



APPLICATION FOR	APPLICATION IN TERMS OF THE GEORGE MUNICIPALITY LAND USE PLANNING BY-LAW, 2023, READ WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 16 OF 2013 (ACT 16 OF 2013) SPECIAL CONSENT IN TERMS OF SECTION 15(2)(O) TO PERMIT A FREESTANDING BASE TELECOMMUNICATIONS STATION ON THE PROPERTY. DEPARTURE IN TERMS OF SECTION 15(2)(B) FOR THE RELAXATION OF THE WESTERN BUILDING LINE FROM 30 METRES TO 10 METRES. REMOVAL OF RESTRICTIVE CONDITIONS CONTAINED IN THE DEED OF TRANSFER T58207/2025, IN TERMS OF SECTION 15(2)(F). PURPOSE OF THE APPLICATION: THE PURPOSE OF THIS APPLICATION IS TO OBTAIN THE NECESSARY LAND USE PLANNING APPROVALS TO ALLOW FOR THE INSTALLATION OF A 15-METRE TREE-TYPE FREESTANDING BASE TELECOMMUNICATIONS STATION AND ASSOCIATED INFRASTRUCTURE ON ERF 381, HOEKWIL.
PROPERTY DESCRIPTION	ERF 381, HOEKWIL
PROPERTY PHYSICAL ADDRESS	REMSKOEN STREET WILDERNESS GEORGE
MUNICIPAL AREA	GEORGE LOCAL MUNICIPALITY
SITE NAME	ERF 381, HOEKWIL

APPLICANT	URBAN SCOPE CONSULTING
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ON BEHALF OF / FOR	VODACOM
OWNER	UMOYA RIDGE PTY LTD
DATE	MAY 2026

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1. INTRODUCTION

Telecommunications infrastructure is recognised as an essential service within modern spatial planning frameworks, enabling connectivity, economic participation, service delivery, and emergency response capabilities. In both urban and rural environments, reliable mobile network coverage is critical to supporting sustainable development, social inclusion, and digital access.

The Hoekwil area within the George Municipal jurisdiction is characterised by a semi-rural landscape, varying topography, and dispersed settlement patterns. These conditions present challenges for the provision of consistent and reliable mobile network coverage.

In response to identified coverage limitations within the area, Vodacom proposes the installation of a **15-metre tree-type freestanding base telecommunications station** on **Erf 381, Hoekwil**, located at coordinates **33°59'37.71"S; 22°33'32.79"E**.

The proposed infrastructure is intended to improve network coverage, capacity, and reliability within the Hoekwil and broader Wilderness region, thereby supporting residential users, tourism activity, business operations, and emergency communication services. The design and siting of the facility have been informed by technical radio frequency requirements as well as environmental and planning considerations applicable to Agricultural Zone 2 land.

2. NATURE OF THIS APPLICATION

Application is hereby made in terms of Section 15 of the George Municipality Land Use Planning By-Law, 2023, for the following approvals in respect of Erf 381, Hoekwil:

- **Special Consent** in terms of Section 15(2)(o) to permit a freestanding base telecommunications station on the property.
- **Departure** in terms of Section 15(2)(b) for the relaxation of the western building line from 30 metres to 10 metres.
- **Removal of Restrictive Conditions** contained in the Deed of Transfer T58207/2025, in terms of Section 15(2)(f).

The purpose of this application is to obtain the necessary land use planning approvals to allow for the installation of a 15-metre tree-type freestanding base telecommunications station and associated infrastructure on Erf 381, Hoekwil.

3. GENERAL INFORMATION

3.1 LOCATION

The subject property, Erf 381, Hoekwil, is located within the Wilderness area under the jurisdiction of the George Local Municipality.

3.2 LOCAL AUTHORITY

The applicable property falls under the jurisdiction of the George Local Municipality.

3.3 OWNERSHIP

The property is registered to **Umoya Ridge (Pty) Ltd.** (Annexure B – Title Deed – T58207/2025)

The owner has authorised Urban Scope Consulting to submit this application on their behalf. A lease agreement has been concluded with Vodacom for the proposed infrastructure.

3.4 SIZE OF THE PROPERTY

The application Property measures 21.3102ha / 213102m²

4. EXISTING LAND USES AND ZONING

4.1 THE APPLICATION PROPERTY

The property is zoned Agricultural Zone 2 and is characterised by a combination of natural vegetation and existing low-intensity development. A portion of the site has already been disturbed through existing use and infrastructure.

The proposed mast location is situated within an area that minimises environmental impact while ensuring optimal technical coverage.



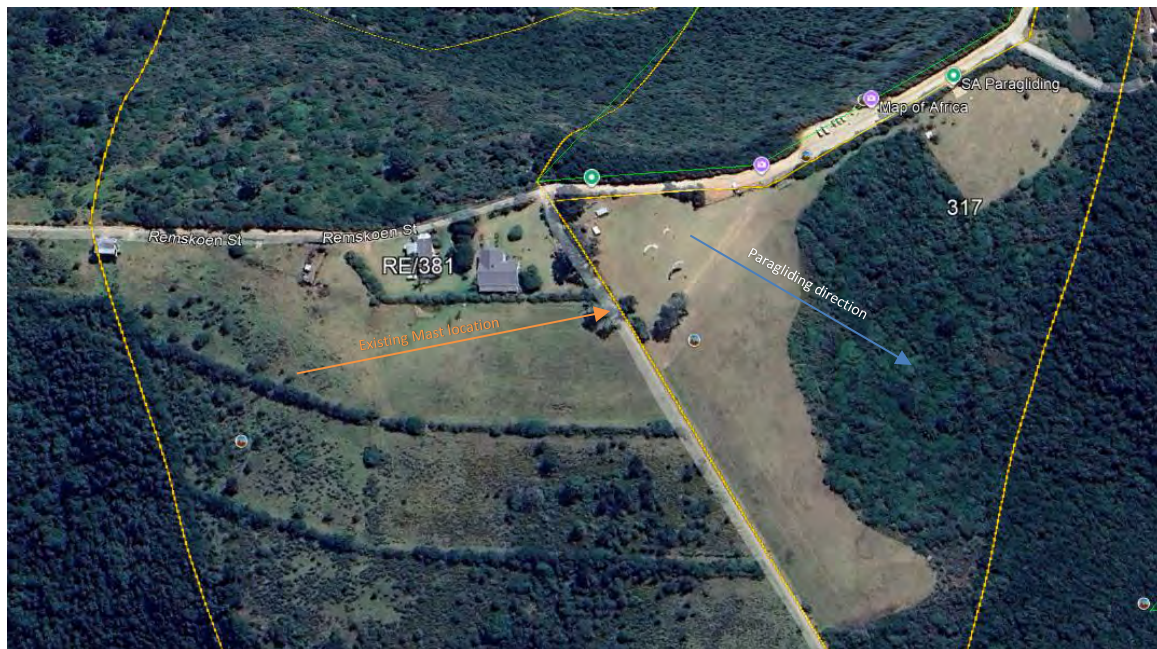
4.2 SURROUNDING LAND USES

The subject property is situated within the Wilderness area along the Garden Route of the Western Cape, an area well known for its scenic coastal character, environmental sensitivity, and tourism appeal. The surrounding environment is characterised by a combination of low-density residential development, tourism-related land uses, and extensive natural vegetation, which together contribute to the semi-rural coastal character of the area. Development within the broader locality generally consists of single residential dwellings, guest houses, holiday accommodation establishments, and small-scale hospitality uses that are dispersed throughout the landscape in a manner that responds to the natural topography and environmental features of the area.

The surrounding topography is predominantly undulating, with rolling hills and elevated terrain descending toward the coastal plain and ocean frontage. The area is characterised by moderate to steep slopes in places, with existing development typically designed around the natural contours of the land to minimise visual intrusion and excessive earthworks. The surrounding landscape includes indigenous vegetation, coastal forest patches, and fynbos areas which form an integral part of the environmental and scenic quality associated with Wilderness and the greater Garden Route region.

Land uses in the immediate and broader surrounding area remain relatively low intensity in nature, with significant portions of the area consisting of open space, natural vegetation, and environmentally sensitive land. The tourism-driven nature of Wilderness has resulted in a concentration of accommodation-related uses and recreational activities associated with the coastline, lagoons, and natural surroundings. The area therefore exhibits a strong balance between residential occupation, tourism activity, and environmental conservation, with the built form generally maintaining a scale and character that is sympathetic to the surrounding natural environment.

It is further noted that a recognised paragliding launch and recreational flying area is located adjacent to the application property. In this regard, it is important to note that the current application does not propose the establishment of a completely new telecommunications structure within the area, but rather the replacement and upgrade of an existing tower already located on the property. The existing mast has formed part of the surrounding environment for an extended period and the paragliding activities in the area have continued to operate alongside the existing infrastructure without apparent conflict.



The proposed development therefore does not introduce a new obstacle or unforeseen element into the surrounding airspace environment, but rather replaces the existing structure within an established telecommunications footprint. As such, the proposal is not anticipated to materially impact existing paragliding operations, flight paths, or recreational use of the adjoining launch area, particularly given that the activity has historically coexisted with the existing mast infrastructure on the site.

Overall, the surrounding land uses, and physical characteristics of the area reflect a predominantly residential and tourism-orientated coastal environment set within a highly scenic natural landscape characterised by undulating terrain, indigenous vegetation, and relatively low-density development patterns.

4.3 PROPOSED LAND USES

The application proposes the replacement and upgrading of existing telecommunications infrastructure on Erf 381 Wilderness. It does not introduce a new site but rather improves an established infrastructure footprint already present on the property. The objective is to modernise the facility to enhance network performance and reliability while maintaining a similar land use intensity and spatial presence within the landscape.

The proposed development comprises a freestanding base telecommunications station with associated equipment such as antennae, cabinets, and supporting electronic infrastructure.

The proposal is compatible with the surrounding area, which consists of low-density residential, tourism, and environmentally sensitive land uses. It supports improved telecommunications services essential for business, tourism, education, and emergency response. As a replacement of existing infrastructure, it does not introduce new impacts on surrounding activities, including nearby paragliding operations, and is considered an appropriate and sustainable continuation of essential service infrastructure within Wilderness.

5. ENGINEERING SERVICES

5.1 ENTRANCES AND EXITS

Access to the site will be gained from the existing access gate, it should be noted that the impact on the traffic conditions will be minimal, as the entrance will only be used for the construction and maintenance of the mast. The reason for this design is to ensure ease of access to the site without disturbing any future uses on the property.

5.2 ENGINEERING SERVICES

- Sanitation: N/A
- Water: N/A
- Electricity: Electricity will be obtained from the (Municipal grid/ ESKOM) in the area, the electricity consumed will be separately metered to Vodacom account.

5.3 FACILITY SHARING

The mast does allow for facility sharing (limited) which will reduce the need for additional mast to be erected in the future.

5.4 ALTERNATIVE SITES

Vodacom provides telecommunications tower infrastructure that can be leased by other network operators such as MTN and Cell C for the installation of their equipment. This co-location approach significantly reduces the need for multiple separate tower sites within the same area.

However, due to the surrounding topography and the environmental sensitivity of the Hoekwil area, suitable and technically viable locations for telecommunications infrastructure are limited. The availability of appropriate sites is therefore constrained, reinforcing the need for carefully selected, efficient infrastructure placement.

Locating the proposed mast in an alternative position on the property would compromise the required overlap between adjacent Base Transceiver Stations (BTS) operated by service providers. Insufficient overlap between coverage areas would result in signal gaps, leading to dropped calls or loss of connectivity when users move between network cells.

The proposed site has therefore been selected to ensure optimal network continuity, adequate signal overlap, and reliable service delivery, while also minimising the need for additional infrastructure in the surrounding area.

5.5 ENVIRONMENTAL IMPACT ASSESSMENT

An application has been submitted for environmental consideration, and formal confirmation from the competent authority is currently pending. However, based on a preliminary assessment of the applicable NEMA Listing Notices (Listing Notice 1, 2 and 3), it is considered highly unlikely that the proposed development will trigger any listed activity requiring environmental authorisation.

Based on current legislative thresholds and a review of the relevant Listing Notices, the following considerations apply:

- The proposed mast height of 15 metres is below typical thresholds associated with listed telecommunications activities in sensitive environmental areas.

- The development footprint is minimal and does not constitute significant transformation of land.
- The site is located within an already disturbed and cleared portion of the property, avoiding impact on indigenous vegetation or intact ecosystems.
- No clearance of indigenous vegetation exceeding regulatory thresholds is proposed.

In addition, preliminary indications suggest that a full Environmental Impact Assessment (EIA) process is not anticipated to be required, subject to formal confirmation by the competent authority.

Accordingly, while formal approval is still pending, the proposed development is regarded—based on current legislative interpretation—as a low-impact infrastructure activity with a very low likelihood of triggering listed activities under the NEMA EIA Regulations.)

6. PURPOSE OF THE APPLICATION

6.1 SPECIAL CONSENT: FREESTANDING TELECOMMUNICATIONS STATION

The special consent application is intended to obtain approval from the George Municipality to permit the establishment of a 15-metre tree-type freestanding base telecommunications station on Erf 381, Hoekwil. In terms of the George Zoning Scheme, Agricultural Zone 2 does not provide for telecommunications infrastructure as a primary use right, and therefore municipal consent is required.

Zoning	Primary Use	Consent Use's
Agricultural Zone II (AZII)	Smallholding	Agricultural industry Animal care centre Aquaculture Conservation estate Farm shop Freestanding base telecommunication station Function venue Guest house Halfway house Intensive animal farming Intensive horticulture Occasional use Plant nursery Quarry Renewable energy structure Riding school Rooftop base telecommunication station Tourist facilities Utility service

The proposed development is to provide essential telecommunications infrastructure to address a documented coverage gap within the Hoekwil and broader Wilderness area. The infrastructure will improve mobile network reliability, enhance emergency communication capabilities, and support socio-economic activities including business operations, tourism, and digital access in a semi-rural environment.

6.2 DEPARTURE: RELAXATION OF THE WESTERN BUILDING LINE FROM 30M TO 10M

The relaxation of the western building line from 30 metres to 10 metres on Erf 381, Hoekwil. The departure is required to facilitate the optimal positioning of the proposed 15-metre freestanding base telecommunications station in accordance with technical, spatial, and policy requirements.

In terms of the George Zoning Scheme, departures may be considered where strict compliance with development parameters would unreasonably constrain the efficient use of land, provided that no unacceptable impact is created on surrounding land uses or the receiving environment. In this instance, the reduced building line is necessary to enable the infrastructure to be located within the most appropriate and technically functional portion of the property.

The proposed location corresponds with the existing mast position on the site, which has historically been used for telecommunications infrastructure. Retaining this established position ensures continuity of use and avoids unnecessary spatial dispersion of infrastructure across the property.

Importantly, this location has been confirmed through technical radio frequency analysis as the only viable position on the property capable of achieving the required line-of-sight connectivity with the wider telecommunications network. This line-of-sight requirement is essential for ensuring effective signal propagation and reliable service delivery within the surrounding coverage area.

This approach is consistent with the objectives of the George Telecommunications Mast Policy, which promotes efficient site selection based on technical feasibility while encouraging the consolidation of infrastructure to minimise visual clutter and reduce the proliferation of additional towers within sensitive rural landscapes.

Accordingly, the departure is technically necessary, policy-aligned, and consistent with the intent of both the George Zoning Scheme and the Telecommunications Mast Policy, as it enables efficient infrastructure placement while ensuring that spatial, environmental, and visual impacts are appropriately managed and contained.

