

Land Use Application – Building Line Relaxation
Erf 2122, Wilderness
Portal Ref: 5017260

PORTAL APPLICATION REFERENCE: 5017260
INTERNAL REFERENCE: 4366002

DATE: 2026-08-17

APPLICANT NAME: Denwill May
EMAIL ADDRESS: arcnett02@gmail.com

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

COMPLIANCE LETTER (SECTION 38 OF LUP BY-LAW, 2023)

APPLICATION IN TERMS OF SECTIONS 15(2)(b) OF THE LAND USE PLANNING BY-LAW, 2023 FOR BUILDING LINE RELAXATION APPLICABLE TO ERF 2122, WILDERNESS

The above-mentioned application submitted dated **2026-08-03** is deemed complete in terms of Section 38 of the Land Use Planning By-law for George Municipality, 2023. Application for: **Permanent Departure.**

Once payment is done, email the proof of payment to **Camilla Coeries** - Ccoeries@george.gov.za or **Werner Joubert** WCJOUBERT@george.gov.za. An acknowledgement email will be sent to the applicant to confirm receipt of payment.

Once acknowledgement of receipt has been received, the applicant may advertise the application in accordance with the Public Participation Instruction available on the municipality's website. Please upload the proof of Public Participation document on the Land Use Portal as Supporting Documents on the current Application 5017260.

All enquiries follow ups and documentation submissions need to be directed to the relevant *case officer* **Primrose Nako** email: pnako@george.gov.za.

The relevant Town Planner **Khuliso Mukhovha** should be copied in the e-mail: kjmukhovha@george.gov.za as well as the relevant Senior Town Planners, **Naudica Swanepoel** (even erf numbers) nswanepoel@george.gov.za or **Ilane Huyser** (uneven erf numbers) ihuyser@george.gov.za.

The applicant shall also obtain comments from the following external departments and interested, and affected parties as indicated below.

- **Wilderness & Lakes Environmental Action Forum;**
- **Ratepayers Association (Wilderness);**
- **Ward Councillor (30 days),**
- **Constantia Kloof Conservancy**

Note: All state departments and organs of the state must be provided 60 days to comment on applications.

Please take note that all addresses/contact details provided by the Municipality is deemed to be private information and may only be utilized for public participation purposes in terms of the Land Use Planning By-Law for the George Municipality. The said address may not be used, distributed or sold to a 3rd party.

Please be advised that the Municipality may request additional information or documentation deemed necessary to consider the application in terms of Section 42 of the Land Use Planning By-law for George Municipality, 2023.

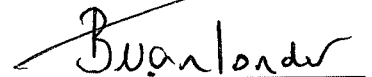
Yours faithfully



Khuliso Mukhovha
Town Planner
Planning and Development

VAN TONDER INC
P.O. BOX 1536
GEORGE
6530
Tel: (044) 873-0707
(Our Ref: H00094/RVS)

Prepared by me


CONVEYANCER
BERNARD VAN TONDER
(LPCM 87212)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 2 800 000.00	R. 000 000.00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

VERBIND MORTGAGED

VIR FOR R 960 000.00

B 000001047 / 2023

26 JAN 2023


REGISTRATEUR/REGISTRAR

T 055817 / 22

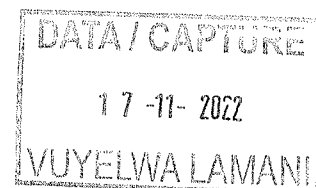
DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

~~JANINE FOUCHÉ (LPCM 60411)~~
RONELLE WILKINSON(97489)

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

LEATITIA BEATRICE VAN ASWEGEN
Identity Number: 430707 0031 08 8
Unmarried



which said Power of Attorney was signed at WILDERNESS on 13 October 2022

And the Appearer declared that his/her said principal had, on 23 SEPTEMBER 2022, 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:

JOHANNA MAGRITHA GERTRUDÉ HEYSTEK

Identity Number: 660208 0022 08 7

Unmarried

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

**ERF 2122 WILDERNESS,
IN THE MUNICIPALITY AND DIVISION OF GEORGE,
PROVINCE OF THE WESTERN CAPE;**

IN EXTENT: 772 (SEVEN HUNDRED AND SEVENTY TWO) Square Metres

FIRST REGISTERED by Certificate of Registered Title No. T100241/1998 with General Plan No. 240/1998 relating thereto, AND HELD by Deed of Transfer No. T68241/2010.

- A. SUBJECT** to the conditions referred to in Deed of Transfer No. T2059/1923.
- B. SUBJECT FURTHER** to the terms of the servitude referred to in an endorsement on Deed of Transfer No. T4632/1905 to the effect that certain water and other rights have been ceded in favour of the land transferred by Deeds of Transfer Nos. T2955/1907 and T2956/1907.
- C. SUBJECT FURTHER** to the following conditions contained in said Deed of Transfer No. T2059/1923, namely:-

"Special Conditions

Wilderness Estate

George Freeholds Vol. 12 No. 7 – 13 March 1852.

General Plan W71

Remaining extent (259,8037 hectares). Without prejudice to existing vested rights (if any) of the public or of any persons whomsoever the Liquidator of the Wilderness Estate Company Limited, in so far as the said Company may be entitled so to do imposes the following special conditions.

RECOGNISED PATHS

In this term are included:

- (1) A path leading from Lots "d" and "dd" across the remaining extent to the Kaaimans River and to the top of the Hill on the remaining extent, overlooking the Kaaimans River, and what is known as the "Map of Africa".
- (2) A path leading from Lots "d" and "dd" across the remaining extent direct to the Beach.

The Recognised Paths shall (subject to the provisions hereinafter contained) remain free and open for the use of owners as hereinafter defined, provided always that the use of these Recognised Paths shall not constitute a servitude for camping or picnicking and further that the owner of the remaining extent shall be at liberty at any time to deviate the whole or any part of these paths or to close the same upon providing other roads or paths giving facilities of access of substantially equal degree.

In respect of the portion of the Road shown on the General Plan W71 and included in the Diagram of Transfer No. 9087, 22 September 1921, the owners of:-

- (1) Lots "a", "b", "d", "dd", Block E lots 1, 2 and 3.
- (2) The Park.
- (3) The Remaining Extent.
- (4) Any portions hereafter transferred therefrom

shall make no claim in respect of above portion of the road included in the Diagram of Transfer No. 9087 – 22 September 1921 and no objection shall be raised by such owners to the closing and cancellation of the said portion of such road should the owner of the land described in the said Transfer hereafter take any steps to have the same closed or cancelled according to law.

Nothing hereinbefore contained shall be taken as preventing the owner of the Remaining Extent from passing transfer of further portions of the Wilderness Estate subject to similar conditions with or without modification in regard to such future transfers.

BUILDINGS It shall be a condition in respect of all portions which may be hereafter 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 W71, nor to such further plots as the owner of the Remaining Extent may lay out on land similar to Blocks "A", "B", "C", "D".

WATER The owner of the Remaining Extent shall allow the owner of Lots "d" and "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."

- D. ENTITLED FURTHER** to the benefits under the terms of the servitude referred to in the endorsement dated 11th July 1929 on the said Deed of Transfer No. T2059/1923, namely:-

"By Notarial Deed dd 22 May 1929 the conditions in favour of the land contained in transfer 9209, September 1925 relating to paths buildings and water, etc. have been cancelled and certain other conditions imposed as will more fully appear on reference to the copy annexed hereto."

- E. ENTITLED FURTHER** to benefits under the terms of the servitude referred to in the endorsement dated 21st June 1940 on the said Deed of Transfer No. T2059/1923, namely:-

"By Notarial Deed No. 152/1940 dated 10.6.1940 the properties conveyed by Transfer 6029/1940 have been made subject to conditions relating to persons who may own, lease or occupy the properties, prohibition of trades or business, nature of buildings, walls, fences, etc. provisions for sanitation, water, electric light, etc. clearing or destroying bush or shrub, for the benefit of Wilderness (1921) Limited as owners of the property conveyed by Para. 2 hereof and the owners of properties which are subject to similar conditions as will more fully appear on reference to the said Notarial Deed registered this day in the Servitude Register under No. 152/1940."

- F. SUBJECT FURTHER** to the terms of the servitude referred to in the endorsement dated 25th February 1952 on the said Deed of Transfer No. T2059/1923, namely:-

"By Not. Deed No. 61/52 dated 15.5.51 the owner of the remainder held under para 2 hereof has granted to the owners of the properties held by Trfs. 4691/47, 15345/47, 20653/49 and 19389/50 the unimpeded access of light, air and view of the servitude area on the said remainder as indicated in red on extract from General Plan W71 annexed to said Not. Deed (more fully described therein) subject to conditions as will more fully appear on reference to the said Not. Deed, a copy of which is annexed hereto."

- G. ENTITLED FURTHER** to the benefits under the terms of the servitude referred to in the endorsement dated 18th November 1958 on the said Deed of Transfer No. T2059/1923, namely:-

"By Notarial Deed No. 705/1958 dated 21st May 1958.

- (1) A condition prohibiting the establishing of hotels and boarding houses on Lots 15 and 16, Block F, Wilderness held by T20653/1949, Lot 15, Block G, and Lot 5, Block F, Wilderness held by T15345/1947 the remainder of Wilderness Extension Township 1G and Lots 88 and 85, Wilderness Extension Township site 1G held by T4691/1947 has been cancelled. (The said condition being referred to in endorsements dated 12/8/1947 and 23/12/1949 on this Deed).
- (2) Conditions b to f hereinafter set out imposed Lts 15 and 16, Block F, Wilderness held by Transfer 20653 dated 23/12/1949 and the remaining extent of Wilderness Extension Township 1G (excluding the figure abcde marked on diagram A4501/1931 annexed to Certificate of Consolidate Title No. 4126/32 held by T4691/1947:-
 - (b) No trade or business of any description may be carried out on the Lot without the written permission of the Company first had and obtained.
 - (c) All buildings erected on the lot shall be built of brick, stone or concrete, and the ground plan showing the relation of the position of such buildings to the boundaries of the Lot, as well as the elevation plans of such buildings shall be submitted to the Company for its approval in writing before any buildings are commenced.
 - (d) All walls, fences or hedges or like structures abutting upon any road or pathway shall be of a type approved of by the Company. The Company shall not be liable to contribute to the cost of any party for dividing fence or wall, nor to the cost of repair thereof, but it may call upon the said Grant to enclose the said Lot. The said Grant agrees to observe uniformity in respect of fencing line for all fences that may abut on to any road, pathway, open space, or property of the Company and to maintain all boundary fences of the said Lot in good repair and order. No corrugated iron fence or screen shall be erected on the lot without the leave of the company.

- (e) The said Grant shall be obliged to plant and maintain at a suitable height such life hedge and/or such trees or shrubs as shall be prescribed by the Company suitably to screen any premises situate on the Lot.
 - (f) The said Grant agrees to be bound not to clear or destroy the trees and bush on the Lot without first consulting the Company, whose consent to such clearing or destroying shall be necessary but shall not unreasonably interfere with the said Grant's full use and enjoyment of the Lot.
- (3) The following condition is imposed against Lot 15, Block G of Lot H, held by Deed of Transfer 15345 dated 12th August 1947.

"No trade or business of any description may be carried out on the Lot without the written permission of the Company first had and obtained."

- (4) That the area marked xCDy on diagram A.4026/1924 annexed to Trf. 7863/1926 of Lot 5 Block F Wilderness held by T15345/1947 is subject to the conditions that the owner shall not without the permission of Wilderness (1921) (Ltd) make or suffer to stand any building, structure or thing whatsoever, including fencing.
- (5) That Hug Owen Bruce Grant as owner of the following properties:-
- 1. Certain piece of freehold land situate in the Division of George, being Lot 15, Block F, Wilderness;
Held under T20653 dated 23.12.1949.
 - 2. Certain piece of freehold land, situate as above, being Lot 16, Block F, Wilderness;
Held under T20653 dated 23.12.1949
 - 3. Certain piece of freehold land, situate as above, being Lot 5, Block F, Wilderness
Held under T15345 dated 12.8.1947

4. Certain piece of freehold land, situate as above, being the remaining extent of Wilderness Extension Township No. 1G.
5. Certain piece of freehold land, situate as above, being Lot No. 88 a portion of Wilderness Extension Township Site No. 1G.
6. Certain piece of freehold land, situate as above, being Lot 85 a portion of Wilderness Extension Site No. 1G.

Held under T4691 dated 20.3.1947

shall not sell or dispose of any of them save as provided in Clause 5 of the said Notarial Deed."

