

Our Ref.: 1508/GEO/26
Your Ref.: Erf 570, Wilderness

03 August 2026

The Municipal Manager
George Municipality
PO Box 19
GEORGE
6530

ATTENTION: MR. CLINTON PETERSEN

Dear Mr. Petersen,

**PROPOSED REZONING, DEPARTURES & ADMINISTRATORS CONSENT ON ERF 570, WILDERNESS,
ALONG SERPENTINE ROAD, GEORGE MUNICIPALITY AND DIVISION**

1. The above matter refers.
2. Attached hereto find the following:
 - A copy of the required documentation;
3. We hope that you will be able to process the application as soon as possible.

Yours faithfully
DELPLAN Consulting



DELAREY VILJOEN Pr. Pln

<https://delplan.sharepoint.com/sites/Delplan/Shared Documents/General/Documents/PROJECTS/2026/1508-GEO-26/Korrespondensie/Cover letter.docx>

Cc: UWE MARTIN HARSTE AND BRIGITTE HARSTE

**PROPOSED REZONING, DEPARTURES & ADMINISTRATORS CONSENT ON ERF 570,
WILDERNESS, ALONG SERPENTINE ROAD, GEORGE MUNICIPALITY AND DIVISION**



FOR: UWE MARTIN HARSTE AND BRIGITTE HARSTE



URBAN & REGIONAL PLANNERS

D E V E L O P M E N T E N V I R O N M E N T L I N K

CONTENTS

1. INTRODUCTION.....	3
1.1 Title deed.....	3
1.2 Land Use Application.....	3
2. CONTEXTUAL INFORMATION	4
2.1 The locality of the subject property.....	4
2.2 Existing Land Uses and Character of the Area.....	5
2.3 Zoning.....	6
3. DEVELOPMENT PROPOSAL	7
3.1 Proposed Development	7
3.2 Accessibility and Parking	11
3.3 Engineering Services.....	12
3.4 Pre-Application.....	13
4. RELEVANT SPATIAL PLANNING POLICIES	16
4.1 Existing Policy Frameworks	16
4.1.1 George Municipal Spatial Development Framework (2023)	17
4.1.2 Wilderness, Lakes & Hoekwil Local Spatial Development Framework (2015).....	18
5. STATUTORY FRAMEWORKS	19
5.1 Spatial Planning and Land Use Management Act, 2013 (ACT 16 OF 2013) (SPLUMA)	19
5.1.1 Development principles.....	20
5.1.2 Public Interest.....	21
5.1.3 Environmental Legislation.....	24
5.2 Land Use Planning Act (LUPA).....	24
5.3 Compliance/Consistency with Spatial Policy Directives.....	25
5.4 George Integrated Zoning Scheme By-Law (2023).....	25
6. DESIRABILITY	25
7. CONCLUSION	26

ANNEXURES

1. POWER OF ATTORNEY
2. TITLE DEED
3. SG DIAGRAM
4. CONVEYANCER CERTIFICATE
5. LOCALITY MAP
6. APPROVED PLANS
7. LAND USE PLAN
8. CURRENT ZONING
9. PROPOSED ZONING
10. SITE PLAN
11. PRE-APPLICATION

**PROPOSED REZONING, DEPARTURES & ADMINISTRATOR'S CONSENT ON ERF 570, WILDERNESS,
ALONG SERPENTINE ROAD, GEORGE MUNICIPALITY AND DIVISION**

1. INTRODUCTION

Erf 570, Wilderness, is currently developed with a main dwelling. The owners intend to rezone the property for a double dwelling, which will necessitate multiple departures as part of the proposed rezoning. In addition, the owners seek an administrator's consent to the title deed conditions. DELPLAN Consulting was appointed by the registered owners of Erf 570, Wilderness, referred to hereafter as the "subject property", to prepare and submit the required land use application. A copy of the Power of Attorney to submit this land use application is attached as **Annexure 1**.

1.1 Title deed

The subject property is registered to Uwe Martin Harste and Brigitte Harste according to the Title Deed T40729/2025. The title deed describes the property as 898m² extant. The title deed is hereafter attached as **Annexure 2**, and the accompanying SG Diagram is attached as **Annexure 3**. The title deed has been scrutinised, and it contains restrictions that will prohibit the proposed development. This is confirmed with the conveyancer's certificate attached as **Annexure 4**. The conveyancer also expands upon which beneficiaries in the title are relevant to this application, as well as clarification on sectionalisation with respect to the land use application.