6.3 REMOVAL OF RESTRICTIVE CONDITIONS

The Spatial Planning and Land Use Management Act, 16 of 2013 (SPLUMA), provides that “a restrictive condition may, with the approval of a Municipal Planning Tribunal and in the prescribed manner, be removed, amended or suspended.” This provision enables municipalities to align historic title deed restrictions with current planning policy and development requirements.

In terms of this provision, application is made for the removal of restrictive conditions contained in Title Deed T58207/2025 (Annexure D – Conveyancer’s Certificate) to facilitate the proposed freestanding base telecommunications station on Erf 381, Hoekwil.

The specific conditions proposed for removal are Condition IV(A)(a), which states...

“dit mag net vir woon- en landboudoeleindes gebruik word”,

and Condition IV(A)(b), which states...

“geen geboue uitgesonderd een woning vir die 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.”

These restrictive clauses limit the use of the property to residential and agricultural purposes only and restrict development to a single dwelling house with associated outbuildings. As such, they prevent the lawful establishment of the proposed telecommunications infrastructure, notwithstanding that it is a permissible land use in terms of the applicable zoning and municipal policy framework.

The removal of these conditions is therefore required to align the title deed with the George Municipality Land Use Planning By-Law, 2023, the George Zoning Scheme, and the George Telecommunications Mast Policy, which recognise telecommunications infrastructure as essential service infrastructure subject to approval.

Importantly, the proposed removal does not alter the underlying agricultural zoning or rural character of the property, as the telecommunications infrastructure has a minimal footprint and limited spatial impact on the application property

Accordingly, the removal of Conditions IV(A)(a) and IV(A)(b) is considered necessary, justified in terms of SPLUMA, and consistent with the municipality’s planning and infrastructure development objectives

7. NEED AND DESIRABILITY

7.1 NEED

7.1.1 NEED IN GENERAL

Cellular telecommunications masts constitute critical infrastructure within contemporary society, enabling communication through mobile phones and other wireless technologies. Their importance extends across multiple sectors and functions, as outlined below:

Cellular masts play a vital role in supporting emergency services, including police, fire, and ambulance services, by ensuring reliable and immediate communication. In emergency situations, the ability to coordinate rapidly and effectively is essential, and telecommunications infrastructure provides the necessary platform for such operations.

More broadly, cellular masts **enhance general communication** by enabling individuals and organisations to remain connected across distances. This connectivity underpins both personal interaction and business operations, contributing to improved efficiency and social cohesion.

The provision of reliable and high-speed telecommunications infrastructure **supports local and regional economic development**. Enhanced connectivity can attract investment, facilitate business activities, and promote job creation, thereby stimulating economic growth.

Telecommunications infrastructure enables access to digital learning platforms, online courses, and **remote education opportunities**. This is particularly significant in areas where access to traditional educational facilities may be limited.

Cellular networks support the delivery of remote healthcare services, including telemedicine. This facilitates improved **access to medical consultation and services**, especially for individuals in remote or underserved areas, and contributes to more efficient healthcare delivery.

The development of cellular telecommunications infrastructure is considered essential to supporting modern societal needs, service delivery, and sustainable development.

7.1.2. SOCIO-ECONOMIC BENEFITS

The installation of a telecommunications mast within a specific area provides substantial socio-economic advantages by enhancing connectivity and enabling reliable access to mobile and internet services. Improved network coverage allows residents, businesses, and institutions to communicate more effectively, supporting both daily activities and commercial operations. This enhanced connectivity facilitates access to essential information relating to healthcare, education, and government services, thereby contributing to an improved quality of life.

Furthermore, the availability of dependable telecommunications infrastructure can stimulate local economic growth by attracting investment and enabling businesses to operate efficiently. This, in turn, creates employment opportunities and strengthens the local economy. Enhanced connectivity also supports the delivery of critical emergency services,

allowing for faster response times and improved coordination among police, fire, and medical personnel.

In addition, improved internet access enables greater participation in digital education and remote learning, expanding opportunities for skills development and future employment. It also promotes social cohesion and community development by improving access to communication platforms and shared information resources.

In the context of an increasingly digital society, reliable telecommunications infrastructure has become essential for participation in economic, educational, and social activities. This is particularly significant in rural or underserved areas, where such infrastructure can help bridge the digital divide and ensure equitable access to services and opportunities. Accordingly, the development of a telecommunications mast represents a critical intervention in supporting sustainable socio-economic development and improving the overall well-being of the affected community.

7.2. DESIRABILITY

7.2.1 VISUAL IMPACT

The proposed telecommunications mast forms part of essential infrastructure required to support reliable and efficient communication services within the area. While the visual impact of such structures is often a consideration, it is submitted that the substantial benefits associated with improved connectivity and access to telecommunications services outweigh any potential adverse visual effects.

The provision of enhanced network coverage will contribute significantly to the operational efficiency of businesses, the accessibility of emergency services, and the overall quality of life of residents and visitors to the area. Reliable telecommunications infrastructure is fundamental to modern socio-economic activity and is increasingly regarded as a basic service requirement, particularly within areas that experience significant tourism activity and increasing dependence on digital communication platforms.

Careful consideration has been given to the visual sensitivity of the receiving environment. The design and placement of the proposed mast have been informed by the objective of minimising its visual impact as far as reasonably practicable. Appropriate design interventions have been incorporated to ensure that the structure integrates as effectively as possible with the surrounding environment, thereby reducing its visual prominence while still fulfilling its functional requirements.

It is further important to note that the current application relates to the replacement and upgrade of an existing telecommunications structure already located on the property. As such, the proposal does not introduce a new visual element into the surrounding landscape, but rather replaces an established structure within an existing telecommunications footprint. The overall height of the tower will remain substantially the same as the existing structure and therefore no additional visual intrusion is anticipated because of the proposed development.

Due to the location of the site, surrounding topography, and existing vegetation, the proposed structure will not be visible from the N2 national road corridor. The visual exposure of the mast to the broader public realm is therefore considered to be extremely limited. Furthermore, the upgraded design of the replacement structure will allow it to blend more effectively into the surrounding natural environment when compared to the existing installation, thereby further reducing its overall visual impact within the area.

8. LEGISLATION & POLICIES

8.1 GEORGE TELECOMMUNICATION POLICY COMPLIANCE

The George Telecommunications mast policy was drawn up to assist not just the Telecom industry but the Local authority to guide, assess and process possible new Telecommunication base stations within the borders of the Municipality. According to the policy the following points have been identified as key aspects to consider when it comes to these types of developments.

- Location and Site Location.
- Co-location
- Visual Impact
- Environmental
- Access, Existing Infrastructure, Service and Utilities.
- Public Health, Noise and Safety.

These issues/aspects have been discussed in the table below.

8.1.1 LOCATION AND SITE LOCATION.

Location and Site Location.		
Objection:	Implementation and Accommodation.	Comply / Non-Compliant with reason
Optimal site selection for base telecommunication station infrastructure encouraged for	Wilderness is known for its uneven topography with breath-taking views of the ocean and coastal residential properties scattered near	Compliant.

maximum coverage and minimal impact.	the coastline split into section with the jagged coastline topography. This topography however does lean itself to a situation where more masts are needed to supply the intended coverage to the residents. For this reason, the highpoint between 2 areas were chosen to address the coverage with the least amount and shortest number of towers.	
Site identification considers environmental, visual, health, well-being, and safety aspects	The chosen location for the Telecommunication base station was chosen with the aspects in mind and for that the reason the mast was placed as far away from higher density residential properties yet supplying these areas with coverage. It was also decided to commission the following to assist with the design. Full Visual Impact assessment and radio coverage report	Comply – both reports indicate the need for a mast and indicate the impact on these aspects are minimal.
Sites chosen for infrastructure must be compatible with adjacent land uses and appropriately located	The land uses / Zonings surrounding the application property is zoned similar in nature and does accommodate a Freestanding Base Telecommunication Station as a consent use	Compliant.

Taking the points above into consideration and looking that the area the proposed Freestanding Base Telecommunications Station follows the policy.

8.1.2 CO-LOCATION

Co-location		
Objective:	Implementation and Accommodation.	Comply / Non-Compliant with reason
Ensure the co-location (co-use or sharing of) existing base telecommunication station infrastructure before a new site is approved to optimally use existing sites and minimise impact.	There are no existing sites in the proposed area making this leading itself to the need in the area. The current mast does allow for the co-location, strengthened by the fact it is Vodacom main business model to supply telecommunication infrastructure for providers to collocate on.	Comply

Vodacom allows for co-locating and providing space for service providers equipment and the fact that there are no existing telecommunication masts in the surrounding area emphasises the need for the proposed tower.

8.1.3 VISUAL IMPACT.

Visual Impact		
Objective:	Implementation and Accommodation.	Comply / Non-Compliant with reason
Mitigate the visual impact of telecommunication infrastructure in both urban and rural settings.	To mitigate the potential impact the proposed development might have on the area is mitigated by the following. Disguising the mast as a tree help if blend into the surrounding environment Lowering the height of the mast as low as possible without impacting on the health and safety aspects and without negatively impacting the primary reason for the tower, coverage. Utilising already cleared portion of land to lessen the possible visual impact.	Comply
Prevent intrusive structures in natural and environmentally sensitive areas, particularly on high points.	Unfortunately, highpoints are what the industry needs – this assist with lessening the proliferation of masts in an area whilst not impacting on the coverage. Although the property falls within the sensitive area the location has been disturbed with the implementation of residential structures and clearing of vegetation.	Comply
Encourage creative design for telecommunication infrastructure and its related components.	This aspect is addressed above by changing the design to a tree design to be better blend into the surrounding vegetation.	Comply
Promote landscaping around infrastructure sites to preserve the amenity of the surrounding areas.	The proposed site will be surrounded by vegetation lessening the impact of the mast.	Comply

The proposed development addresses the possible impact it might have on the visual character of the area by lowering the height of the mast, disguising it as a tree and surrounding it with natural

vegetation. All done without compromising on the intended coverage provision of the area and the N2 running close by.

8.1.4 ENVIRONMENTAL

Visual Impact		
Objective:	Implementation and Accommodation.	Comply / Non-Compliant with reason
Ensure base telecommunication station infrastructure sites are developed with minimal disruption and removal of natural vegetation.	The proposed site footprint is limited to the mast base, equipment container, and access path only. No vegetation clearing required for construction and safe operation. No large-scale removal of indigenous vegetation, and rehabilitation of disturbed areas will be undertaken where feasible.	Comply
Ensure that wherever possible base telecommunication station infrastructure is not located within an area of environmental or heritage significance.	The site selection process included environmental screening to avoid protected areas, conservation areas, wetlands, and known heritage sites.	Comply
Ensure that if base telecommunication station infrastructure must be located within an area of environmental or heritage significance, mitigation guidelines are applied.	Due diligence will be implemented and applied during the project to ensure responsible construction and compliance	Comply
Ensure that where infrastructure is located adjacent to environmentally sensitive areas or heritage sites, design and management must protect landscape integrity.	The proposed development has been designed to reduce visual and physical intrusion into the surrounding landscape. This includes a low-impact structure design, controlled site footprint, and siting within an already disturbed or compatible landscape context where possible. Operational management will ensure no spill-over impacts (e.g., lighting, waste, or erosion) affect surrounding areas.	Comply

8.1.5 ACCESS, EXISTING INFRASTRUCTURE, SERVICES AND UTILITY.

Access, Existing Infrastructure, Services and Utility.		
Objective:	Implementation and Accommodation.	Comply / Non-Compliant with reason
Ensure that base telecommunication station infrastructure is located and operated in a manner so as not to interfere with any other service or utility functions.	The freestanding base Telecommunication station will be in such as position to not influence any existing services but close enough to make use of them if needed. (electricity)	Comply

8.1.6 PUBLIC HEALTH, NOISE, AND SAFETY.

Public Health, Noise, and Safety.		
Objective:	Implementation and Accommodation.	Comply / Non-Compliant with reason
Encouraging the utilisation of eco-friendly energy sources like wind turbines for powering telecommunication stations, with consideration for location and noise impact.	Due to the current state of electricity provision in the country, solar and wind power generation is being implemented a various crucial site and should the site call for such measures shall be taken.	Comply
Implementing noise reduction measures, such as noise reduction panels, particularly in sites where energy generation relies on generators. This aims to minimise noise disturbances for residents and enhance their well-being	If no solar of wind can be used and the power supply goes out, the use of Silent generators will be used over short stints until power is resorted to the area.	Comply

8.2 DEVELOPMENT PRINCIPLES ACCORDING TO SPLUMA

SPLUMA stands for the Spatial Planning and Land Use Management Act. The act was enacted in South Africa in 2013 and sets out the framework for managing and regulating land use in the country. The key principles of SPLUMA include:

- **Spatial Justice:** SPLUMA emphasises the principle of spatial justice, which means that all communities, regardless of their location or socio-economic status, should have access to basic services and opportunities. This includes access to land, housing, infrastructure, and mobile communication services. Spatial justice aims to address past imbalances and promote equitable development across all areas and communities.
- **Spatial Sustainability:** SPLUMA promotes the principle of spatial sustainability, which means that development should be sustainable and considerate of the environment. This includes reducing the environmental impact of development, promoting energy efficiency, and promoting the use of renewable resources. Spatial sustainability aims to promote a healthy and sustainable environment for current and future generations.
- **Efficiency:** SPLUMA emphasises the principle of efficiency, which means that development should be planned and implemented in a way that maximises the efficient use of resources. This includes optimising land use, reducing travel times, and minimising waste and pollution. Efficiency aims to promote cost-effective and sustainable development.
- **Spatial Resilience:** SPLUMA promotes the principle of spatial resilience, which means that development should be designed and implemented in a way that is resilient to natural disasters and other shocks. This includes building infrastructure that can withstand extreme weather events, planning for emergency response, and ensuring that critical services and facilities are accessible during emergencies. Spatial resilience aims to promote safe and secure communities that can withstand and recover from shocks and stresses.
- **Good Administration:** SPLUMA emphasises the principle of good administration, which means that spatial planning should be transparent, participatory, and accountable. This includes involving all relevant stakeholders in the planning process, ensuring that decisions are based on sound evidence and analysis, and providing timely and accessible information to the public. Good administration aims to promote effective and accountable governance in spatial planning and development.

Overall, the SPLUMA principles aim to ensure that land use and development are managed in a way that is sustainable, equitable, and benefits all citizens

8.2.1 SPATIAL JUSTICE

In terms of spatial justice, some benefits of Spatial Justice are as follow

Bridging the digital divide: One of the main benefits of a cellular mast is that it can provide access to mobile communication services in areas that may have been previously underserved or excluded. By installing a cellular mast in a community that lacks reliable mobile coverage, SPLUMA can help bridge the digital divide and provide equitable access to mobile communication services.

Increased safety and security: Cellular masts can play a crucial role in emergency situations by enabling communication between emergency services and the public. By improving mobile coverage in a community, SPLUMA can help enhance safety and security, particularly in areas that are prone to natural disasters or have high crime rates.

Enhanced economic opportunities: Reliable mobile communication services can help support economic development by providing access to business and job opportunities, as well as enabling remote work and online commerce. By promoting the installation of cellular masts in underserved areas, SPLUMA can help stimulate economic growth and reduce economic inequality.

Improved social connectivity: Mobile communication services can help connect individuals and communities, providing opportunities for social interaction, sharing of information, and collective action. By promoting equitable access to mobile communication services, SPLUMA can help improve social connectivity and foster social cohesion.

