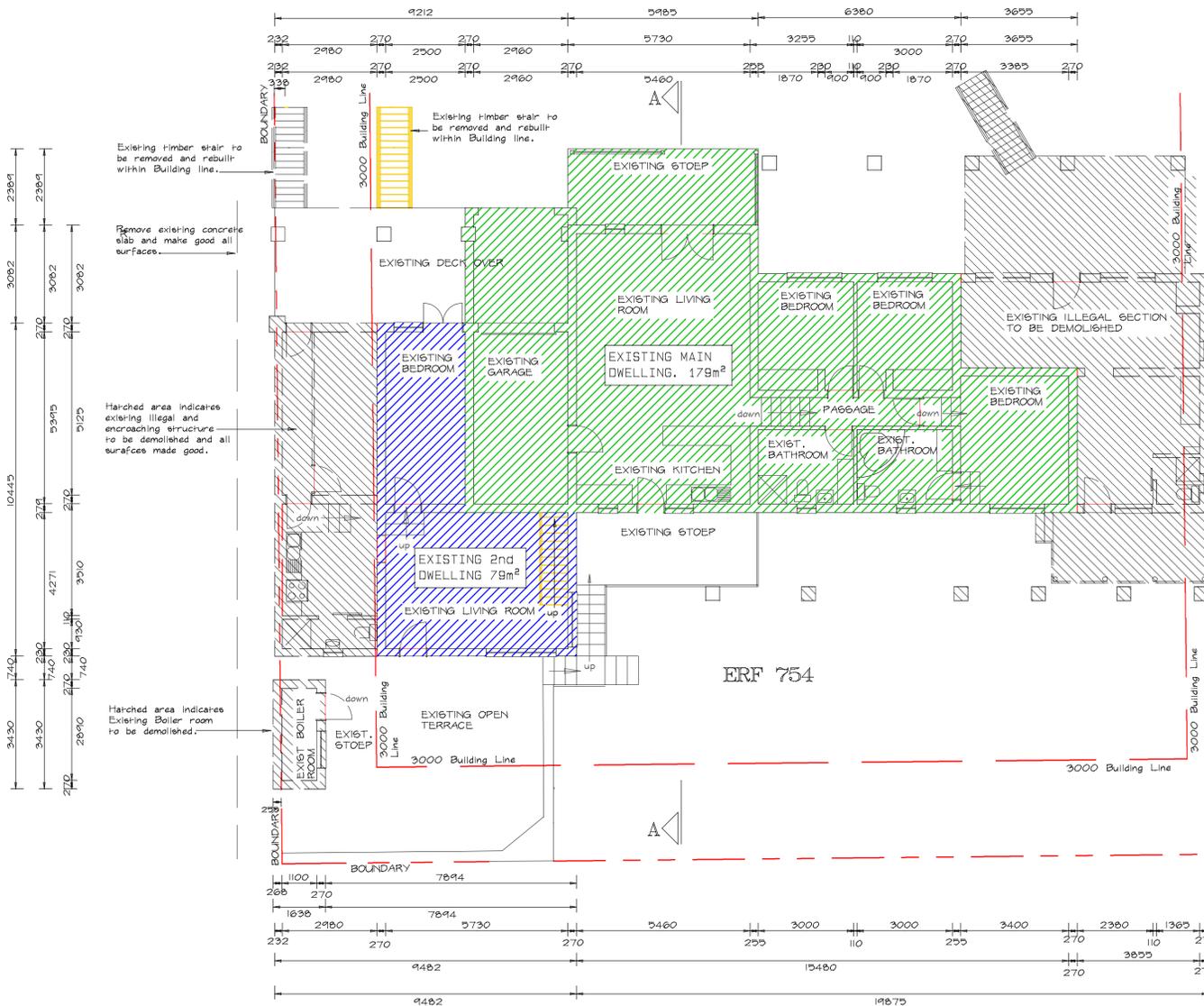
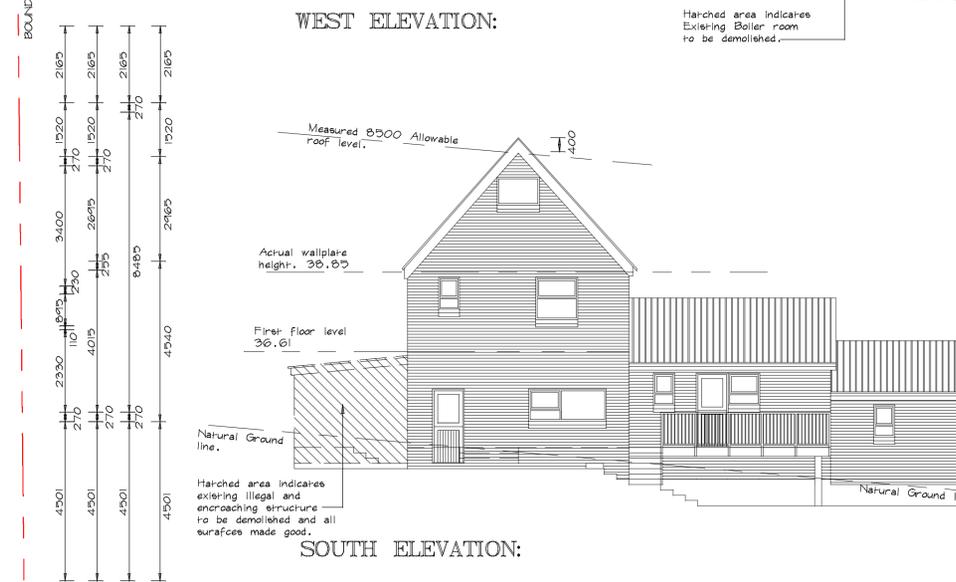
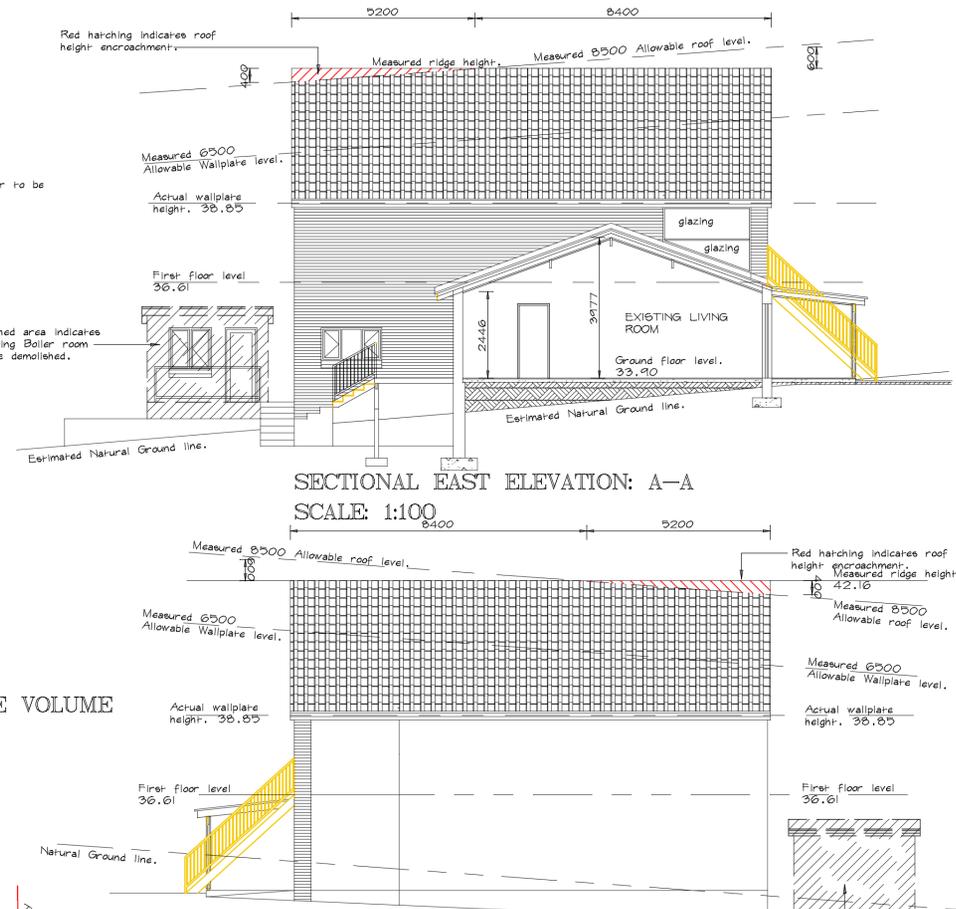
