



TOWN PLANNING

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DEVELOPMENT MANAGEMENT CONSULTING

PROPOSED REMOVAL OF RESTRICTION, SUBDIVISION & PERMANENT DEPARTURE FOR RC MATTHEWS

**ERVEN 313, REMSKOEN STREET, HOEKWIL, WILDERNESS HEIGHTS
GEORGE MUNICIPALITY & DIVISION**



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Annexures

1. **Power of Attorney**
2. **Copy of Title Deed**
3. **SG Diagram**
4. **Conveyancer certificate**
5. **Locality plan**
6. **Subdivision plan**
7. **2004-building plans**
8. **Site plan**
9. **Pre-application**

Aerial images:

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

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

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

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**PROPOSED REMOVAL OF RESTRICTIONS, SUBDIVISION & PERMANENT DEPARTURE:
ERF 313, REMSKOEN STREET, HOEKWIL, WILDERNESS HEIGHTS
GEORGE MUNICIPALITY & DIVISION**

1. BACKGROUND INFORMATION

Erf 313 Hoekwil is a 16.6112ha smallholding located in Wilderness Heights and is developed with a house and outbuildings thereon. In 2012, Erf 313 Hoekwil was subdivided into three portions (Remainder Erf 313, Erf 1579, and Erf 1580) and registered with the Surveyor-General, but the subdivision was never registered in the Deeds Office. As a result, the subdivision lapsed. The owner now intends to re-subdivide the property along the same configuration but only to create one additional portion as well as an erf for the public road cutting through the property.

DMC Town Planning has been appointed to address the necessary land use requirements to enable the desired subdivision of the property. The power of attorney attached as **Annexure 1**.

2. PROPERTY DETAILS

The table below includes relevant information regarding Erven 313 Hoekwil (WH).

Physical Address	Remskoен Street, Wilderness Heights
Size of the property	16.6112ha
Owner	RC Matthews
Title Deed	T28489/2004 (Annexure 2)
Bond	Being cancelled at present
SG Diagram	2799/61 (Annexure 3)
Zoning	Agricultural Zone II (smallholding)

The Conveyancer's Certificate confirms that there are no restrictive conditions that affects this application and is attached as **Annexure 4**. The restrictive condition par. F(b) is however to be removed as discussed later in this report. The Conveyancer's Certificate also confirms that the bond is being cancelled at present.

3. APPLICATION

This land use application in terms of the George Municipality: Land Use Planning By-law (2023) for Erf 313 Hoekwil entails the following:

- **Removal** in terms of Section 15(2)(b) of said by-law of restrictive condition F(b) from T28489/2004.
- **Subdivision** in terms of Section 15(2)(d) of said by-law of Erf 313 Hoekwil into the following:
 - Portion A (± 3.3522 ha) (Agricultural Zone II);
 - Portion B (± 0.4495 ha) (Transport Zone II) (Remskoek Street); and
 - Remainder (12.8095ha) (Agricultural Zone II).
- **Permanent departure** in terms of Section 15(2)(b) of said by-law for a relaxation of the following building lines:
 - southeastern building line from 30.0m to 4.0m for the existing house on the proposed Remainder.
 - Northwestern building line from 30.0m to 10.0m for the existing structure ruins (to be replaced by a new structure).

4. CONTEXTUAL INFORMANTS

4.1 LOCALITY

Erf 313 Hoekwil (WH) is a 16.6112ha smallholding located along Remskoek Street in Wilderness Heights. Remskoek Street is the main and only road to Map of Africa which is a popular tourist attraction and paragliding site. This public street cuts through the subject property, creating a 'physical' divide. A locality map is attached hereto as **Annexure 5**.

4.2 ZONING & USE

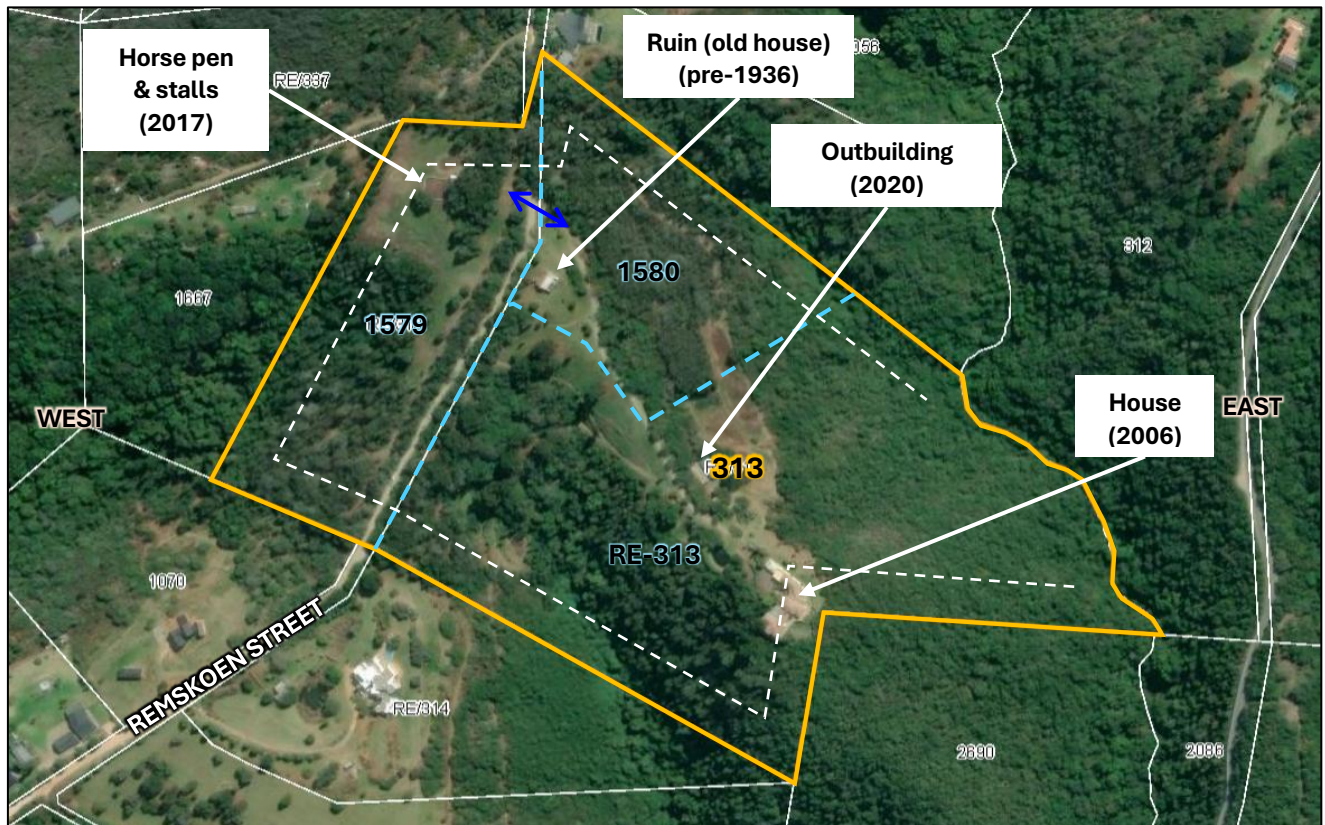
Erf 313 Hoekwil (WH) is zoned Agriculture Zone II (AZII) and developed accordingly with a dwelling house and some small agricultural outbuildings (including a horse pen) thereon. Horses are not kept on the proposed Portion A at present. The property is abutted by other AZII properties to the north, south, and west, an AZI property to the northeast, and a nature conservation area (OSZIII) to the south and east. The zoning of the property will not change following this land use application. One new AZII property is to be created. Remskoek Street is already zoned Transport Zone II, despite not yet being registered as a separate property. This land use application will rectify this.



4.3 CHARACTER OF THE PROPERTY

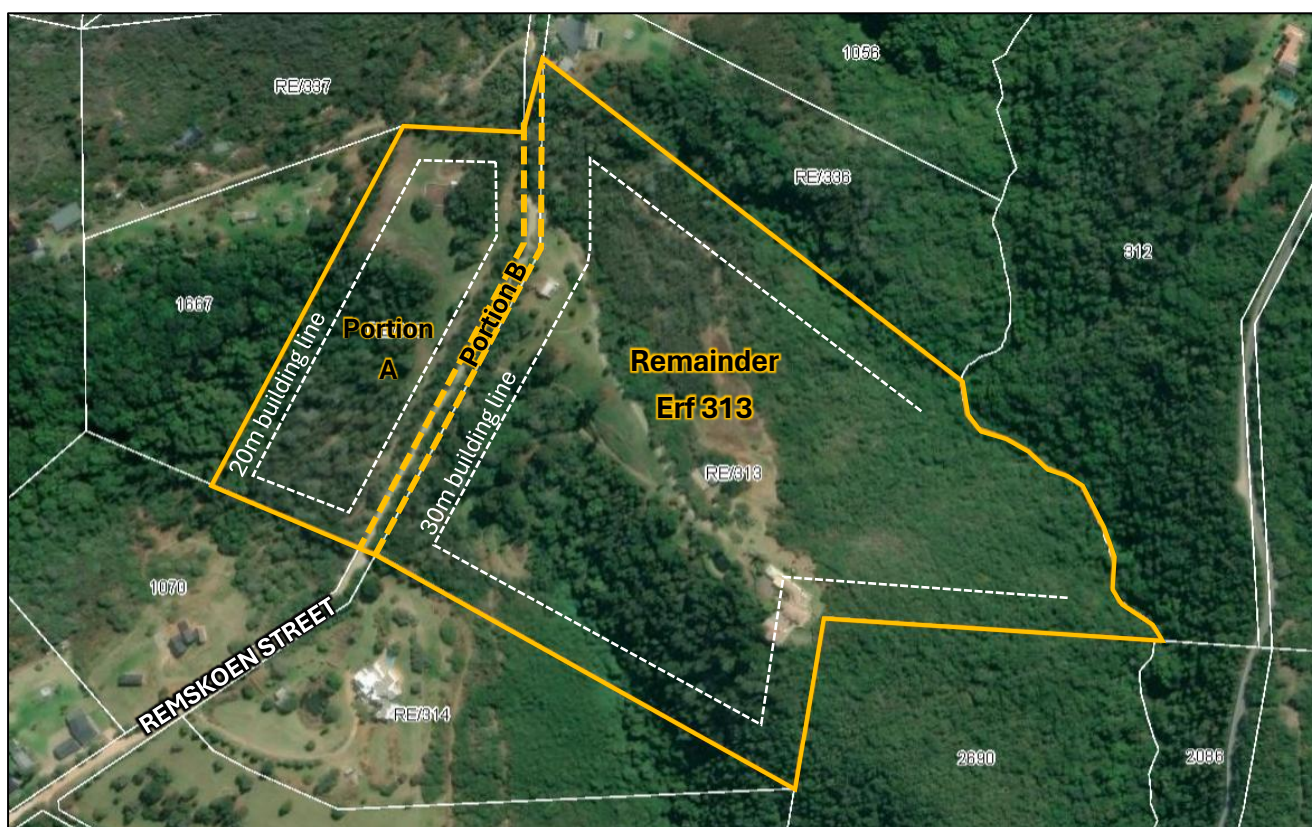
As shown earlier Erf 313 Hoekwil (WH) is a developed smallholding located in Wilderness Heights. The property is 16.6112ha and has a hilly topography like all the properties in the area. The house is positioned in the eastern section of the property on the hill and overlooks Wilderness to the east. The property currently has a 30.0m building line on all its boundaries.

Access to the property is from Remskoен Street. The existing house is already within the eastern 30.0m building line. The house was built in its current position in 2005/2006. The following image shows the character of the property. The blue lines show the 2012 lapsed subdivision lines and erf numbers of the property as it would have been subdivided back then.



5. DEVELOPMENT PROPOSAL

It is proposed to subdivide Erf 313 Hoekwil (WH), a 16.6112ha smallholding in a Portion A, Portion B, and Remainder. The zoning of the two properties on the sides (Portion A & Remainder) will remain Agriculture Zone II (AZII) and the zoning of Remskoek Street (Portion B) will remain Transport Zone II (TUZII).



5.1 SUBDIVISION

The proposed subdivision nearly follows the same cadastral boundaries as the previously approved (2012) subdivision, which has since lapsed. The new Portion A to be created will result in a portion complying with the minimum required size of 3.0ha for smallholdings. It is already physically separated from the rest of the property by Remskoek Street (Portion B) and already functions, in practical terms, as an independent unit. Portion B will be 13.0m wide throughout and will contain Remskoek Street.

The subdivision plan is attached hereto as **Annexure 6**.

The existing dwelling house and some of the outbuildings will be retained on the Remainder (12.8095ha). Each erf will have their own access form Remskoek Street which is also the existing point of access.

The proposed subdivision is discussed in more detail throughout this report.

5.2 PERMANENT DEPARTURES – BUILDING LINES

The existing house is positioned about 8.0m from the nearest boundary (southeastern) and has external stairs that are up to 4.0m from the boundary. The building lines for the new Remainder will still be 30.0m. According to information provided by the architect, Mr. Eddie da Silva, the building line for the primary dwelling on the proposed Remainder was relaxed in 2004 to 9.0m. The stairs from the house to the garden is however 4.0m at the closest point to the southeastern boundary of the property. For the sake of completeness and as more detailed records could not be found to date, we include a permanent departure for the primary dwelling house. See the plans provided by Mr. Da Silva attached hereto as **Annexure 7**.

The dwelling was built on the naturally flattest and most suitable portion of the property, where the existing topography reasonably accommodates development. The adjacent property (2690), along the common boundary where the building line relaxation is sought, contains no existing development near this boundary due to the steep slopes, which also make that portion of the property largely undevelopable. As such, the proposed building line encroachment has no material impact on the adjacent property. No other neighbouring properties are expected to be adversely affected by the relaxation for the existing house.

The existing heritage structure on the western side of the proposed Remainder is in total ruins and not habitable in any way (after the May 2026 storms). The structure is situated entirely within the building line of the proposed new Remainder. The property owner will follow the required process to demolish this structure in future. It is proposed to be replaced by a second dwelling unit in future. Therefore, we include a building line relaxation for this purpose, 10.0m from the northwestern building line.

It can be stated that there is ample space within the boundaries of the proposed Remainder to comply with the 30m building line. However, by utilising the existing disturbed area, no new disturbance, removal of vegetation, etc will be required. As structure has been in this position for almost a century. It is therefore proposed to retain a structure in this position.

The site plan is attached hereto as **Annexure 8**.

5.3 REMOVAL OF RESTRICTIVE CONDITION

It is proposed to remove Condition F(b) from the T28489/2004. This condition restricts the property before and after subdivision to have only one dwelling thereon. See snippet below:

F. SUBJECT FURTHER to the following conditions contained in Deed of Transfer Number T19637/1962 imposed by the Administrator of the Province Cape of Good Hope upon subdivision in terms of Section 196 of Ordinance Number 15/1952 as amended, of the farm Wildernishoogte, which

“(a) Dit mag net vir woon- en landboudoeleinde gebruik word;

(b) Geen geboue uitgesonder een woning vir gebruik deur ’n enkele familie tesame met die buitegeboue wat gewoonlik nodig is om in verband daarmee gebruik te word, mag op hierdie grond opgerig word nie.”