H. SUBJECT FURTHER to the terms of the endorsement dated 17 May 1978 on said Deed of Transfer No. T6167/1973, which endorsement reads as follows:-

Remainder Para 2

By Deed of Transfer No. T10573/78 dated this day the remainder of the Farm 158 George is subject to the conditions imposed by the Administrator of the province of the Cape of Good hope in terms of Section 9 of Ordinance 33/1934 when approving of the said subdivision:-

- (a) The owner of this erf shall without compensation, be obliged to allow electricity, telephone and television cables and/or wires and main and/or other water-pipes and the sewage and drainage, including storm-water of any other erf of erven to be conveyed across this erf, if deemed necessary by the local authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above.

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

I. SUBJECT FURTHER to the terms of the endorsement sated 5 March 1987 on said Deed of Transfer No. T6167/1973, which endorsement reads as follows:-

"Kragtens Akte van Transport Nr. T9457/87 hede gedateer, is die restant van die plaas Nr. 158 groot 175,9896 Ha gehou hieronder, onderhewig aan die volgende voorwaardes opgelê deur die Administrateur i.t.v. Art 9 van Ord. 33/34 tydens die goedkeuring van onderverdeling:

- (a) The owner of this erf shall without compensation be obliged to allow gas mains, electricity, telephone and television cables and/or wires and main and/or other waterpipes and the sewage and drainage including stormwater of any other erf or erven to be conveyed across this erf, and surface installations such as mini-substations, meter kiosks and service pillars to be installed thereon if deemed necessary by the local authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above."

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

LEATITIA BEATRICE VAN ASWEGEN, Unmarried

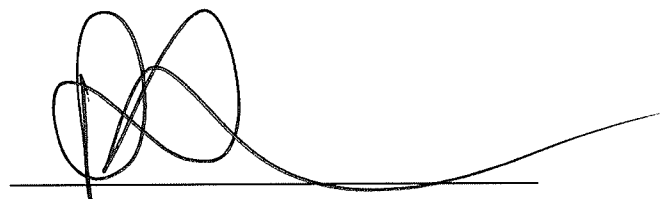
heretofore had to the premises, did in consequence also acknowledge her to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

JOHANNA MAGRITHA GERTRUDÉ HEYSTEK, Unmarried

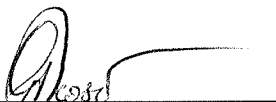
her Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of **R2 800 000,00 (TWO MILLION EIGHT HUNDRED THOUSAND RAND)**.

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

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on 09 NOV 2022.


q.q.

In my presence


REGISTRAR OF DEEDS

CONVEYANCER'S CERTIFICATE

I, the undersigned,

WILHELMINA FREDERICKA VAN ZYL,

CONVEYANCER of GEORGE, herewith confirm the following:

JOHANNA MAGRITHA GETRUDE HEYSTEK
IDENTITY NUMBER 660208 0022 08 7
UNMARRIED

is the registered owner of the following property, namely:

ERF 2122 WILDERNESS, IN THE MUNICIPALITY AND DIVISION OF GEORGE, PROVINCE
OF THE WESTERN CAPE;

IN THE EXTENT: 772 (SEVEN HUNDRED AND SEVENTY TWO) SQUARE METRES

HELD BY DEED OF TRANSFER NR T55817/2022

1. A bond has been registered over the property.
2. There are no restrictive conditions contained in the current or any of the previous title deeds pertaining to the property, that prohibits the relaxation Of the hu4rJir ; liie.
- ?. There are no interdicts recorded against the above property.

Signed at GEORGE on 1ñ October 2025.


CONVEYANCER
WILHELMINA FREDERICKA VAN ZYL
LPCM 96988

GEORGE MUNICIPALITY



APPLICATION FORM FOR APPLICATION SUBMITTED IN TERMS OF THE LAND-USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY

CONSENT USE AND/OR DEPARTURE FOR RESIDENTIAL AND AGRICULTURE ZONED PROPERTY ONLY

(Please complete the form in full for consideration - tick appropriate boxes with X)

BUILDING LINE RELAXATION	☒	INCREASE IN COVERAGE	☐	ADDITIONAL DWELLING	☐
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PROPERTY DETAILS

ERF NUMBER	2122	EXTENSION/ AREA	Wilderness
ZONING	Single residential zone 1		
EXISTING LAND USE	Single Dwelling		

CORRESPONDENCE DETAILS

IS THE APPLICANT ALSO THE REGISTERED OWNER OF THE RELEVANT PROPERTY?					YES	NO	
ADDRESS CORRESPONDENCE TO			OWNER	APPLICANT	POST OR E-MAIL	POST	E-MAIL
COLLECT BY HAND	YES	NO	TELEPHONE NO	0814470109			

OWNER DETAILS

OWNER NAME	Johanna Magrihta Gertrude Heystek					
STREET NAME	Constantia drive			HOUSE NUMBER		
POSTAL ADDRESS				SAME AS POSTAL ADDRESS	YES	NO
EXTENSION/AREA	Wilderness			CODE	6560	
ID NUMBER	6602080022087		E-MAIL ADDRESS	trude.heystek@gmail.com		
TELEPHONE NO			CELL NO	0814470109		

APPLICANT DETAILS (strike through if registered owner is also the applicant)

NAME						
STREET NAME				HOUSE NUMBER		
POSTAL ADDRESS				SAME AS POSTAL ADDRESS	YES	NO
EXTENSION/AREA				CODE		
TEL / CELL NO			E-MAIL ADDRESS			
PROFESSIONAL CAPACITY			SACPLAN NO			

BOND HOLDERS DETAILS (Only applicable if property is encumbered by a bond)

IS THE PROPERTY ENCUMBERED BY A BOND?					YES	NO
NAME OF BOND HOLDER						

NEIGHBOURS CONSENT/ COMMENT FORM

TO WHOM IT MAY CONCERN

APPLICATION FOR _____ ON ERF/ FARM _____

NATURE OF CONSENT GIVEN (Tick whichever is applicable)

I/We the undersigned owner/s of the adjoining property as described below, hereby confirm that I/we have seen the building plans/ site development plans relating to the above application (my neighbour's development proposal). I/we have no objections thereto and I/we would not make any further claims with regard to view obstruction resulting from the approval of said building plans.

✓

I/We the undersigned owner/s of adjoining properties hereby confirm that I/we have seen the building plans / site development plans relating to the above application (my neighbour's development proposal). I/we have no objections thereto subject to the following:

Comment / Conditions

ADJACENT OWNER'S DETAILS

OWNER/S NAME/S	Ferdi Heymann	ID NUMBER	8007305076082
ERF NUMBER		EXTENSION AREA	
E-MAIL ADDRESS	captainferdi@yahoo.com	TELEPHONE NUMBER	+33 619 669 936
SIGNATURE OF OWNER		DATE	2025.07.18

Reminder: Adjacent owners must also sign and date the related building plan / site development plan

FOR OFFICE USE: INFORMATION REQUIRED FOR SUBMISSION:

IS THE SIGNATORY THE OWNER OF THE PROPERTY (CONFIRMED ON SAMRAS)?

YES

NO

CHECKED BY

DATE

TITLE DEED DETAILS

TITLE DEED NO.	055817/22		
ARE THERE RESTRICTIONS IN THE TITLE DEED WHICH IMPACT THE APPLICATION? (If yes, describe restrictions below)			YES
NO			

APPLICATION DETAILS

DESCRIPTION OF BUILDING LINE RELAXATION (STREET / LATERAL / REAR BUILDING LINE)	FROM M	TO M	DETAILS
STREET	5m	1.527m	Timber deck
STREET	5m	1,148m	Timber deck
STREET	5m	2.445m	Timber deck
Is an application for an increase in coverage being applied for? (Indicate increase under details)	YES	NO	%
Is an application for a 2 nd dwelling /additional dwelling being applied for? (indicate size under details)	YES	NO	

HOA/ ADJACENT OWNERS DETAILS (Consent letters as well as site plans to be signed by adjacent owners)

ERF NO	ADDRESS	NAME	CONSENT LETTER ATTACHED
	2140 Constantia Drive	Ferdi Heymann	YES /NO
			YES /NO
			YES /NO
			YES /NO
			YES /NO

APPLICANT'S SIGNATURE		DATE	
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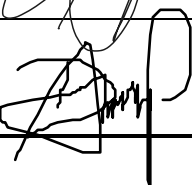
FOR OFFICE USE: INFORMATION REQUIRED FOR SUBMISSION:

Locality Plan		Building Plan/ Site Plan on A3/ A4		SG Diagram/ General Plan		Title Deed
Power of Attorney		Motivation		Neighbours Consent / Comment		HOA Consent
Bond Holder Consent		Proof of Payment		2 Copies attached		Other (Specify)

CHECKED BY		DATE	
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POWER OF ATTORNEY

I, the undersigned appointed below Authorised Representative as legal representative for the submission of the application to act on my behalf and take the necessary steps as required by the Local Authority to ensure that the application complies with the conditions contained in the law on the By-Law on Municipal Land Use Planning for George Municipality, 2015, or any other applicable law.

OWNER NAME	Johanna Magritha Gertrude Heystek	ID NUMBER	6602080022087
ERF	2122	EXTENSION AREA	Wilderness
AUTHORISED REPRESENTATIVE	Devan Aucamp	ID NUMBER	0004015106083
SIGNATURE OF OWNER		DATE	24/10/2024
SIGNATURE OF AUTHORISED REPRESENTATIVE		DATE	24/10/2024

To:

The Town Planner Manager

George Municipality

Human Settlements, Planning and Development

George, Western Cape

Date: 02 July 2026

Subject: Motivation for Relaxation of the street building lines – Erf 2122, Constantia Drive, Wilderness

Dear Sir / Madam,

I am writing to kindly request your approval for a relaxation of the Northern street building line from 4m to 1.527m, the North Eastern street building line from 4m to 1.148m and the Eastern street building line from 4m to 2.445m. Pertaining to my property situated at Erf 2122, Constantia Drive, Wilderness.

It has recently come to my attention that the existing balcony on the property encroaches over the prescribed building line. When I purchased the property, I was informed that all building plans were compliant and approved. Unfortunately, I have since discovered that this was not entirely accurate.

The balcony in question has been in existence for more than 15–20 years, forming an integral part of the property's structure and appearance. It has not caused any issues or disputes during this time. I have also confirmed that there are no objections from any of the neighbouring property owners. The balcony is not visible to any neighbour s except for one (Erf 2319), from whose window there is a limited view of the structure as per the pictures below:





As you can see the trees and natural vegetation encloses the timber deck, making it private, noise barrier, and making it invisible to view from the street. This timber deck is not in the way or obstructing of any neighbouring views This home is very special to me, since it belonged to my late father. I truly appreciate your understanding.

Given these circumstances, I humbly request the Municipality's favourable consideration to approve the relaxation of the building line in order to regularise the existing structure. I assure you that my intention is to ensure full compliance with all municipal requirements going forward.

Thank you for your time and understanding. I sincerely hope that this request will receive your kind and positive consideration.