Reduced spatial inequalities: Spatial inequalities refer to disparities in access to services and opportunities based on geographic location. By promoting equitable access to mobile communication services, SPLUMA can help reduce spatial inequalities and promote spatial justice. This can help ensure that all communities have access to basic services and opportunities, regardless of their location or socio-economic status.

Criteria	Compliance	Planning Implication
Past spatial and other development imbalances must be redressed through improved access to and use of land.	Not applicable	Not applicable
Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded,	Not applicable	Not applicable

with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation.		
Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.	Not applicable	Not applicable

8.2.2 SPATIAL SUSTAINABILITY

SPLUMA promotes spatial sustainability for the installation of a telecommunications mast in several ways, including:

Environmental Impact Assessment (EIA): SPLUMA requires an EIA to be conducted before the installation of a telecommunications mast. The EIA assesses the environmental impact of the mast and recommends measures to mitigate any adverse effects on the environment.

Site selection: SPLUMA encourages the selection of sites for telecommunications masts that have the least impact on the environment. This includes avoiding environmentally sensitive areas, such as wetlands or protected areas, and selecting sites that are already developed or have a low ecological value.

Renewable energy: SPLUMA encourages the use of renewable energy sources, such as solar or wind power, to power telecommunications masts. This reduces the environmental impact of the mast by reducing greenhouse gas emissions and reliance on non-renewable energy sources.

Efficient land use: SPLUMA promotes efficient land use by requiring that telecommunication masts are designed to take up the minimum amount of land necessary. This promotes sustainable development by conserving land resources and reducing the impact on the environment.

Public participation: SPLUMA requires public participation in the planning and decision-making process for the installation of telecommunications masts. This ensures that local communities are involved in the process and have a say in how the mast is installed and operated. Public participation also helps to identify and address any environmental concerns related to the installation of the mast

Criteria	Compliance	Planning Implication
Promote land development that is within the fiscal, institutional, and administrative means of the Republic.	Comply	The application property is located within the urban edge of the urban edge area, and within an established urban environment. The mast is in line with the current legislation of the property and fall within the development parameters of the Kouga Land Use Scheme
Ensure that special consideration is given to the protection of prime and unique agricultural land.	Not applicable	Not applicable
Uphold consistency of land use measures in accordance with environmental management instruments.	Comply	Not applicable
Promote and stimulate the effective and equitable functioning of land markets.	Comply	The proposal is consistent with the character of the surrounding area. The area comprises of mixed land uses. The proposal will also uplift the area, ultimately increasing the value of properties in the surrounding area. It will contribute to the economic environment and allow for additional expenditure in the area.
Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.	Comply	The application property has existing connections to municipal services. However, some upgrades might be required.
Promote land development in locations that are sustainable and limit urban sprawl; and result in communities that are viable.	Comply	The application is within an existing urban development and adheres to the parameters of the proposed zoning "special use Zone" in terms of the Kouga Land Use Scheme. No urban sprawl will be created because of this land use application.

8.2.3 SPATIAL EFFICIENCY

The benefits of a cellular mast with regards to the SPLUMA principle of efficiency include:

Reduced costs: By promoting spatial efficiency in the installation and operation of a cellular mast, costs can be reduced. This can be achieved through careful site selection, co-location with other infrastructure, and the use of compact designs. The mast promotes this by allowing the service providers to co-locate on this mast.

Optimal land use: A cellular mast requires land for installation and promoting spatial efficiency can help optimise land use. By co-locating with other infrastructure and using compact designs, space can be conserved for other land uses. This can promote efficient land use and sustainable development.

Improved network performance: Cellular masts are designed to improve network performance, and by promoting efficiency, network performance can be further improved. This can be achieved through careful site selection and design, which can help minimise signal loss and improve coverage. This strengthens the need to place the mast on the application property.

Improved community acceptance: Promoting spatial efficiency in the installation and operation of a cellular mast can also help promote community acceptance. By reducing the overall footprint of the mast and minimising its environmental impact, the mast is less likely to have a negative impact on the community. For this reason, we opted to place the mast to the rear of the property and reduced the size of the mast to minimise the impact it may pose on the existing uses on the property yet providing sufficient space to not lead to additional masts to be built.

The installation and operation of a cellular mast can provide several benefits with regards to the SPLUMA principle of efficiency, including reduced costs, optimal land use, improved network performance, energy efficiency, and improved community acceptance

Criteria	Compliance	Planning Implication
Land development optimises the use of existing resources and infrastructure.	Comply	An un-used section of the property was identified optimising the use of space on the property additionally no physical alterations are needed to be made.
Decision-making procedures are designed to minimise negative financial, social, economic, or environmental impacts.	Comply	All relevant information has been included and supplied with the application to expedite and assist in the decision-making procedures

Development application procedures are efficient and streamlined and timeframes are adhered to by all parties.	Comply	The municipality has the correct procedures in place for the processing of applications.
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8.2.4 SPATIAL RESILIENCE

In a small town, the installation of a cellular mast can provide several benefits with regards to the SPLUMA principle of spatial resilience. These benefits include:

Improved communication during emergencies: In a small town, communication during emergencies can be a challenge due to limited resources and infrastructure. Installing a cellular mast can help improve communication and coordination during emergencies, allowing emergency services to respond quickly and effectively to crises.

Enhanced network redundancy: In a small town, there may be limited options for communication networks. By installing a cellular mast, network redundancy can be improved, ensuring that communication networks remain operational even in the face of disruptions or failures in the network.

Remote monitoring and control: Cellular masts can be used for remote monitoring and control of critical infrastructure in a small town, such as water and power systems. This can help improve resilience by allowing operators to quickly identify and respond to issues, reducing downtime and minimising the impact of disruptions.

Economic development: In a small town, economic development can be a key component of resilience. Installing a cellular mast can help create economic opportunities by improving connectivity and providing access to critical services, such as online banking or e-commerce.

The installation of a cellular mast in a small town can provide several benefits with regards to the SPLUMA principle of spatial resilience, including improved communication during emergencies, enhanced network redundancy, remote monitoring and control of critical infrastructure, and economic development.

Criteria	Compliance	Planning Implication
Flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer	Comply	The application for the Special Purposes ensures flexibility as the zoning scheme does not make provisions for a cellular mast as rezoning is overkill as only a small portion is needed for the entire

the impacts of economic and environmental shocks.		property, this lends itself to the efficiency of the property.
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8.2.5 GOOD ADMINISTRATION.

The installation of a cellular mast in a small town can provide several benefits with regards to the SPLUMA principle of spatial good administration. These benefits include:

Improved access to information and communication channels: With the installation of a cellular mast, residents in a small town can have better access to information and communication channels. This can improve transparency and accountability by ensuring that residents have access to information about local government decisions and processes.

Enhanced public services: Improved connectivity can help facilitate the delivery of public services in a small town. For example, residents can use online services to access information, pay bills, and request services, reducing the need for in-person visits to government offices. This can help save time and resources for both residents and government officials.

Better planning and decision-making: The installation of a cellular mast can help improve planning and decision-making in a small town by providing better access to data and information. This can help inform decisions related to infrastructure development, zoning, and land use, ensuring that resources are allocated in an effective and equitable manner.

Citizen engagement and participation: Improved communication channels can help facilitate citizen engagement and participation in a small town. This can help ensure that residents have a voice in the decision-making process and can participate in the development of their community.

Increased efficiency and cost savings: With improved connectivity, government offices in a small town can operate more efficiently, reducing the need for paper-based processes and in-person meetings. This can help save time and resources and reduce the cost of delivering public services.

The installation of a cellular mast in a small town can help improve spatial good administration by enhancing access to information and communication channels, facilitating the delivery of public services, improving planning and decision-making, promoting citizen engagement and participation, and increasing efficiency and cost savings.

Criteria	Compliance	Planning Implication
All spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use	Comply	This principle seeks an integrated approach to land development which includes transparent public participation process for the

management systems as embodied in this Act.		processing and advertising of this application and will give effect to this principle.
All government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial development frameworks.		Decision-making was aligned with sound policies based on national, provincial, and local development legislation, spatial plans, and policies.
The requirements of any law relating to land development and land use are met timeously.		
The preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them.		
Policies, legislation, and procedures must be clearly set to inform and empower members of the public.		

8.3 WESTERN CAPE LAND USE PLANNING ACT, 2014 (LUPA)

The Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) establishes the provincial framework for land use planning and development management within the Western Cape Province. The proposed development is aligned with the objectives of LUPA in that it promotes orderly and sustainable land development while balancing environmental considerations with the need for essential infrastructure provision.

The proposal represents a site-specific infrastructure intervention within an established telecommunications location and is considered to constitute an appropriate and proportional form of development within the surrounding context.

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

The application has been prepared and submitted in accordance with the George Municipality Land Use Planning By-Law, 2023. The proposal seeks the required land use approvals associated with the replacement and upgrading of the existing telecommunications infrastructure on the property.

The proposal is considered to satisfy the general assessment criteria contained within the By-Law in that the development is compatible with the surrounding land use character, will not materially impact the amenity of the area, and serves an important public infrastructure function.

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

The property is subject to the provisions of the George Integrated Zoning Scheme By-Law, 2023. The proposed telecommunications infrastructure is assessed within the context of the applicable zoning and consent requirements.

The proposal is considered appropriate within the surrounding context as the infrastructure already exists on the property and the current application primarily relates to the replacement and upgrading thereof within an established infrastructure footprint. The development remains limited in scale and intensity and does not materially alter the overall character of the surrounding area.

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

The George Municipal Spatial Development Framework (GMSDF) identifies the importance of sustainable infrastructure provision, environmental protection, tourism support, and integrated spatial development throughout the municipal area. The proposal is considered to align with the broader objectives of the GMSDF in that it supports critical communications infrastructure while limiting environmental and visual impacts through the utilisation of an existing infrastructure location.

Reliable telecommunications infrastructure is increasingly essential to the functioning of modern settlements and contributes toward economic activity, tourism operations, emergency communication capability, and general social connectivity. The proposal therefore supports broader municipal development objectives associated with infrastructure resilience and service accessibility.

8.6.1 WILDERNESS-LAKES-HOEKWIL LOCAL SPATIAL DEVELOPMENT FRAMEWORK (2015)

The Wilderness-Lakes-Hoekwil LSDF places strong emphasis on the protection of scenic landscapes, environmental sensitivity, and the low-density coastal character of the Wilderness area. The proposal has been carefully considered within this context.

The application does not propose large-scale new development or significant expansion of the built environment, but rather the replacement and upgrading of existing telecommunications infrastructure already established on the property. The visual impact associated with the proposal is

considered limited due to the site's topography, existing vegetation screening, and the fact that the infrastructure will not be visible from the N2 corridor.

The proposal is therefore considered to remain consistent with the broader intent of the LSDF by ensuring that essential infrastructure is accommodated in a manner that minimises environmental and visual intrusion while continuing to support the functional requirements of the surrounding area.

9. CONCLUSION

The application for the installation of a 15-metre tree-type freestanding base telecommunications station on Erf 381, Hoekwil is submitted to address a verified need for improved mobile network coverage and capacity within the Hoekwil and wider Wilderness area. The proposal includes special consent for the telecommunications structure, a departure for building line relaxation, and the removal of restrictive title deed conditions to enable the lawful implementation of essential infrastructure.

The development is appropriately located within an existing telecommunications footprint and represents an upgrade rather than a new facility. It is therefore not an intensification of land use, but a continuation and improvement of an established infrastructure service. The site selection is technically driven to ensure effective signal coverage and network reliability, particularly in a semi-rural area where connectivity is limited.

From a planning perspective, the proposal is aligned with SPLUMA principles, as it promotes spatial justice through improved access to communication services, spatial efficiency through co-location and optimal site use, and spatial sustainability by limiting environmental disturbance and avoiding unnecessary new infrastructure elsewhere. The design as a tree-type structure and its positioning within an already disturbed portion of the property further reduce visual impact, while ensuring compatibility with the surrounding low-density residential, tourism, and natural environment.

Importantly, the proposal has been assessed in terms of the George Telecommunications Mast Policy and applicable planning frameworks and is found to be compliant and appropriately mitigated in terms of visual, environmental, and land use impacts. It also supports broader municipal objectives relating to infrastructure provision, service delivery, and economic development.

It is therefore submitted that the application is both necessary and justified in the public interest and should be favourably considered as it enables essential telecommunications infrastructure while maintaining the integrity and character of the surrounding environment.

ANNEXURE A – PRE-APPLICATION

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:	4118814
Purpose of consultation:	Unauthorised telecommunication base stations and building line encroachments, on land zoned for 'agricultural zone ii' for purposes of a 'smallholding' at 381 Remskoek St, Erf 381, Hoekwil
Brief proposal:	Application for the placement of a 15m Telecommunications mast on the property
Property(ies) description:	Erf 381, Hoekwil
Date:	23-02-2026

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Robin Hector	George Municipality	0448019477	rlhector@george.gov.za
	Ilane Huyser	George Municipality	0448019477	ihuyser@george.gov.za
Pre-applicant	Daniel Beukes	Urban Scope Consulting obo Vodacom	0833572057	Daniel@urbanscope.co.za

Documentation provided for discussion:

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

- Title deed
- POA
- SG Diagram
- Council Notice
- Proposal drawings

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	
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Comprehensive overview of proposal:

Erf 381, Hoekwil is situated on the hill/cliff overlooking the Kaaimans River beach and Wilderness Beach. A portion of the property has been cleared of natural vegetation, while the majority of the western and northern sections remain undisturbed. The property has an extent of approximately 21.3 hectares.

It was brought to the attention of the owner and applicant that the existing telecommunication equipment on the property does not have the necessary prior approvals. A Compliance Notice was subsequently issued, requiring the rectification of the matter.

The property is zoned Agricultural Zone 2 in terms of the George Integrated Zoning Scheme By-law, which permits a freestanding mast as a Consent Use.

A query has been submitted to the Western Cape Department of Environmental Affairs and Development Planning for confirmation of environmental requirements. It is important to note that the proposed mast will be lower than 15 metres in height, will have a footprint of approximately 36m², and will be located within an already disturbed portion of the property. Based on these factors, the development is not anticipated to trigger any listed activities applicable to the site. Formal confirmation in this regard is awaited from DEA&DP.

Accordingly, the municipal application will need to be placed in abeyance pending receipt of written confirmation from DEA&DP.

Municipal Submission

During the site inspection, it was identified that two additional ISP operators, apart from Vodacom, are operating on the property. Vodacom has engaged with these operators, and it has been agreed that the three existing installations will be consolidated into a single mast structure.

Furthermore, the mast will be designed as a tree mast to better integrate with the surrounding environment and minimise visual impact.

The title deed appears to contain certain restrictive conditions. These will be verified with a conveyancing attorney, and a certificate will be obtained confirming their status. Should the removal or amendment of any restrictive conditions be required, this will form part of the Consent Use application.

In addition, a Departure from the 30m building line will be applied for to accommodate the mast at its current location. Retaining the mast in its existing position will prevent any further disturbance to the surrounding natural environment.

Conclusion

It is proposed that an application be submitted to address the following:

Consent Use – To permit a freestanding telecommunication mast on the property.

Departure – To relax the 30m building line to accommodate the mast at its current position.

Removal of Restrictive Conditions – To address any restrictive title deed conditions, if applicable.