The property currently has one dwelling thereon, an outbuilding, and ruins of an old heritage structure that are completely uninhabitable. The property owner is considering the replacement of this structure with a second dwelling unit in future – to utilise the same disturbed space between Remskoen Street on the western side and the internal access road. It can be stated that there is ample space within the boundaries of the proposed Remainder to comply with the 30m building line. However, by utilising the existing disturbed area, no new disturbance, removal of vegetation, etc will be required. As structure has been in this position for almost a century. It is therefore proposed to retain a structure in this position.

If this old structure was still habitable, it would have constituted a second dwelling unit. The title deed for Erf 313 Hoekwil should be addressed while acknowledging that a second dwelling unit is now a primary land use right. The content of the title deed is archaic and did not keep up with the applicable zoning by-law.

Section 33(4) of the George Municipality: Land Use Planning By-law (2023) must be considered when the removal of title conditions is requested:

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

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

This restriction has been removed numerous times over the past more than 30 years to make second dwelling units possible. Second dwelling units are part of the character of this small holding area.

Condition F(b) prohibits the property from a second dwelling and is therefore considered inconsistent with the primary land uses permitted on a smallholding in terms of the zoning scheme. It is accordingly proposed that this condition be formally removed from the title deed. The removal of this condition will not result in any adverse impact on surrounding property owners, nor will it give rise to any negative social impacts. Its removal will merely enable the property owner to establish a second dwelling on the property, consistent with the development rights generally afforded to smallholdings under the applicable zoning scheme.

It will also make it possible for the prospective owner of Portion A to exercise the primary land use rights – if he proposes to construct a second dwelling unit.

4.1. FURTHER CONSIDERATIONS

4.1.1. PUBLIC INTEREST

The public interest associated with this application is regarded as limited as the 'outcome' of this subdivision will be less impactful as the 2012 subdivision would have been and the proposed subdivided portion A & the Remainder will be in line with the size character of smallholdings in the area.

Erf 313 Hoekwil (WH) also seems to currently be the largest smallholding (16.6112ha) in the area with the surrounding smallholdings ranging from 3.0ha up to 11.0ha. the proposed subdivision will thus bring it more within character to the smallholding area in terms of size. Due to Remskoek Street cutting through the property, the change due to subdivision will not change what people perceive while traveling along the public road.

The proposed building line relaxations are located well away from any adjoining property houses or structures and will not result in any adverse impact on neighbouring property owners. It accommodates that has been in existence for decades. The relaxations will not negatively affect surrounding properties in terms of visual amenity, privacy, or general enjoyment. Any new development on either Portion A or the Remainder as a smallholding will be able to comply with the applicable development parameters.

4.1.2. ENVIRONMENTAL CONSIDERATIONS

Erf 313 Hoekwil (WH) is in the smallholding area of Wilderness Heights. No environmental issues such as watercourses and protected vegetation are impacted by this land use application. The prospective owner of Portion A will follow the required OSCAE-permit application and has appointed *Greenfire Enviro* to attend to what is needed.

4.1.3. MUNICIPAL ENGINEERING SERVICES & ACCESS

The municipal engineering services currently provided will be expanded as necessary to accommodate a new AZII-property. Portion B, which is Remskoek Street as it cuts through this property, will be 13.0m wide to align with that of the existing adjoining properties to ensure consistency and proper integration with the surrounding road network. Access to Portion A will remain from Remskoek Street via the existing access gate. See the photo on the following page.

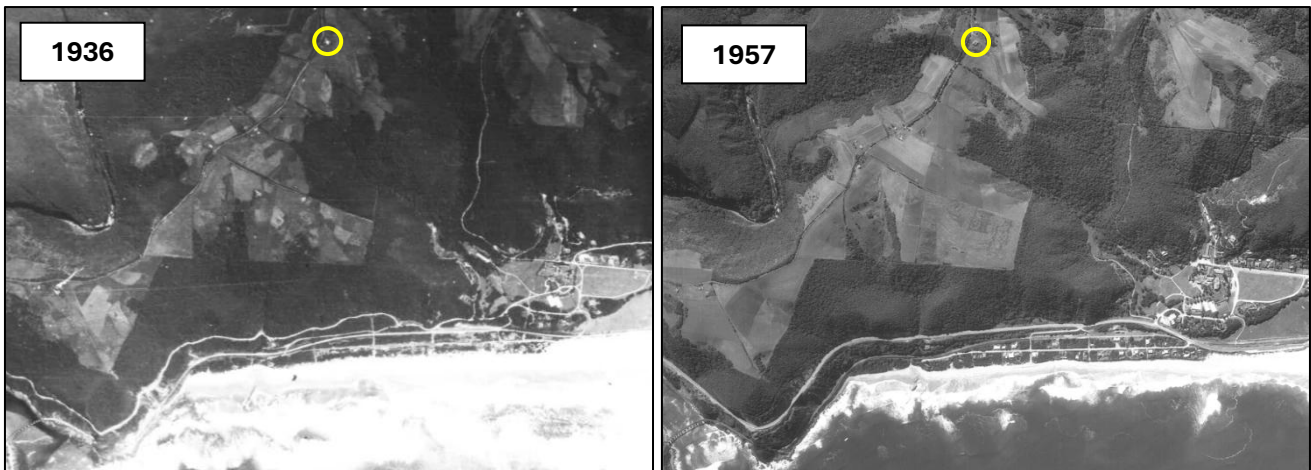


Access to the Remainder will remain at the existing access gate. See the photo below.



4.1.4. HERITAGE CONSIDERATIONS

There is only one structure (outbuilding) on the property that is older than 60 years. The subdivision will not affect this structure, and subdivisions do not require heritage permits. Any future demolition / change / or additions to the heritage structure will require a Section 34-permit from Heritage Western Cape. The following images show the 1936 & 1957 aerial imagery and the presence of the structure as well as 2026 photos of the condition of the structure.



4.1.5. PRE-APPLICATION

The pre-application consultation is attached to this report as **Annexure 9** and addressed in the table below.

COMMENT	RESPONSE
TOWN PLANNING	
<i>Removal of restrictive condition to be motivated</i>	See the relevant paragraphs of this report.
<i>Applicant to motivate in terms of the George Municipality MSDF and LSDF applicable to this area when preparing the motivation report</i>	See the relevant paragraphs of this report.
<i>The property falls within the demarcated smallholding area in terms of the WHL LSDF, 2015</i>	Noted and discussed accordingly in this report.
<i>The subject property falls in the OSCAE boundary – any development will be subject to OSCAE approval.</i>	Correct and to be addressed accordingly.
<i>Applicant must note that the site is incumbered by natural forest, CBA and ESA – applicant to note that these features form part of a larger environmental network and need to be taken into consideration</i>	These features are not to be impacted by this land use application.
<i>All existing structures to be confirmed and shown on site layout plan. Departures to be included if necessary.</i>	See the site plan attached and permanent departures as discussed in this report.
<i>Applicant to amend application already in the system accordingly.</i>	Done as such.
CIVIL ENGINEERING SERVICES (CES)	
<i>Access restricted to Remskoen Road.</i>	Correct. Existing accesses to be used.
<i>All parking must be provided in accordance with the GIZS 2023.</i>	Ample space for parking is available.
<i>No parking is allowed within the road reserve, and the owner/developer shall be responsible, at their own cost, for implementing and maintaining all necessary measures to prevent any unapproved parking within the road reserve.</i>	Noted.
<i>Development is located within a Normal PT area.</i>	Noted.

<i>Water service is available, subject to capacity confirmation.</i>	Noted.
<i>No sewer service is currently available.</i>	Noted.
<i>A conservancy tank, or alternative approved sewer disposal method, must be installed at the Developer/owner's cost. The Developer/owner is to appoint a private contractor, at own expense, to service the tank, and the disposal of the content is to be via an approved disposal method.</i>	Noted.
<i>Should the sewer service be extended to the area, the developer will be required, at the developer's cost to connect and pay the applicable development charges on the date of connection.</i>	Noted.
<i>Development charge will be applicable.</i>	Noted.
<i>The developer must adhere to Nasional Building Regulation R1 and applicable Municipal stormwater by law and policies.</i>	Noted.
<i>The developer is also requested to implement SUDS principals when address stormwater. The use of stormwater pipes should be limited.</i>	Noted.
ELECTROTECHNICAL SERVICES (ETS)	
<i>Allowance to be made for registration of servitude should the existing municipal 11kV overhead line running parallel to road be found to be beyond "building line".</i>	Note that this power line is not located over Erf 313 Hoekwil. Also note that this power line is not constructed/existing.

5. NEED & DESIRABILITY

Need

Need depends on the nature of the proposal and is guided by the principle of sustainability. This land use report demonstrates that the proposed subdivision of Erf 313 Hoekwil (WH) is responsive to the property's locality over a public street and in the smallholding area where smallholdings with sizes ranging from 3.0ha to 11.0ha is standard. The proposed subdivision will not negatively impact neighbouring properties, the visual character of the landscape, or the integrity of the natural environment. The proposal further aligns with the property owner's need to create a more manageable land unit for themselves while also introducing two additional smallholdings of appropriate size within the existing smallholding area. The same principles apply to the permanent departure for building line relaxation.

Desirability

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

Physical characteristics of the properties

The physical characteristics of the property will not change following this application. The proposed subdivision is a cadastral change.

Existing planning in the area

As indicated later in this land use report, this land use application is not found to be in conflict with the George Municipal Spatial Development Framework (GMSDF) (2023) or the Wilderness-Lakes-Hoekwil Local Spatial Development Framework (WLH LSDF) (2015).

Character of the area

This land use application will not negatively affect the character of the area as shown earlier in this report. It will be in line and support the size character of smallholdings in Wilderness Heights.

Provision of services

Existing municipal infrastructure is to be provided as needed for the newly created property.

Economic impact

This land use application will have no expected negative economic impact. It is expected that an additional smallholding would directly support the local economy.

Direct impact on surrounding properties

No neighbours are expected to be impacted on negatively as discussed elsewhere in this report.

It is our view that the need and desirability of the proposed subdivision on Erf 313 Hoekwil (WH) shows no negative impacts.

6. LEGISLATION & POLICIES

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

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

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

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

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

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

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

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

- The proposed development holds no expected negative environmental impact.
- The effective and equitable functioning of land markets are not negatively affected by this application.
- No negative impacts are expected on surrounding properties.
- Agricultural land and our rural areas cannot be negatively affected.

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

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

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

The paragraphs above show that the land use application for Erf 313 Hoekwil (WH) supports the relevant development principles of SPLUMA.

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

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

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

The land use planning principles expands on the five development principles of SPLUMA and desirability which is discussed in foregoing paragraphs. Section 19(1) and (2) of LUPA refers to **consistency** and **compliance** of a land use proposal regarding spatial development frameworks or structure plans. Considering the aim of this land use application for Erf 313 Hoekwil (WH), no conflict was found with the George Municipal Spatial Development Framework (GMSDF) or the Wilderness-Lakes-Hoekwil Local Spatial Development Framework (WLH LSDF) (2015).

6.3. WESTERN CAPE LAND USE PLANNING GUIDELINES FOR RURAL AREAS (2019) (RURAL GUIDELINES)

The Rural Areas Guideline provides guidance for *managing rural land use change*. A subdivision is a form of land use change and in this instance in the rural area. The National Environmental Management Act, 1998 (NEMA) determines that development should be socially, environmentally, and economically sustainable with the Land Use Planning Act, 2014 (LUPA) building on the development principles of the Spatial Planning & Land Use Management Act, 2013 (SPLUMA).

According to Circular 11/2019 the Land Use Planning Guidelines: Rural Areas (referred to as Rural Areas Guideline further) is not a rural development strategy – it provides support to the development and implementation of spatial plans and also the management of land development outside urban areas. A key principle of the Rural Areas Guideline *is to promote smart growth by containing urban sprawl*. It is stated that an individual application should be assessed on how it contributes or detracts from achieving the overall goals of the Rural Areas Guideline and not limit consideration to a single aspect thereof.

The objectives for smallholdings are set out in the Rural Areas Guideline as follow:

- To accommodate larger residential properties to provide a full range of opportunities. This may be used for limited agriculture but primarily serves as places of residence for people who seek a rural lifestyle.
- The WCG objective is to prevent new smallholding development from fragmenting the Western Cape's rural landscapes.

The proposed subdivision of an existing smallholding will not fragment the Western Capes rural landscapes and will create an additional place of residence for a household seeking a rural lifestyle.

Both portions comply with the recommended size for smallholdings and will not have a detrimental effect on high and medium potential agricultural land or land of biodiversity significance.

The Rural Areas Guideline states what development in the rural areas **should not be**:

- *should not have a significant negative impact on biodiversity, ecological system services or the coastal environment;*
- *should not lead to the loss or alienation of agricultural land or has a cumulative impact there upon;*
- *should not compromise existing or potential farming activities;*
- *should not compromise the current and future possible use of mineral resources;*

- *should not be inconsistent with the cultural and scenic landscape within which it is situated;*
- *should not lead to inefficient service delivery or unjustifiable extensions to the municipality's reticulation networks;*
- *should not impose real costs or risks to the municipality delivering on their mandate; and*
- *should not infringe on the authenticity of the rural landscape.*

The proposal for Erf 313 Hoekwil will not have a negative impact on any of these factors which also informs *the GMSDF*.

Considering the context of agriculture, conservation, urban areas, and new smallholding areas as discussed in the Rural Areas Guideline, we found no conflict between this land use application and the guidelines. The subdivision of Erf 313 Hoekwil does not undermine the main goals and objectives of the Western Cape Land Use Planning Guidelines: Rural Areas (2019).

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

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

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

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

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

Erf 313 Hoekwil (WH) is currently zoned Agricultural Zone II (AZII) and developed with a dwelling house, an outbuilding and the uninhabitable old structure as described and shown earlier in this report. The property currently has a 30.0m building line on all its boundaries as it is larger than 4ha. Following the proposed subdivision, the proposed Remainder will still be subject to a 30.0m building line while a 20.0m building line will apply to Portion A.

As can be seen on the aerial image included in paragraph 4 of this report, there is no reason why a new dwelling house for Portion A cannot comply with the prescribed 20.0m building line. The prospective owner is fully aware of the 20.0m building line.

The existing access is also not found to be in conflict with the provisions of the zoning by-law.

The building line relaxation requested for the southeastern boundary is to accommodate the existing dwelling house which did obtain a building line relaxation in 2004. Unfortunately, the detail then and today is not the same as described earlier in this report and shown in the relevant annexures.

Also, the relaxation requested along the northwestern boundary for the existing historic structure to be replaced by a second dwelling unit in future, does not change the character of the property and the area and proposes the use of an existing disturbed area, not adding more disturbance.

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

Erf 313 Hoekwil (WH) is not addressed specifically in the GMSDF. This property is located in a smallholding area. The GMSDF however do offer the following guidelines for greater Wilderness area.

Wilderness is one of the most popular tourism and residential destinations along the Garden Route, based on its unique terrestrial, aquatic and marine assets, outstanding rural and townscape qualities, and recreational amenity value. Threats to the area include the subdivision of smallholdings, expansion of poorly located and serviced informal areas, and insensitive building development.