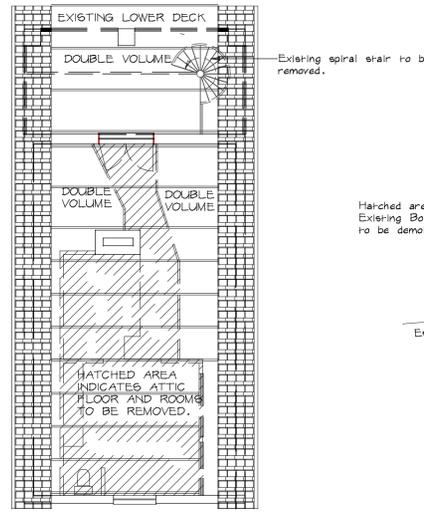
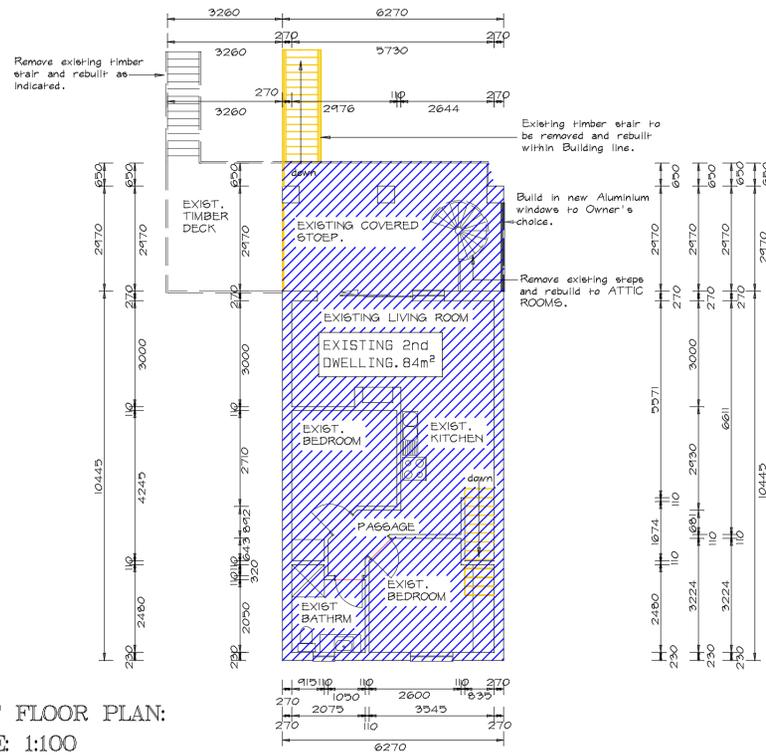