Yours faithfully,

JMG Heystek

Property Owner – Erf 2122

2122 Constantia Drive, Wilderness

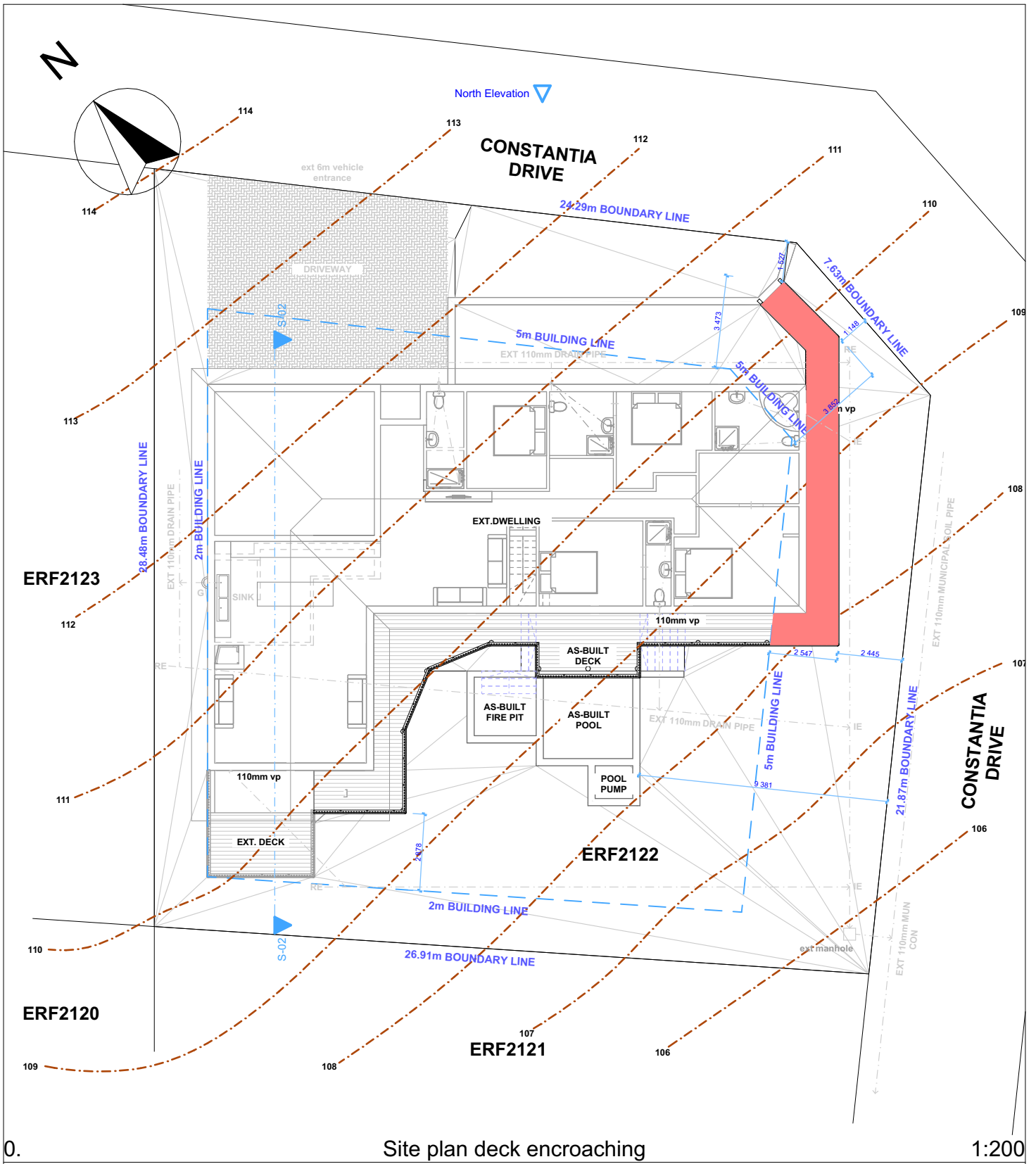
Contact Number: 0814470109

Email: trude.heystek@gmail.com

POWER OF ATTORNEY

I, the undersigned appointed below Authorised Representative as legal representative for the submission of the application to act on my behalf and take the necessary steps as required by the Local Authority to ensure that the application complies with the conditions contained in the law on the By-Law on Municipal Land Use Planning for George Municipality, 2023, or any other applicable law.

OWNER NAME	Sing Nengok	ID NUMBER	6607080022087
ERF	2122	EXTENSION AREA	Ward 4
AUTHORISED REPRESENTATIVE	Devan Aucamp	ID NUMBER	660708 0004015106083
SIGNATURE OF OWNER		DATE	2025/10/08
SIGNATURE OF AUTHORISED REPRESENTATIVE		DATE	2025/10/08



0. Site plan deck encroaching 1:200

ARC nett Architectural draughting REGISTERED MEMBER WITH THE SOUTH AFRICAN COUNCIL OF THE ARCHITECT PROFESSION		Occupancy class: H4	Contact details: Devan devanaukamp17@gmail.com Mosselbay
Drawing Name: New additions Erf 2122 Constantia drive Wilderness		Drawing coverages encroaching: NEW OPEN TIMBER DECK: 18.357	
Modified by D.AUCAMP		Neighbour signage: ERF	Date: 2025.07.18
Checked by DENWILL R MAY Reg no:D1336		1. Ferdi Heymann	
		2. _____	Drawing Scale 1:200
		3. _____	
		4. _____	Layout ID A.05
			Revision

Request for Neighbor Approval – Relaxation of Building Line

Inbox x



Trude Heystek <trude.heystek@gmail.com>

to me, Marisa, walt-vanderwalt.fooris ▾

11 Apr 2025, 08:11



Dear Mr/Mrs van der Walt,

I hope this message finds you well.

I'm writing to kindly request your approval for a relaxation of the building line pertaining to my property at **2122** Constantia Drive, Wilderness. It has recently come to my attention that the existing balcony encroaches over the building line, as shown in the attached plan.

When I purchased the property, I was informed that all building plans were compliant and up to date. Unfortunately, I have since discovered that this was not the case. The balcony in question has been in place for more than 10–15 years, and I am now in the process of regularizing the situation with the local municipality.

As part of this process, your consent as a neighboring property owner is required to proceed with the necessary approvals. I've attached the relevant building plan for your reference, which highlights the section that extends over the line.

If you have any objection to the relaxation of the building line, please reply in writing within 30 days of this email and include the reasons for your objection. If I don't hear from you within this time, I will assume there are no objections to the proposed relaxation.

Please don't hesitate to reach out if you have any questions or would like to discuss the matter further—I'd be happy to meet or chat at your convenience.

Thank you very much for your time and consideration. I truly appreciate your support in helping to resolve this matter.

Warm regards,
JMG Heystek
+27814470109



Trude Heystek <trude.heystek@gmail.com>
to Bloomfield-walias, me, Marisa ▾

11 Apr 2025, 08:13 ☆ 😊 ↩ ⋮

Dear Mr Bloomfield,

I hope this message finds you well.

I'm writing to kindly request your approval for a relaxation of the building line pertaining to my property at 2122 Constantia Drive, Wilderness. It has recently come to my attention that the existing balcony encroaches over the building line, as shown in the attached plan.

When I purchased the property, I was informed that all building plans were compliant and up to date. Unfortunately, I have since discovered that this was not the case. The balcony in question has been in place for more than 10–15 years, and I am now in the process of regularizing the situation with the local municipality.

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Warm regards,
JMG Heystek
+27814470109

NEIGHBOURS CONSENT/ COMMENT FORM

TO WHOM IT MAY CONCERN

APPLICATION FOR _____	ON ERF/ FARM _____
-----------------------	--------------------

NATURE OF CONSENT GIVEN (Tick whichever is applicable)

I/We the undersigned owner/s of the adjoining property as described below, hereby confirm that I/we have seen the building plans/ site development plans relating to the above application (my neighbour's development proposal). I/we have no objections thereto and I/we would not make any further claims with regard to view obstruction resulting from the approval of said building plans.	☒
--	-------------------------------------

I/We the undersigned owner/s of adjoining properties hereby confirm that I/we have seen the building plans / site development plans relating to the above application (my neighbour's development proposal). I/we have no objections thereto subject to the following:	☒
--	-------------------------------------

Comment / Conditions

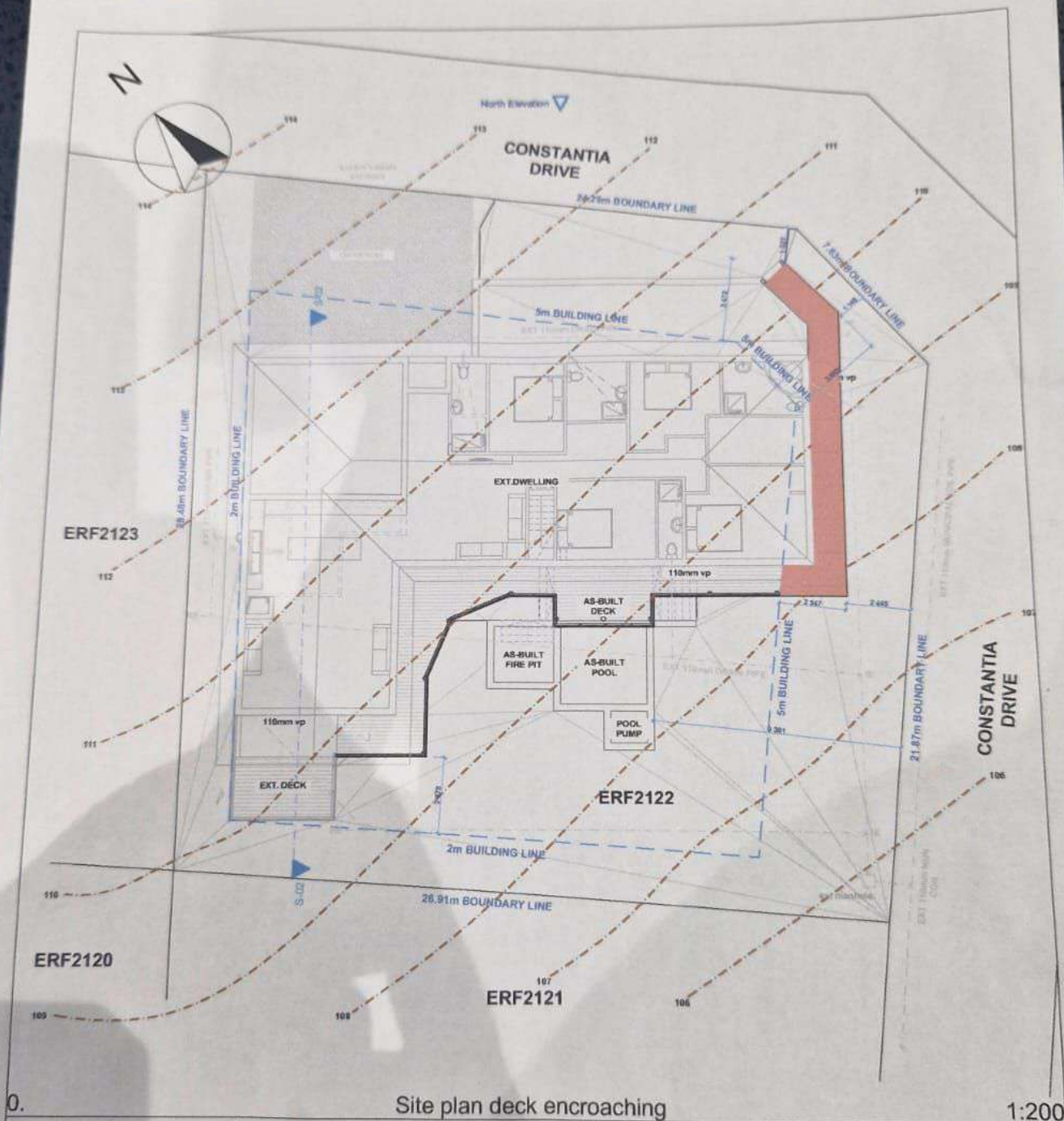
ADJACENT OWNER'S DETAILS

OWNER/S NAME/S	D. S. T. Le Doe	ID NUMBER	
ERF NUMBER	2139	EXTENSION AREA	
E-MAIL ADDRESS	dstleroux@gmail.com	TELEPHONE NUMBER	
SIGNATURE OF OWNER	DST Le Doe	DATE	01/13/25

Reminder: Adjacent owners must also sign and date the related building plan / site development plan

FOR OFFICE USE: INFORMATION REQUIRED FOR SUBMISSION:

IS THE SIGNATORY THE OWNER OF THE PROPERTY (CONFIRMED ON SAMRAS)?	YES	NO
CHECKED BY		DATE



ARC nett
Architectural | draughting

REGISTERED MEMBER WITH THE SOUTH
AFRICAN COUNCIL OF THE ARCHITECT PROFESSION

Drawing Name:
New additions
Erf 2122
Constantia drive
Wilderness

Modified by
D.AUCAMP

Checked by
DENWILL R MAY
Reg no:D1336

Occupancy class: H4

Drawing coverages encroaching:

NEW OPEN TIMBER DECK: 18.357

Neighbour signage: ERF

Date:

1. *[Signature]* 11.23.25
2. *[Signature]* 01/13/25
3. _____
4. _____

Contact details:

Devan
devanaukamp17@gmail.com
Mosselbay

Drawing Scale

1:200

Layout ID

A.05

Revision

NEIGHBOURS CONSENT/ COMMENT FORM

TO WHOM IT MAY CONCERN

APPLICATION FOR _____ ON ERF/ FARM _____

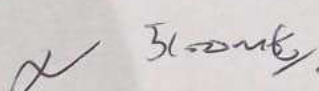
NATURE OF CONSENT GIVEN (Tick whichever is applicable)

I/We the undersigned owner/s of the adjoining property as described below, hereby confirm that I/we have seen the building plans/ site development plans relating to the above application (my neighbour's development proposal). I/we have no objections thereto and I/we would not make any further claims with regard to view obstruction resulting from the approval of said building plans. ✓

I/We the undersigned owner/s of adjoining properties hereby confirm that I/we have seen the building plans / site development plans relating to the above application (my neighbour's development proposal). I/we have no objections thereto subject to the following: ✓

Comment / Conditions

ADJACENT OWNER'S DETAILS

OWNER/S NAME/S	504N bloomfield	ID NUMBER	
ERF NUMBER	2123	EXTENSION AREA	
E-MAIL ADDRESS	boobies@msn.com	TELEPHONE NUMBER	
SIGNATURE OF OWNER		DATE	11.29.24

Reminder: Adjacent owners must also sign and date the related building plan / site development plan

FOR OFFICE USE: INFORMATION REQUIRED FOR SUBMISSION:

IS THE SIGNATORY THE OWNER OF THE PROPERTY (CONFIRMED ON SAMRAS)?	YES	NO
---	-----	----

CHECKED BY		DATE	
------------	--	------	--

N

ERF21

112

111

110

ERF21

109

0.