1.2 Land Use Application

- **Rezoning:** Application in terms of Section 15(2) (a) of the George Municipality: Land Use Planning By-Law, 2023 from "*Single Residential Zone I*" to "*General Residential Zone I*" to allow a double dwelling on the property.
- **Departure:** Application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023, for relaxation of the following building lines:
 - The 3m eastern side boundary building line to 2m **for the patio of Unit 2**
 - The 3m western side boundary building line to 2m **for the proposed garage of Unit 1**
 - The southern street building line requires relaxation from the prescribed 5m perpendicular parking street building line (Parameter (f) (ii)(bb) of IZS), requiring a building line relaxation to 4.8m & 4.9m **for the proposed garage of Unit 1**

- **Departure:** Application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023, for relaxation of the following zoning scheme parameters:
 - Parameter (b) states that the floor space must not exceed 250m²; however, a floor area of 304m² – 313m² is proposed
 - Parameter (c): the proposed development exceeds the 6.5m wall plate height and therefore requires a relaxation to 6.9m
 - Parameter (h): due to space constraints, the client cannot provide a refuse room, which requires a departure.
- **Administrator's Consent:** Application in terms of Section 39(4) of the Western Cape Land Use Planning Act, 2014 to relax:
 - The 3.15m eastern title deed building line to **2m for the patio of Unit 2 & 0m for the proposed garage of Unit 2** as well as the 4.72m southern (street) title deed building line to **4m for the proposed garage of Unit 2**
 - 3.15m western title deed building line to **2m for the proposed garage of Unit 1**

2. CONTEXTUAL INFORMATION

2.1 The locality of the subject property

The subject property is located in Wilderness East in Ward 4, along Serpentine Road. Figure 1 illustrates the location of the subject property in relation to the surrounding area, while Figure 2 provides a detailed view of the property and its immediate surroundings. No significant historic buildings, ruins, gravesites, or other heritage-related features are evident within the surrounding landscape. A locality plan is attached hereto as **Annexure 5**.

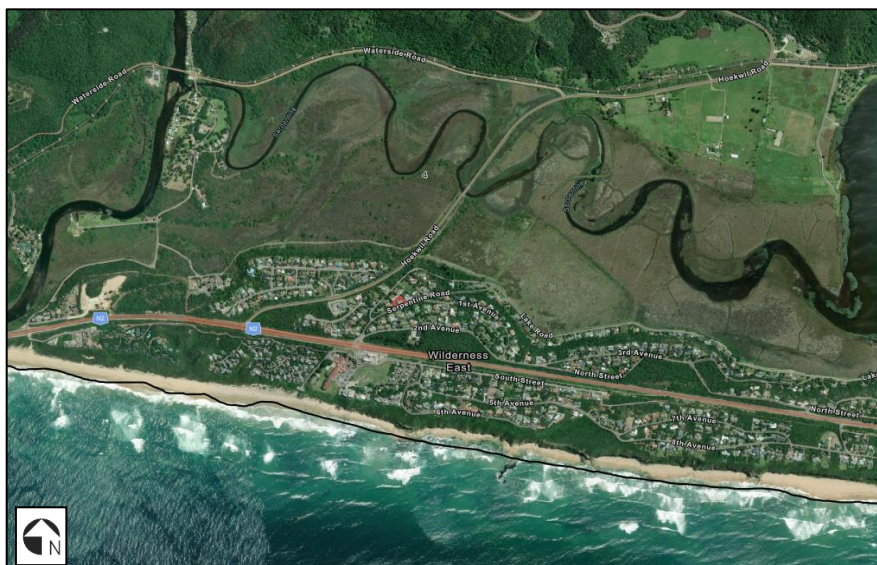


Figure 1: Subject property in relation to the surrounding neighbourhood



Figure 2: Detailed view of the subject property

2.2 Existing Land Uses and Character of the Area

The subject property is currently developed with a dwelling house. The existing dwelling has been approved, and the approved plans are attached hereto as **Annexure 6**. The property is currently used strictly for residential purposes, as reflected in the land use plan attached as **Annexure 7**. The existing structure is centrally located on the property and gains direct access from Serpentine Road by means of two accesses. These access points are situated at a sufficient distance from nearby intersections; therefore, the proposed development is not expected to have a significant impact on existing traffic movement in the area.