The Municipality will maintain the present environmental, rural and settlement character of the area. To this end it will:

- *Not permit expansion of residential areas beyond the urban edge. **The residential area is not expanded or the urban edge, a new residential opportunity is merely created within a developed smallholding area.***
- *Prohibit significant densification of existing residential areas (except through group/ town housing and resort development on land available within the urban edge). **Not relevant.***
- *Public access to the beach must be protected and upgraded. **Not relevant.***
- *Incremental/new development/division in the priority environmental area, or any environmental zone listed as a risk/sensitivity index (CML, 10m asml, ridgeline, steep gradient, coastal protection zone, etc) is discouraged and fast tracking of zoning change of Open Space III zoning to be facilitated in the GIZSB. The adoption of environmental management plans/stewardship agreements to be encouraged. **Not relevant for this application.***
- *Discourage further growth of the Kleinkrantz and Wilderness Heights settlements. Wilderness Heights to explore alternative upgrading and communal ownership options, given the prohibitive costs, and disadvantageous location factors of individual tenure options using government subsidy. Look at relocation of those based at Wilderness heights to a better suited areas with existing services. The current site has no services and huge financial implication to make provision for services. **Erf 313 Hoekwil does not fall in the “settlements” as mentioned in this guideline – not relevant.***
- *Support fine grain economic opportunity in tourism precincts. **Not relevant.***
- *Support initiatives to practically integrate segregated settlements. **Not relevant.***
- *No development should impact negatively on the lakes area, crest skyline, coastal protection zone and green boundaries. **Not relevant for this land use application.***
- *A parking study, plan, and contribution to adequate provision for the entire Wilderness settlement must be undertaken. **Not relevant.***

The permanent departure for building line relaxation as described in this land use application also do not negatively impact the present environmental, rural and settlement character of the area.

The GMSDF further refers its user to the Wilderness Lakes Hoekwil Local Spatial Development Framework (WLH LSDF) (2015). This land use application and the nature thereof is found to be consistent with the GMSDF (2023) as required in terms of Section 19 of the Land Use Planning Act, 2014 (LUPA).

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

The subject property falls within the smallholding area as defined in the Wilderness–Lakes–Hoekwil Local Spatial Development Framework (2015) (“WLH LSDF”). The WLH LSDF provides a spatial policy framework to guide land use and development within the area, with particular emphasis on protecting the rural landscape character, environmental sensitivity, and tourism value of the Wilderness area.

The proposal is consistent with the spatial intent of this LSDF in that it does not constitute an expansion of smallholding area beyond the defined smallholding area but rather represents a subdivision within an existing and established smallholding area. The LSDF requires that subdivisions within these areas be carefully considered to ensure that they do not detract from the low-density rural character, and in this regard, the proposal maintains the prevailing spatial pattern of smallholding area.

The minimum erf size requirement of 3 hectares is fully complied with. This ensures that the subdivision does not introduce an intensity of development inconsistent with the surrounding context and supports the continued retention of the spacious, rural character that defines the Hoekwil area.

A key consideration of the LSDF is the protection of landscape character and visual integrity. The proposed subdivision is not expected to result in any adverse impact in this regard, as it forms part of an already established smallholding pattern and does not introduce a form or density of development that would be perceived as urban in nature. The resultant portions remain sufficiently large to accommodate development in a manner that can be visually contained and aligned with the surrounding landscape.

Erf 313 Hoekwil (WH) is one of the largest smallholdings in the area, and the proposed subdivision is considered logical and appropriate within its context, particularly the smallholding sizes range from 3.0ha to 11.0ha. The proposal allows for the continued utilisation of the land in a manner consistent with the character of the area while remaining aligned with the overarching objectives of the LSDF.

The WLH LSDF also provides the following guiding principles that need to be taken into consideration during the evaluation of the desirability of a proposed subdivision:

- i) *The proposed subdivided plot must have an existing developable area of 1 hectare, which area does not include: **The proposed Portion A has a cleared area of $\pm 7700\text{m}^2$. It is less than 1ha (77% of 1ha). If the alien vegetation between the access gate and horse pen is removed, the open, almost level area, will be more than 1ha. The current cleared $\pm 7700\text{m}^2$ is more than ample to construct a dwelling house while complying with building lines. Removing more vegetation than what is truly necessary, scars the landscape character of the area.***

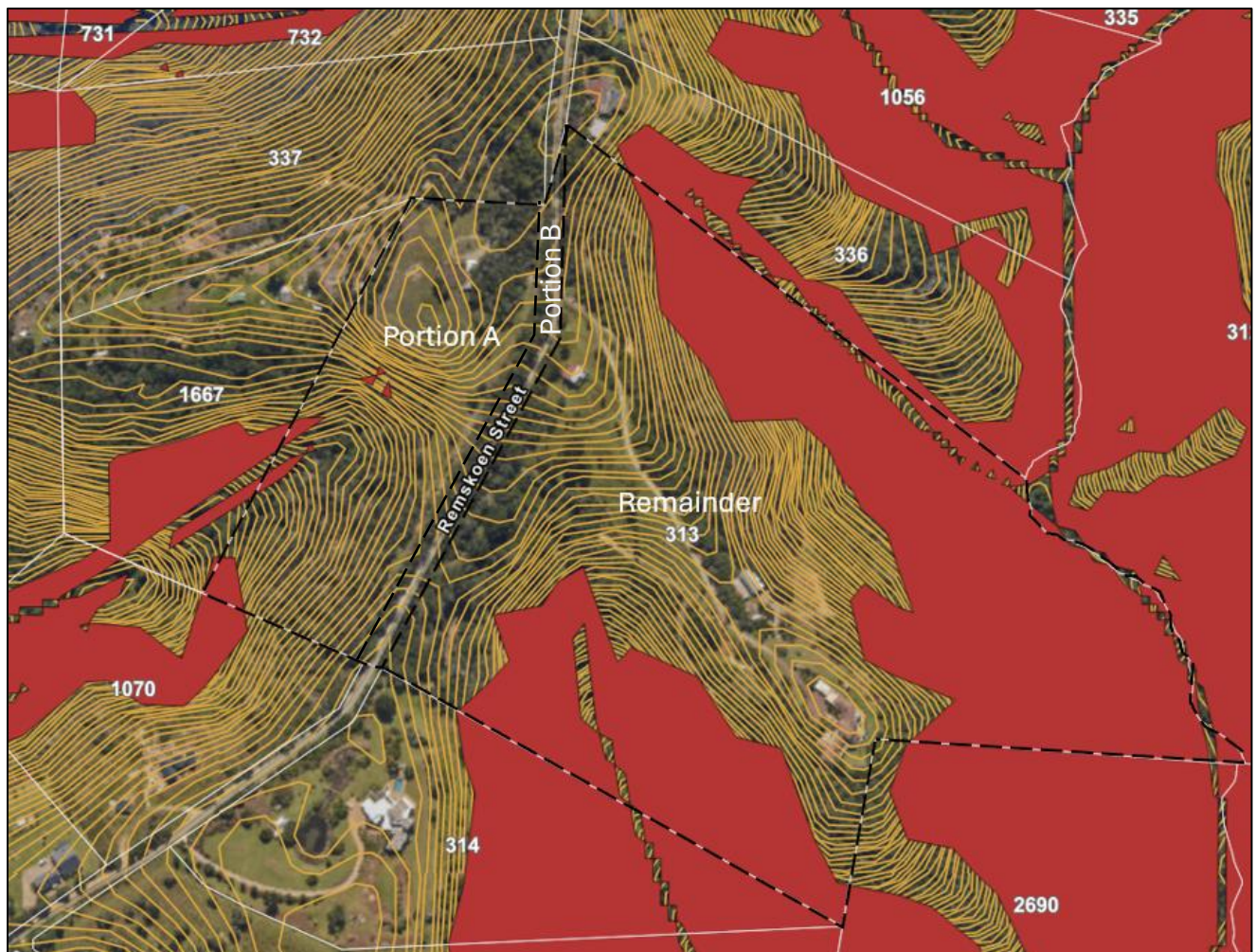
It should however be noted that during the storms of May 2026, many alien trees located on the proposed Portion A has fallen over. This will be removed in time.

The proposed Remainder Erf 313 Hoekwil also has an existing cleared area of ± 1.4 ha which is not affected by this land use application to create Portion A. The old historic structure to be replaced with a second dwelling unit in future, is also located in an existing disturbed area. There is no intent to increase disturbed areas.

- ***Areas with slopes steeper than 1:4. The developable areas have suitable slope. Only a fraction of the proposed Portion A has slopes greater than 1:4.***

About half of the proposed Remainder has slopes greater than 1:4.

See the image below from the Municipality's Public GIS. The areas marked in red are steeper than 1:4.



- Areas within 32 metres of a bank of a river or water body. **The image to follow from the Municipality's Public GIS indicates the 32m buffer from the non-perennial watercourses over the proposed Portion A and Remainder. The developable areas are not negatively impacted by this buffer areas.**



- Areas within 10 metres of indigenous forest and conservation worthy fynbos areas (10m is the required firebreak around the dwelling). **Considering the shape of Portion A, the 20m building line and the $\pm 7700\text{m}^2$ existing cleared area, any structure can easily be positioned 10m from any existing vegetation. The same principle applies to the proposed Remainder.**
 - Areas within 100 metres from a scenic route and 100 metres of a nature reserve. **The proposed Portion A and Remainder are more than 100m from a scenic route (Seven Passes Route and N2-route) or a nature reserve (SANParks).**
- ii) **The proposed subdivision should not be allowed if the buildings cannot be constructed within the development parameters prescribed in terms of the applicable zoning scheme. See our discussion earlier in this report pertaining to development parameters. As stated, all relevant development parameters can be complied.**

- iii) *If the slope faces a tourism corridor which could have negative impacts on the view shed along such corridor, a biodiversity offset must be established by positioning dwelling units in such a way that it minimizes this impact. **It can be stated that Remskoek Street is a tourism corridor as it leads tourist to the Map of Africa and a well-known paragliding site. The proposed subdivision to create Portion A and Remainder Erf 313 Hoekwil can however not negatively impact on this corridor due to existing vegetation found along the route. No property owner wishes to remove vegetation along Remskoek Street as it provides a buffer to the dust from the road. Portion A is also already physically divided by this tourism corridor.***

To follow is a photo indicating the typical dense vegetation along most of Remskoek Street. This vegetation is in fact in the reserve of this public street.



It is our opinion that the proposed subdivision complies with the relevant provisions of the Wilderness–Lakes–Hoekwil LSDF and does not undermine its intent. The development is considered acceptable from a spatial planning perspective, subject to appropriate development controls to ensure ongoing protection of the area’s rural character.

7. CONCLUDING

The proposed subdivision of Erf 313 Hoekwil (WH) represents a logical and appropriate form of low-density subdivision within a smallholding context, particularly given that the property is significantly larger than the surrounding smallholdings in the area. The proposal effectively reinstates the previously approved 2012 subdivision along a similar cadastral configuration thereby aligning with an already established and accepted planning outcome.

This subdivision is aligned and consistent in size and character with the prevailing development pattern in Wilderness Heights, ensuring that the rural and low-density nature of the area is maintained. The proposal also responds to the existing physical character of the property, with Portion A functionally separated from the rest of the property by Remskoek Street (Portion B) and can therefore reasonably operate as an independent smallholding.

The proposed departures are for existing structures and will not have adverse impact on the environment or surrounding property owners. The proposed removal of restrictive condition F(b) will allow the owners to also build a second dwelling on their smallholding as is their primary land use rights according to the zoning scheme.

The development is modest in scale and does not introduce intensity of land use that undermines the character of Wilderness Heights. The proposal is consistent with applicable planning legislation and aligns with the development principles of SPLUMA and LUPA, particularly in promoting efficient and appropriate land use within this established small holding area and remaining sensitive to the surrounding rural context.

In conclusion, the proposed subdivision is reasonable, contextually appropriate, and supported from a spatial planning perspective.



MARLIZE DE BRUYN Pr. Pln



DENISE JANSE VAN RENSBURG

MAY 2026
(UPDATED 12 MAY 2026 & 2 JULY 2026)

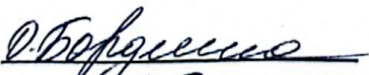
ANNEXURE 1

Power of Attorney

I, **Robin Charles Matthews (22 November 1955)**, the registered owner of *Erf 313 Hoekwil, Wilderness Heights, George Municipality & Division* hereby authorise *Marlize de Bruyn* and *Denise Janse van Rensburg* from *DMC Town Planning* to submit the required land use application in terms of Section 15(2) of the Municipality's Land Use Planning By-law (2023).

Signed at WILDERNESS on APRIL 22 2026


RC Matthews

Witness 
O. BORDZHA

ANNEXURE 2

SEALS
STAMPS

SEAL REG
DUTY R
FOOT
FEE R

Raubenheimers Inc
PO Box 21
60 Cathedral Street
George
6530

Prepared by me

CONVEYANCER
LUTTIG WM

VERBIND		MORTGAGED	
VIR FOR			
B	000022355 / 2004		
30 MAR 2004		REGISTRAR	

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

Alexander Johannes Luttig

T 000028489, 2004

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 PORT ELIZABETH on 22 OCTOBER 2003 granted to
him by

ELIZABETH MARIA STRAUSS
Identity Number 300720 0003 08 7
Unmarried

And the appearer declared that his said principal had, on 7 October 2003, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by those presents, cede and transfer to and on behalf of:

ROBIN CHARLES MATTHEWS

Born on 22 November 1955

Married, which marriage is governed by the laws of ENGLAND

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

ERF 313 HOEKWIL, in the Municipality and Division of George, Western Cape Province;

IN EXTENT 16,6112 (SIXTEEN COMMA SIX ONE ONE TWO)
HECTARES

FIRST TRANSFERRED by Deed of Transfer Number T19637/1962 with Diagram Number 2799/61 relating thereto and held by Deed of Transfer Number T38248/1990.

- A. SUBJECT to the conditions referred to in Deed of Transfer Number T19637/1962;
- B. SUBJECT FURTHER to the following special condition mentioned in the endorsement dated 22 April 1907 on Deed of Transfer Number T4632/1905 dated 22 May 1905, which endorsement reads as follows:-
- "By Deeds of Transfer No. 2955 and 2956 – April 1907, certain water and other rights have been conceded in favour of the land thereby conveyed as will more fully appear on reference to the said Deeds of Transfer."
- C. SUBJECT FURTHER to the following special conditions contained in the annexure to Deed of Transfer Number T14200/1920 dated 6 October 1920, which reads as follows:-

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

- (a) The properties hereby transferred shall be subject to all conditions, restrictions, reservations and servitudes mentioned or referred to in or endorsed upon the said Deed of Transfer No 4332 or any prior title or otherwise registered in the Deeds Office and in particular to the conditions and servitudes set out in certain two Deeds of Transfer Nos. 2955 and 2956 dated 16th April 1907 and in Deed of Transfer passed on the 21st February 1918, to the George Forest Timber Company Ltd., and the properties hereby transferred shall be subject to the further condition that the transferor shall be entitled to take from the Silver River or any of its tributaries and the Kaaiman's River at any point on the properties hereby transferred, such quantity of water as the transferor may be entitled to or may obtain under the Irrigation and conservation of Waters Act 1912, with the right to lead such waters across the properties hereby transferred, and for that purpose to lay and maintain such pipes as may be necessary and in the event of the Transferor having or acquiring the right to take water from any river or stream above the ground hereby transferred, then the Transferor shall be entitled to a right of way over the properties hereby transferred for such water, with the right to lay pipes over the property hereby transferred and for the purpose of laying and maintaining the pipes and exercising the other rights in this clause mentioned the Transferor shall have the right to ingress and egress to and from the properties hereby transferred, with the right to make such excavations and do and perform such other works as may be necessary to conduct such water to any part of the Transferor's property, including the said land marked No 497 called Barbiers Kraal, and these conditions are hereby registered as a servitude against the properties hereby transferred.

er

- (b) The Transferor and all persons now or at any time hereafter holding title from or through the Transferor of any portion of the land marked 497 called Barbiers Kraal, in extent 828 morgen, as well as persons at any time frequenting the seaside resort known as the Wilderness shall have full and undisturbed right of way on foot and by means of vehicles over the properties hereby transferred to and from any portion of the said land marked 497 and the said Seaside Resort by the present public roads on the ground hereby transferred and also by a road constructed and made by the Transferor and which has not yet been declared a public road, and by such public roads by any competent authority, and the Transferee shall in so far as and to the extent that the same passes through the properties hereby transferred keep in good order and repair the said road constructed by the Transferor, provided that such repairs shall not extend to gravelling, the Transferor on its part undertaking to keep the said road in good repair over the extent that the said road passed through its property."