Yours faithfully

J.J.Fourie

S 0733

**PROPOSED
BUILDING PLAN**



COLOUR CODING SCHEDULE:	
	GREEN HATCHING INDICATES MAIN DWELLING AS PER APPROVED PLAN.
	BLUE HATCHING INDICATES SECOND DWELLING UNIT.
	GREY HATCHING INDICATES ILLEGAL AND ENCRACHING STRUCTURES TO BE DEMOLISHED.
	RED HATCHING INDICATES HEIGHT ENCRACHMENT.

- GENERAL NOTES.**
- ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL BUILDING REGULATIONS AND THE LOCAL AUTHORITY.
 - CONTRACTORS MUST CHECK ALL DIMENSIONS, LEVELS AND HEIGHTS ON SITE AND FULLY FAMILIARISE THEMSELVES WITH THE FULL EXTENT AND NATURE OF THE WORK BEFORE TENDERING OR COMMENCING ANY WORK.
 - SHOWN DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.
 - CONTRACTORS MUST CHECK THE SITING OF THE BUILDING ON SITE WITH THE OWNER BEFORE ANY SETTING OUT WORK OR EXCAVATIONS ARE COMMENCED.
 - ELECTRICAL CONTRACTORS MUST CHECK AND VERIFY THE ELECTRICAL LAYOUT WITH THE OWNER ON SITE BEFORE TENDERING OR COMMENCING ANY WORK.
 - WHERE FOUNDATION WALLS ACTING AS RETAINING WALLS EXCEED 1000 IN HEIGHT SUCH WALLS ARE TO BE 300 MM THICK.
 - TIMBER FRAME CONSTRUCTIONS ARE TO BE ERRECTED IN STRICT ACCORDANCE WITH S.A.B.S. 082.
 - ALL CAVITY WALLS ARE TO BE SUPPLIED WITH D.P.C. AROUND ALL ALL OPENINGS, DOORS, WINDOWS, ABOVE ALL CONCRETE BEAMS AND SLABS AND MUST BE PROVIDED WITH MEEPHOLES AT CENTERS NOT EXCEEDING 1000.
 - THIS PLAN AND THE COPYRIGHT THEREOF BELONGS TO GIDEON HENNING DRAUGHTING SERVICES AND MAY NOT BE USED, COPIED OR REPRODUCED IN ANY WAY WITHOUT PRIOR WRITTEN CONSENT OF THE AUTHOR.
 - THE CONTRACTOR MUST PROVIDE THE OWNER WITH A SAFETY PLAN OF THE PROPOSED WORKS AND ALL WORK TO BE CARRIED OUT MUST CONFORM TO ALL NATIONAL OCCUPATIONAL HEALTH, SAFETY AND CONSTRUCTION REGULATIONS AS AMENDED.

- NOTE:**
- REVISION 1 (27-01-2026)
- SPIRAL STAIR INDICATED FROM ENCLOSED STOEPROOM UP TO EXIST. ATTIC ROOM.
 - ERF NUMBER RECTIFIED IN PLAN DESCRIPTION FROM 745 TO 754.
 - ROOM USAGE OF 2 NON INTER-LEADING ROOMS INDICATED.
- REVISION 2 (10-02-2026)
- ATTIC ROOMS TO BE REMOVED AND FIRST FLOOR TO BE DOUBLE VOLUME.
 - SPIRAL STAIR TO BALCONY TO REMAIN.
 - ALL OTHER ILLEGAL STRUCTURES TO BE DEMOLISHED AND RUBBLE REMOVED.