Archit

REGISTERED

AFRICAN CO

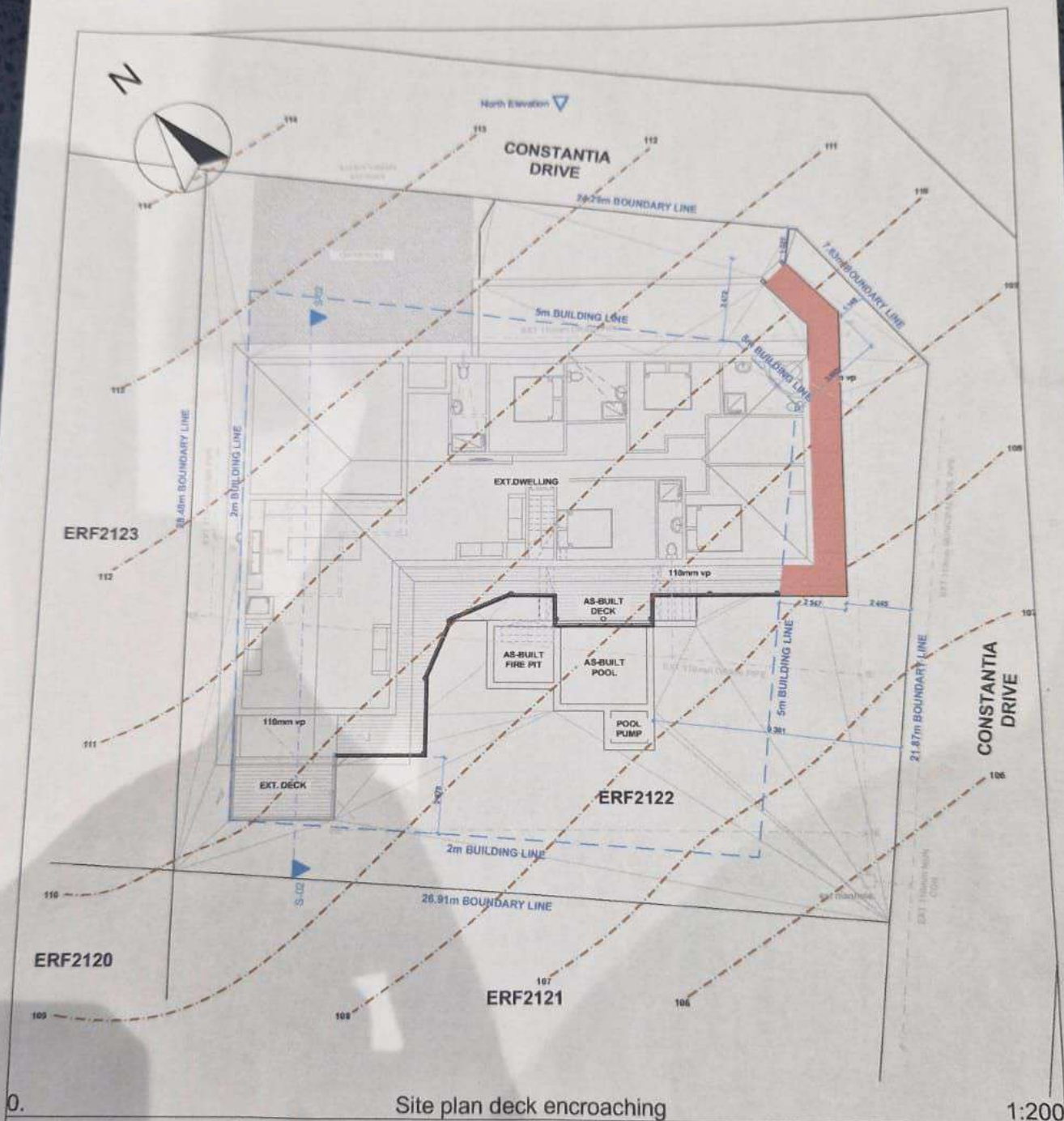
Drawing N

New additio

Erf 2122

Constantia

Wilderness



ARC nett
Architectural | draughting

REGISTERED MEMBER WITH THE SOUTH
AFRICAN COUNCIL OF THE ARCHITECT PROFESSION

Drawing Name:
New additions
Erf 2122
Constantia drive
Wilderness

Modified by
D.AUCAMP

Checked by
DENWILL R MAY
Reg no:D1336

Occupancy class: H4

Drawing coverages encroaching:

NEW OPEN TIMBER DECK: 18.357

Neighbour signage: ERF

Date:

1. *[Signature]* 11.23.25
2. *[Signature]* 01/13/25
3. _____
4. _____

Contact details:

Devan
devanaukamp17@gmail.com
Mosselbay

Drawing Scale

1:200

Layout ID

A.05

Revision



0.

Locality plan

1:200

ARC nett Architectural draughting REGISTERED MEMBER WITH THE SOUTH AFRICAN COUNCIL OF THE ARCHITECT PROFESSION	Occupancy class: H4	Contact details: Devan devanaucamp17@gmail.com Mosselbay	
	Drawing coverages encroaching:		
	NEW OPEN TIMBER DECK: 18.357		
Drawing Name: New additions Erf 2122 Constantia drive Wilderness	Modified by D.AUCAMP Checked by DENWILL R MAY Reg no:D1336 	Drawing Scale 1:200 Layout ID A.10 Revision	

CO-ORDINATES			
System Lo 23° metres			
Constants: Y ± 0,00 X +3 700 000,00			
REFERENCE MARKS:			
RM1	+ 38 239,74	+ 62 350,22	
RM2	+ 38 164,62	+ 62 221,67	
RM3	+ 38 142,58	+ 62 309,26	
RM4	+ 37 961,96	+ 62 315,41	
RM5	+ 37 875,78	+ 62 297,53	
RM6	+ 37 869,58	+ 62 210,46	

DESCRIPTION OF BEACONS

MAIN FIGURE

A, S, W, X, 1A, 1B, 1C, 1D, 1E 12mm IRON PEG
B, C, D, E, F, G, H, J, K, L, M, N, P, Q, R, U, V, Y, Z IRON STANDARD
T 15mm IRON PEG

REFERENCE MARKS

RM1, RM3, RM4, RM6 12mm IRON PEG AGAINST KERB
RM2, RM5 12mm IRON PEG IN CONCRETE BELOW GROUND LEVEL

ALL OTHER BEACONS ARE 12mm IRON PEGS

(WILDERNESS ALLOTMENT AREA)
GENERAL PLAN NO. 240/1998
OF SUBDIVISION OF ERF 2097 WILDERNESS

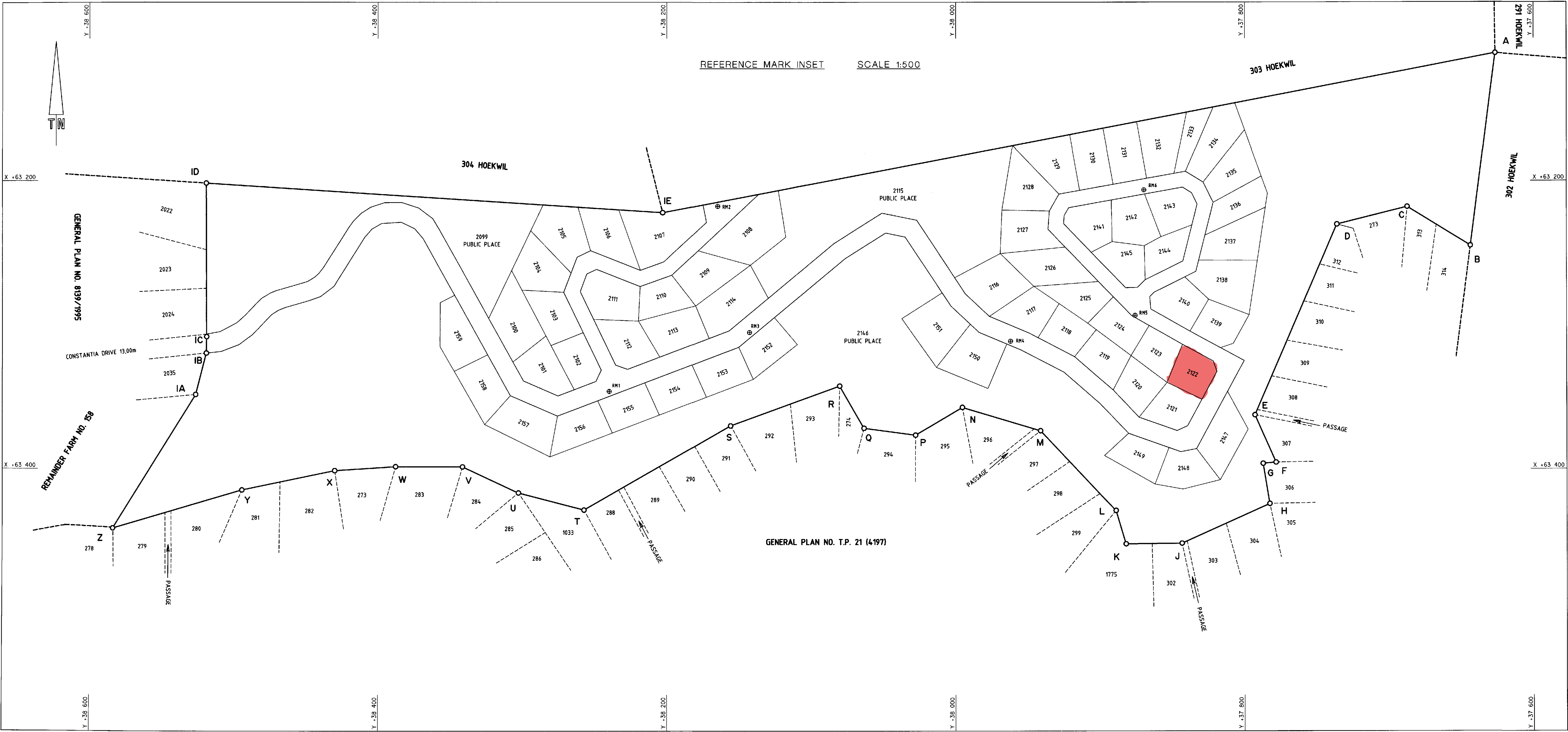
Situate in the Municipality of Wilderness
Administrative District of George
Province of the Western Cape.