The surrounding properties are zoned for single residential use. However, there are guest houses located to the north and south of the subject property, both of which fall within *Single Residential Zone I* zoning. Although a change in zoning is proposed for the subject property, the intended use will remain residential in nature. It can therefore be argued that the proposed development will not negatively impact the existing character of the area. While the introduction of new development may influence the streetscape, the proposed design will be aligned with the established character and appearance of the surrounding area (seen in Figure 3). Although the house is proposed to be altered, the IZS street building line remains intact; this,

as well as the fact that vegetation will remain in its current position, will ensure that the character and streetscape will remain intact.

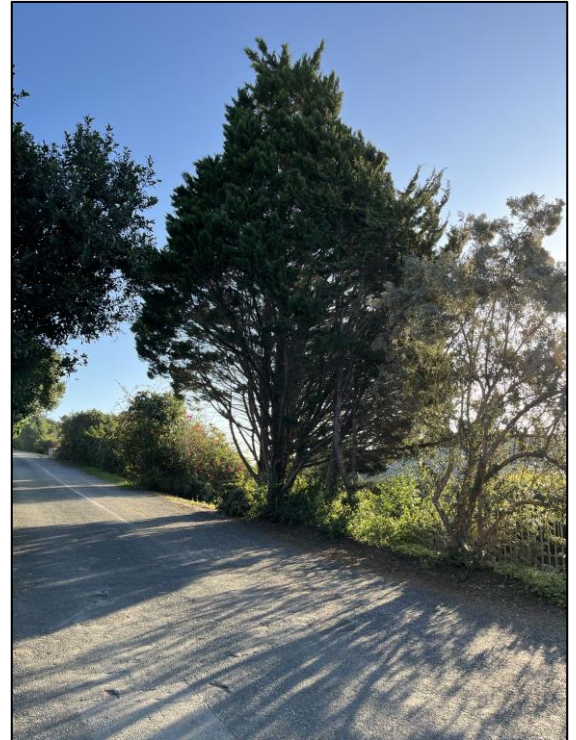


Figure 3: Streetscape of surrounding erven as well as subject erf (along Serpentine Road)

As can be seen, the character of the area and streetscape maintains that of a natural, vegetation-filled landscape, which remains unaltered by the current proposal. It should be noted that these trees are in the road reserve.

2.3 Zoning

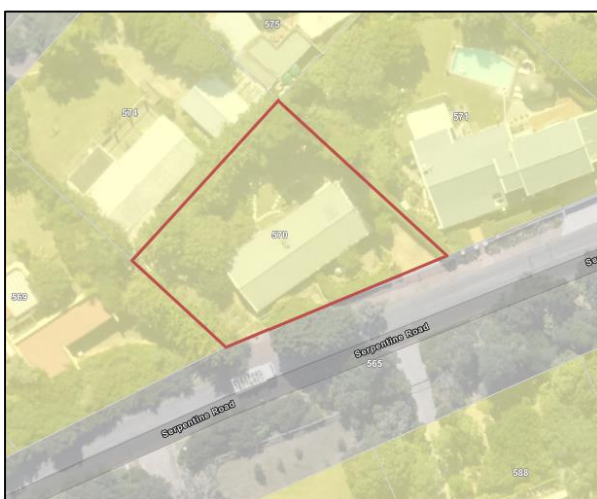


Figure 4: Zoning for Erf 570, Wilderness

The zoning of the subject property, in terms of the George Integrated Zoning Scheme By-Law, is “*Single Residential Zone I*”. Figure 4 illustrates the zoning of the subject property and its immediate surroundings. The owners intend to rezone the property to “*General Residential Zone I*”. The current zoning plan is attached as **Annexure 8**, and the accompanying proposed zoning map is attached as **Annexure 9**.

3. DEVELOPMENT PROPOSAL

3.1 Proposed Development

As mentioned, the subject property is currently developed with an existing dwelling. The owners intend to rezone the property from “Single Residential Zone I” to “General Residential Zone I” to permit a double dwelling house on the property. The proposal includes subdividing the existing dwelling internally to create an additional residential unit. As part of the development, the existing garage will be expanded to serve proposed Unit 1 on the western side of the property, and a new garage will be constructed for proposed Unit 2 on the eastern side. Furthermore, a septic tank will be provided for both units and will be located at the rear of the property. The subject property is located in an area that is already serviced by municipal engineering services. The proposed development will optimise the use of municipal engineering services.