CLIENT:
MARIO GREMES

DESCRIPTION:
SURVEY PLAN OF EXISTING BUILDING ON ERF 754, SOUTH STREET, WILDERNESS EAST, WILDERNESS.

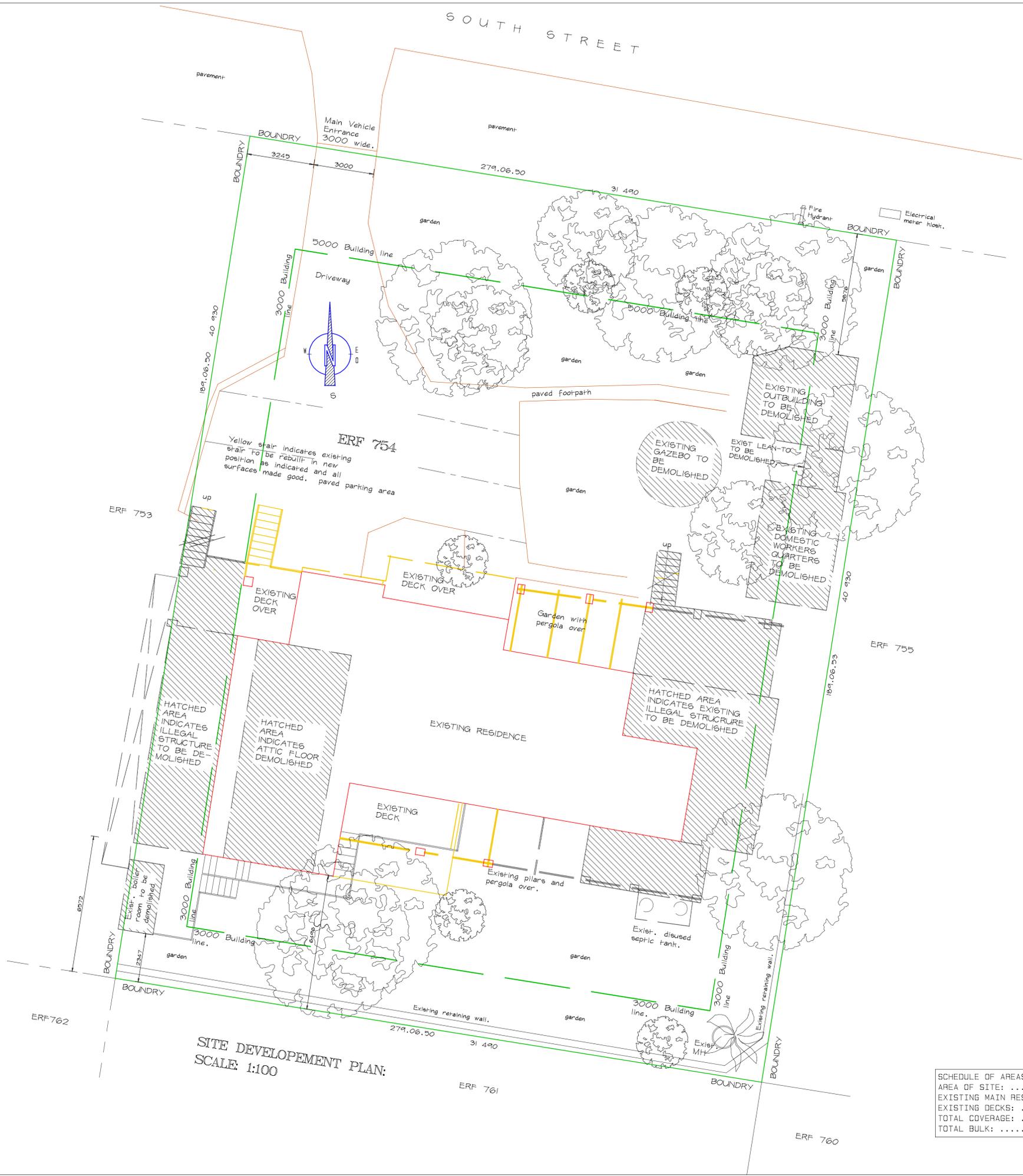
DATE: - 11-02-2026
SCALE: - 1:100
DRAWN: - G.P. HENNING
Pr. G. Arch. T. emar (SA)
GBCSA (Cert)
AREA: - SEE SCHEDULE OF AREAS

GIDEON HENNING DRAUGHTING SERVICES.
80 CRADDOCK STREET Reg. N°. 510077
P.O. BOX 72 (19 Nov. 2001)
GEORGE
6530 TEL. 044 - 8744585
FAX.