- D. SUBJECT FURTHER to the following uniform conditions contained in Certificate of Uniform Title Number T14471/1961, subject to the following right which is being held in favour of the State:-

- "(1) Behoudens die bepalinge van die Wet op de Ontginning van Voorbehouden Mineralen, 1926, en vat die Wet op Edelgesteentes, 1927, soos gewysig, word alle regte op alle minerale, mineraalprodukte, mineraalolies, steenkool, onedele of edele metale of edelgesteentes op of onder die grond ten gunste van die Republiek van Suid Afrika voorbehou (ten opsigte waarvan Sertifikaat van Minerale Regte No 7 gedateer 17 Oktober 1961, uitgereik is.)
- (2) Die reg om grond te neem en material te verkry en te verwyder vir bou en hersiel van openbare paaie."

- E. SUBJECT FURTHER as contained in Notarial Deed of Servitude No. 377/1962 and referred to in the endorsement dated 7 July 1962 on Certificate of Uniform Title Number T14471/1961 to a 12,59 metre servitude right of way as indicated by the figure KAmFGk on Diagram Number 2799/61 annexed to Deed of Transfer Number T19637/1962, which endorsement reads as follows:-

"Kragtens Notariële Akte No 377/62 dated 19 May 1962 en hede geregistreer is die plaas Wildernishoogte groot 1224,1548 hektaar gehou hieronder, onderhewig aan serwituutreg tot paaie en regte van weg aangedui op serwituutkaart no 1180/1962 weggeleë as (Commonage Plan No 121) geskep tot gunste van die Algemene Publiek soos meer ten volle sal blyk uit voormelde Notariële Akte en serwituut kaart weggeleë onder (Commonage Plans No 121)"

- F. SUBJECT FURTHER to the following conditions contained in Deed of Transfer Number T19637/1962 imposed by the Administrator of the Province Cape of Good Hope upon subdivision in terms of Section 196 of Ordinance Number 15/1952 as amended, of the farm Wildernishoogte, which

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

- G. SUBJECT FURTHER to the conditions of the endorsement dated 7 January 1972 endorsed on Deed of Transfer Number T14310/1966 which reads as follows:-

"Registrasie van Serwituut"

Die binnegemelde grond is onderhewig aan 'n serwituut met betrekking tot verdeling van water in terme van 'n bevel van die Waterhof (Waterhof Distrik No Kaap gedateer 26.5.1971) soos meer volledig sal blyk uit gemelde bevel, waarvan afskrif hieraan geheg is tot serwituut 15/1972."

- H.

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

ELIZABETH MARIA STRAUSS, Unmarried

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

ROBIN CHARLES MATTHEWS, Married as aforesaid

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

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

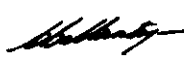
THUS DONE and EXECUTED at the Office of the Registrar of Deeds at Cape Town on 30 MARCH 2014.

In my presence

REGISTRAR OF DEEDS

q.q.

ANNEXURE 3

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System WG 23° X			S.G. No.
		constant		0,00	+3 700 000,00	2953/2012
AB	86,20	272 38 40	A	+39 985,30	+62 083,10	Approved 
BC	53,62	194 23 20	B	+39 899,19	+62 087,07	
CD	136,22	0 48 30	C	+39 885,86	+62 035,13	for Surveyor-General 14.01.2013
DE	243,09	28 17 10	D	+39 887,78	+62 171,33	
EF	12,75	109 12 40	E	+40 002,97	+62 385,40	
FG	112,99	112 47 10	F	+40 015,01	+62 381,21	
GA	287,44	207 45 40	G	+40 119,18	+62 337,45	
		Knys 3 200	△	+39 012,48	+61 494,67	
		Wilderness 445	△	+40 016,88	+62 603,27	

Beacon Descriptions:

A, B, G 180mm diameter circular concrete blocks

C, D 16mm iron pegs

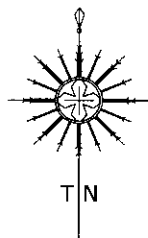
E, F 25mm iron pegs

6,30m wide servitude
right of way

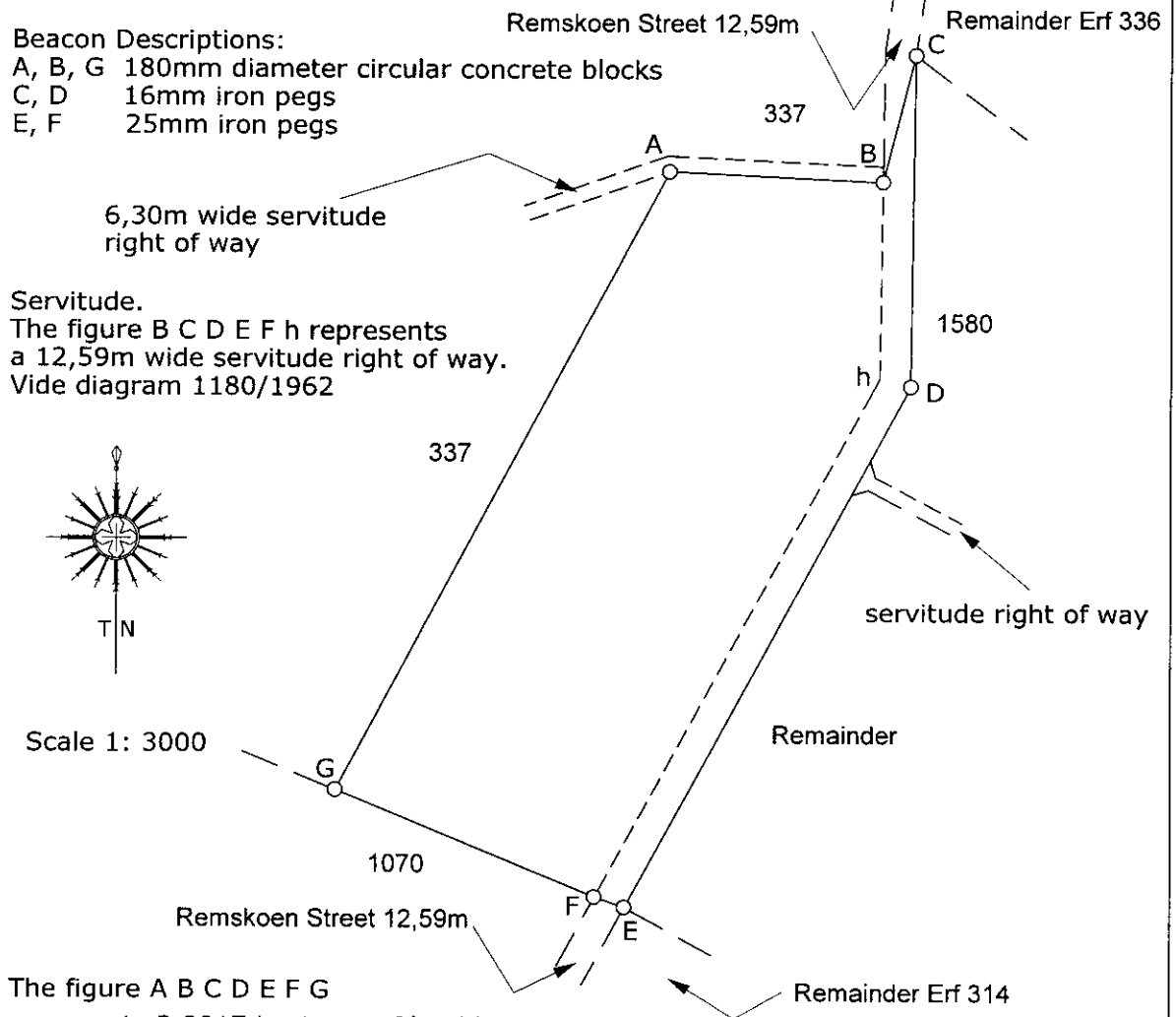
Servitude.

The figure B C D E F h represents
a 12,59m wide servitude right of way.

Vide diagram 1180/1962



Scale 1: 3000

The figure A B C D E F G
represents 3,8017 hectares of land being,

Erf 1579, a portion of Erf 313 Hoekwil

Situate in the Municipality and
Administrative District of George
Province of the Western Cape
Surveyed in December 2012
by me

J.H.Bailey (PLS0019) Professional Land Surveyor

This diagram is annexed to
No.
dated
i.f.o.

Registrar of Deeds

The original diagram is
SG. No. 2799/1961
annexed to Transfer

D/T 1962. .19637

File No. Geor 157 V4
S.R. No. 1395/2012
Comp. BL-8CC/Z32(1762)
BL-8CCD(4139)
General Plan 1730 LD
LPI C0270002

Erf 1579 GEORGE

S

APPROVED IN TERMS OF SECT. 25
OF ORD. 15/1985

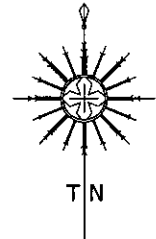
REF. Erf 313, Hoekwil

DATE 8 November 2013

EXEMPT FROM TRANSFER OF ACT

SECTION 1 (a)

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System WG 23° X			S.G. No. 2954/2012 Approved <i>[Signature]</i> for Surveyor-General 14.01.2013
		constant		0,00	+3 700 000,00	
AB	279,83	307 17 00	A	+39 885,86	+62 035,13	
BC	176,15	58 12 40	B	+39 663,22	+62 204,64	
CD	26,78	146 42 50	C	+39 812,95	+62 297,44	
DE	43,63	141 42 00	D	+39 827,64	+62 275,05	
EF	56,99	118 15 30	E	+39 854,69	+62 240,81	
FG	7,06	73 12 00	F	+39 904,88	+62 213,82	
GH	50,52	208 11 10	G	+39 911,65	+62 215,87	
HA	136,22	180 48 30	H	+39 887,78	+62 171,33	
Servitude data						
GJ	16,00	208 11 10	J	+39 904,10	+62 201,76	
JK	7,08	343 12 20	K	+39 902,05	+62 208,53	
KL	58,24	298 15 30	L	+39 850,75	+62 236,11	
LM	45,14	321 42 00	M	+39 822,77	+62 271,54	
MN	27,20	326 42 50	N	+39 807,84	+62 294,28	
NC	6,00	58 12 40				
		Knys 3 200	△	+39 012,48	+61 494,67	
		Wilderness 445	△	+40 016,88	+62 603,27	



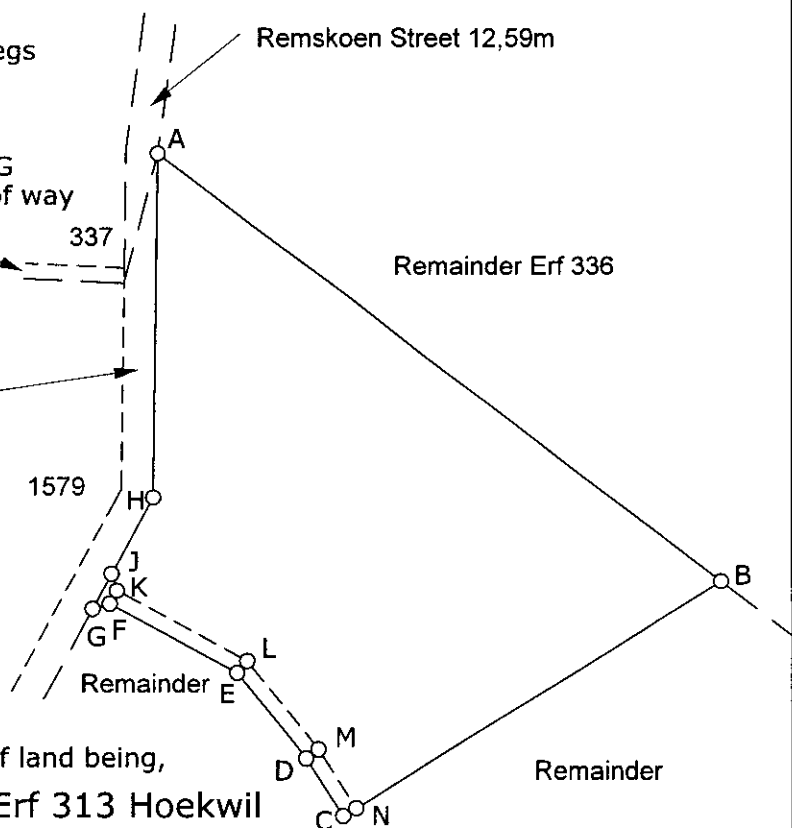
Scale 1: 3000

Beacon Descriptions:
All beacons are 16mm iron pegs

Servitude Note:
The figure J K L M N C D E F G
represents a servitude right of way

6,30m wide servitude
right of way

12,59m wide
servitude right of way
Remskoek Street



The figure A B C D E F G H
represents 3,0123 hectares of land being,
Erf 1580, a portion of Erf 313 Hoekwil

Situate in the Municipality and
Administrative District of George
Province of the Western Cape
Surveyed in December 2012

by me

J.H.Bailey (PLS0019) Professional Land Surveyor

This diagram is annexed to
No.
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i.f.o.