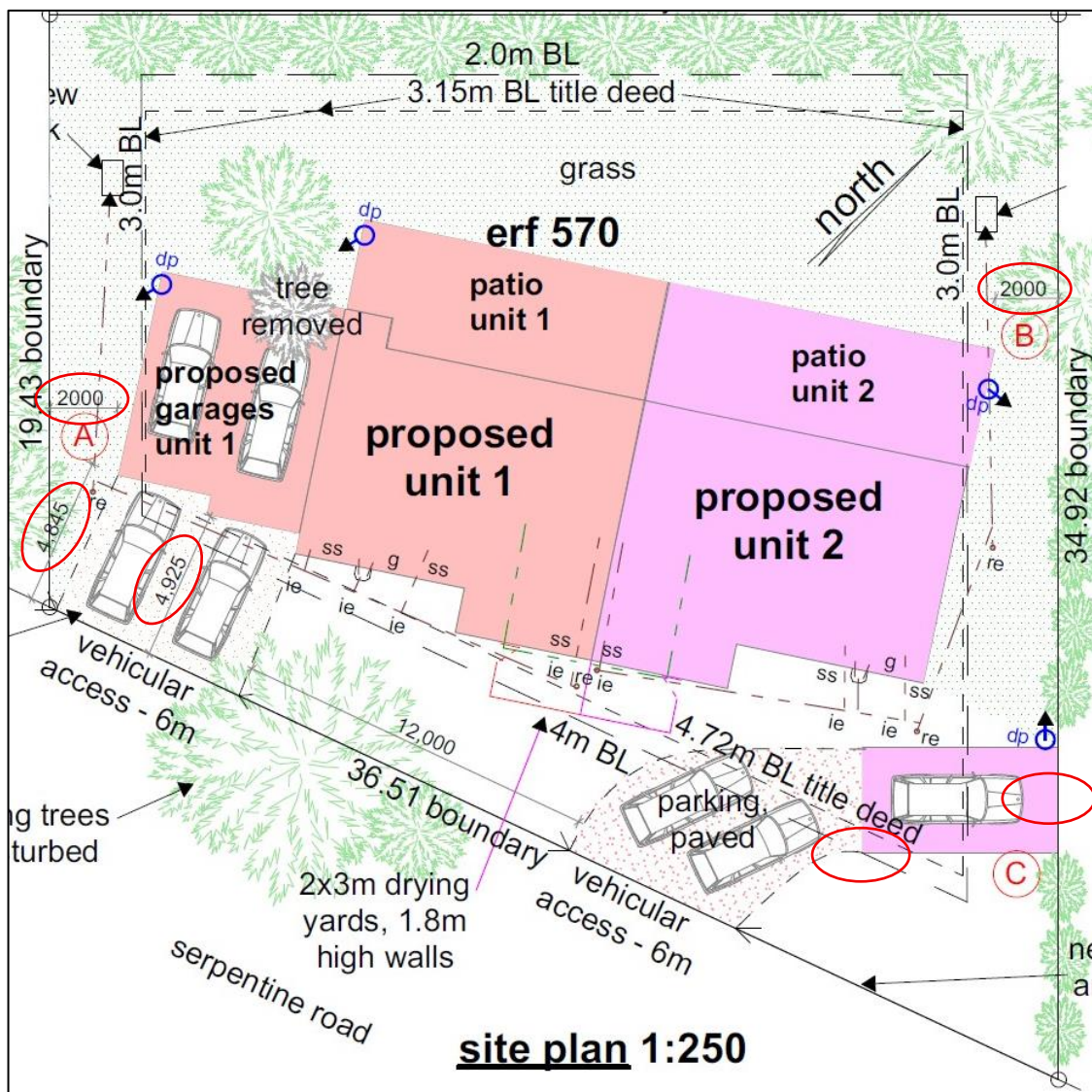


Figure 5: Proposed Site Plan

As a result of the proposed extensions to the existing dwelling, multiple departures are required. The proposed structures not only encroach beyond the prescribed title deed building & IZS lines but also necessitate departures from various zoning scheme parameters. Figure 5 provides a visual representation of the proposed development (site plan is attached as **Annexure 10**); the sections that extend beyond the building lines are encircled in red. Regarding the IZS building lines, the 3m eastern common boundary building line requires relaxation to 2m for the patio of Unit 2 but not for the proposed garage of Unit 2, as it is within the proposed 4m height limit.