CDR

SG No. 240/1998
SHEET 3 OF 3 SHEETS
Approved : *Ethel Murray*
for Surveyor-General
Date: 1998-11-04

Surveyed in December 1994 - September 1998, by me

J. Lake
J Lake PLS 0328
Pr. Land Surveyor



ORIGINAL PLAN
Sign: *Ethel Murray*
Date: 1998-11-03
for Surveyor-General

FILE No. S/8692
S.R. No. E2599/1995
COMPILATION
BL-8CC/241 (1765)
BL-8CC/242 (1766)

S
C

CDR

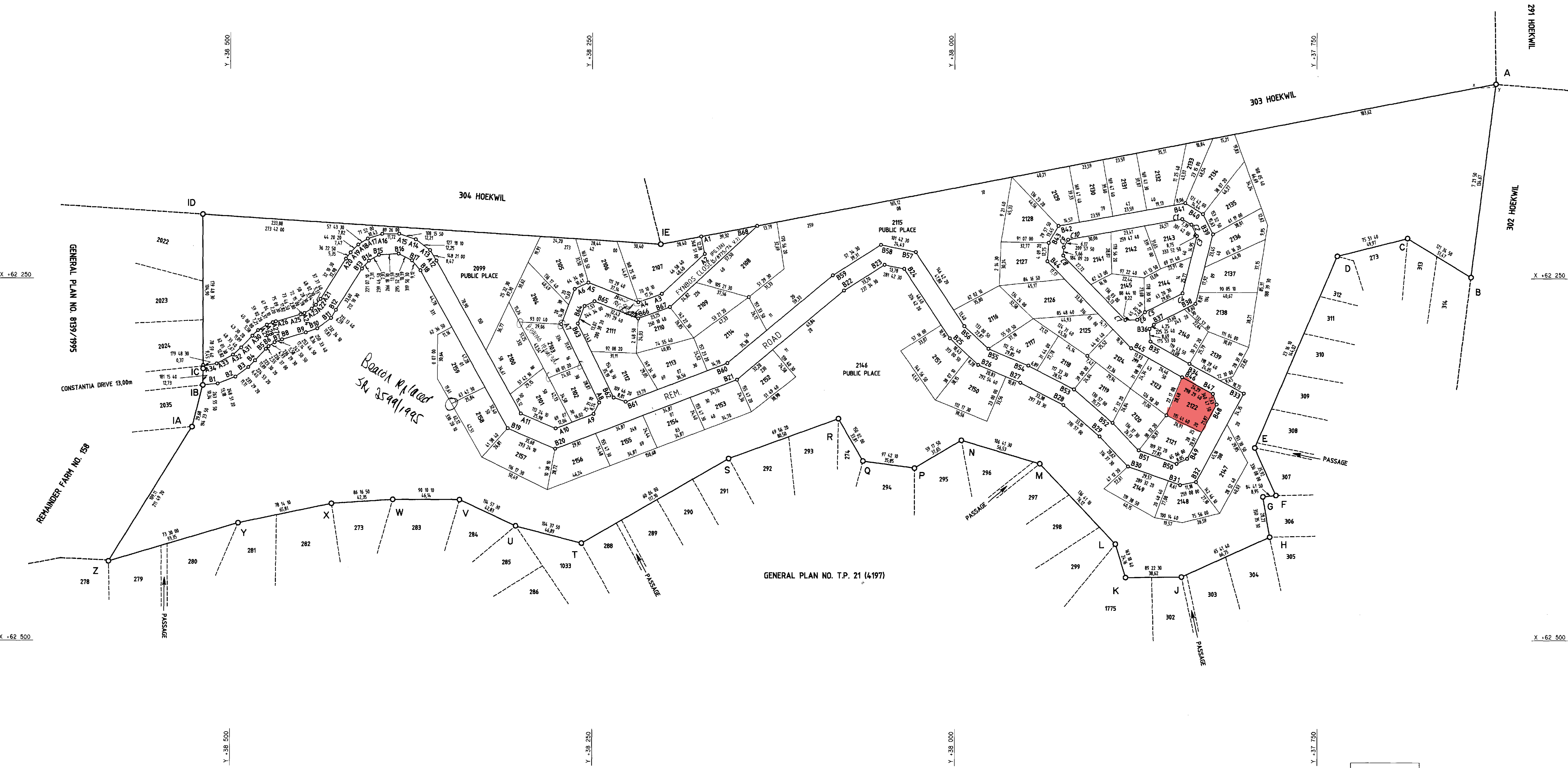
SG No. 240/1998
SHEET 2 OF 3 SHEETS
Provisionally Approved :
[Signature]
for Surveyor-General
Date: 1998-02-12
Approved : *[Signature]*
for Surveyor-General
Date: 1998-11-04

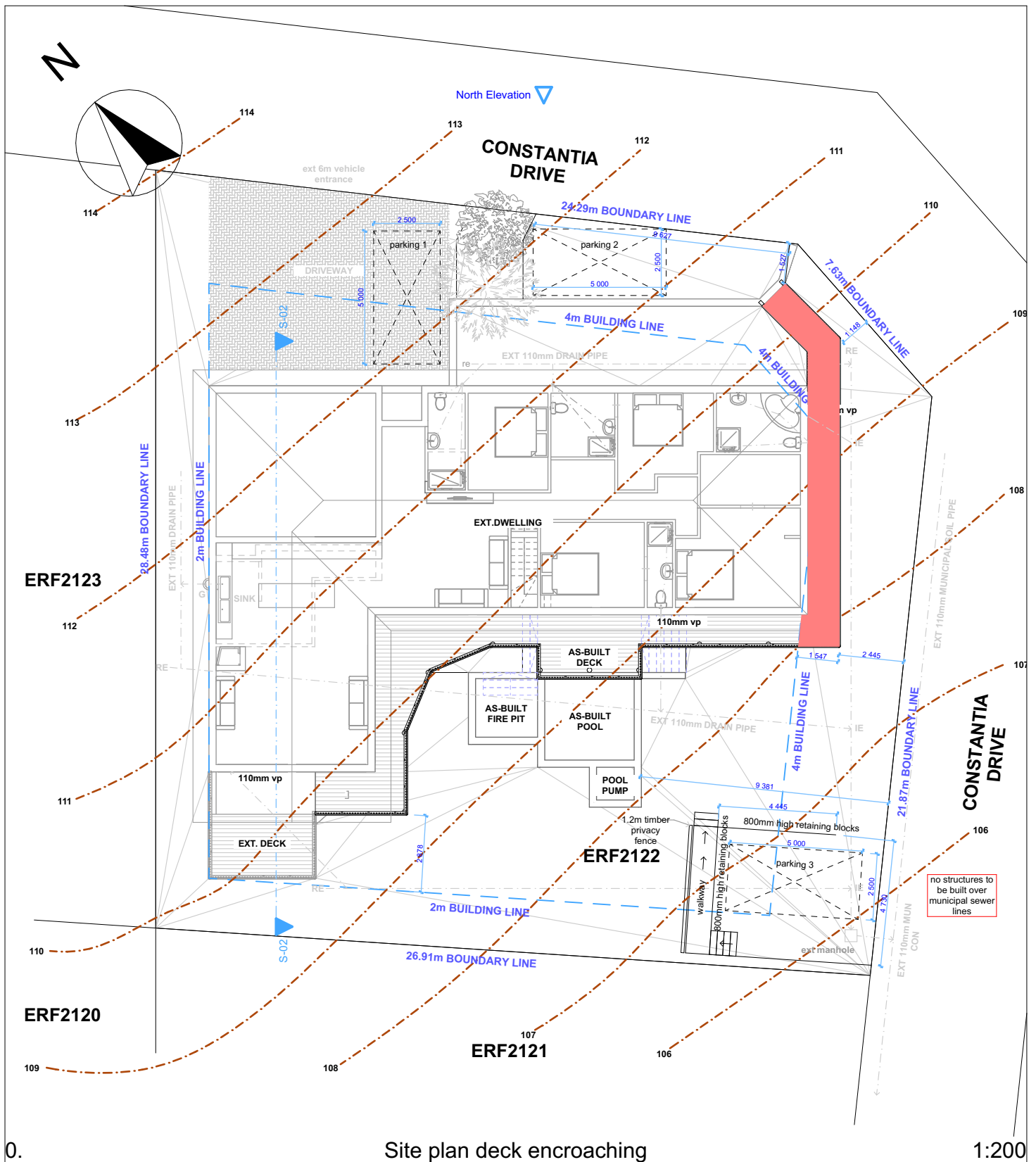
(WILDERNESS ALLOTMENT AREA)
GENERAL PLAN NO. 240/1998
OF SUBDIVISION OF ERF 2097 WILDERNESS
Situate in the Municipality of Wilderness
Administrative District of George
Province of the Western Cape.