DRAWING NUMBER.
25-16B1B

GROUND FLOOR PLAN:
SCALE: 1:100

SITE PLAN



SITE DEVELOPEMENT PLAN:
SCALE: 1:100

SCHEDULE OF AREAS:	
AREA OF SITE:	1288M ²
EXISTING MAIN RESIDENCE:	203M ² = 15.76% COVERAGE
EXISTING MAIN DECKS:	36M ² = 2.79% COVERAGE
TOTAL COVERAGE:	239M ² = 18.55% COVERAGE
TOTAL BULK:	304M ² = 23.60%

- GENERAL NOTES.
1. ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL BUILDING REGULATIONS AND THE LOCAL AUTHORITY.
 2. CONTRACTORS MUST CHECK ALL DIMENSIONS, LEVELS AND HEIGHTS ON SITE AND FULLY FAMILIARISE THEMSELVES WITH THE FULL EXTENT AND NATURE OF THE WORK BEFORE TENDERING OR COMMENCING ANY WORK.
 3. SHOWN DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.
 4. CONTRACTORS MUST CHECK THE SITING OF THE BUILDING ON SITE WITH THE OWNER BEFORE ANY SETTING OUT WORK OR EXCAVATIONS ARE COMMENCED.
 5. ELECTRICAL CONTRACTORS MUST CHECK AND VERIFY THE ELECTRICAL LAYOUT WITH THE OWNER ON SITE BEFORE TENDERING OR COMMENCING ANY WORK.
 6. WHERE FOUNDATION WALLS ACTING AS RETAINING WALLS EXCEED 1000 IN HEIGHT SUCH WALLS ARE TO BE 300 MM THICK.
 7. TIMBER FRAME CONSTRUCTIONS ARE TO BE ERRECTED IN STRICT ACCORDANCE WITH S.A.B.S. 082.
 8. ALL CAVITY WALLS ARE TO BE SUPPLIED WITH D.P.C. AROUND ALL ALL OPENINGS, DOORS, WINDOWS, ABOVE ALL CONCRETE BEAMS AND SLABS AND MUST BE PROVIDED WITH WEEPHOLES AT CENTERS NOT EXCEEDING 1000.
 9. THIS PLAN AND THE COPYRIGHT THEREOF BELONGS TO GIDEON HENNING DRAUGHTING SERVICES AND MAY NOT BE USED, COPIED OR REPRODUCED IN ANY WAY WITHOUT PRIOR WRITTEN CONSENT OF THE AUTHOR.
 10. THE CONTRACTOR MUST PROVIDE THE OWNER WITH A SAFETY PLAN OF THE PROPOSED WORKS AND ALL WORK TO BE CARRIED OUT MUST CONFORM TO ALL NATIONAL OCCUPATIONAL HEALTH, SAFETY AND CONSTRUCTION REGULATIONS AS AMENDED.

NOTE:
REVISION: (27-01-2026)
1) ERF NUMBER RECTIFIED IN PLAN DESCRIPTION FROM ERF 748 TO ERF 754.
2) WIDTH OF VEHICLE ENTRANCE INDICATED AS 3000 WIDE.

REVISION: (11-02-2026)
1) ALL ILLEGAL AND ENCRACHING STRUCTURES INDICATED TO BE DEMOLISHED AND RUBBLE TO BE REMOVED.