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D/T 1962. .19637

File No. Geor 157 V4
S.R. No.1395/2012
Comp. BL-8CCD(4139)

General Plan 1730 LD
LPI C0270002

Registrar of Deeds

Erf 1580 GEORGE

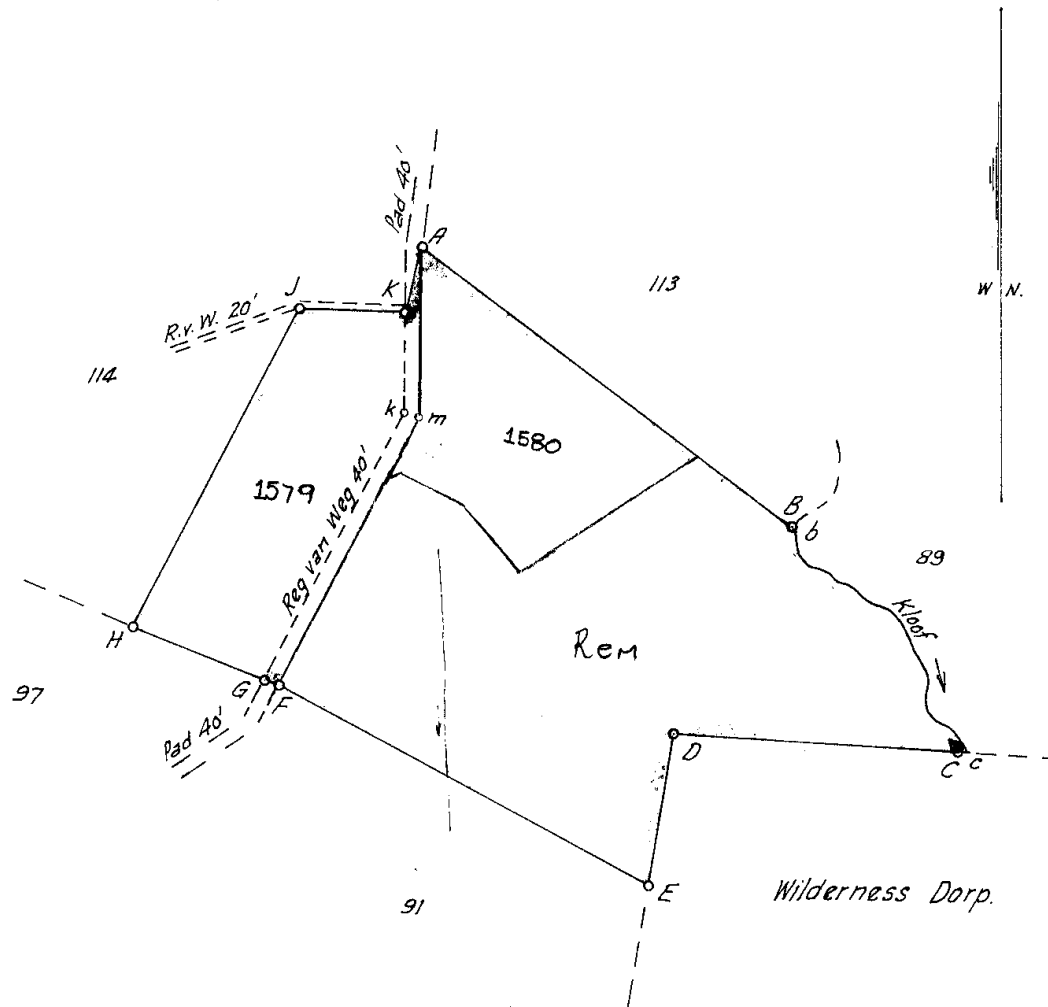
EXEMPT FROM PROVISIONS OF ACT
70 OF 1970
SECTION 1(a)

APPROVED IN TERMS OF SECT. 25
OF ACT 1306
Erf 313, Hoekwil
8 November 2012

Beskrywing van Bakens.

Alle ander Bakens..... $\frac{3}{4}$ " x 3' ronde ysterpen.

D... Geplante klip wat 18" uitsteek.



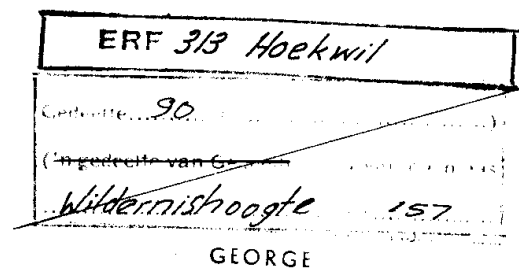
SYE Knaapse Voet	RIGTINGS- HOEKE	STELSEL L ^o 23 ^o KO-ORDINATE	
		y	x
	Konstant	+80000.00	+11900000.00
AB	1190.67	307.17.00	
BC	712.84	324.00.50	
CD	730.00	93.42.00	
DE	390.00	9.35.50	
EF	1079.78	118.59.00	
FG	40.50	109.16.30	
GH	358.81	112.46.30	
HJ	912.88	207.45.30	
JK	273.65	272.39.00	
KA	170.16	194.24.20	
Bb		307.17.00	
Cc		273.42.00	
Gk	768.54	208.16.30	
kK	257.25	180.48.30	
Am	432.42	0.48.30	
mF	771.99	28.16.30	

Nr. 2799/61

Goedgekeur.

[Signature]
Landmeter-Generaal.

Die figuur KAmFGk stel h 40vt Reg van Weg voor
Sien kaart 1180/1962



Skaal 1: 5000

Die figuur ABb middel van Kloof c CDEFGHJK

stel voor 19.3936 Morge grond, synde

Gedeelte 90 van die plaas

WILDERNISHOOGTE

geleë in die Afdeling George Provinsie Kaap die Goeie Hoop

Opgemeet in Desember 1958 deur my H. van Waart

Landmeter.

Hierdie kaart is

Die oorspronklike kaart is
Nr. 4904/59 geheg aan

Lêer Nr. S/4924
M.S. Nr. E. 1051/59
Alg. Plan 1730LD
BL-8CC/232
Grade Vel /

1/7 1963/62

Registrateur van Aktes.

FOR ENDORSEMENTS
SEE BACK OF DIAGRAM

2700

THE FOLLOWING ARE THE RESULTS OF THE SURVEY					
SURVEY RECORD	DIAPYCN NO.	SECT.	AREA IN ACRES	INITIALED	REMARKS
1395/2012	2953/2012	Erf 1579	2,811 Ha		
1395/2012	2954/2012	Erf 1580	9,789 Ha		

ANNEXURE 4

CONVEYANCER CERTIFICATE

I the undersigned, **J.J. VAN DER BERG (LPCM61135)**, in my capacity as Conveyancer and Attorney practising at PH Attorneys Inc. in Mossel Bay, hereby certify that a search was conducted in the Deeds Registry, Cape Town, regarding the following property (including both current and earlier title deeds / pivot deeds / deeds of transfer):

**ERF 313 HOEKWIL
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE;**

IN EXTENT: 16,6112 (SIXTEEN COMMA SIX ONE ONE TWO) Hectares

Held by Deed of Transfer T28489/2004

In respect of which it was found that there are no restrictive conditions registered against such property prohibiting it from being utilised / developed for the purposes as further elaborated on in the accompanying subdivision application.

In respect of which it was established that a Mortgage Bond is presently registered in favour of Standard Bank under Bond Number B22355/2004. The Mortgagor has, however, initiated proceedings for the cancellation of the said Mortgage Bond, which will accordingly render the bank's consent unnecessary.

DATED and SIGNED at MOSSEL BAY on the 29th day of April 2026.

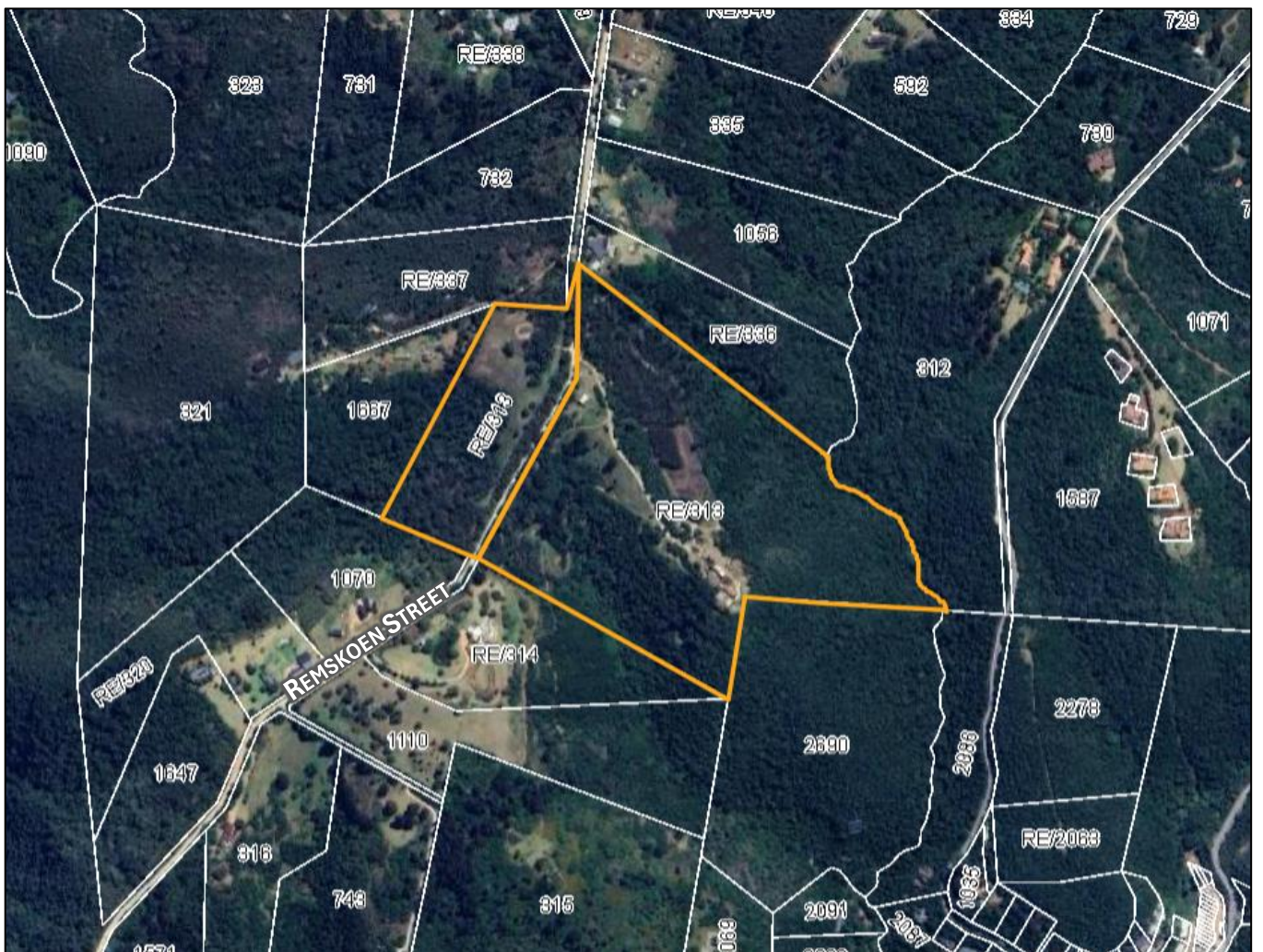
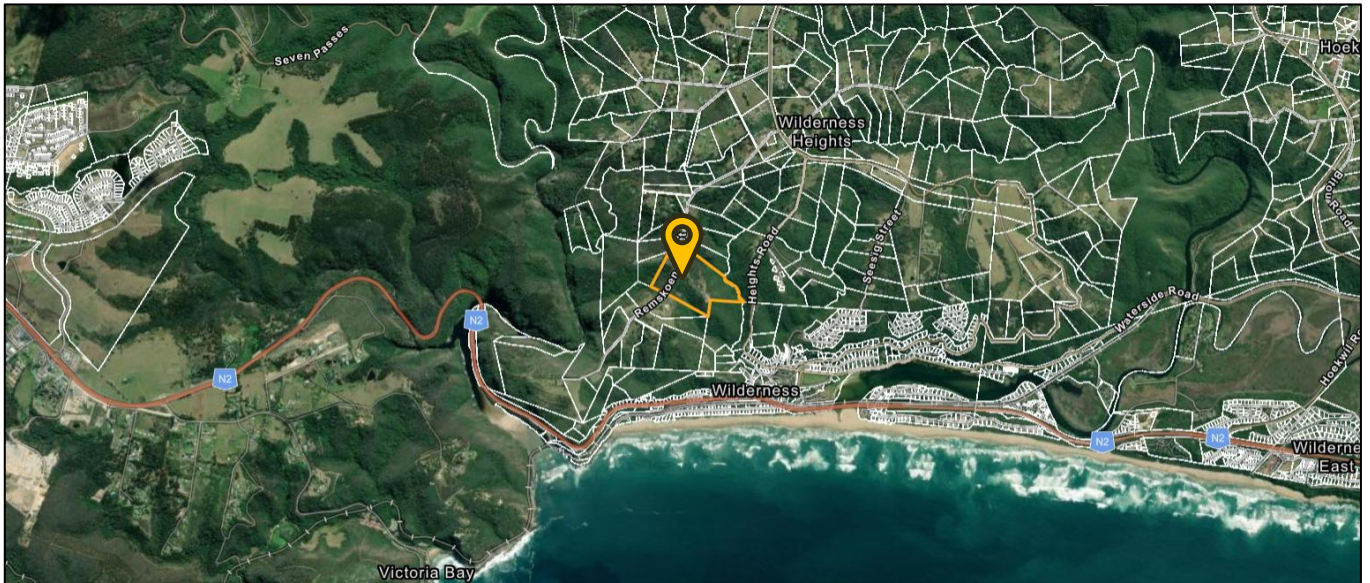


**CONVEYANCER
J.J. VAN DER BERG
PH ATTORNEYS INC.
SIOUX BUILDING**

16 SIOUX STREET
VOORBAAI
MOSSEL BAY

ANNEXURE 5

LOCALITY PLAN

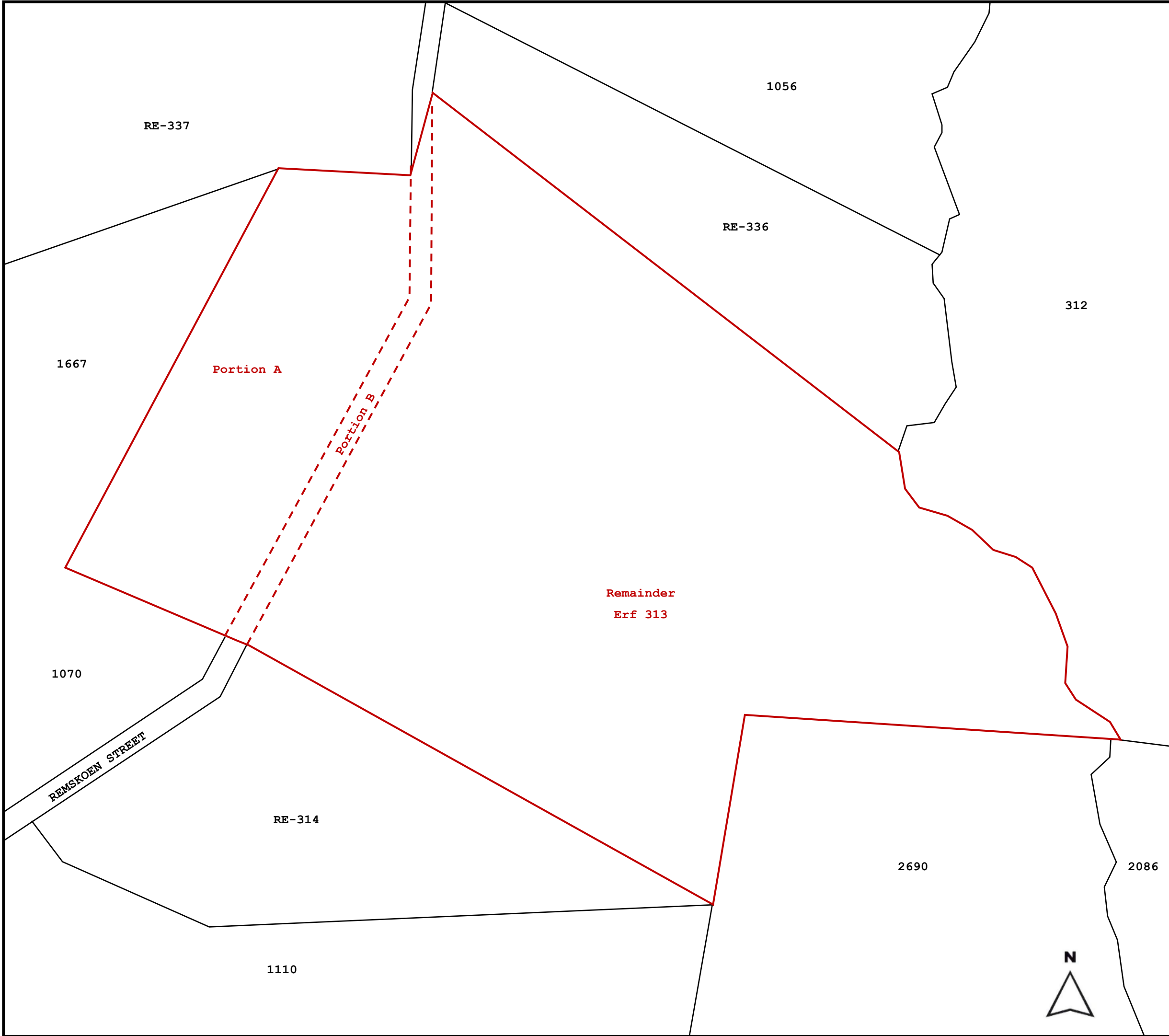


Copyright ©

ERF 313,
REMSKOEN STREET, HOEKWIL, WILDERNESS HEIGHTS
 GEORGE MUNICIPALITY & DIVISION

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

ANNEXURE 6



SUBDIVISION PLAN:

**ERF 313
REMSKOEN STREET
WILDERNESS HEIGHTS
(HOEKWIL)**

GEORGE MUNICIPALITY & DIVISION

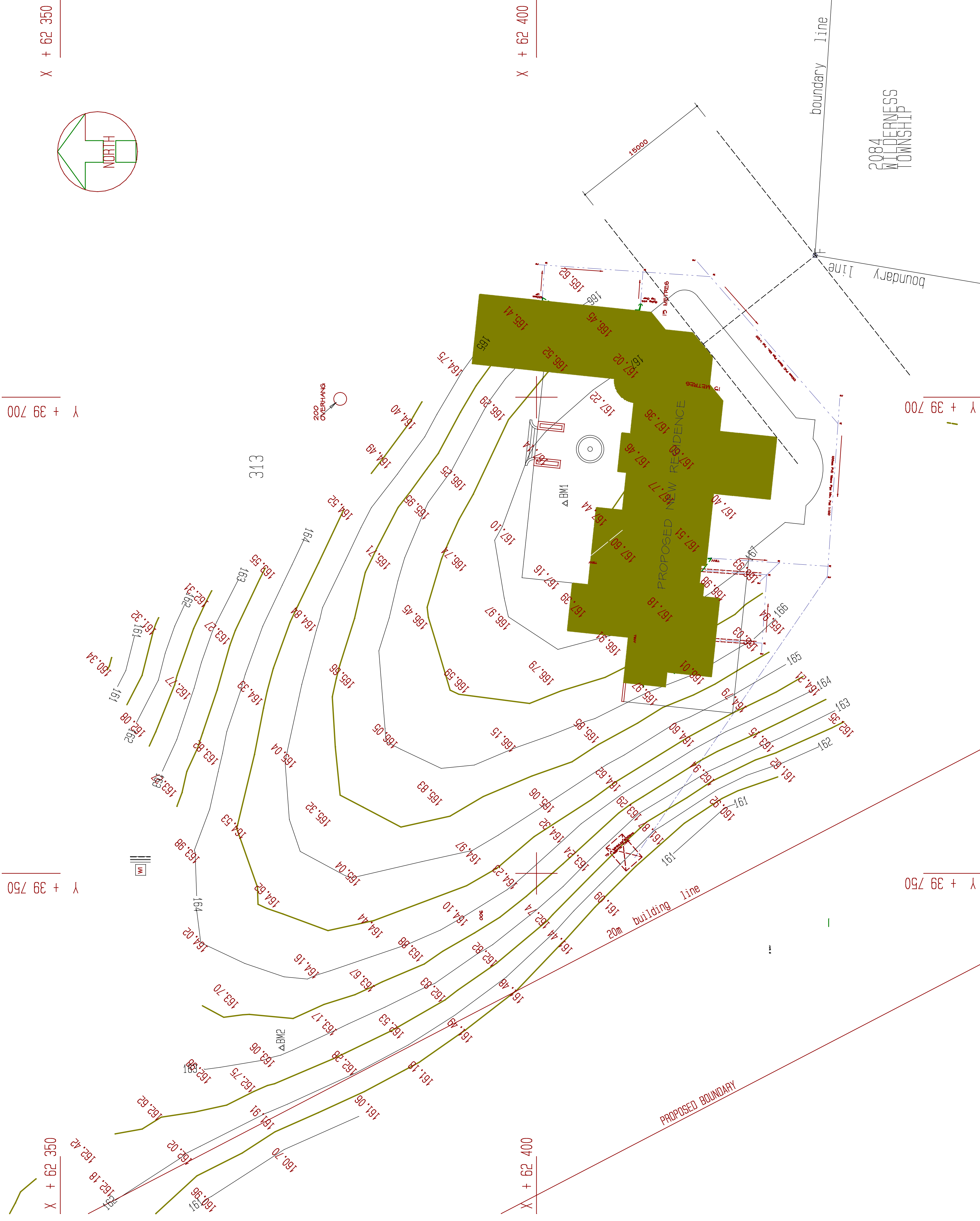
Subdivision of Erf 313 Hoekwil in terms of Section 15(2)(d) of the George Municipality Integrated Land Use Planning By-law (2023) in the following portions:

- Portion A (±3.3522ha) (Agricultural Zone II)
- Portion B (± 0.4495ha) (Transport Zone II); and
- Remainder (12.8095ha) (Agricultural Zone II).

Plan No: 12-05-2026v3
Drawn by: D. JvR

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

ANNEXURE 7



GENERAL NOTES

HORIZONTAL DAMP PROOFING MAY NOT BE USED LOWER THAN DAMMBARRE ABOVE LEVEL 75MM THICKNESS CONCRETE OF 10MPA ON HARD CORE FILLING OF 150MM COMPRESSED LAYERS CLEARLY MARKED SAFETY GLASS IN WINDOWS LOWER THAN 300MM FROM WINDOW LEVEL; AND LARGER THAN 1M2

ROOF TIES OF 2 STRINGS 4MM WIRE- 600MM BUILDING FOR GRIET ROOFINGS AND 300MM FOR ROOF TILES IN ROOF OF STEP NOT TO EXCEED 300MM AND TREAD OF TILES NOT TO EXCEED 300MM AND TREAD OF TILES NOT LESS THAN 300MM AND BUILDINGS NOT MORE THAN 100 LESS THAN 300MM FROM THE FRONT LINE OF THE STEPS

OPENINGS NOT TO EXCEED 100MM

ALL SWIMMING POOLS TO BE SURROUNDED BY MEANS OF FENCE AT LEAST 1200MM HIGH WITH SELF-LOCKING GATE

CONTRACTOR MUST ENSURE THAT STORM WATER DOES NOT DAMAGE PRESENT BUILDING WORK OR NEIGHBOURING PROPERTIES DURING CONSTRUCTION

ALL SANITARY APPLIANCES TO BE SUPPLIED WITH ANTI-BACKFLOW TRAPS AND/OR VENTILATED ACCORDING TO NER REG

IES AT ALL JUNCTIONS, CONNECTIONS AND CHANGES OF DIRECTION OF FLOW

ALL SANITARY PIPES TO BE ACCESSIBLE AND LEVEL

ALL REINFORCED CONCRETE WORK TO ENGINEERS DETAIL

ALL MATERIALS TO BE USED TO SATISFY STANDARDS THE SPEC OF THE NATIONAL BUILDING REGULATIONS 1998 AND THE STANDARD BUILDING LAW 1971/1 REGARDING THE LOCAL AUTHORITY TO APPLY

THE CONTRACTOR TO CHECK ALL LENGTHS AND LEVELS BEFORE ANY WORK IS COMMENCED AND MUST BE REPORTED TO DA SILVA AND ASSOCIATES

NO DIMENSIONS MAY BE SCALD FROM PLUMB

ALL DRAWINGS TO BE READ TOGETHER WITH THE ENGINEERS DRAWINGS

HEIGHTS, FINISH, GROUND LEVELS, HEIGHT OF ROOFING/ FLOORS, WALLS, ROOF HEIGHTS, DEPTH OF EXCAVATIONS AND NO OF STEPS MUST BE DETERMINED BY THE BUILDING CONTRACTOR

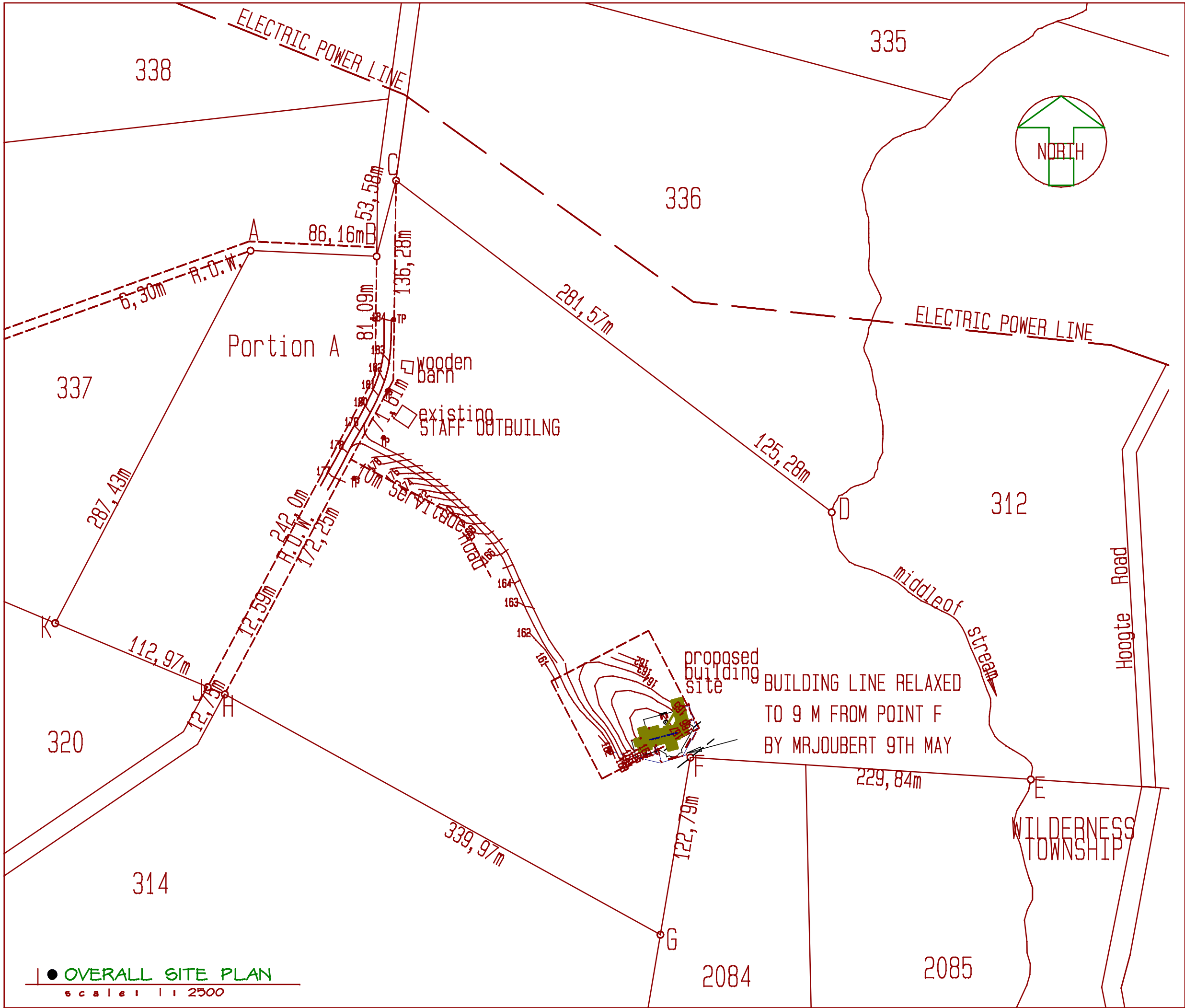
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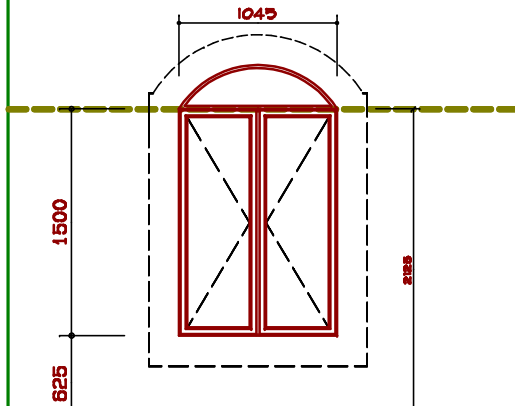
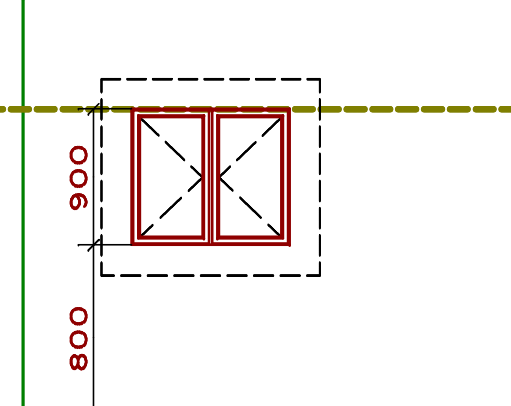
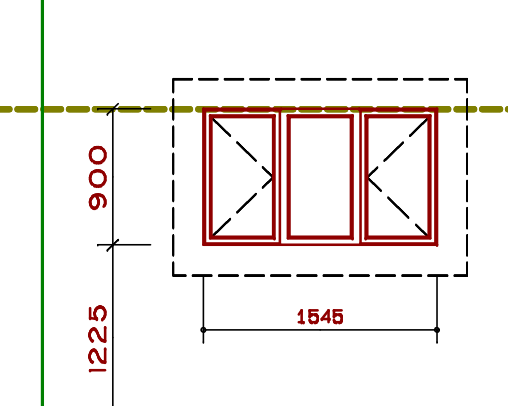
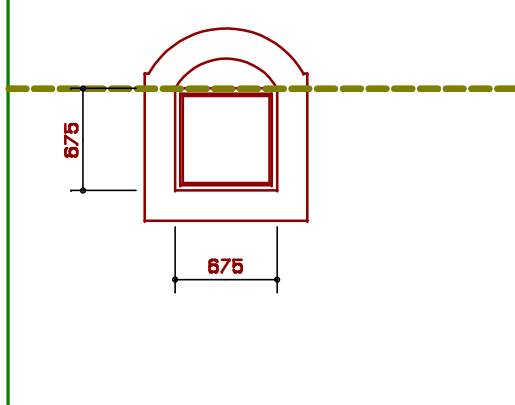
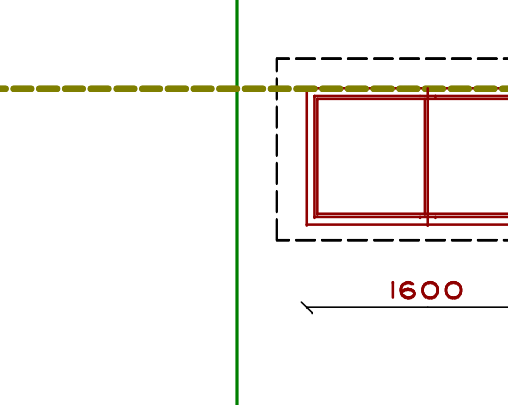
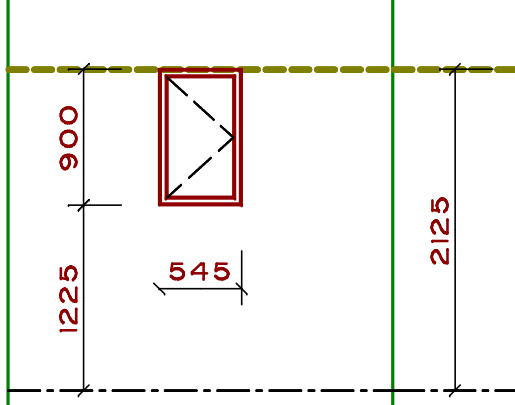
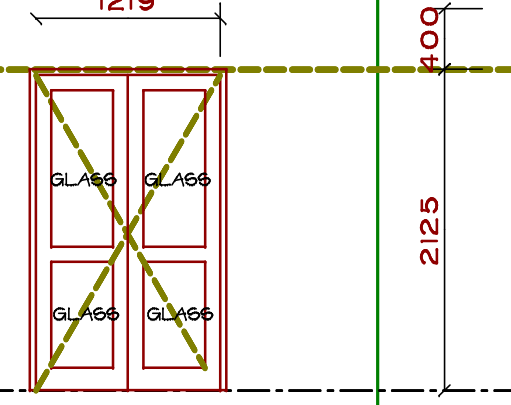
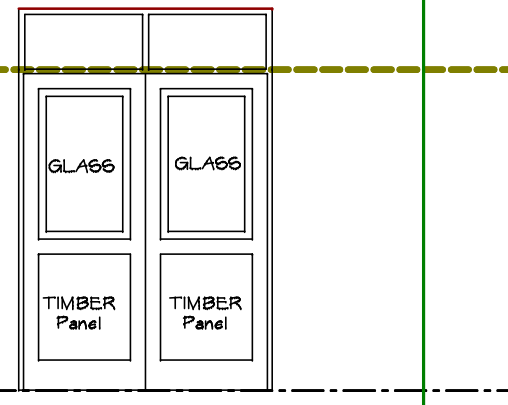
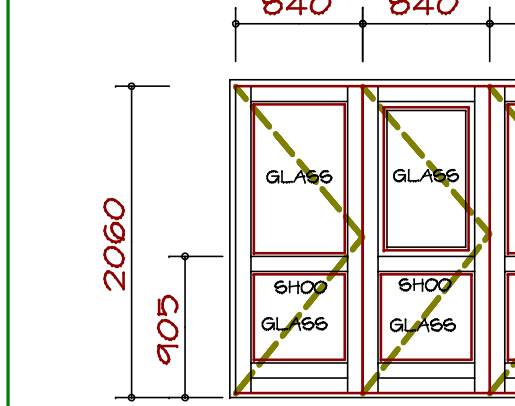
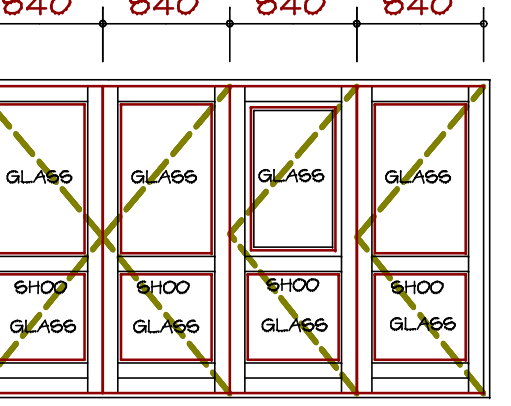
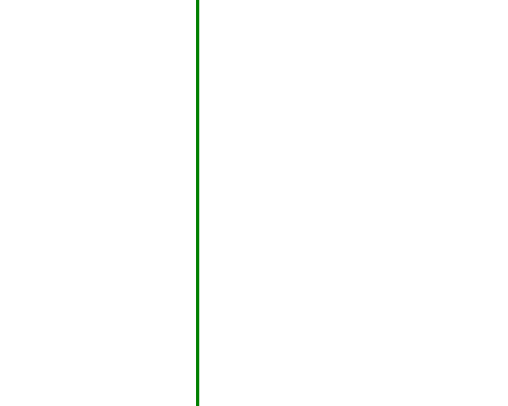
ALL PLUMBING PIPES
TO BE CONCEALED