PART B: APPLICATION PROCESS

(WILL FULLY APPLY ONLY ONCE LUPA REGULATIONS ARE IN FORCE)

SUBMISSION

Draft By-Law on Municipal Land Use Planning

(Workflow)

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

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

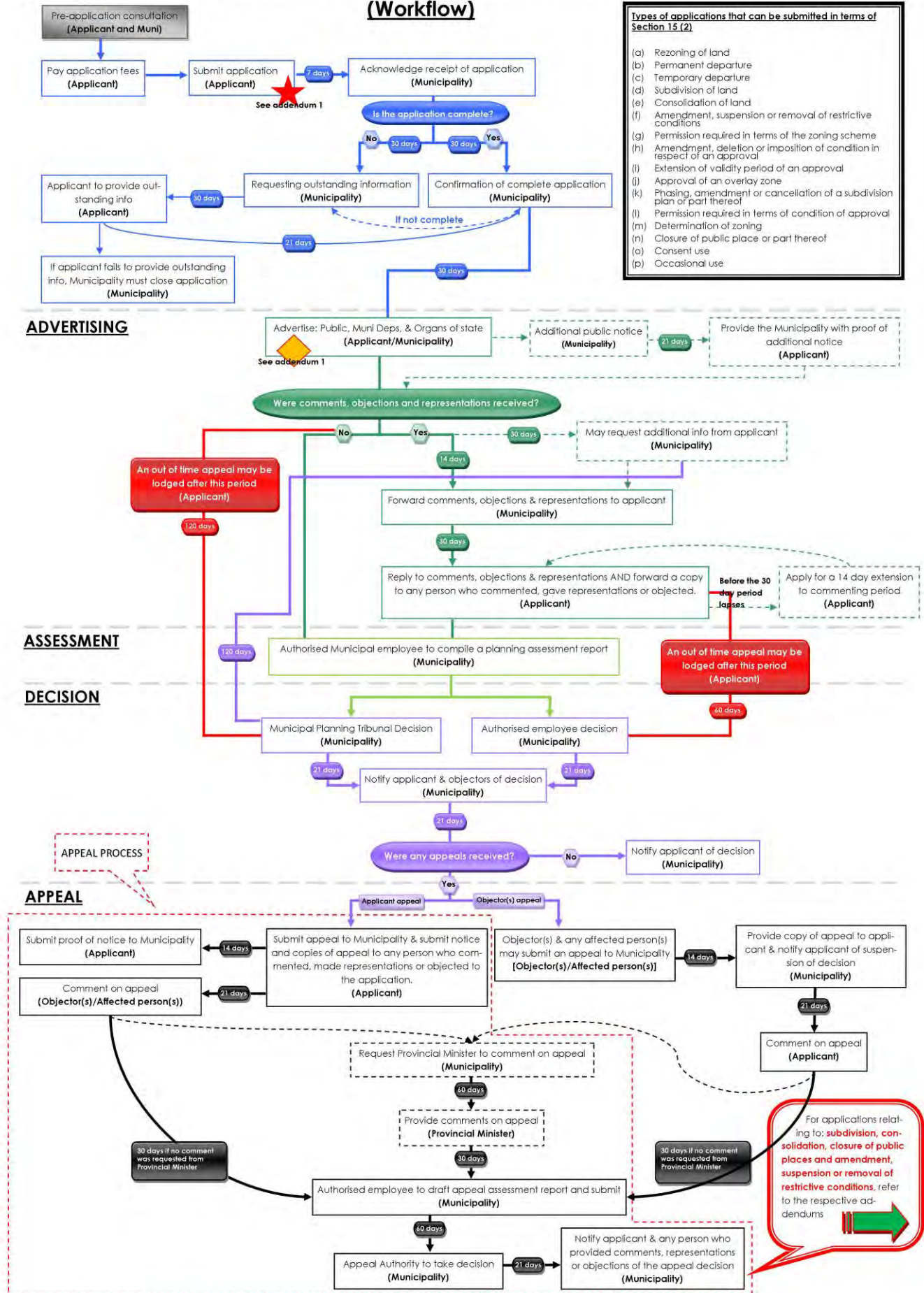
ADVERTISING

ASSESSMENT

DECISION

APPEAL PROCESS

APPEAL



PART C: QUESTIONNAIRES
SECTION A:
DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES

Tick if relevant		What land use planning applications are required?	Application fees payable
	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
	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
✓	2(o)	a consent use contemplated in the zoning scheme;	R
	2(p)	an occasional use of land;	R
	2(q)	to disestablish a home owner's association;	R
	2(r)	to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;	R
	2(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building	R
Tick if relevant		What prescribed notice and advertisement procedures will be required?	Advertising fees payable
Y	N	Serving of notices (i.e. registered letters etc.)	R
Y	N	Publication of notices (i.e. Provincial Gazette, Local Newspaper(s) etc.)	R
Y	N	Additional publication of notices (i.e. Site notice, public meeting, local radio, website, letters of consent etc.)	R

Y	N	Placing of final notice (i.e. Provincial Gazette etc.)	R
TOTAL APPLICATION FEE* (VAT excluded):			TBD on submission

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

SECTION B:

PROVISIONS IN TERMS OF THE RELEVANT PLANNING LEGISLATION / POLICIES / GUIDELINES

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?			X	Applicant to motivate proposal in line with George Municipal Spatial Development Framework, 2023 and Wilderness, Lakes & Hoekwil Local Spatial Development Framework, 2015.
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]			X	Submit Conveyancer's Certificate indicating any title deed restrictions relating to the proposal, and the beneficiaries to be notified / consent to be obtained.
Any other Municipal by-law that may be relevant to application? (If yes, specify)				
Zoning Scheme Regulation considerations: <u>Which zoning scheme regulations apply to this site?</u> George Integrated Zoning Scheme By-law, 2023 <u>What is the current zoning of the property?</u> Agriculture Zone II <u>What is the proposed zoning of the property?</u>				

Agriculture Zone II <u>Does the proposal fall within the provisions/parameters of the zoning scheme?</u> To be determined <u>Are additional applications required to deviate from the zoning scheme? (if yes, specify)</u> To be determined	
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QUESTIONS REGARDING OTHER PLANNING CONSIDERATIONS	YES	NO	TO BE DETERMINED	COMMENT
Is the proposal in line with the Provincial Spatial Development Framework (PSDF) and/or any other Provincial bylaws/policies/guidelines/documents?			X	Motivate i.t.o PSDF
Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans?		X		

SECTION C:

CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE

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

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
2008 (Act 59 of 2008) (NEM:WA) (strikethrough irrelevant)				
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
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: (list internal department)
Electricity supply:			X	Directorate: Electro-technical Services
Water supply:			X	Directorate: Civil Engineering Services
Sewerage and wastewater:			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	

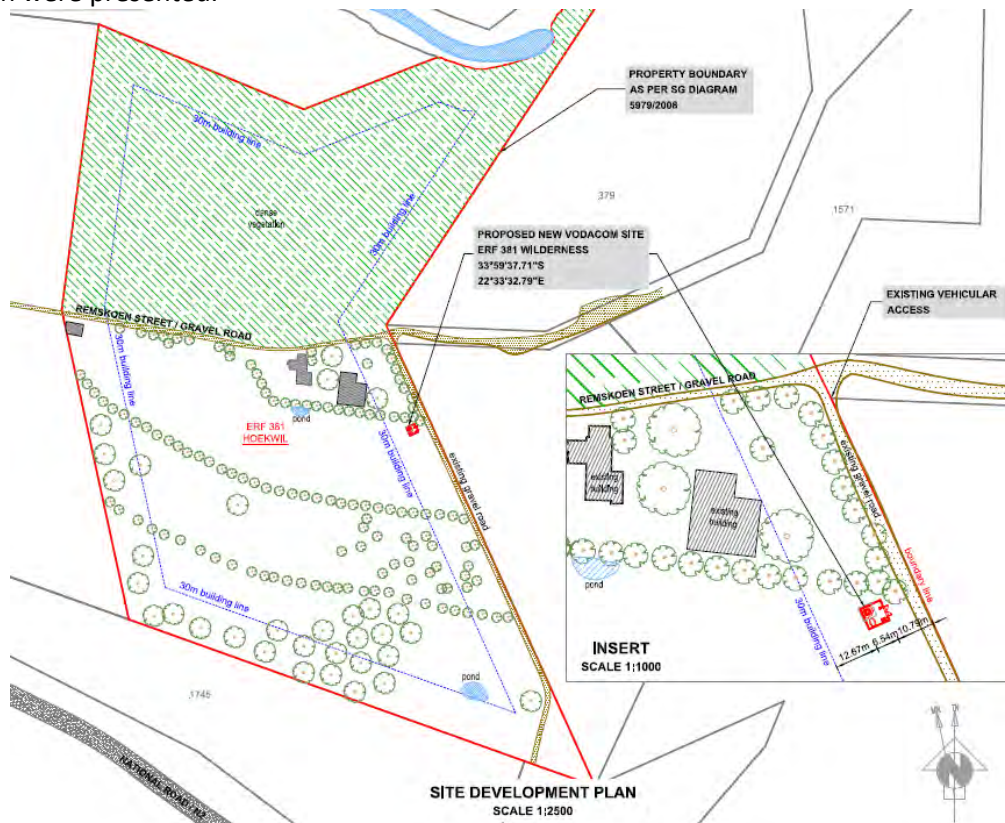
PART D: COPIES OF PLANS / DOCUMENTS TO BE SUBMITTED AS PART OF THE APPLICATION

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) /	Y	N	1 : 50 / 1:100 Flood line determination (plan / report)

		Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)			
Y	N	Other (specify)	Y	N	Required number of documentation copies

PART E: DISCUSSION

Pre-application as discussed on 25 February 2026 for the proposed Removal of Title Deed Restrictions, Consent Use and Departure on Erf 381, Hoekwil for a Cell phone mast. See proposed site layout and the documents attached which were presented.



Town Planning comment:

- Applicant to motivate proposal in terms of SPLUMA, LUPA, MSDF and LSDF. Any deviation must be motivated.
- Applicant advised to provide a coverage plan and motivate the findings to substantiate the location of the mast.
- The mast is located near a paragliding take off area – this must be considered and addressed as part of the applicant motivation.
- Application for freestanding base telecommunication station must be motivated in terms of the George telecommunication policy.
- The following must also be, *inter alia*, motivated/addressed:
 - o Location and site selection
 - o Co-location
 - o Visual impact
 - o Environmental & Heritage
 - o Access, Existing Infrastructure, Services and Utilities
 - o Public Health, Noise and safety.
- Visuals from the Wilderness 'view corridor' especially from the N2 must be illustrated and considered.
- The site is located in an environmental sensitive area with Critical biodiversity (CBA 1 & CBA 2) – applicant to note this and obtain necessary permits/approvals/consents.

- The design of the mast must complement the existing natural area and character to have the least impact.
- Applicant to address all existing structures and land uses on the property and include any application/s should there be no record/approvals of the existing buildings/land uses on the property.
- The conveyancer certificate must clearly indicate any possible restrictive conditions and the beneficiaries who should be notified as part of the public participation process, as well as consents which may be required from the developer / seller / etc.
- Access must be clearly indicated on the plans.
- Furthermore, this 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.

PART F: SUMMARY / WAY FORWARD

- Applicant to proceed with submission of the land use application addressing all aspects in E above.

OFFICIAL: Robin Hector

PRE-APPLICANT: Nicolaas Daniel Beukes

SIGNED:



SIGNED:

DATE: 04 March 2026

DATE: 23 February 2026

OFFICIAL: Ilane Huyser



SIGNED:

DATE: 05 March 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 be deemed necessary.*

Daniel Beukes

From: Robert Schmidt <robert@umoyaridge.co.za>
Sent: Wednesday, 8 April, 2026 03:51 PM
To: daniel@urbanscope.co.za
Subject: Fwd: Pr2613 - Hoekwil Erf 381 - Proposed Consent Uses

Good day Daniel,

We have just received this email from Ilané Huyser (Senior Town Planner) with the instruction to add this email chain to the your application for the telecommunication station. Therefore Council allowing us to do two separate land use applications.

Kind regards,

Robert Schmidt, Director

Umoya Ridge (Pty) Ltd, Erf 381 Remskoek Str, 6560 Wilderness
+27 (077) 481-9509 / robert@umoyaridge.co.za

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----- Forwarded Message -----

Subject: RE: Pr2613 - Hoekwil Erf 381 - Proposed Consent Uses

Date: Wed, 8 Apr 2026 13:38:44 +0000

From: ILANE HUYSER <ihuyser@george.gov.za>

To: marike@vreken.co.za <marike@vreken.co.za>

CC: robert@umoyaridge.co.za <robert@umoyaridge.co.za>, thomas@umoyaridge.co.za <thomas@umoyaridge.co.za>, 'Jaco Maritz' <jmaritz@secondcity.co.za>, 'Bianca Lotz' <info@vreken.co.za>, dale@vreken.co.za <dale@vreken.co.za>, Fakazile Vava <fvava@george.gov.za>

Goo day Marike,

Your appointment is noted and it was discussed and decided that they can submit the application for the telecommunication station separately, they just need to add this email to their application.

Kind Regards

Ilané Huyser

Pr.Pl A/1664/2013

Senior Town Planner

Directorate: Planning and Development

Office: 044 801 9120

Internal Ext: x1299

E-mail: ihuyser@george.gov.za

Physical Address: 46 Market Street (Old York Hostel Building), George, 6529



From: Marike Vreken <marike@vreken.co.za>

Sent: Tuesday, 17 March 2026 12:39

To: ILANE HUYSER <ihuyser@george.gov.za>

Cc: robert@umoyaridge.co.za; thomas@umoyaridge.co.za; 'Jaco Maritz' <jmaritz@secondcity.co.za>; 'Bianca Lotz' <info@vreken.co.za>; dale@vreken.co.za

Subject: Pr2613 - Hoekwil Erf 381 - Proposed Consent Uses

Caution: External email. Avoid links or attachments unless sender is trusted.

Dear Ilané,

Our meeting of last week Thursday (12 March) refers.

We confirm that we have been appointed by the owners of Hoekwil Erf 381 to apply for consent uses on their property. We cannot proceed with the formal pre-application consultation yet, as the Architect is busy preparing a site development plan.

The site has been surveyed by VPM Surveys during December (Aerial survey and new aerial photographs), and heritage and Environmental Specialists were on site, identifying “no-go” areas. The Architect is busy preparing the Site Development Plan, taking those informants into consideration.

Once the new draft Site Development Plan is available, we will be conducting the prescribed pre-application consultation with the municipality.

At this stage, it seems that we will be applying for consent uses for a guest house, a tourist facility (restaurant), and an eco-estate.

Please don't hesitate to contact us, if you require any additional information in this regard.

Kind regards,
Marike

	Marike Vreken Pr. Pln A/1101/1999 M SAPI 10233 Marike Vreken Town Planners CC PO Box 2180, Knysna, 6570 tel. +27 (0)44 382 0420 fax. +27 (0)86 459 2987 cell. +27 (0)82 927 5310 www.vreken.co.za
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Virus-free. www.avg.com

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ANNEXURE B – TITLE DEED



YOLANDE MALAN
ATTORNEYS
NOTARIES & CONVEYANCERS

CONVEYANCER'S CERTIFICATE

I, the undersigned,

YOLANDE MALAN

a practicing attorney and conveyancer of the firm Yolande Malan Attorneys, carrying on practice at 1st Floor, 69 Voortrekker Road, Malmesbury, Western Cape.

do hereby certify that after doing a Pivot Search of

ERF 381 HOEKWIL

In the Municipality and Division of George

Western Cape Province

In extent 21,3102 (Twenty One Comma Three One Zero Two) Hectares.

Held by Deed of Transfer number T58207/2025

That there are restrictive conditions contained in Deed of Transfer number T58207/2025 at page 5, condition IV A(a) and condition IV A(b) that restricts the placing of a cellular mast on the property, which condition is required to be removed or amended to allow for the placement of a cellular mast.