CLIENT:
MARIO GREMES

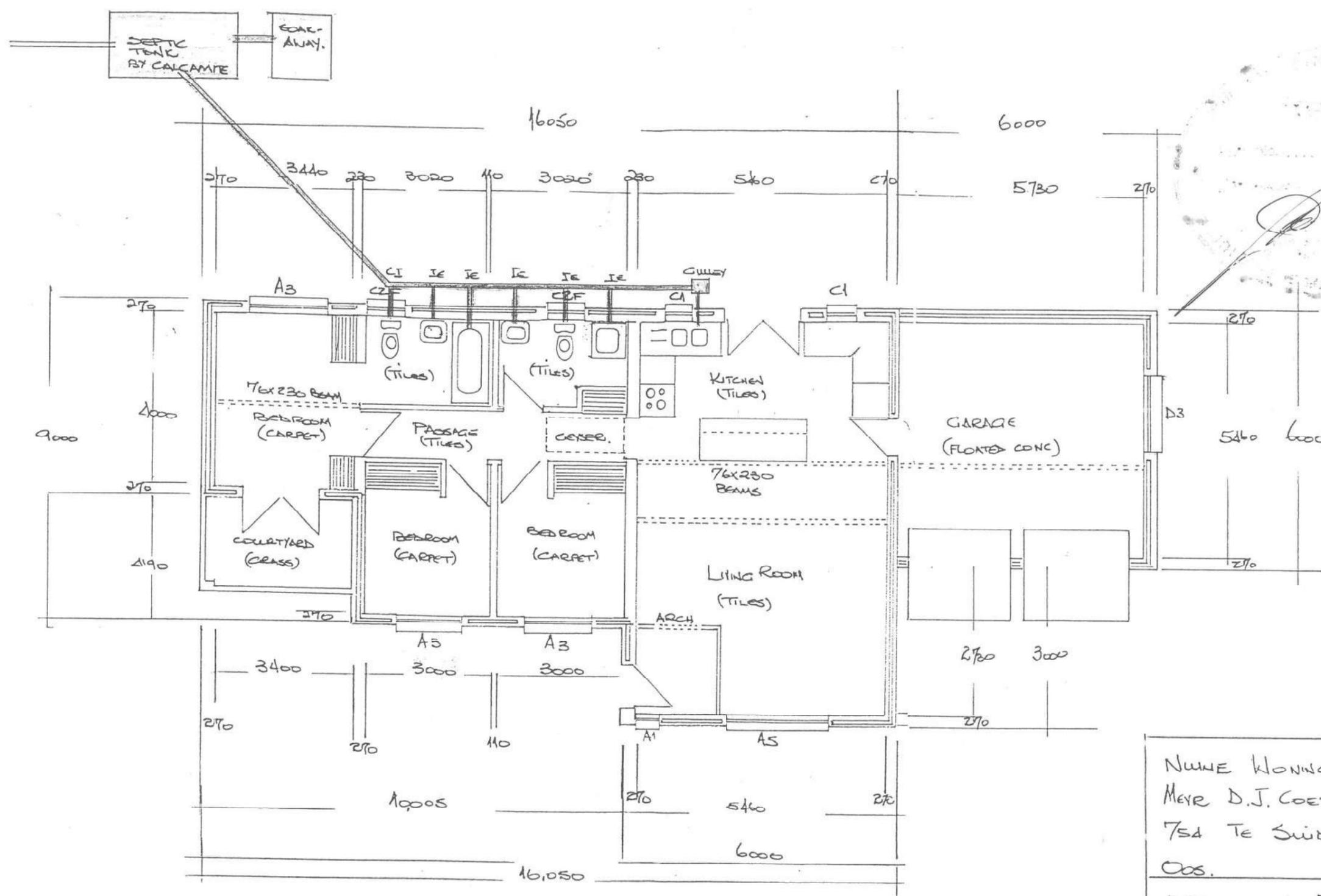
DESCRIPTION: -
SURVEY PLAN OF EXISTING BUILDING ON ERF 754, SOUTH STREET, WILDERNESS EAST, WILDERNESS.

DATE: - 11-11-2026
SCALE: - 1:100
DRAWN: - G.P. HENNING
Pr., S. Arch., T. emial (SA)
GBCSA (Cert.)
AREA: - SEE SCHEDULE OF AREAS

**GIDEON HENNING
DRAUGHTING SERVICES.**
80 CRADOCK STREET Reg. N°. 510077
P.O. BOX 72 (19 Nov. 2001)
GEORGE
6530 TEL. 044 - 8744585
FAX.