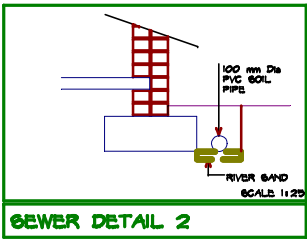
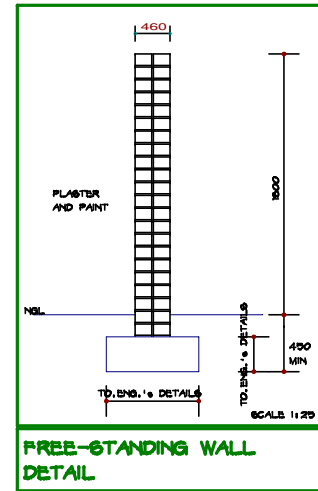
ELECTRICAL LEGEND	
	TELEPHONE POINT
	TV - POINT
	WALL PLUG
	LIGHT SWITCH
	LIGHT SWITCH WITH DIMMER
	DISTRIBUTION BOARD
	INTERCOM
	EXTERIOR WATERTIGHT LIGHT
	CEILING MOUNTED LIGHT
	INTERNAL WALL MOUNTED LIGHT
	LOW VOLTAGE INTERNAL LIGHT POINT
	SINGLE FLUORESCENT LIGHT
	DOUBLE FLUORESCENT LIGHT
	TWO WAY LIGHT SWITCH
	STOVE 160
	VENT FOR MECHANICAL EXTRACTOR
	FOOT LIGHT

EDDIE DA SILVA ARCHITECTURE	EDDIE DA SILVA PRINCIPAL MEMBER	EST 1985	PROJECT	PROPOSED NEW DWELLINGS FOR Mr & Mrs MATTHEWS ON ERF NO 313 PORTION C	PO BOX 629 WINDYBROOK NSW 2150 PHONE TEL 044 8170714 CELL 0828292760 CORRESPONDENCE@ACTIVE.CO.ZA	SIGNATURE	OWNER	DRAWN ED6 P6	REF NO R08 QLY 001
DRAWING 2 LARGER SITE PLAN	DESIGNED ED6	DATE AUS 2004							

THIS DRAWING IS THE COPYRIGHT
OF EDDIE DA SILVA



WINDOW SCHEDULE		CAPE CULTURE - SIDE HUNG WINDOWS WOODOCK STAINED - SAFTEY GLASS TO NHBC.	
			
W1	QTY 15	W2	QTY 4
CODE		CODE	
WINDOW SCHEDULE		CAPE CULTURE - SIDE HUNG WINDOWS WOODOCK STAINED - SAFTEY GLASS TO NHBC.	
			
TURRET WINDOWS	QTY 4	W6	QTY 1
CODE		CODE	
WINDOW SCHEDULE		CAPE CULTURE - SIDE HUNG WOODOCK STAINED - SAFTEY GLASS TO NHBC.	
			
W8	QTY 5	W9	QTY 2
CODE		CODE	
WOODOCK STAINED - SAFTEY GLASS TO NHBC.		WOODOCK STAINED - SAFTEY GLASS TO NHBC.	
			
W12	QTY 1 SET	W10	QTY 1
CODE		CODE	



SCHEDULE OF COVERED AREAS	
GROUND FLOOR PLAN	
RESIDENCE	120.00 SQM
DOUBLE GARAGE	42.00 SQM
PATIO	28.00 SQM
SUB-TOTAL	189.75 SQM

FINISHING SCHEDULE	
WALL PAINT TO LATER SPECIFICATION	SHADE FLOOR WATER CONNECTION
WOODEN SHEDDING (WOODEN SHEDDING)	CLIMBERS
WOODEN SHEDDING (WOODEN SHEDDING)	ELECTRICAL
WOODEN SHEDDING (WOODEN SHEDDING)	FLOOR FINISHES
WOODEN SHEDDING (WOODEN SHEDDING)	KITCHEN
WOODEN SHEDDING (WOODEN SHEDDING)	EXTERNAL FINISH
WOODEN SHEDDING (WOODEN SHEDDING)	SHEDDING

GENERAL NOTES

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ROOF TIES OF 2 STRANDS 4MM WIRE- 600MM BUILD IN FOR SHEET ROOFING AND 300MM FOR ROOF TILES RISE OF STEP NOT TO EXCEED 200MM AND TREAD NO LESS THAN 250MM, BALLUSTRADE NOT MORE THAN 1M, AND LESS THAN 250MM FROM THE PITCH LINE OF THE STEPS

OPENINGS NOT TO EXCEED 100MM

ALL SWIMMING POOLS TO BE SURROUNDED BY MEANS OF FENCE AT LEAST 1200MM HIGH, WITH SELF LOCKING GATE

CONTRACTOR MUST ENSURE THAT STORM WATER DOES NOT DAMAGE PRESENT BUILDING WORK OR NEIGHBOURING PROPERTIES DURING CONSTRUCTION

ALL SANITARY APPLIANCES TO BE SUPPLIED WITH ANTI-SUCK TRAPS AND/OR VENTILATED ACCORDING TO NBR REG

IES AT ALL BENDS, CONNECTIONS AND CHANGES OF GRADIENT WITH MARKED COVERS ON GROUND LEVEL

ALL SANITARY PIPES TO BE ACCESSIBLE

ALL REINFORCED CONCRETE WORK TO ENGINEERS DETAIL

ALL MATERIALS TO BE USED TO 6000 STANDARDS THE SPEC OF THE NATIONAL BUILDING REGULATIONS 6000 0400 THE STANDARD BUILDING LAW 1977/ 1989 AND THE LOCAL AUTHORITY TO APPLY

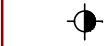
THE CONTRACTOR TO CHECK ALL LENGTHS AND LEVELS BEFORE ANY WORK IS COMMENCED AND MUST BE REPORTED TO DA SILVA AND ASSOCIATES

NO DIMENSIONS MAY BE SCALED FROM PLANS

ALL DRAWINGS TO BE READ TOGETHER WITH THE ENGINEERS DRAWINGS

FINAL MEASUREMENTS/HEIGHTS, FINAL GROUND LEVEL HEIGHT OF FOOTINGS/FIRE WALLS, ROOF HEIGHTS, DEPTH OF EXCAVATIONS AND NO OF STEPS MUST BE DETERMINED BY THE BUILDING CONTRACTOR ON SITE

ALL PLUMBING PIPES TO BE CONCEALED

ELECTRICAL LEGEND	
	TELEPHONE POINT
	TV - POINT
	WALL PLUG
	LIGHT SWITCH
	LIGHT SWITCH WITH DIMMER
	DISTRIBUTION BOARD
	INTERCOM
	EXTERIOR WATERTIGHT LIGHT
	CEILING MOUNTED LIGHT
	INTERNAL WALL MOUNTED LIGHT
	LOW VOLTAGE INTERNAL LIGHT POINT
	SINGLE FLUORESCENT LIGHT
	DOUBLE FLUORESCENT LIGHT
	TWO WAY LIGHT SWITCH
	STOVE ISO
	VENT FOR MECHANICAL EXTRACTOR
	FOOT LIGHT

ARCHITECTURE	
EDDIE DA SILVA PRINCIPAL MEMBER	EDDIE DA SILVA AND ASSOCIATES
EST 1985	PO BOX 606 WILDERNESS 6060
	TEL: 044 8707444 CELL: 0828895780 CONDENSECTIVE.CO.ZA

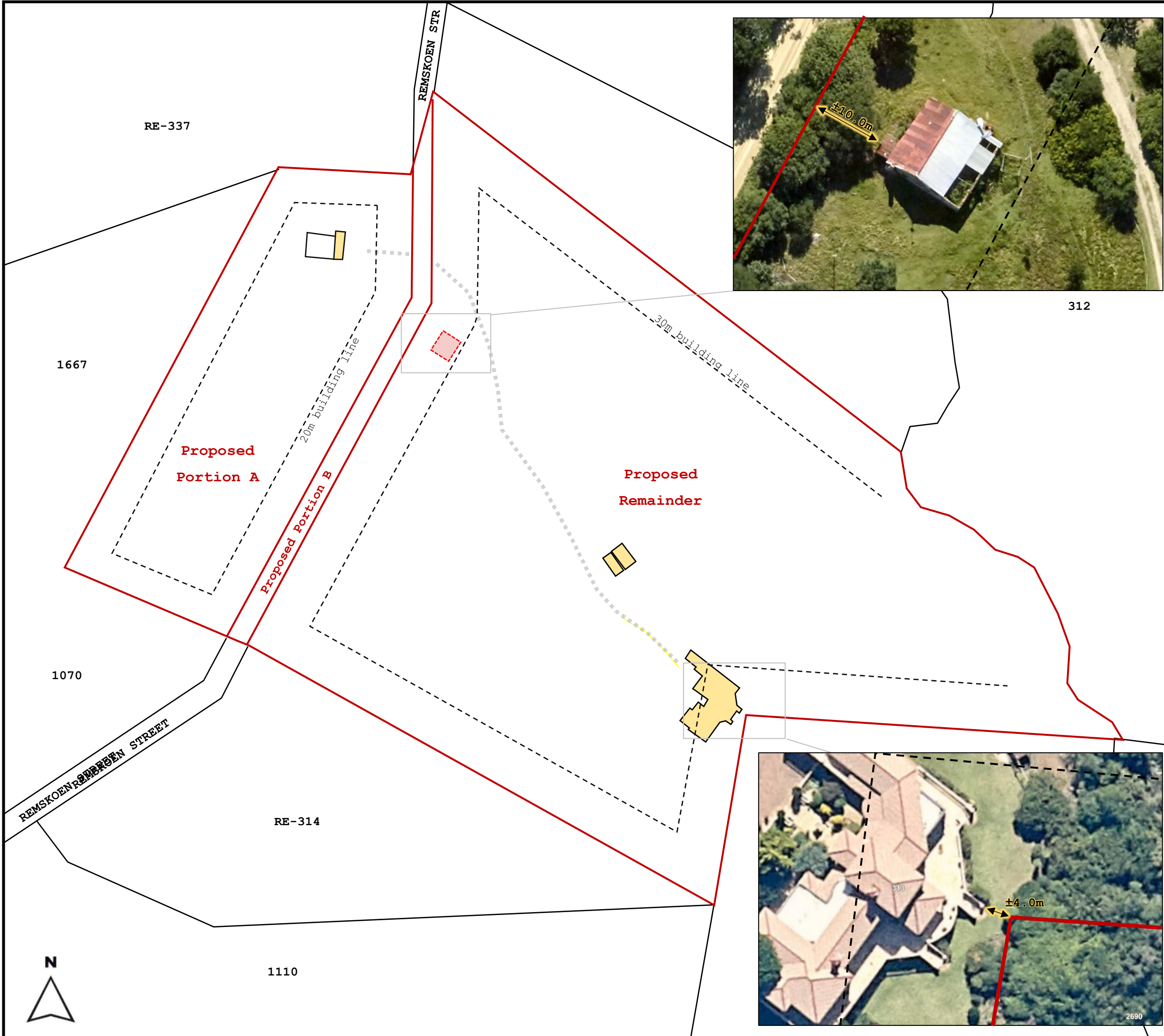
PROJECT

PROPOSED NEW DWELLING
FOR Mr & Mrs MATTHEWS
ON ERF NO 313 PORTION C

DRAWING I	
OVERALL SITE PLAN WINDOW SCHEDULE	SIGNATURE
DESIGNED ED6	OWNER
DATE AUG 2004	DRAWN ED6 P6
	REF NO R08 OLY 001

THIS DRAWING IS THE COPYRIGHT OF EDDIE DA SILVA

ANNEXURE 8



SITE PLAN:

ERF 313
REMSKOEN STREET
WILDERNESS HEIGHTS
(HOEKWIL)

GEORGE MUNICIPALITY & DIVISION

LEGEND

- Property boundary
- Internal roads
- Existing structures to be retained
- Structure to be demolished and replaced
- Building lines

Plan No: 02-07-2026v1
Drawn by: D. JvR

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

ANNEXURE 9

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: #4309321

Purpose of consultation: To discuss proposed land use application

Brief proposal: Proposed Removal of Restrictions

Property(ies) description: Erf 313 Hoekwil WH

Date: 3 June 2026

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Ilané Huyser	George Muni.	044 801 9477	ihuyser@george.gov.za
Official	Fakazile Vava	George Muni.	0448019477	fvava@george.gov.za
Pre-applicant	Marlize de Bruyn	DMC Town Planning	0766340150	marlize@mdbplanning.co.za

Documentation provided for discussion:

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

____ **Copy of title deed, locality & subdivision plan** _____

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

YES	NO
-----	----

Comprehensive overview of proposal:

Erf 313 Hoekwil is a small holding located in Wilderness Heights, along Remskoen Street close to the Map of Africa viewpoint. See the land use application for subdivision recently submitted for all detail pertaining to this property.

The prospective owner of Portion A requested that the removal of Par F(b) can be added to this land use application. This paragraph restricts the number of dwelling units on the property to one. It does not provide the option for an Administrator's Consent.

The removal of Par. F(b) will make it possible for the prospective owner of Portion A (as well as the owner of the Remainder Erf 313 Hoekwil) to construct a second dwelling unit which is a primary land use right according to the zoning by-law.

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

SUBMISSION

Draft By-Law on Municipal Land Use Planning

(Workflow)

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

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

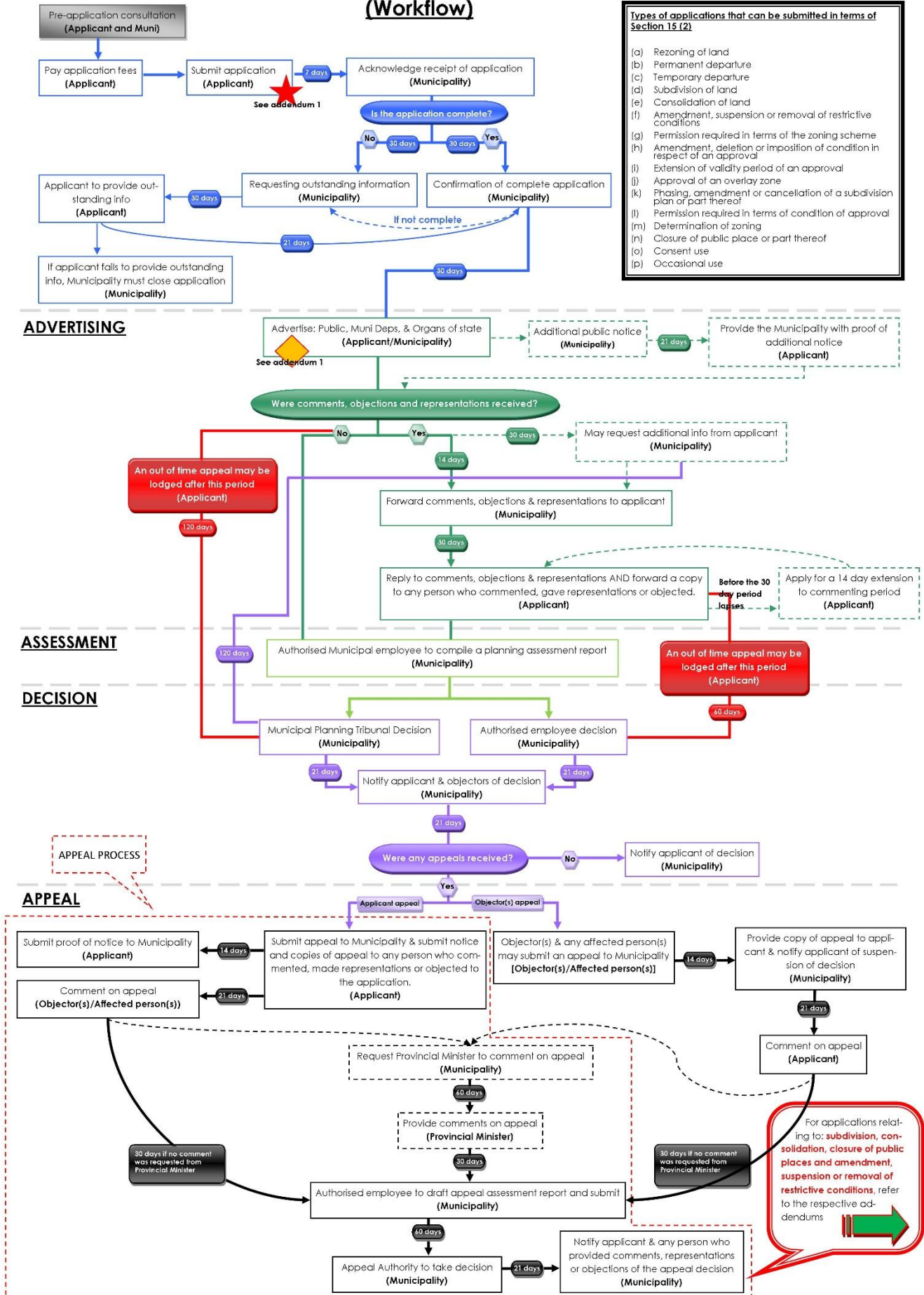
ADVERTISING

ASSESSMENT

DECISION

APPEAL PROCESS

APPEAL



SECTION A:

DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES

Tick if relevant	What land use planning applications are required?	Application fees payable
	2(a) a rezoning of land;	R
	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
x	2(d) a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	To be determined
	2(e) a consolidation of land that is not exempted in terms of section 24;	R
x	2(f) a removal, suspension, or amendment of restrictive conditions in respect of a land unit;	To be determined
	2(g) a permission required in terms of the zoning scheme;	R
	2(h) an amendment, deletion, or imposition of conditions in respect of an existing approval;	R
	2(i) an extension of the validity period of an approval;	R
	2(j) an approval of an overlay zone as contemplated in the zoning scheme;	R
	2(k) an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
	2(l) a permission required in terms of a condition of approval;	R
	2(m) A determination of a zoning;	R
	2(n) A closure of a public place or part thereof;	R
	2(o) a consent use contemplated in the zoning scheme;	R
	2(p) an occasional use of land;	R
	2(q) to disestablish a homeowner's association;	R
	2(r) to rectify a failure by a homeowner'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):		To be determined

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

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

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

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

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

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 Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		X		National Department of Agriculture
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?		X		Western Cape Provincial Department of Environmental Affairs & Development Planning (DEA&DP)
Will the proposal require authorisation in terms of Specific Environmental Management Act(s) (SEMA)? (National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003) (NEM:PAA) / National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004) (NEM:BA) / National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004) (NEM:AQA) / National Environmental Management: Integrated Coastal Management Act, 2008 (Act 24 of 2008) (NEM:ICM) / National Environmental Management: Waste Act, 2008 (Act 59 of 2008) (NEM:WA) (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 Infrastructure (RNM)

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

**SECTION D:
SERVICE REQUIREMENTS**

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

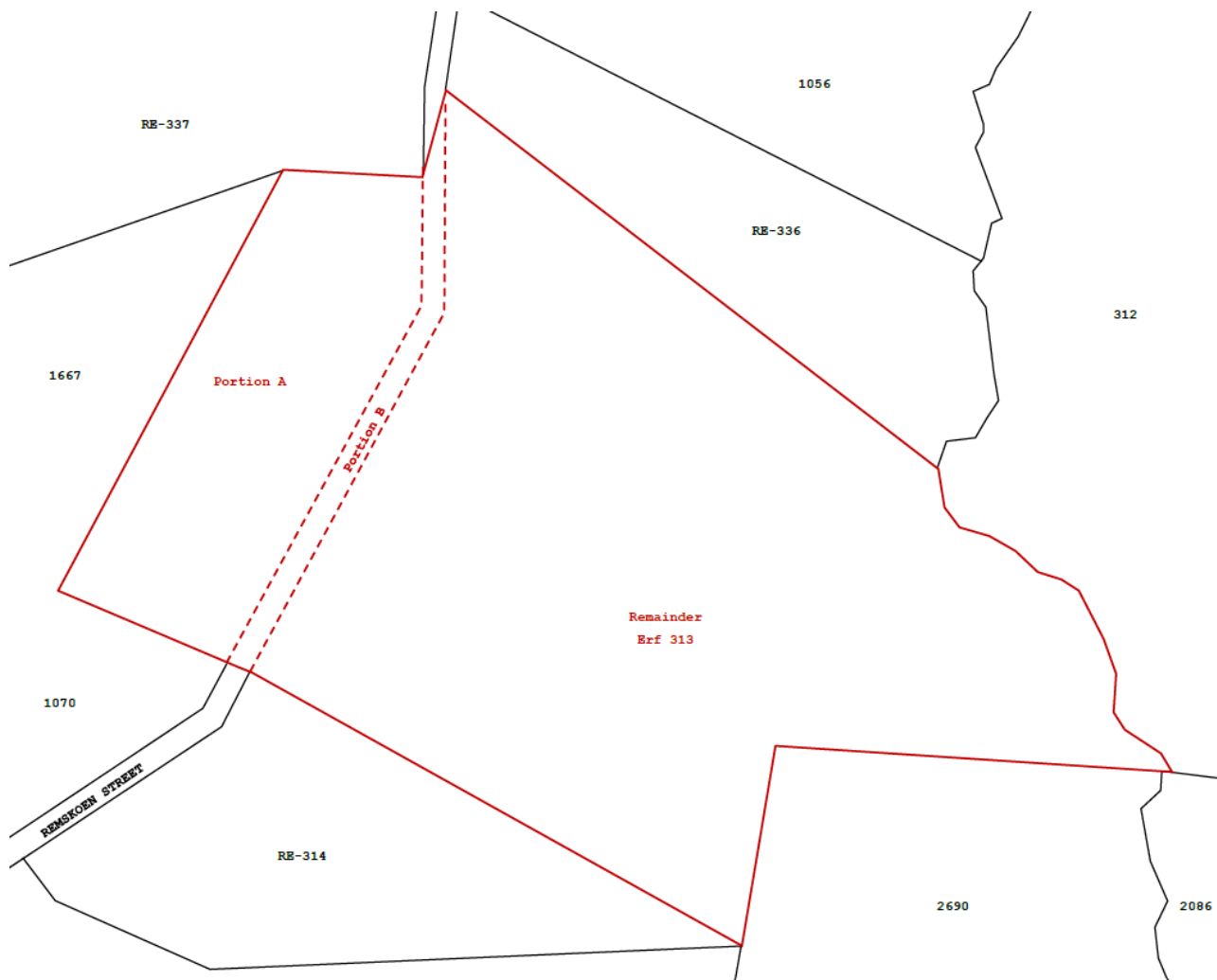
Development charges:			X	
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PART D: COPIES OF PLANS / DOCUMENTS TO BE SUBMITTED AS PART OF THE APPLICATION

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	Homeowners' Association consent
Y	N	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)	Y	N	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	Other (specify)	Y	N	Required number of documentation copies

PART E: DISCUSSION

Pre-application as discussed on 3 June 2025 for proposed ROR and subdivision of Erf 313, Hoekwil. The following subdivision plan was presented at the pre-app meeting.



Town planning

- Removal of restrictive condition to be motivated.
- Applicant to motivate in terms of the George Municipality MSDF and LSDF applicable to this area when preparing the motivation report.
- The property falls within the demarcated smallholding area in terms of the WHL LSDF, 2015.
- The subject property falls in the OSCAE boundary – any development will be subject to OSCAE approval.
- applicant must note that the site is incumbered by natural forest, CBA and ESA – applicant to note that these features form part of a larger environmental network and need to be taken into consideration.
- All existing structures to be confirmed and shown on site layout plan. Departures to be included if necessary.
- Applicant to amend application already in the system accordingly.

CES comments

- Access restricted to Remskoek Road.
- All parking must be provided in accordance with the GIZS 2023.
- No parking is allowed within the road reserve, and the owner/developer shall be responsible, at their own cost, for implementing and maintaining all necessary measures to prevent any unapproved parking within the road reserve.
- The development may require a possible TIA, subject to comments from the Traffic Engineer.
- Development is located within a Normal PT area.
- Water service is available, subject to capacity confirmation.
- No sewer service is currently available.

- A conservancy tank, or alternative approved sewer disposal method, must be installed at the Developer/owner's cost. The Developer/owner is to appoint a private contractor, at own expense, to service the tank, and the disposal of the content is to be via an approved disposal method.
- Should the sewer service be extended to the area, the developer will be required, at the developer's cost to connect and pay the applicable development charges on the date of connection.
- Development charge will be applicable.
- The developer must adhere to Nasional Building Regulation R1 and applicable Municipal stormwater by law and policies.
- The developer is also requested to implement SUDS principals when address stormwater. The use of stormwater pipes should be limited.

ETS comments

- Allowance to be made for registration of servitude should the existing municipal 11kV overhead line running parallel to road be found to be beyond "building line"

PART F: SUMMARY / WAY FORWARD

- *Refer to comments above.*
- *Furthermore, the pre-application comments are not exhaustive and should not be relied upon as a definitive assessment or preliminary approval of the proposal. It remains the applicant's responsibility to ensure the accuracy and completeness of the application and to ensure that it is prepared and submitted in accordance with all relevant requirements and legislation.*



OFFICIAL: _____

Fakazile Vava (Town Planner)



SIGNED: _____

Ilané Huyser (Senior Town Planner)

PRE-APPLICANT: **Marlize de Bruyn**

(FULL NAME)

SIGNED: _____

DATE: 2026.06.15

DATE: 25 May 2026

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