DATED AT MALMESBURY ON 7TH DAY OF MAY 2026.

CONVEYANCER

YOLANDE MALAN (LPCM92646)

A Chimes & Van Wyk Inc
58 Cathedral Street
George
6529

Prepared by me

CONVEYANCER
JANINE FOUCHE (60411)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 20 000 000,00	R. 1 646,00 5 510,00
Reason for exemption	Category Exemption	Exemption i t o. Sec/Reg. Act/Proc.



T000058207/2025

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

~~JANINE FOUCHE (60411)~~ RONELLE WILKINSON(97489)

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

CORNELIA HEUNIS
Identity Number 361102 0046 08 3
Unmarried

which said Power of Attorney was signed at George on 1 July
2025

And the appearer declared that his/her said principal had, on 3 April 2025, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

UMOYA RIDGE PROPRIETARY LIMITED
Registration Number 2021/000620/07

or its Successors in Title or assigns, in full and free property

ERF 381 HOEKWIL
IN THE MUNICIPALITY AND DIVISION OF GEORGE,
WESTERN CAPE PROVINCE

IN EXTENT 21,3102 (TWENTY ONE COMMA THREE ONE ZERO TWO)
Hectares

FIRST REGISTERED by Certificate of Consolidated Title Number T3086/1980 with Diagram No 5450/1979 relating thereto and held by Deed of Transfer Number T4209/1992.

- I. SUBJECT, for in so far as it concerns the portion marked A.B.C.D.M.L.K.J on said Diagram No. 5450/1979 -

TO the conditions referred to in Deed of Transfer No. T3763/1964.

- II. SUBJECT FURTHER, for in so far it concerns the portion marked D.M.L.Y.x.w.A.B.C. on said Diagram No. 5450/1979 -

- A. to the following special conditions mentioned in the endorsement dated 22 April 1907 on Deed of Transfer No. T4632/1905, which 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."

- B. to the following special conditions contained in the annexure to Deed of Transfer No. T14200/1920, 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. 4632 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.

- (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 as may hereafter be constructed and/or declared public roads by any competent authority, and the Transferee shall in so far as and to the extent that the same passes through the properties hereby transferred keep in good order and repair the said road constructed by the Transferor, provided that such repairs shall not extend to gravelling, the Transferor on its part undertaking to keep the said

road in good repair over the extent that the said road passed through its property."

- C. further to the following conditions imposed by the Minister and contained in Certificate of Uniform Title No. 14471 dated 17 October 1961 and in particular to the following right reserved in favour of the State

- (i)
- (ii) Die reg om grond te neem en materiaal te verkry en te verwyder vir die bou en herstel van openbare paaie.

- III. SUBJECT FURTHER, for in so far it concerns the portion marked K.J.w.x.y. on said Diagram No. 5450/1979 -

- A. to the following special conditions contained in Deed of Transfer No. T2059/1923 which conditions reads as follows:

- "1. It shall be a condition in respect of all portions which may hereafter be laid out as lots and transferred from the present remaining extent that all dwelling houses erected on any such portions shall be built of brick, stone or concrete, provided that this shall not apply to what are known as "Sand Plots" being the lots comprised in Blocks "A", "B", "C", "D" as shown on the General Plan W 71 nor to such further lots as the owner of the remaining extent may lay out on land similar to Blocks "A", "B", "C", "D".
2. The owner of the remaining extent shall allow the owner of Lots "d" "dd" access to the Kaaimans River and other sources of water for the purposes of drawing a reasonable supply of water therefrom, whether by pipes or otherwise provided that this shall not interfere with the present and future rights, if any, of other parties entitled."

- B. to the following condition contained in Deed of Transfer No. T5500/1925, namely:

"That should the Transferor construct any road across Part No. 1 of Lot B (this day transferred to the Transferor from the Transferee) from the road now constructed by the Divisional Council and the Transferor, so as to give nearer access to the station site at the Wilderness from the remaining extent of Lot B (The property of the Transferee) then and in that case the said Transferee by itself or its tenants or successors in title shall be entitled to the free use of such road and should it happen that the said Transferors do not at any time construct such connecting road then and in that case the said Transferee shall be entitled to construct such road at its expense, and free of compensation to the Transferor

provided that prior to such construction it shall obtain the consent of the Transferor to the proposed route to be following by such road, and provided that no plot which the Transferor may have been laid out upon the said part No. 1 or Lot B shall be interfered with in connection with such proposed road."

IV. IN SO FAR it concerns the following portion marked A.B.C.D.M.L.K.J. on said Diagram No. 5450/1979 -

A. to the following conditions contained in Deed of Transfer No. T3763/1964, imposed by the Administrator of the Province Cape of Good Hope with the subdivision in terms of Section 196 of Ordinance No. 15/1952, as amended, of the farm Wildernishoogte and which conditions can be amended or relaxed by him:

- (a) Dit mag net vir woon- en landboudeleindes gebruik word.
- (b) Geen geboue uitgesonderd 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.

B. to the following conditions imposed by the Minister and contained in said Certificate of Uniform Title No. T14471/1961, subject and in particular the following right reserved in favour of the State

- "(i)
- (ii) Die reg om grond te neem en materiaal te verkry en te verwyder vir die bou en herstel van openbare paaie.

C. to the servitude with regards to the apportionment of water which are referred to in the endorsement dated 2 September 1976 on said Deed of Transfer No. T32408/69, which endorsement reads as follows :

"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 op 7/1/72 geliasseer is as Serwituut No. 15/1972."

D. to the following conditions mentioned in Deed of Transfer No. T3085/1980 imposed by the Provincial Administration of the Cape of

Good Hope with the approval of the subdivision in terms of Ordinance No. 33 of 1934, namely:

- "(i) Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding, toe te laat dat hoofgasleidings, elektrisiteits-, telefoon- en televisiekabels en/of drade, hoof- en ander waterpype en die rioolvuil en dreinerings, insluitende stormwater van enige ander erf of erwe, oor hierdie erf gevoer word indien dit deur die plaaslike owerheid nodig geag word, en wel op die wyse en plek wat van tyd tot tyd redelikerwys vereis word. Dit sluit die reg op toegang te alle redelike tye tot die eiendom in met die doel om enige werke met betrekking tot bogenoemde aan te lê, te wysig, te verwyder of te inspekteer.
- (ii) Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die materiaal te ontvang of uitgrawings op die erf toe te laat al na vereis word, sodat die volle breedte van die straat gebruik kan word en die wal veilig en behoorlik skuins gemaak kan word weens die verskil tussen die hoogte van die straat soos finaal aangelê en die erf tensy hy verkies om steunmure te bou tot genoeë van en binne 'n tydperk wat die plaaslike owerheid bepaal."

- E. SUBJECT FURTHER as mentioned in Deed of Transfer No. T3085/1980 to a servitude road seven (7) metres wide, of which the centre line is depicted by the curved line a to b on said Diagram No. 5449/1979, in favour of:

"CERTAIN piece of land, situated as above, being the Remainder of Portion 96 of the farm WILDERNISHOOGTE NO. 157;

MEASURING of remainder: FOURTEEN COMMA EIGHT SIX FIVE NINE (14,8659) Hectares;

HELD by Wildernis Kaaimanskloof (Proprietary) Limited by virtue of Deed of Transfer No. T32408/1969 "

The centre line of which servitude road is also depicted by the curved line a to b on said Diagram No. 5450/1979 annexed to Certificate of Consolidated Title No. T3086/1980.

- F. ENTITLED, as mentioned in Deed of Transfer No. T3085/1980 to the benefit of a servitude road seven (7) metres wide, of which the centre

line is depicted by the curved line b c d on said Diagram No. 5449/1979 over:

"Certain piece of land, situated as above, being the Remainder of Portion 96 of the farm WILDERNISHOOGTE NO: 157;

MEASURING of remainder: FOURTEEN COMMA EIGHT SIX FIVE NINE (14,8659) Hectares;

HELD by Wildernis Kaaimanskloof (Proprietary) Limited by virtue of Deed of Transfer No. T32408/1969."

The centre line of which servitude road is also depicted by the curved line b, c, d on said Diagram No. 5450/1979 annexed to Certificate of Consolidated Title No. T3086/1980.

V. SUBJECT FURTHER, in so far as it concerns the portion marked E.e. high water mark Kaaimans River g. Middle of Kaaimans River f.F.G.H.; L.M. on said Diagram No. 5450/1079-

- A. to the conditions referred to in said Certificate of Uniform Title No. T14471/1961;
- B. to the special conditions mentioned in the endorsement dated 22 April 1907 on Deed of Transfer No. T4632/1905, which endorsement reads as set out in Paragraph II.A. above.
- C. to the special conditions contained in the annexure to Deed of Transfer No. T14200/1920, which conditions reads as set out in Paragraph II.B above.
- D. to a 20 feet servitude right of way as is depicted by the figure marked L.h.G.j.k.m. on said Diagram No. 5450/1979 as contained in Notarial Deed of Servitude No. 377/1962 and referred to in the endorsement dated 7 July 1962 on said Certificate of Uniform Title No. T14471/1961, which endorsement reads as follows:

"Kragtens Notariële Akte No. 377/62 gedateer 19 Mei 1962 en hede geregistreer is die plaas Wildernishoogte groot 1429.1992 morge gehou hieronder onderhewig aan Serwituutreg tot paaie en regte van weg aangedui op Serwituutkaart No. 1180/1962 weggele as (Commonage Plan No. 121) geskep ten gunste van die Algemene Publiek soos meer ten volle sal blyk uit voormelde

Notariële Akte en serwituutkaart weggeleë onder (Commonage Plans No. 121)."

VI. SUBJECT FURTHER, in so far as it concerns the portion marked y.H.K. on said Diagram No. 5450/1979 -

- A. to the conditions referred to in said Certificate of Uniform Title No. T14471/1961.
- B. to the conditions contained in Deed of Transfer No. T2059/1923, which conditions reads as set out completely in Paragraph III.A. above.
- C. to the conditions contained in Deed of Transfer No. T5500/1925, which conditions reads as set out completely in Paragraph III.B above.

VII. SUBJECT FURTHER as concerns the portion marked E.e. High water mark Kaaimans River g. Middle of Kaaimans River f.F.G.H.K.L.M. on said Diagram No. 5450/1979 -

- A. to the conditions imposed by the Minister and contained in said Certificate of Uniform Title No. T14471/1961, and in particular to the right in favour of the State reserved as more fully set out in Paragraph II.C. above.
- B. to the conditions mentioned in said Deed of Transfer No. T17588/1967, imposed by the Administrator of the Province Cape of Good Hope with the subdivision in terms of Section 196 of Ordinance No. 15/1952, as amended, of the farm WILDERNISHOOGTE which can be amended or relaxed by him, as more fully set out in paragraph IV.A. above.
- C. to the servitude with regards to the apportionment of water referred to in the endorsement dated 7 January 1972 on said Deed of Transfer No. 17588/67, which endorsement reads as follows:

"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 op 7/1/1972 geliasseer is as Serv. No. 15/72."

VIII. SUBJECT FURTHER with regards to the whole of the property, to the stipulations of an endorsement dated 13 February 1980 on Certificate of Consolidated Title No. T3086/1980, which endorsement reads as follows:

"Kragtens Not Akte ged 23/1/80 No K84/80S is die binnegemelde eiendom onderhewig aan 'n serwituutpad 7 meter wyd die noordwestelike grens waarvan aangedui word deur die lyn D.E. op kaart 5450/79 hieraan geheg t.g.v. die restant van ged 96 van die plaas

Wildernishoogte Nr 157 grootte 14,8659 ha gehou onder transportakte no T32408/69 ged 24/11/69.

Soos meer volledig sal blyk uit die gesegde Notariële Akte."

- IX. SUBJECT FURTHER with regards to the whole of the property, to the stipulations of an endorsement dated 21 September 1987 on Certificate of Consolidated Title No. T3086/1980, which endorsement reads as follows:

"Kragtens Notariële Akte K665/87 is die binnegemelde eiendom onderhewig aan 'n servituut reg van weg 5 m wyd, die oostelike grens waarvan aangedui word deur die punte G en H op kaart 5450/79 geheg aan SVT 3086/80 ten gunste van Erf 1745 Wilderness groot 6,1048 ha gehou kragtens T9458/87.

Soos meer volledig sal blyk uit gesegde Notariële Akte."

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

CORNELIA HEUNIS, Unmarried

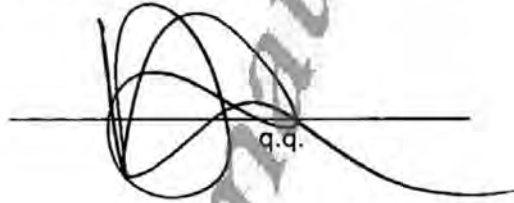
heretofore had to the premises, did in consequence also acknowledge her to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

UMOYA RIDGE PROPRIETARY LIMITED
Registration Number 2021/000620/07

or its Successors in Title 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 R20 000 000,00 (TWENTY MILLION 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:
WESTERN CAPE at CAPE TOWN on 12 SEP 2025


q.q.

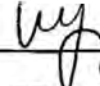
In my presence


REGISTRAR OF DEEDS

A Chimes & Van Wyk Inc
58 Cathedral Street
George
6529

1-5
0

Prepared by me


CONVEYANCER
WILHELMINA FREDERICKA VAN ZYL
(96988)

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

CORNELIA HEUNIS
Identity Number 361102 0046 08 3
Unmarried

do hereby nominate and appoint JANINE FOUCHE (LPCM60411) and/or
RONELLE WILKINSON (LPCM97489)

with power of substitution to be my true and lawful Attorney and Agent in my name,
place and stead to appear at the Office of the REGISTRAR OF DEEDS:
WESTERN CAPE at CAPE TOWN or any other competent official in the Republic
of South Africa and then and there to act as my Attorney and Agent and to pass
transfer to:

UMOYA RIDGE PROPRIETARY LIMITED
Registration Number 2021/000620/07

the property described as:

ERF 381 HOEKWIL
IN THE MUNICIPALITY AND DIVISION OF GEORGE,
WESTERN CAPE PROVINCE

IN EXTENT 21,3102 (TWENTY ONE COMMA THREE ONE ZERO TWO)
Hectares

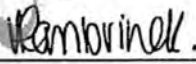
HELD BY Deed of Transfer Number T4209/1992 and T47540/2017

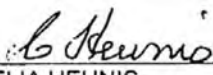
the said property having been sold by me on 3 April 2025, to the said transferee/s
for the sum of R20 000 000,00 (Twenty Million Rand)

and further cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the Transferor heretofore had in and to the said property, and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, to all intents and purposes, as the Transferor might or could do if personally present and acting therein; hereby ratifying, allowing and confirming all and whatsoever the said Agent/s shall lawfully do or cause to be done in the premises by virtue of these presents.

Signed at George on 1 July 2025
in the presence of the undersigned witnesses.

AS WITNESSES :

1. 
2. 