DRAWING NUMBER.
25-16-1A1

**APPROVED PLAN
DWELLING 1995**

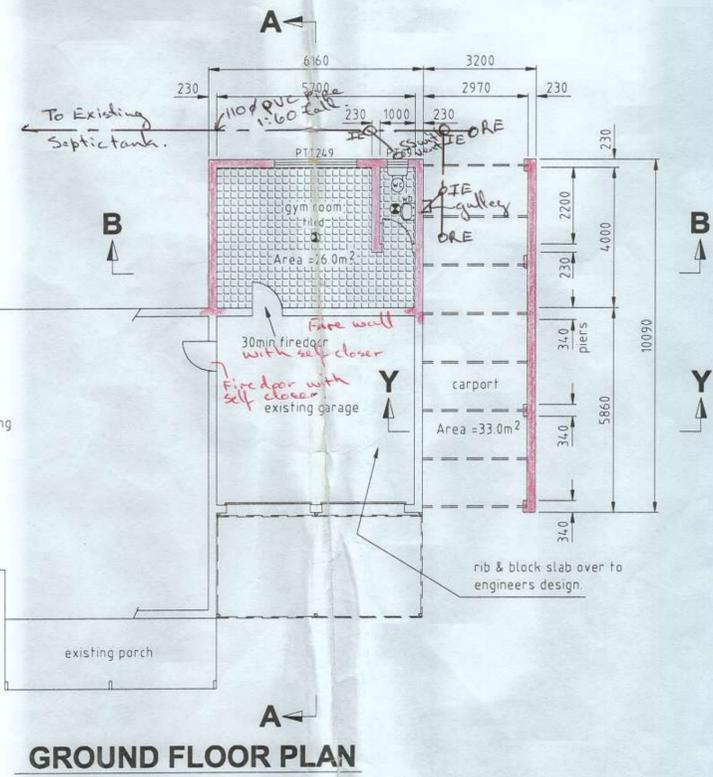
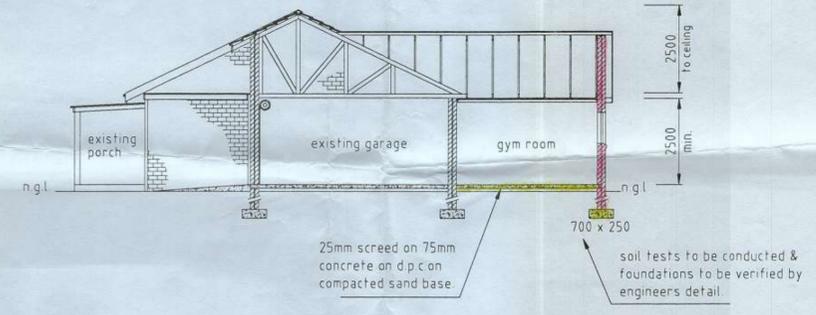
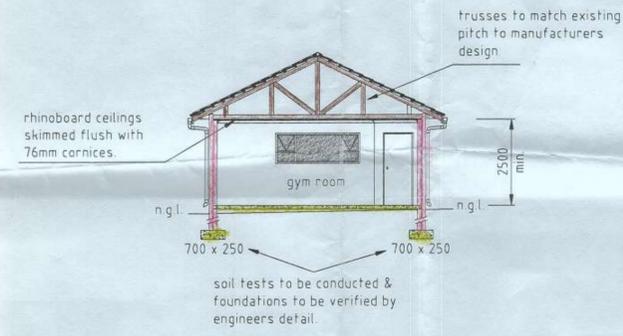
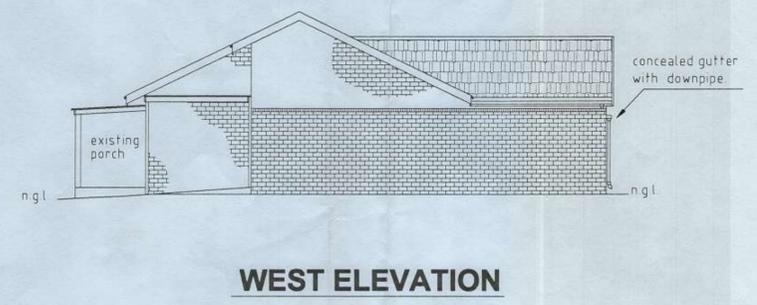
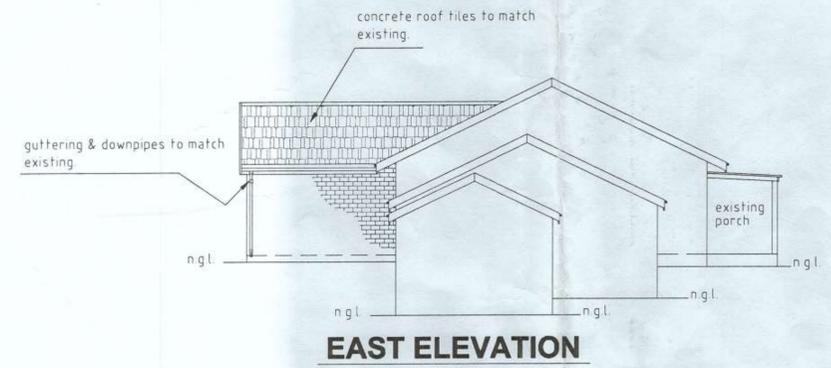
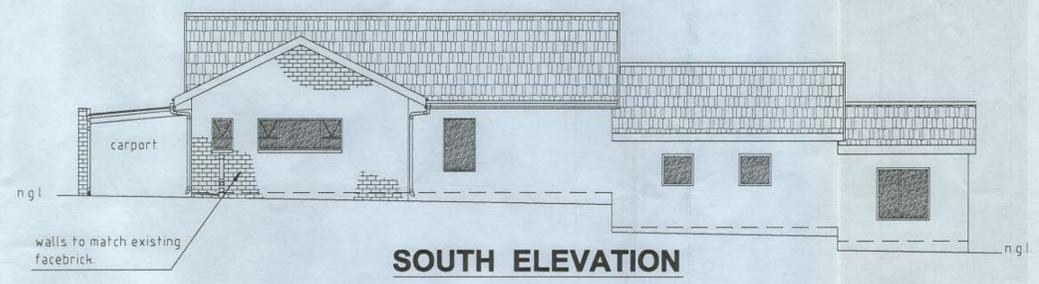


NUNNE KLOONIG VIR MIE &
 MEYR D.J. COETZEE OF ERF
 754 TE SWID STR WILDEENIS-
 COS.