Scale 1:1000

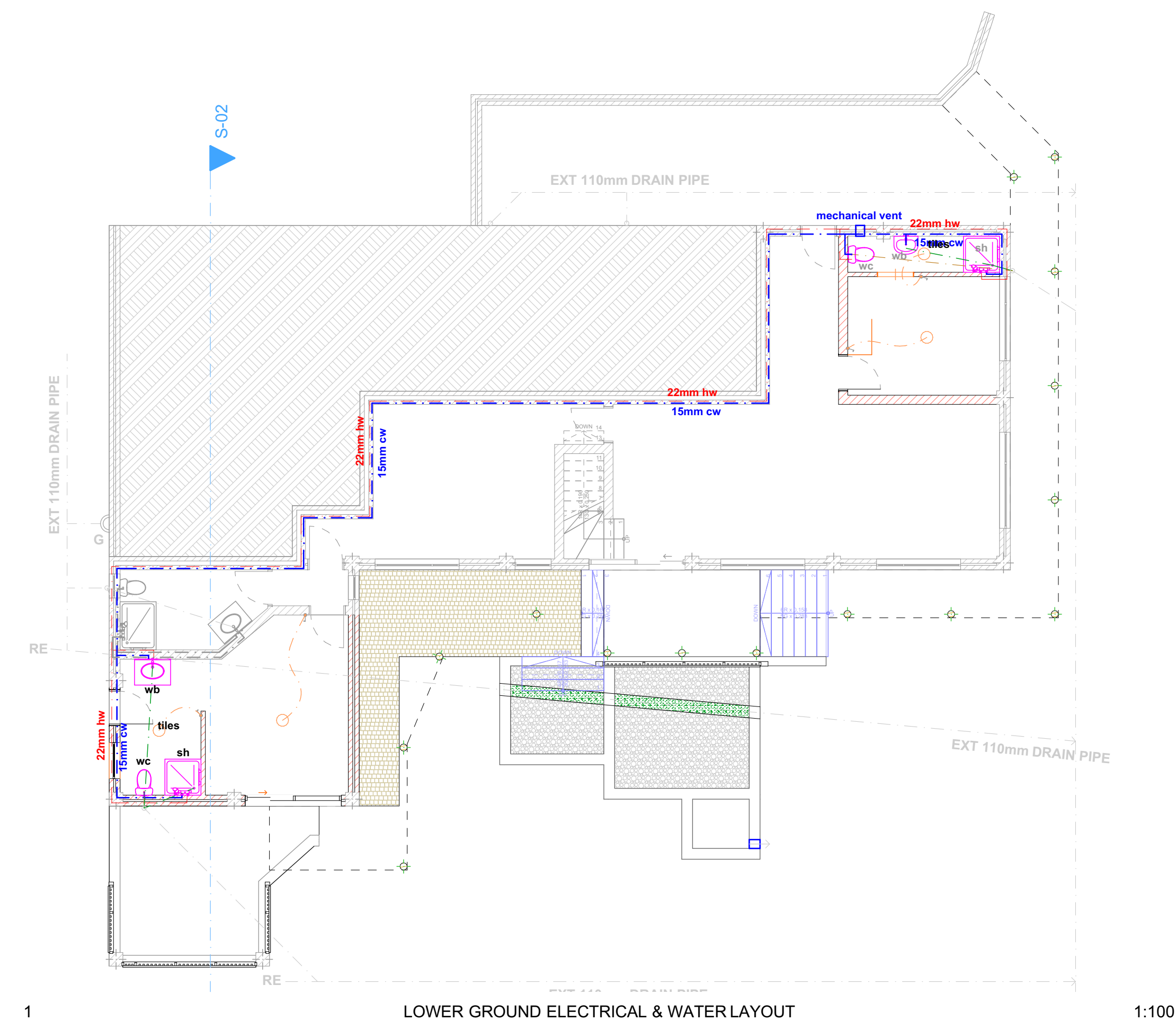
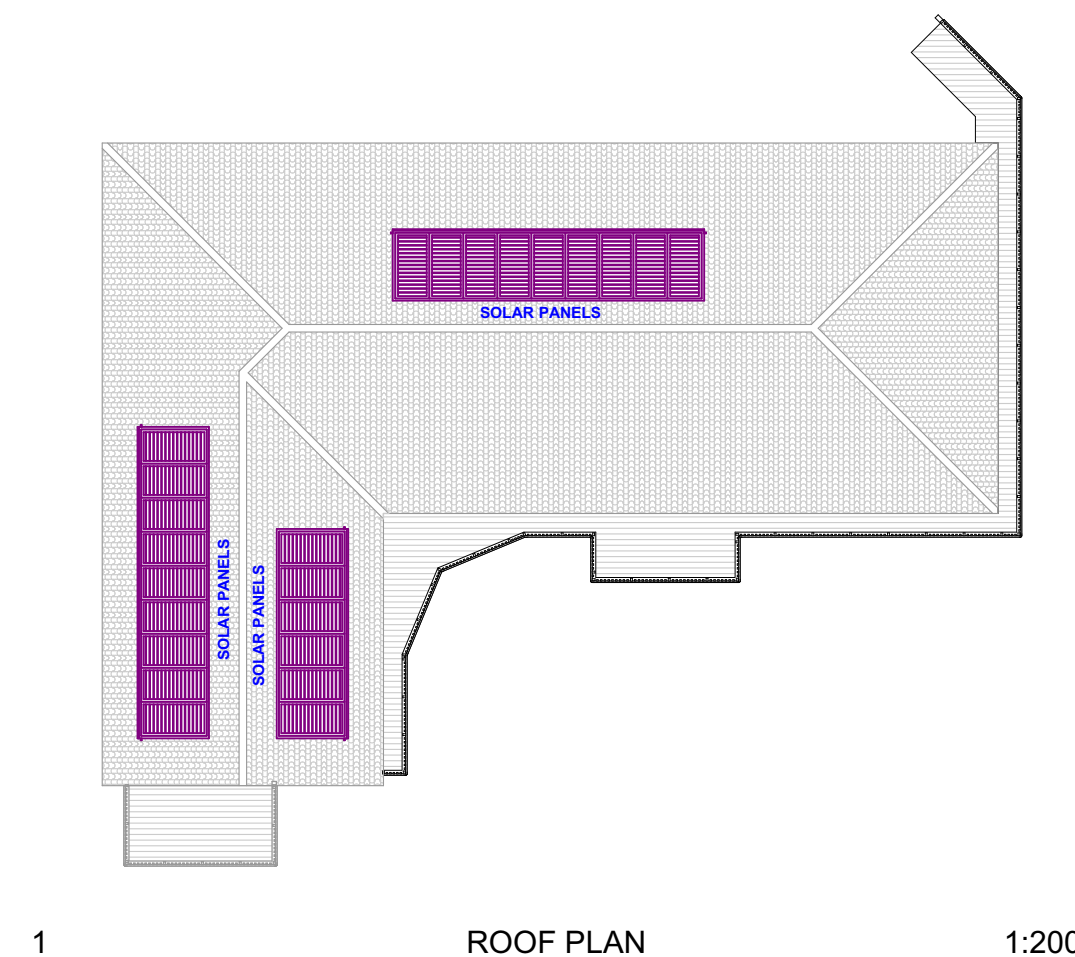
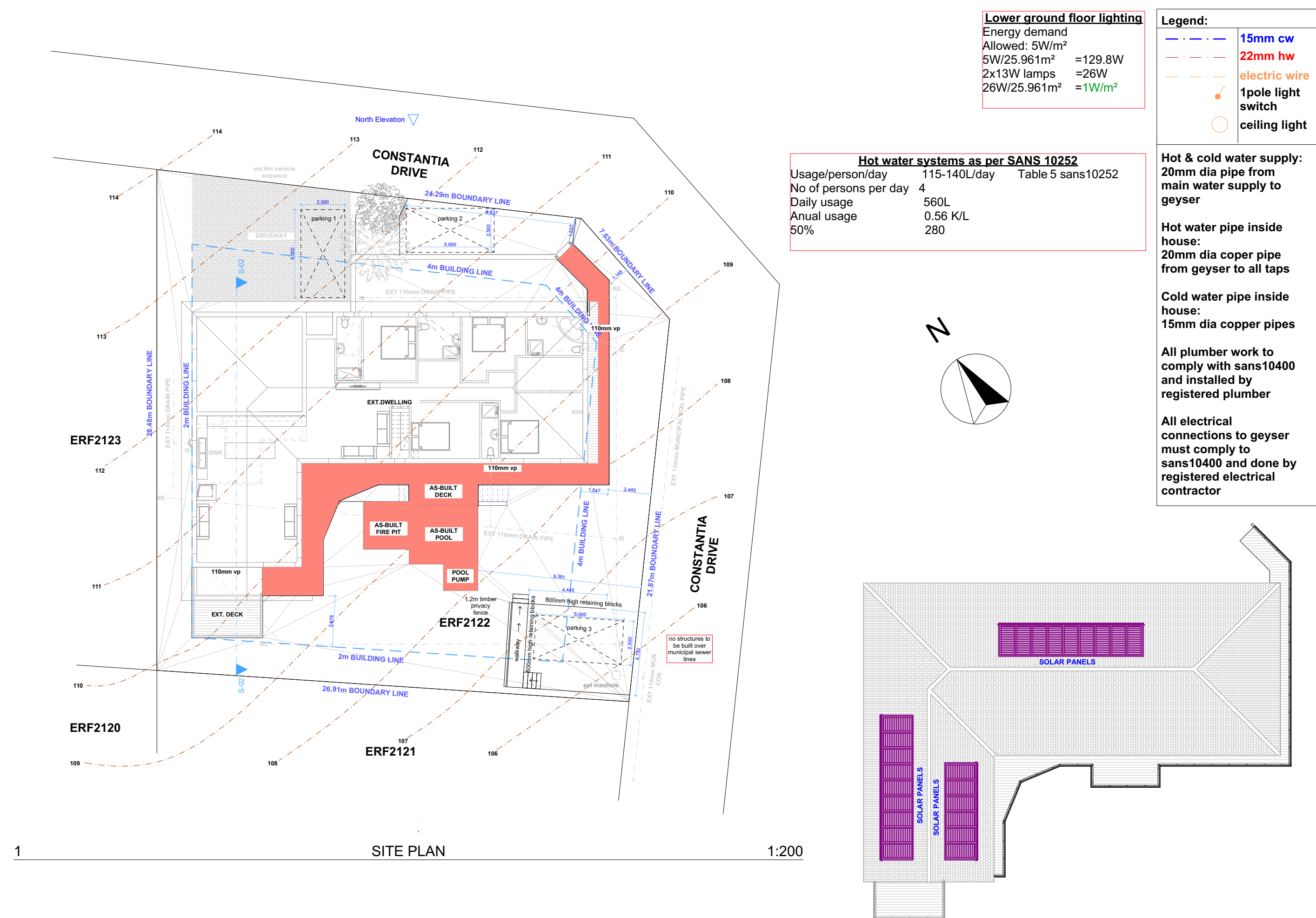


This general plan was framed by me and I undertake to place the beacons of the erven in positions which correspond with the data on this plan and to submit the final general plan and the survey records pertaining thereto within the prescribed period to the Surveyor-General for approval.
[Signature]
J Lake PLS 0328
Pr. Land Surveyor
Date : January 1998





ARC nett Architectural draughting REGISTERED MEMBER WITH THE SOUTH AFRICAN COUNCIL OF THE ARCHITECT PROFESSION		Occupancy class: H4	Contact details: Devan devanaucamp17@gmail.com Mosselbay
Drawing Name: New additions Erf 2122 Constantia drive Wilderness		Drawing coverages encroaching: NEW OPEN TIMBER DECK: 18.357	
Modified by D.AUCAMP Checked by DENWILL R MAY Reg no:D1336		Neighbour signage: ERF	
		Date:	
		1. _____ 2. _____ 3. _____ 4. _____	Drawing Scale 1:200
			Layout ID A.06
			Revision



General Notes:
The Contractor, sub-contractor and supplier must verify all dimensions and levels on site and discrepancies must be reported to the architect before commencing any shop drawings.
Figured dimensions are to be taken in preference to scaled dimensions and large scale details supersede small scale drawing.

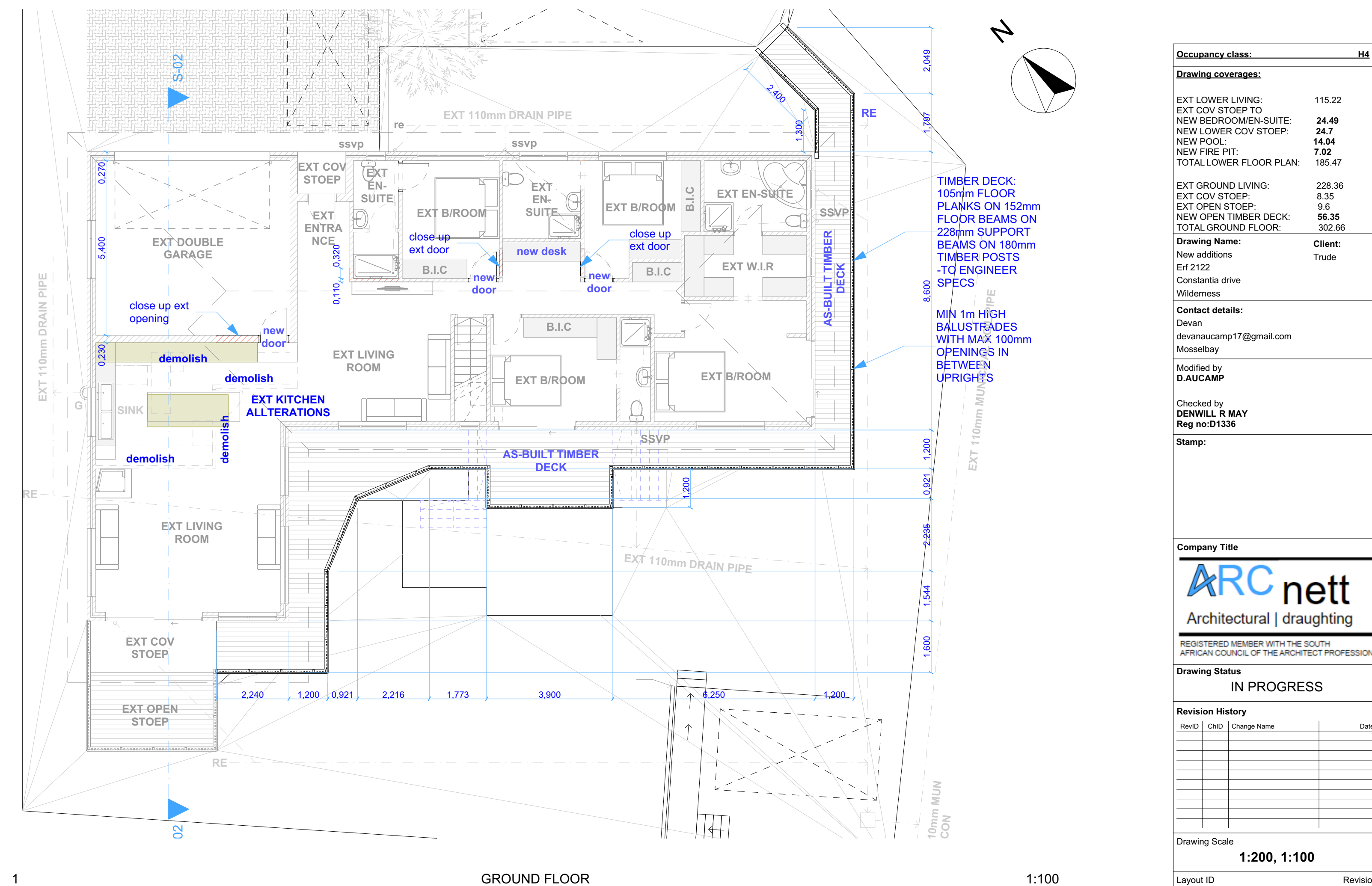
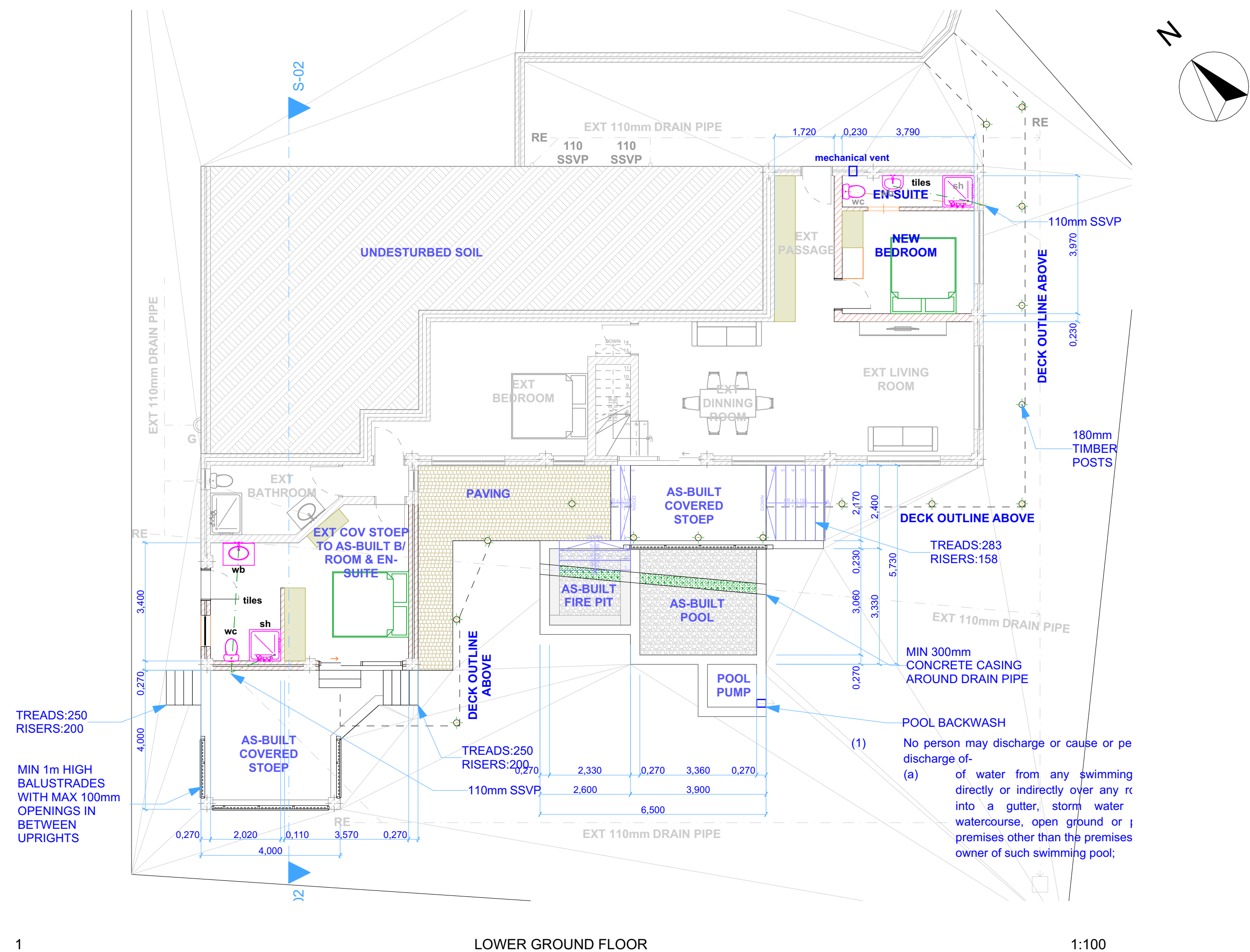
Fenestration calculation.
Lower ground floor (New addition)
Net floor area(139.71sqm)