CORNELIA HEUNIS



2

Transfer Duty

TDREP

Declaration

Reference Details

Transfer Duty Reference Number: TDE0647A8E

Details

Details of Seller / Transferor / Time Share Company

Surname / Registered Name	HEUNIS ✓	Full Name	CORNELIA ✓
ID Number	3611020046083 ✓	Date of Birth (CCYYMMDD)	1936-11-02
Passport Country	ZAF	Passport Number	
Company / CC / Trust Reg No.		Marital Status	NOT MARRIED ✓

Details of Purchaser / Transferee

Full Name	UMOYA RIDGE PROPRIETARY LIMITED ✓	Surname / Registered Name	UMOYA RIDGE PROPRIETARY LIMITED
Company / CC / Trust Reg No.	202100062007 ✓	Marital Notes if applicable	

Details of the Property

Date of Transaction/Acquisition (CCYYMMDD)	2025-04-03 ✓		
Total Fair Value	R 20000000.00	Total Consideration	R 20000000.00

Calculation of Duty and Penalty / Interest

Transfer Duty Payable on Natural Person	R 20000000.00		
---	---------------	--	--

Property Description

1	ERF 381 HOEKWIL IN THE MUNICIPALITY AND DIVISION OF GEORGE, WESTERN CAPE PROVINCE IN EXTENT 21,3102 (TWENTY ONE COMMA THREE ONE ZERO TWO) Hectares
---	--

Receipt

Receipt Details

Transfer Duty Reference Number	TDE0647A8E	Receipt No.	1201255824
Receipt Amount	R 2111156.00		

Declaration by Conveyancer / Attorney

I certify that this is a true copy of the transfer duty declaration / receipt / exemption certificate drawn from the SARS eFiling site which will be retained by me for 5 years from the date of registration of transfer.

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Date (CCYYMMDD) 20250902

For enquiries go to
www.sars.gov.za or call
0800 00 SARS (7277)



GEORGE LOCAL MUNICIPALITY

CERTIFICATE IN TERMS OF SECTION 118 OF THE LOCAL GOVERNMENT: MUNICIPAL SYSTEMS ACT, 2000 (ACT No. 32 OF 2000)
(AS PRESCRIBED IN TERMS OF SECTION 120 OF ACT No. 32 OF 2000)
ISSUED BY GEORGE LOCAL MUNICIPALITY

In terms of section 118 of the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000), it is hereby certified that all amounts that became due to George Local Municipality in connection with the undermentioned property situated within that municipality for municipal service fees, surcharges on fees, property rates and other municipal taxes, levies and duties during the two years preceding the date of application for this certificate, have been fully paid.

DESCRIPTION OF PROPERTY (see definition of property in section 1 of Act 32 of 2000)

21 Digit Code (or Municipal Reference Number): MAGDALENE

Erven: 381✓

Portion: 0

Extension: HOEKWIL

Zoning:

Registration division / Administrative District:

Suburb:

Town:

Sectional Title unit number:

Exclusive use area and number as referred to on the registered plan:

Real right:

Scheme registration number:

Sectional Title Scheme Name:

Registered owner: CORNELIA HEUNIS✓ (361102006083)✓

Name and Identity / Registration Number of all purchaser/s: UMOYA RIDGE PROPRIETARY LIMITED✓
(2021/000620/07)✓

This Certificate is valid until: 10/10/2025

Given under my hand at GEORGE on 11/08/2025

Digitally signed by George Municipality
Signee: Cheryl Patricia Langeveldt
Sign date: 11/08/2025 10:11:26.421 AM
Expiration date: 12/02/2028 09:30:14 AM

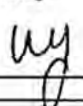


MUNICIPAL MANAGER
George Local Municipality

Date issued: 11/08/2025

Authorised Officer: Cheryl Langeveldt

Certificate By Conveyancer:
I WILHELMINA FREDERICKA VAN ZYL (full name and surname) hereby certify that this is a print-out of a data message in respect of the original clearance certificate electronically issued by the George Local Municipality.


Conveyancer

20-08-2025
Date

21 Digit Code (or Municipal Reference Number): MAGDALENE

Certificate number: 13187639

Page 1 of 1

43d5d09e-1cc8-4420-a37b-87edc140e267

4

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN
PREPARED BY : DRS88363 - SIYONO NOMZAMO

DATE : 28250982 TIME : 11:34:46.3 PAGE : 1

TRACK NUMBER : 88888837988

BLACK-BOOKING ENQUIRY ON NAME - HELMITS CORNELIA
ID NUMBER - 3511820046883
BIRTH DATE - 19361182
MARITAL STATUS - UNMARRIED
MAIDEN NAME -
TYPE OF PERSON - PRIVATE PERSON

PERSON HAS NO CONTRACTS/INTERDICTIONS

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***



For Information

For Information

5

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN
PREPARED BY : DRS08363 - SIYONO NOMZAMO

DATE : 28250982 TIME : 11:34:58.2 PAGE : 1

TRACK NUMBER : 88888837988

PROPERTY DETAILS: PRINT FOR PORTION
ERF NO
TOWNSHIP
REG DIV

381
HOEWIL
GEORGE RD

PROVINCE WESTERN CAPE
PREV DESCRIPTION FULLY GE RD 157/158
DIAGRAM DEED NO T3886/1988
EXTENT 21:3182
CLEARANCE OUTENIQUA DC

NO INTERDICTIONS

DOCUMENTS
K665/19875
K84/19885
FROM 388,318

HOLDER & SHARE

AMOUNT

O/P/A SCAN/MICRO-REF MDD
1987 1115 0621

OWNER DETAILS

FULL NAME & SHARE
HELMUS CORNELIA

PURCH-DATE AMOUNT/REASON O/P/A IDENTITY

3611829046883

TITLE DEED
T4289/1992

MDD MICROFILM REF
8127 28170986115632

SECT 45(1)

T47548/2017

8817 28170986115528

* O/P/A - O - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
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END OF REPORT

IK E: /XARRA /KE

A. VIR AKTEBESORGER SE GEBRUIK / FOR CONVEYANCER'S USE:

(a) Gelyktydiges met ander registrasiekantore / deeltitels: Simult with other registries / sectional titles:

Kode/Code	Firma / Firm	Eiendom / Property	Kantoor / Office
1			
2			
3			
4			

(b) Kliënt afskrifte van aktes permanent in Aktekantoor gelasseer:
Client copies of deeds filed permanently in Deeds Office:

Aard en nommer van akte / Nature and number of deed	Kode Code	Parawe van ondersoeker Initials of Examiners
	T.R.	

(c) Notas / Notes:

B. VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE:

	Omerkings / Remarks	Paraaf Initials
Interdike nagesien deur Interdicts checked by.....	(1) Dorp goedgekeur (geproklameer) Township approved (proclaimed)	
	(2) Begiftigingsrewe Endowment rewen	
	(3) Begiftiging Endowment	
Datum Date.....	(4) Voorwaardes Conditions	
	(5) Mikro Micro	
Interdike nagesien deur Interdicts checked by.....	(6) Algemene Plan General Plan	
	(7) Titelakte Title Deed	
	(8) Verbands teen dorpsittel Bonds against township	
Datum Date.....	(9) Datum nagesien Date checked	

Kantoor instruksies / Office instructions:

Seksie / Section

UITVOERING - EXECUTION

SYMINGTON
DE KOK
CAPETOWN

1082

TEL: 021 913 3137

A. VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE:

(a) Datum van indiening / Date of lodgement:

SYMINGTON DE KOK

BOX 1082

TEL. 021 913 3137

CELL. 082 781 8980

ronelle.wilkinson@symok.co.za



(b)

RATES CLEARANCE CERTIFICATE

EXPIRES 10/10

Onssoekers / Examiners	Kamers Rooms	Skakeling / Linking	Reject Verwerp	Passeer Pass
1 Junior Examiner Z. Mchoyiya				
2 B. BENTELE ASSISTANT REGISTRAR		2	1	
3				

A. VIR AKTEBESORGER SE GEBRUIK / FOR CONVEYANCER'S USE:

Aard van Akte byv. Transport, Verband, ens.
Nature of Deed e.g.: Transfer, Bond, etc.

Transfer

T 000058207 / 2025

Verw. Nol / Ref. No.
FGH2398 chanel

Skakeling / Linking
2 1

Kode / Code	Name van Partye / Names of Parties	Firma Firm No.	No. in stel/batch	Titelaktes ens. binne Title etc. within
1	T. Acaris Vunaga	1082	1	
2	T. Pagnell Acaris	1082	1	
3				T 209 / 199
4				
5				
6				
7				
8				
9				
10				
11				

HANDED IN FOR EXECUTION

HANDED IN FOR EXECUTION



RONELLE WILKINSON (LPCM 97489)

Registrasie versoek deur /
Registration requested by:

Datum /
Date: 12 SEP 2025

ANNEXURE C – POWER OF ATTORNEY

**POWER OF ATTORNEY
(REGISTERED OWNER'S CONSENT FORM)**

I / we, UMOYA RIDGE PTY LTD

.....
(name(s) of registered owner(s))

registered owner(s) of the following property(ies) :

Erf 381, Hoekwil

.....
(property description(s))

wish to certify that authority is hereby granted to

ND Beukes Pr.Plan A/1949/2014 of Urban Scope Consulting on Behalf of Vodacom PTY Ltd

.....
(applicant's name)

in terms of the resolution enclosed herewith (applicable if land owner is a registered company / close corporation, trust or other juristic person), to apply for *

- removal / suspension / amendment of restrictions
- rezoning
- consent / conditional use
- departure (temporary / permanent)
- subdivision / subdivision exemption
- site development plan approval / amendment
- amendment of conditions
- township establishment
- other (please specify)

in respect of the above-mentioned property(ies) to enable it to be developed / utilised for the following purpose(s) :

ALL MATTERS RELATING TO THE APPROVAL / PERMITTING OF A CELLULAR MAST ON

.....
THE AFOREMENTIONED PROPERTY

.....
(proposed purpose(s) / development)

(* please delete whichever not applicable).

The undersigned therefore nominates, constitutes and appoints the above applicant with power of substitution to be the registered owner's legal representative / agent and to act in the name, place and stead of the registered owner in the above regard. Power of attorney is accordingly hereby granted to the applicant to sign all correspondence in respect of the matter referred to above.

Owner's name Umoya Ridge (Pty) Ltd, represented by Robert Wilhelm Schmidt (Director)

Owner's signature  **Date** 16.02.2026

ANNEXURE D – RESOLUTION

WRITTEN RESOLUTION BY

UMOYA RIDGE PROPRIETARY LIMITED

(Registration no: 2021/000620/07)

(hereinafter referred to as "the Company")

At a meeting held by the members of the Company on 16.02.2026 at Wilderness, it is hereby resolved by members of the Company that:

Robert Wilhelm Schmidt

(Identity Number: 730806 5074 08 0)

is hereby authorised to:

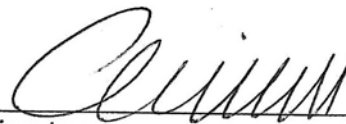
- Complete, sign and enter into, on behalf of the Company, the Lease Agreement and any addendum thereto, between the Company and Vodacom (Pty) Ltd

SIGNED AND RESOLVED AT Wilderness ON THE 16th
DAY OF February 2026.



Signature

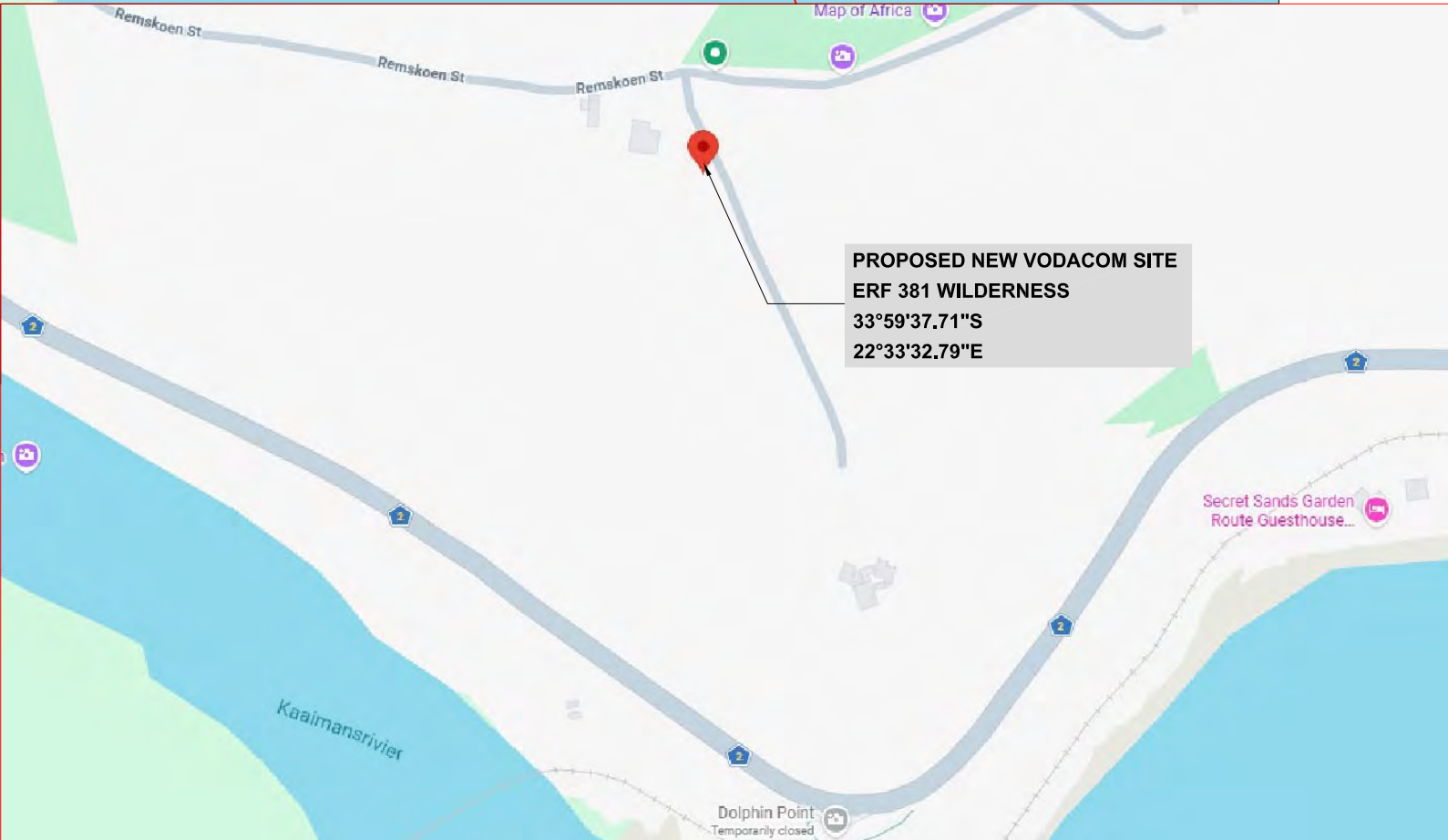
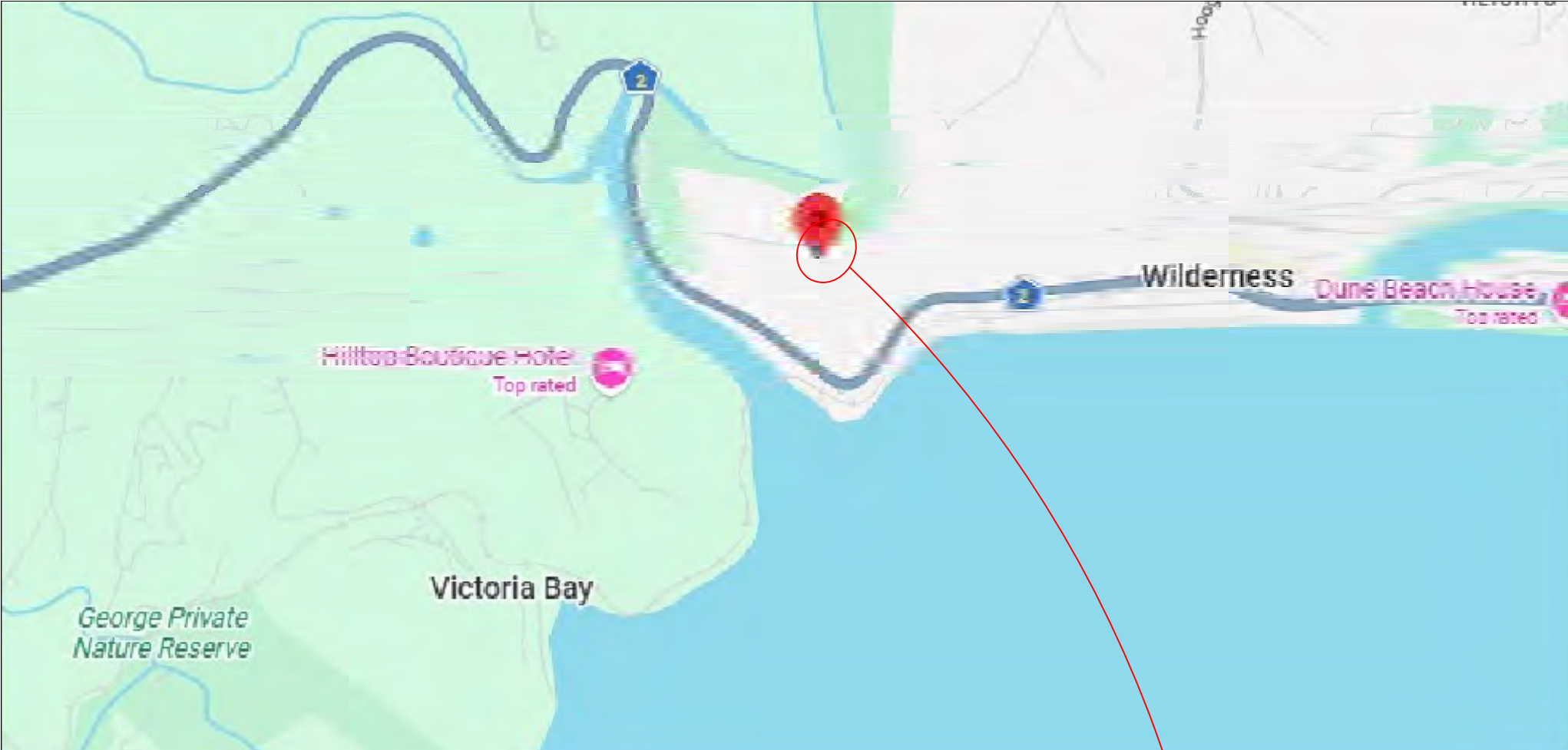
Name: Thomas Eugen Haase
Passport No: x1359196