DRAINAGE PLAN

SKAAL 1:10

**APPROVED PLAN
CARPORT & GYM &
CONSENT LETTER**

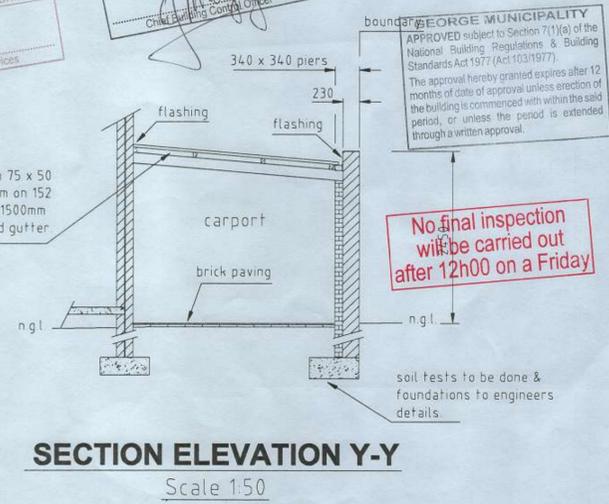


GEORGE MUNICIPALITY
DIRECTORATE: HEALTH SERVICES
APPROVED
DATE 2003/11/12

GEORGE MUNICIPALITY
DIRECTORATE PLANNING & DEVELOPMENT
APPROVED
DATE 16.09.05 PLAN NO. 137/05

No person shall remove or prune any tree within a Municipal Road reserve without the prior permission, in writing being obtained from the Municipality.
Geen persoon sal enige boom vanaf 'n Munisipale pad reserve verwyder of snoei sonder die skriftelike toestemming van die Munisipaliteit.

NOTE: Refer to Drg No MG/0105-2 for site plan.



No final inspection will be carried out after 12h00 on a Friday

ROOF: Concrete roof tiles to match existing on 38 x 38 battens @ max crs of 320mm on trusses @ max crs of 760mm as per existing pitch to manufacturers design
All trusses to be anchored into walls at a depth of at least 300mm with galvanized hoop iron 30mm x 16mm
Guttering & downpipes to match existing
CEILINGS: Rhinoboard on 38 x 38 brandering @ max crs of 450mm skimmed flush with 76mm cornices
WINDOWS: All new windows and sliding doors aluminium, indicated as per Alcan Aluminium catalogue
WALLS: All external walls to match existing Brickforce to be installed every 5 layers S A B S S A B S approved wall ties to be installed evenly distributed at a rate of 2.5 per m²
Internal walls to be finished as per existing or to owners choice
FLOORS: To match existing level With 25mm screed on 75mm concrete on d.p.c. on compacted sand base
FOUNDATIONS: Soil tests to be conducted and new foundations to be verified to engineers detail
Depth to be established on site
SEWERAGE: New sewerage to be connected into existing system in accordance with Part P of N.B.R.

<p>ARCPLAN & ASSOCIATES Architectural designers, Planners & project managers, Bouwvers, beplanners & Projekbestuurders</p>		<p>Office Suite Cnr Meade / Fitchat St George</p> <p>2446 GEORGE 6530</p> <p>Tel/Fax: (044) 8747658 Cell: 0722371285</p>
<p>owner</p> <p>Mr. M. Gremes</p> <p>ERF 754 Wilderness</p>	<p>owner</p> <p>Mr. M. Gremes</p> <p>ERF 754 Wilderness</p>	<p>drawn</p> <p>W. Jordison, 50 Tommy Joubert Avenue, Homewood Village, Heather Park, George, 6529.</p> <p>Tel: 044-8707796 Cell: 0722066985</p>
<p>scale</p> <p>1:100</p>	<p>datum</p> <p>19/08/2005</p>	<p>sheet</p> <p>1 off 2</p>
<p>tekening nr.</p> <p>MG/0105-1-D</p>	<p>drawing no.</p>	<p>dimensions, descriptions and quantities on this drawing to be verified on site before ordering material or commencing with work.</p>

NO BOND

philip@formaplan.co.za

From: Sven.gremes@gmx.de
Sent: Wednesday, 29 October 2025 19:34
To: philip@formaplan.co.za
Subject: Re: Erf 754
Attachments: Handwerk aus Leidenschaft Firma Sven Gremes.vcf

Follow Up Flag: Follow up
Flag Status: Flagged

We SG.& RG confirm that there is no bond registered for this Property.

Best regards Regina Gremes & Sven Gremes

Am 29.10.25 um 13:47 schrieb philip@formaplan.co.za

Von: philip@formaplan.co.za
Datum: 29. Oktober 2025
An: "Sven Gremes" <sven.gremes@gmx.de>
Cc:
Betreff: Erf 754
Hi Sven,

Can you please, in answer to this e-mail confirm that there is no bond registered for this property. Regards. Philip.