South East:
-2.4x1.8m = 4.32sqm
-2.1x1.2m = 2.52sqm
-0.6x1.8m = 1.08sqm

South West:
-2.1x1.8m = 3.78sqm
-2.1x1.8m = 3.78sqm
-2.1x1.8m = 3.78sqm
-2.4x2.1m = 5.04sqm
-0.9x1.8m = 1.62sqm
-2.4x2.1m = 5.04sqm

North West:
-0.9x0.9m = 0.81sqm

Total: 31.77sqm
15% of glazing area/nett floor area x 100=



Occupancy class:

H4

Drawing coverages:

EXT LOWER LIVING:

EXT COV STOEP TO

NEW BEDROOM/EN-SUITE:

NEW LOWER COV STOEP:

NEW P.O.I.:

NEW FIRE PIT:

TOTAL LOWER FLOOR PLAN:

115.22

24.49

24.7

14.04

7.02

185.47

EXT GROUND LIVING:

EXT COV STOEP:

EXT OPEN STOEP:

NEW OPEN TIMBER DECK:

TOTAL GROUND FLOOR:

228.36

8.35

9.6

56.35

302.66

Drawing Name:

New additions

Erf 2122

Constancia drive

Wilderness

Client:

Trude

Contact details:

Devan

devanauacamp17@gmail.com

Mosselbay

Modified by

D.AUCAMP

Checked by

DENWILL R MAY

Reg no-D1336

Stamp:

Company Title

ARC

nett

Architectural | draughting

REGISTERED MEMBER WITH THE SOUTH AFRICAN COUNCIL OF THE ARCHITECT PROFESSION

Drawing Status

IN PROGRESS

Revision History

RevID

ChID

Change Name

Date

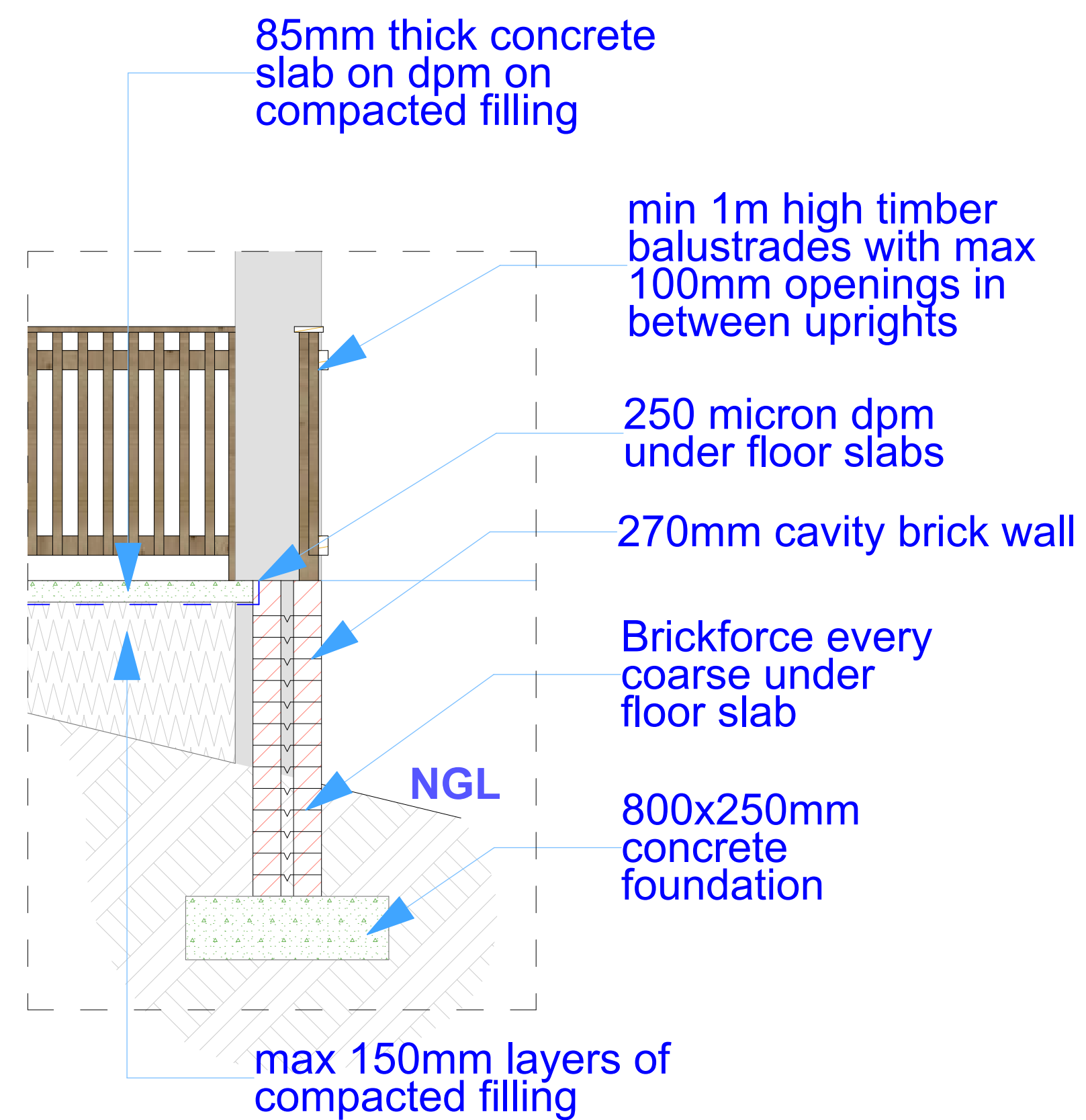
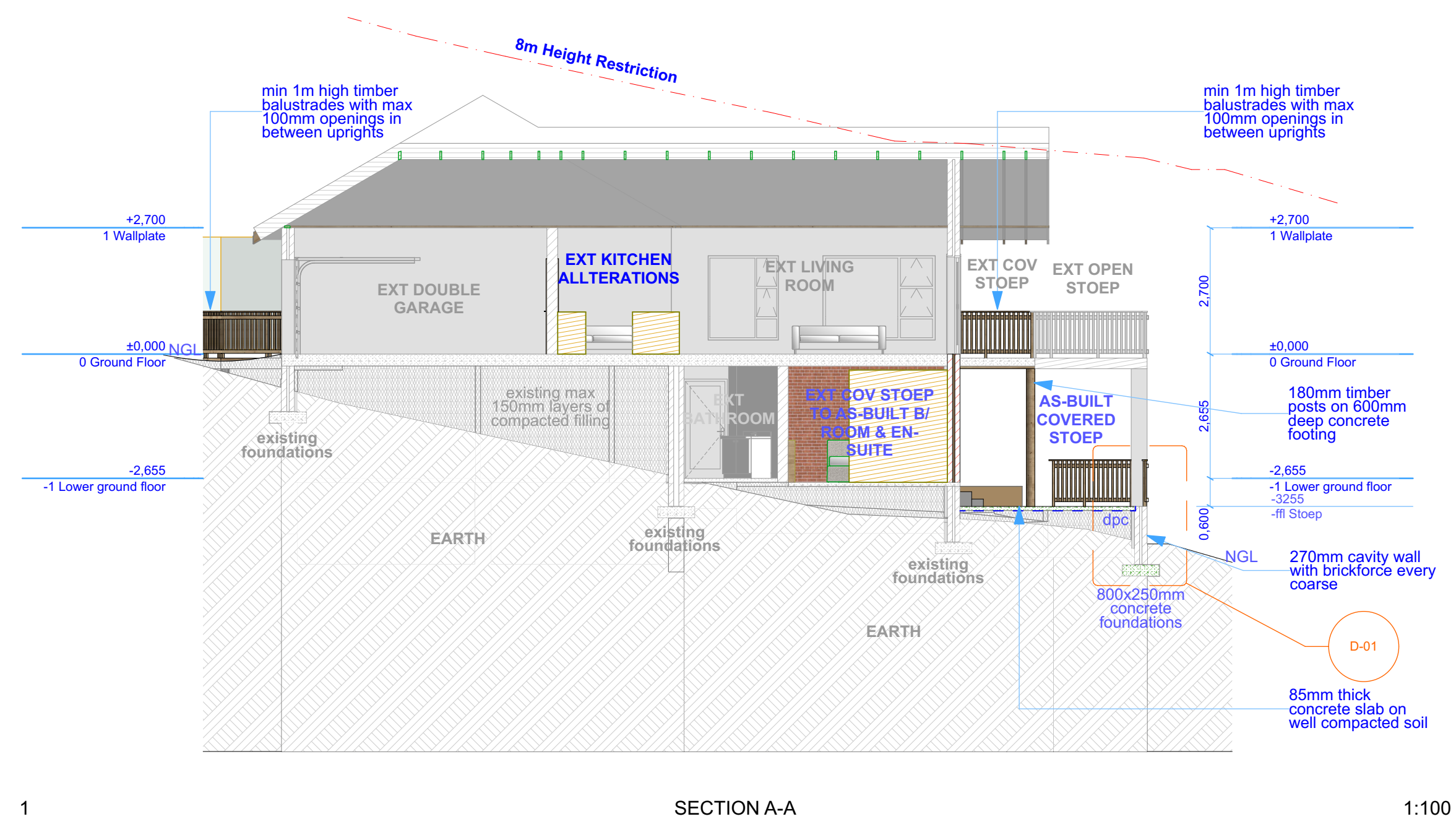
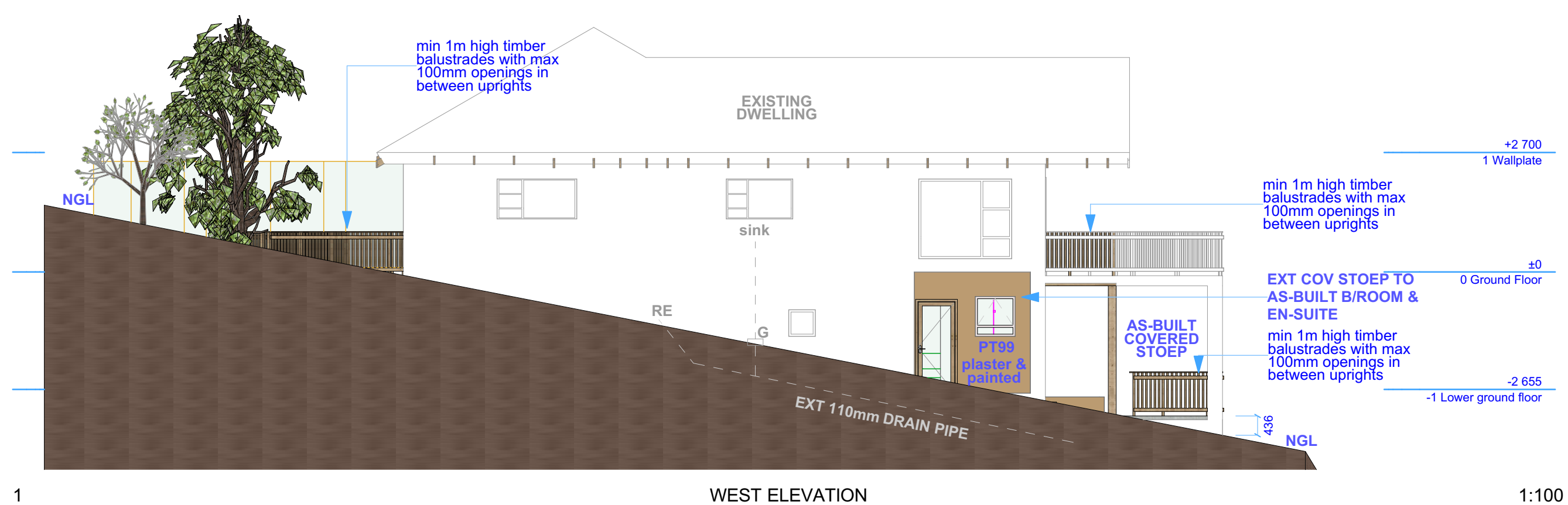
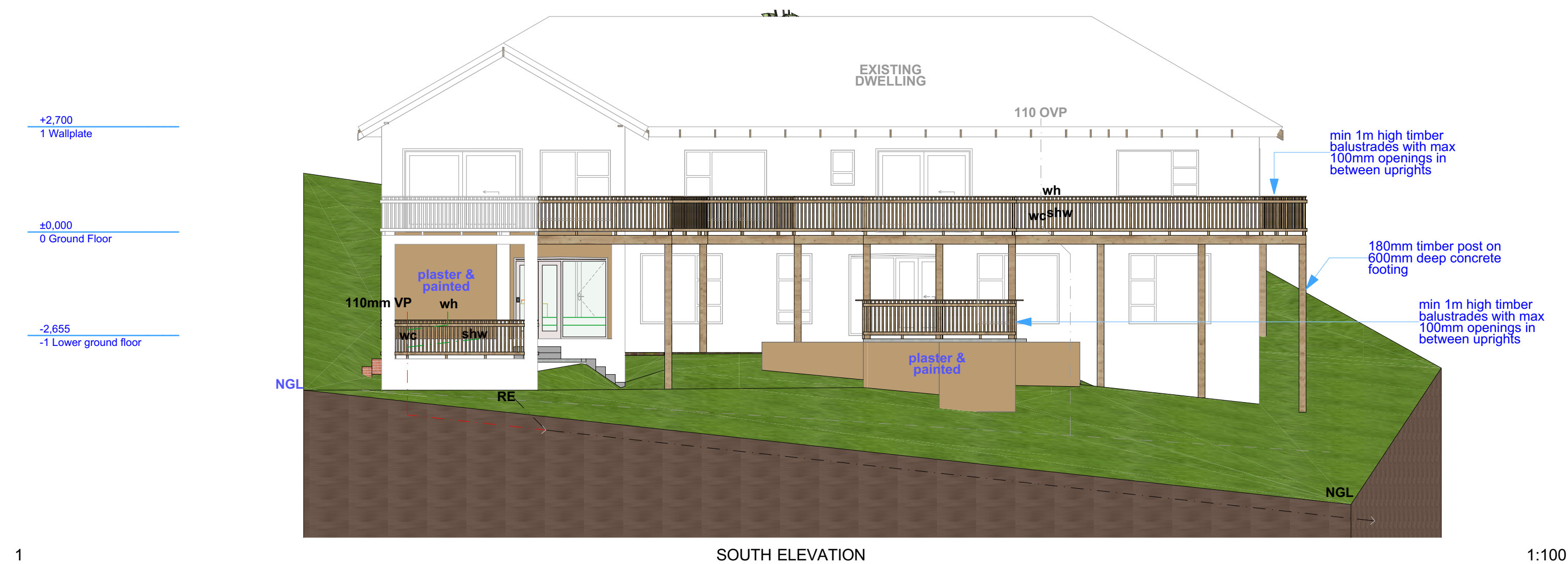
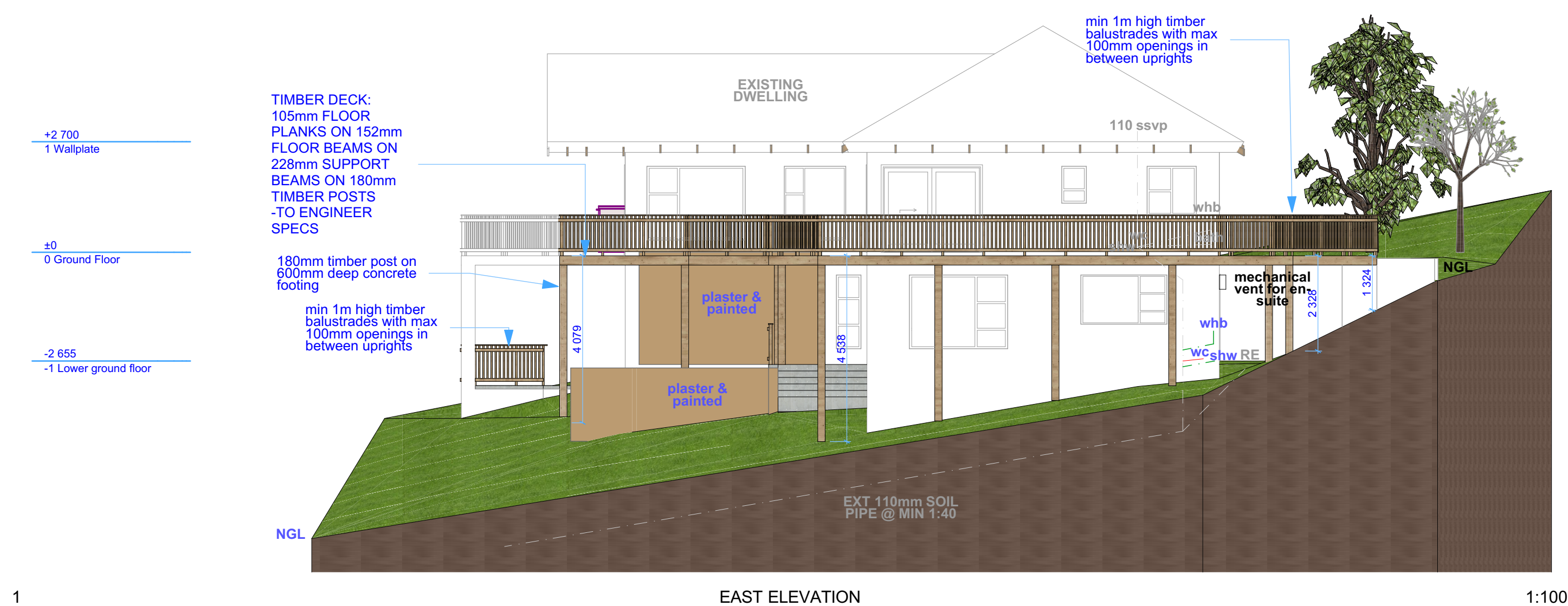
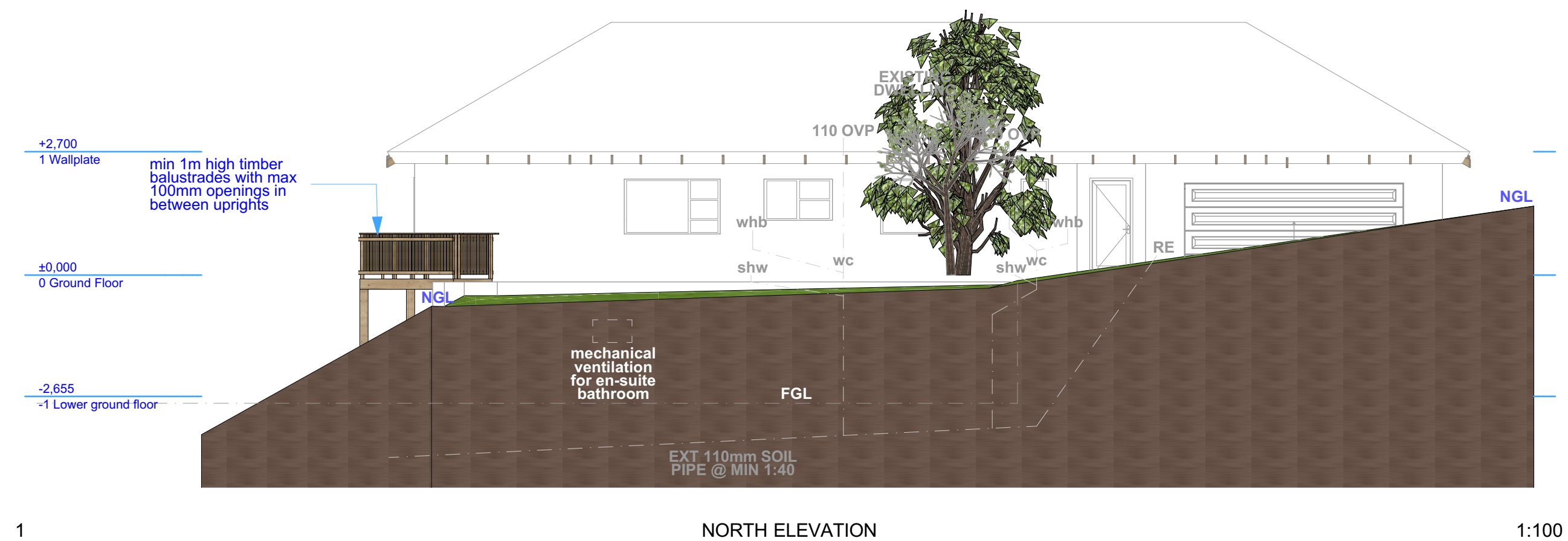
Drawing Scale

1:200, 1:100

Layout ID

A.0

Revision



General Notes:
The Contractor, sub-contractor and supplier must verify all dimensions and levels on site and discrepancies must be reported to the architect before commencing any shop drawings. Figured dimensions are to be taken in preference to scaled dimensions and large scale details supersede small scale drawing.

Foundations:
Excavate to minimum 450mm below natural ground level.
Concrete mixed to scale 1:3:5

Roof Anchorage:
Allow for 114x38 SA Pine Wall Plate. Wall Ties To Be 2 Strand 25x1.2mm Galvanised Steel Strip, Build in 600mm Deep For Steel And 300mm For Roofs

Waterproofing:
Gunplas usb green 250 micron thick polyethylene waterproof membrane under slabs

Floors:
Min. 85mm thick 20Mpa concrete surface beds on well compacted filling approved ant poison.

Occupancy class:	H4
<u>Drawing coverages:</u>	
EXT LOWER LIVING:	115.22
EXT COV STOEP TO	
NEW BEDROOM/SUITE:	24.49
NEW LOWER COV STOEP:	24.47
NEW POOL:	14.04
NEW FIRE PIT:	7.02
TOTAL LOWER FLOOR PLAN:	185.47
EXT GROUND LIVING:	228.36
EXT COV STOEP:	8.35
EXT OPEN STOEP:	9.6
NEW OPEN TIMBER DECK:	56.35
TOTAL GROUND FLOOR:	302.66
<u>Drawing Name:</u>	Client:
New additions	Trude
Erp 2122	
Constania drive	
Wilderness	
<u>Contact details:</u>	
Devan	
devanaucamp17@gmail.com	
Mosselbay	
Modified by	
D.AUCAMP	
Checked by	
DENWILL R MAY	
Reg no:D1336	
Stamp:	

Company Title			
 Architectural draughting			
REGISTERED MEMBER WITH THE SOUTH AFRICAN COUNCIL OF THE ARCHITECT PROFESSION			
Drawing Status			
IN PROGRESS			
Revision History			
Revised	CHD	Change Name	Date
Drawing Scale			
1 : 100 , 1 : 20			
LAYOUT ID			REVISION
A.05			