Signature

Name: Robert Wilhelm Schmidt
Passport No : C4YL55WCL

ANNEXURE E – PROPOSAL DRAWINGS



REV	DATE	BY	DESCRIPTION
0	19/02/2026	LL	FIRST ISSUE

PROPERTY OWNER SIGNATURE

.....

- GENERAL NOTES:**
1. DRAWINGS ARE FOR INFORMATION AND PERMITTING PURPOSES ONLY. CONSTRUCTION DRAWINGS TO BE DONE BY APPOINTED SUB-CONTRACTOR.
 2. ALL UNDERGROUND SERVICES (WHETHER INDICATED ON THIS DRAWING OR NOT) TO BE CONFIRMED ON SITE BEFORE CONSTRUCTION MAY COMMENCE.
 3. WHERE APPLICABLE, SET-OUT POINTS AS INDICATED MUST BE CONFIRMED ON SITE AND PROPERTY BOUNDARY LINES AND TELECOMMUNICATION BASESTATION POSITION TO BE SET-OUT BY A PROFESSIONAL LAND SURVEYOR.
 4. DRAWINGS MAY NOT BE SCALED. ALL DIMENSIONS TO BE CONFIRMED ON SITE BEFORE CONSTRUCTION MAY COMMENCE.

STRICTLY COMPANY CONFIDENTIAL

PROJECT:

NEW 6m x 6m TELECOMMUNICATION BASE-STATION WITH A 15m TREE MAST FOR VODACOM

OWNER:

UMOYA RIDGE (Pty) Ltd

PROPERTY DESCRIPTION

ERF 381
HOEKWIL

ADDRESS:

ERF 381
HOEKWIL

COORDINATES & AMSL:

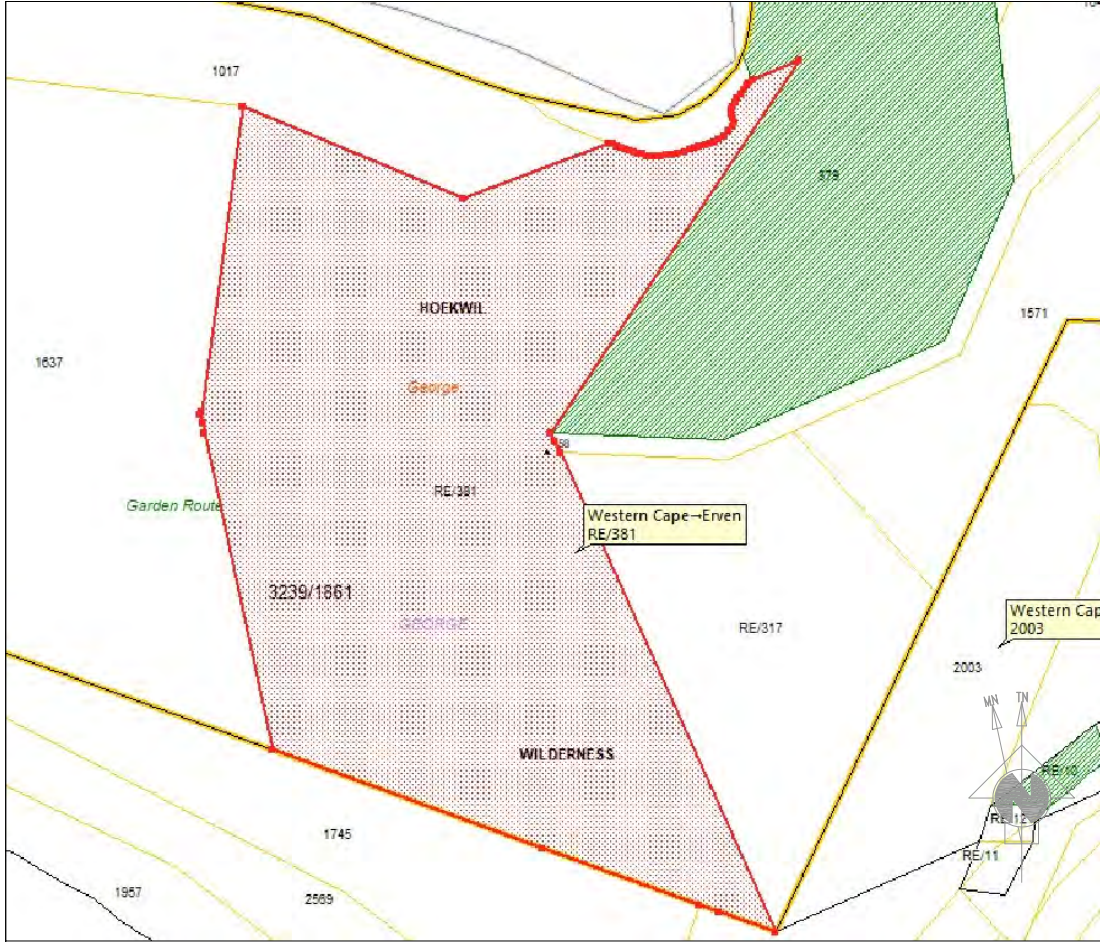
LAT: 33°59'37.71"S
LONG: 22°33'32.79"E
AMSL: 158m

**URBAN SCOPE
CONSULTING CC**

DRAWN BY:	L. LOGGENBERG	DATE:	19/02/2026
CHECKED BY:	D. BEUKES		
SCALE:	A3 - NTS	REF NO:	00
SHEET:	1 - 7	PRINTED:	19/02/2026

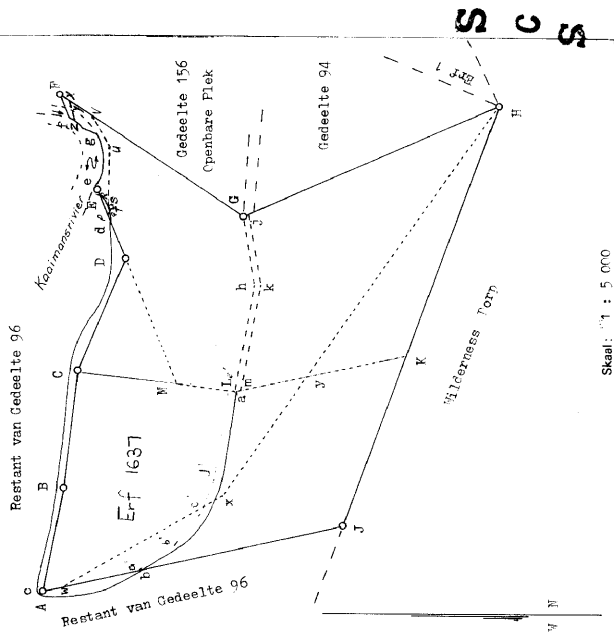
SITE NAME:	ERF 381 WILDERNESS
SITE ID:	BS_0137277

LOCALITY MAP



KANTOORAFSKRIF

L.G. No. 545079
Goddekeur 3-10-1979
P. akens.
A. R. C. D. J. 20mm ysteren in klipstapel.
B. 20mm x 900mm ronde ysteren onder klipstapel.
F.G. 20mm x 900mm ronde ysteren
H. Geplante klip wat 450mm uitsteek.
Servituutnoties:
1. Die krom lyn van a na b, stel voor die middellyn van 'n servituutrad, 7 meter wyd, soos aangetoon. Sien kaart 5449/79 geleg aan
2. Die krom lyn b o d stel voor die middellyn van 'n servituutrad, 7 meter wyd, soos aangetoon. Sien kaart 5449/79 geleg aan
3. Die lyn DE stel voor die middellyn van 'n servituutrad, 7 meter wyd. Sien kaart 5449/79 geleg aan
4. Die figuur L.H.G.J.K.M. stel voor 'n Servituut Reg van Weg, 6,30 meter wyd. Sien kaart 1146/1962. Geleg aan A/S 377/1962



SYE	REKTINGS	HOEKE	Y	X
AB	Konstant			+ 3 700 000
BC	281,06,10	A	+ 41 198,30	+ 62 435,05
CD	276,34,30	B	+ 41 051,37	+ 62 461,92
DE	292,28,50	C	+ 40 906,70	+ 62 479,75
EF	248,04,00	D	+ 40 759,24	+ 62 540,76
FG	246,23,00	E		
GH	33,26,30	F		
HI	335,39,10	G		
JA	109,41,10	H	+ 41 111,22	+ 62 820,75
BA	167,16,40	J		
CB	246,23,00			
DC	66,23,00	A	+ 37 341,14	+ 62 089,46
ED	Krys 34	B	+ 38 455,57	+ 55 217,28
FE	Breg 14			

1. Die figuur A.R.C.D.M.I.K.J. wat Gedeelte 157 (n Gedeelte van Gedeelte 96) van die plaas Wildernishoogte Nr. 157, voorstel. Kaart Nr. 5449/79
2. Die figuur E.E. hoog water merk Kaaimansrivier. g. Middel van Kaaimansrivier. f.F.G.H.K.L.M., wat Gedeelte 95 van die plaas Wildernishoogte Nr. 157, voorstel. Tpt. Nr. 1980. 3085
Kaart Nr. 2604/61

ERF 381 Hoekwil

Die figuur A.R.C.D.M.I.K.J. wat Gedeelte 157 (n Gedeelte van Gedeelte 96) van die plaas Wildernishoogte Nr. 157, voorstel. Kaart Nr. 5449/79
Die figuur E.E. hoog water merk Kaaimansrivier. g. Middel van Kaaimansrivier. f.F.G.H.K.L.M., wat Gedeelte 95 van die plaas Wildernishoogte Nr. 157, voorstel. Tpt. Nr. 1980. 3085
Kaart Nr. 2604/61

Landmeter
Hierdie kaart is geleg aan die oorspronklike kaart is
S.V.T. No. 3086 l80
gedateer t.g.v.
Lier No. Geor. 157
M.S. No. 3086 l80
Komp. Saamgestel
BL-800/233(1765)
BL-8000(6425)
Registraar van Aktes



REV	DATE	BY	DESCRIPTION
0	19/02/2026	LL	FIRST ISSUE

PROPERTY OWNER SIGNATURE

GENERAL NOTES:
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STRICTLY COMPANY CONFIDENTIAL

PROJECT:
NEW 6m x 6m TELECOMMUNICATION BASE-STATION WITH A 15m TREE MAST FOR VODACOM

OWNER:
UMOYA RIDGE (Pty) Ltd

PROPERTY DESCRIPTION
ERF 381
HOEKWIL

ADDRESS:
ERF 381
HOEKWIL

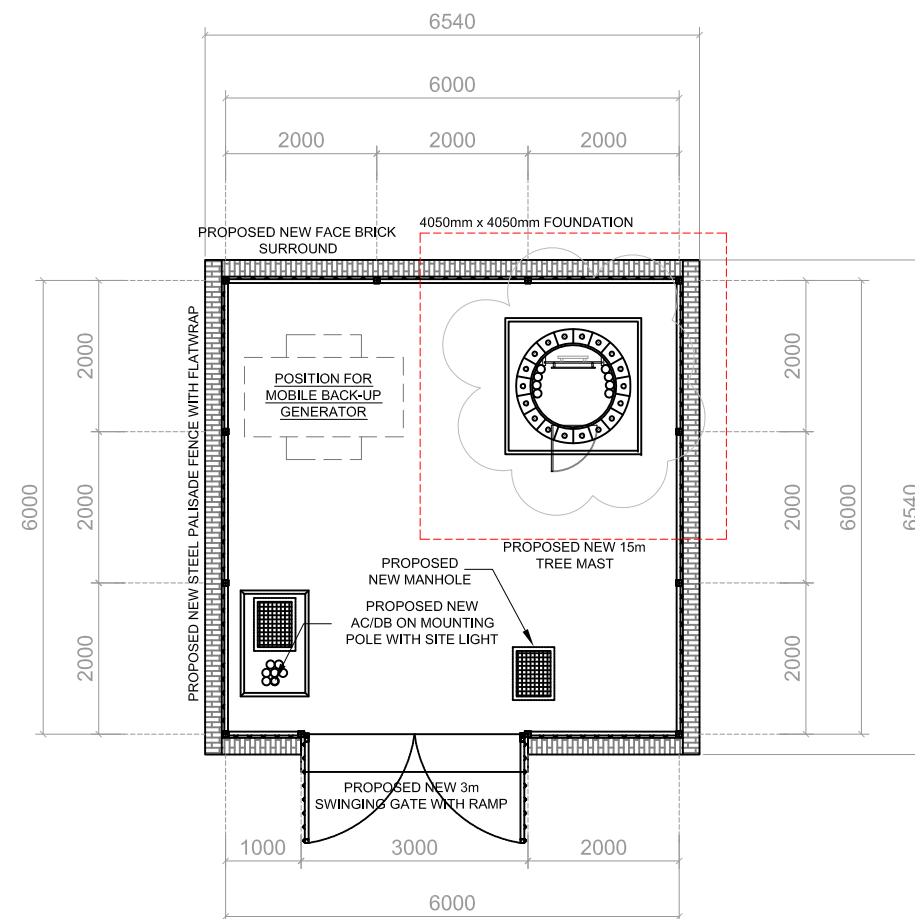
COORDINATES & AMSL:
LAT: 33°59'37.71"S
LONG: 22°33'32.79"E
AMSL: 158m

URBAN SCOPE
CONSULTING CC

DRAWN BY:	L. LOGGENBERG	DATE:	19/02/2026
CHECKED BY:	D. BEUKES		
SCALE:	A3 - NTS	REF NO:	00
SHEET:	2 - 7	PRINTED:	19/02/2026
SITE NAME:	ERF 381 WILDERNESS		
SITE ID:	BS_0137277		

CADASTRAL INFO

SITE NOTES:
1. AC SUPPLY FROM NEAREST METERED AC SUPPLY POINT



BASE STATION LAYOUT
Scale 1:100



REV	DATE	BY	DESCRIPTION
0	19/02/2026	LL	FIRST ISSUE

PROPERTY OWNER SIGNATURE
.....

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ERF 381
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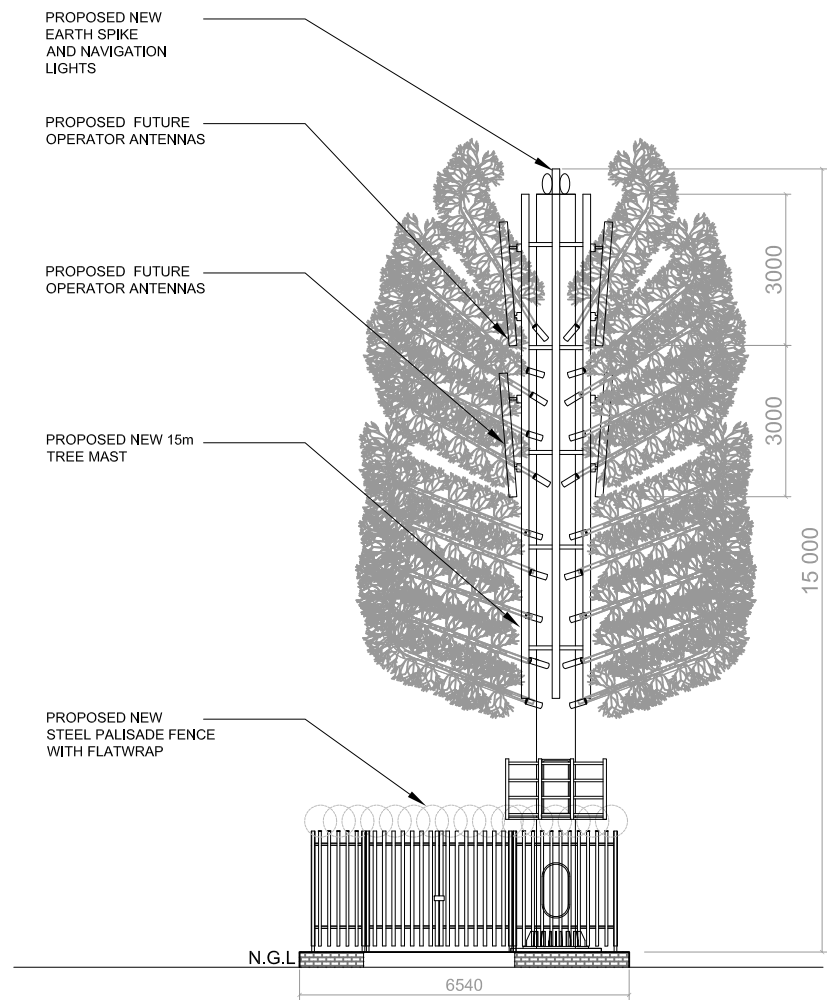
COORDINATES & AMSL:
LAT: 33°59'37.71"S
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URBAN SCOPE CONSULTING CC

DRAWN BY:	L. LOGGENBERG	DATE:	19/02/2026
CHECKED BY:	D. BEUKES		
SCALE:	A3 - 1:100	REF NO:	00
SHEET:	4 - 7	PRINTED:	19/02/2026

SITE NAME: ERF 381 WILDERNESS
SITE ID: BS_0137277

SITE PLAN



ELEVATION
Scale 1:150



REV	DATE	BY	DESCRIPTION
0	19/02/2026	LL	FIRST ISSUE

PROPERTY OWNER SIGNATURE
.....

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UMOYA RIDGE (Pty) Ltd
PROPERTY DESCRIPTION
ERF 381 HOEKWIL
ADDRESS:
ERF 381 HOEKWIL
COORDINATES & AMSL:
LAT: 33°59'37.71"S LONG: 22°33'32.79"E AMSL: 158m



DRAWN BY:	L. LOGGENBERG	DATE:	19/02/2026
CHECKED BY:	D. BEUKES		
SCALE:	A3 - 1:150	REF NO:	00
SHEET:	5 - 7	PRINTED:	19/02/2026

SITE NAME:	ERF 381 WILDERNESS
SITE ID:	BS_0137277

ELEVATION



REV	DATE	BY	DESCRIPTION
0	19/02/2026	LL	FIRST ISSUE

PROPERTY OWNER SIGNATURE

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OWNER:

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ERF 381
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ADDRESS:

ERF 381
HOEKWIL

COORDINATES & AMSL:

LAT: 33°59'37.71"S
LONG: 22°33'32.79"E
AMSL: 158m

**URBAN SCOPE
CONSULTING CC**

DRAWN BY:	L. LOGGENBERG	DATE:	19/02/2026
CHECKED BY:	D. BEUKES		
SCALE:	A3 - NTS	REF NO:	00
SHEET:	6 - 7	PRINTED:	19/02/2026
SITE NAME:	ERF 381 WILDERNESS		
SITE ID:	BS_0137277		

PUBLIC SAFETY ZONING MAP



REV	DATE	BY	DESCRIPTION
0	19/02/2026	LL	FIRST ISSUE

PROPERTY OWNER SIGNATURE

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ADDRESS:

ERF 381
HOEKWIL

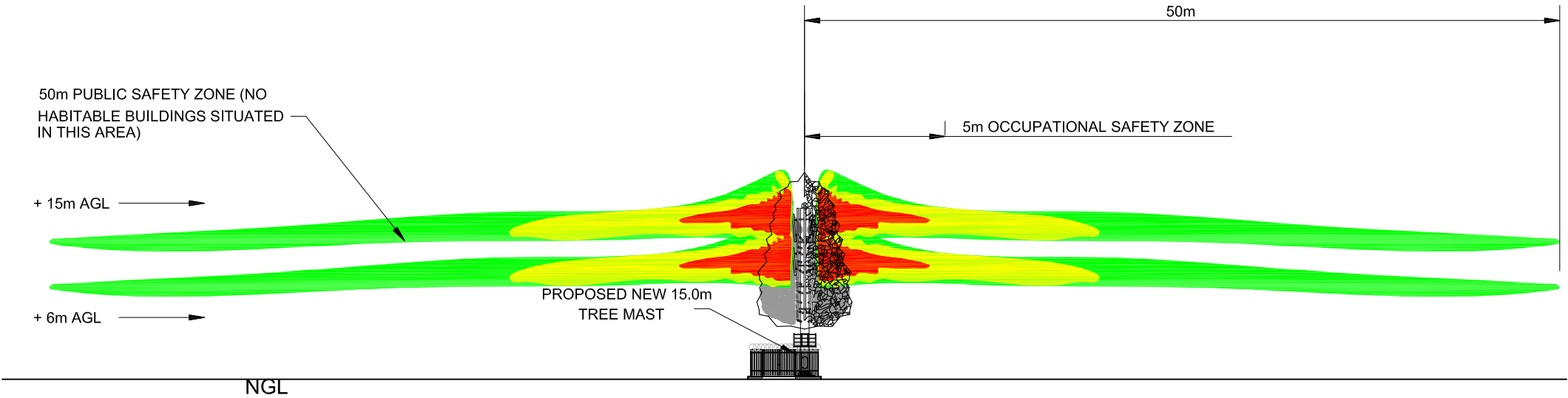
COORDINATES & AMSL:

LAT: 33°59'37.71"S
LONG: 22°33'32.79"E
AMSL: 158m

URBAN SCOPE
CONSULTING CC

DRAWN BY:	L. LOGGENBERG	DATE:	19/02/2026
CHECKED BY:	D. BEUKES		
SCALE:	A3 - NTS	REF NO:	00
SHEET:	7 - 7	PRINTED:	19/02/2026
SITE NAME:	ERF 381 WILDERNESS		
SITE ID:	BS_0137277		

PUBLIC SAFETY ZONING MAP
ELEVATION



ANNEXURE F – ENVIRONMENTAL APPROVAL

REFERENCE: 16/3/3/6/1/D2/19/0043/26
DATE OF ISSUE: 12 May 2026

The Director
Urban Scope Consulting CC
90 Mangold Street,
Newton Park
GQEBERHA
6045

Attention: Mr. Nicolaas Daniel Beukes

E-mail: daniel@urbanscope.co.za
Tel: 041 467 4134

Dear Sir,

COMMENT ON THE CHECKLIST FOR THE DETERMINATION OF THE APPLICABILITY OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) ("NEMA"), ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014: PROPOSED DEVELOPMENT OF A VODACOM TREE MAST TELECOMMUNICATIONS ON ERF 381, WILDERNESS HEIGHTS.

1. The information pertaining to the Checklist Application, dated 20 February 2026, compiled and submitted by, Mr. Nicolaas Daniel Beukes of *Urban Scope Consulting CC*, for the abovementioned matter. The Checklist Application was received by the Directorate: Development Management (Region 3) ("this Directorate") on 20 February 2026, refers.
2. This letter serves as acknowledgement of receipt of the abovementioned information by this Directorate.
3. This Directorate has reviewed the Checklist Application and provides the following comment regarding relevant environmental considerations and the application of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA") and the Environmental Impact Assessment Regulations, 2014 (GN 982 of 2014).
4. *Relevant Considerations*
 - 4.1. *Proposed Development*

The proponent seeks to develop a telecommunication mast camouflaged as a tree on Erf 381, Wilderness Heights ("the property"). The mast will have a height not exceeding 15-metres in height and a base station footprint area of 36m² (i.e., 6m x 6m).

4.2. Receiving Environment

The property is located on Remskoen Street, Wilderness Heights. The area is primarily used for agricultural activities. According to GIS datasets, the natural vegetation of the property is

mapped as *Garden Route Shale Fynbos* primarily, which has a conservation threat status of **Endangered**, according to SANBI's Red List of Ecosystems¹. The upper portion of the property also contains natural vegetation, *Southern Afrotemperate Forest*, which has a conservation threat status of **Least Concern**, i.e., not endangered. Relevant to this application, the proposed location falls within the **Endangered**, *Garden Route Shale Fynbos*.

Furthermore, the property falls within a Critical Biodiversity Area 1 ("CBA"), i.e., the *Garden Route Shale Fynbos*. CBA 1 are areas in a natural condition that are required to meet biodiversity targets, for species, ecosystems or ecological processes and infrastructure. CBA(s) must be maintained in a natural or near-natural state, with no further loss of natural habitat. Degraded areas should be rehabilitated. Only low-impact, biodiversity-sensitive land uses are appropriate².

4.3. Aquatic Features

According to GIS datasets, there are no natural watercourses on the property or within close proximity to the proposed development location.

4.4. Interim Edge / Urban Edge

According to the documentation provided, the property is zoned **Agricultural Zone II**. In accordance with this Department's NEMA EIA Circular 1 of 2012, and the information contained within the documentation, the property is regarded to fall outside the "interim urban edge" as adopted on 5 March 2012. For the purpose of the Environmental Impact Assessment Regulations, 2014 (as amended), the property is regarded to **fall outside** an urban area.

4.5. NEMA Principles

The section of the N2 highway in the Garden Route District has been identified as a prominent tourist route characterised by the area's scenic beauty. The proposed site will be located on a prominent landform which is visible along this scenic route. The development of a

Sustainable development requires the consideration of all relevant factors including that the disturbance of landscapes and sites that constitute the nation's cultural heritage is avoided, or where it cannot be altogether avoided, is minimised and remedied. Camouflaging the mast to resemble a tree is not regarded to be appropriate to minimise the visual impact, especially as no tall indigenous trees or tall structures of that height appear in close proximity to the proposed site.

5. Applicability of the Environmental Impact Assessment Regulations, 2014 (as amended)

Notwithstanding the above considerations, based on the information provided to this Directorate, you are hereby informed that on the date of this response, the proposed development of a 15-metre tall mast at the location on the property does not appear to constitute an activity listed in terms of GN No. R.983 or R.985 of 4 December 2014 (as amended), as promulgated under Chapter 5 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA").

The proposed activity therefore does not require written environmental authorisation from a competent authority in terms of NEMA prior to commencement of proposed project.

¹ The Revised National List of Ecosystems that are Threatened and in need of protection as published in Government Notice No. 2747 of 18 November 2022 (Government Gazette No. 47526, 18 November 2022).

² CapeNature. 2024. 2023 Western Cape Biodiversity Spatial Plan and Guidelines, CapeNature.

Please note that this activity is subject to phased development which means any one phase of the activity may be below a threshold, but where a combination of the phases exceeds the threshold (i.e. 15m) environmental authorisation must be obtained from the competent authority. In other words, the first phase is equal to or below a threshold (i.e. 15m) and should the proponent expand the structure which in combination will exceed the threshold, then he must apply to this Department for environmental authorisation prior to the threshold being exceeded, if not all structures will be regarded as unlawful.

The onus is on the applicant to ensure that all the applicable listed activities are considered and environmental authorisation obtained from the competent authority, prior to the threshold being exceeded.

6. General Remarks

6.1. Desirability of the proposed development on Erf 381, Wilderness

The view is held that a 15-metre-tall tree type mast would not be in context with the surrounding environment as no tall indigenous trees or tall structures of that height appear in close proximity to the proposed site. It is noted that there are a few alien invasive tree species on the property however, these trees will eventually need to be removed or once they have died will not be replaced. The proposal in its current form is **not supported**.

An alternative mast location and mast type which simulates existing infrastructure in the peri-urban / rural context should be considered. Furthermore, with due consideration of the surrounding environment, a lattice mast (or a monopole mast type) is a preferred alternative as it simulates existing infrastructure in such a peri-urban/rural area. In contrast to this, an alternative mast camouflaged as a tree would not be in context with the surrounding environment as no tall indigenous trees or similar tall structures of that height appear in close proximity to the proposed site.

This Department's *Guideline on Communication Networks, September 2001*, should be consulted as the Department encourages the sharing of masts by different service providers and co-locating on existing communication structures or tall structures.

6.2. In addition to the above, you must remind the proponent of their general duty of care toward the environment, as required in terms of section 28 of NEMA, namely:

"Every person who causes, has caused or may cause significant pollution or degradation of the occurring, continuing or recurring, or, in so far as such harm to the environment is authorised by law or cannot reasonably be avoided or stopped, to minimise and rectify such pollution or degradation of the environment".

7. Notwithstanding the content of this letter, the proponent must comply with any other statutory requirements that may be applicable to the undertaking of the proposed activity.
8. The Department reserves the right to revise initial comments and request further information based on the information received.

Yours faithfully

pp_____

HEAD OF COMPONENT:

ENVIRONMENTAL IMPACT MANAGEMENT SERVICES (REGION 3)

DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

(reference: 16/3/3/6/1/D2/19/0043/26)

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