The western common boundary building line also requires relaxation to 2m for the proposed garage of Unit 1. Regarding the title deed building lines, the 3.15m eastern title deed building line requires relaxation to 2m for the patio of Unit 2 & 0m for the proposed garage of Unit 2. The 4.72m southern (street) title deed building line requires relaxation to 4m for the proposed garage of Unit 2. According to Parameter (f)(ii)(bb) of the IZS, a garage constructed perpendicular to the street must not protrude the 5m street building line, which in this case is protruded marginally and requires a relaxation to 4.8m & 4.9m.

The garage is set in its proposed position to align with the wall of the dwelling as closely as possible to avoid encroachment on the patio area. It is also notable that, as with the motivation for the wall plate height relaxation, the site falls significantly further away from the road (as seen in figure 6a & b) which would therefore require increased levels of infilling for the garage and could consequently lead to an awkward angle of entry. The 3.15m western title deed building line also requires a relaxation to 2m for the proposed garage of Unit 1. Only 1 tree is currently being removed to accommodate the garage for unit 1 which will then be offset at a different location. The hedge along the eastern common boundary is only slightly altered to accommodate the proposed garage.



Figure 6a: Contours indicating fall of the site



Figure 6b: Location of the proposed garage

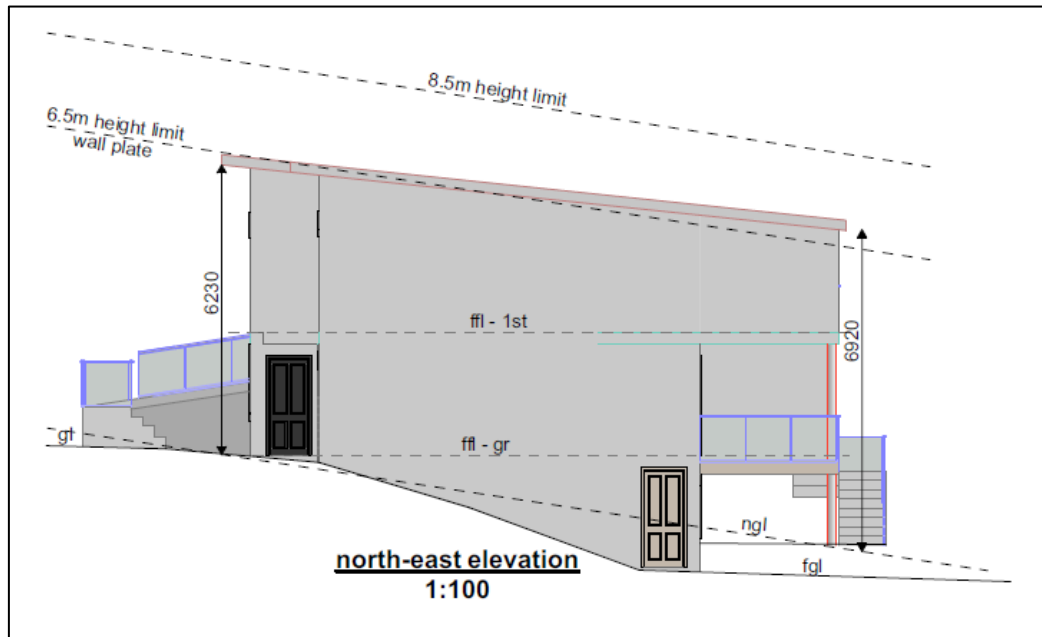


Figure 6c: Proposed Elevation

Figure 6c illustrates the elevation of the proposed development and demonstrates that the wall plate height of the proposed dwelling is 6.9m, which exceeds the maximum permitted wall plate height of 6.5m by 0.4m. A departure is therefore required to permit the increased wall plate height. The additional height is limited to the northern (lower) side of the property, where the natural ground level slopes away from the street. As a result, the increased wall plate height is not visually protrusive from the street and does not adversely affect the existing streetscape. Furthermore, the neighbouring dwellings are located at sufficient distances from the proposed development, ensuring that the minor increase in wall plate height will not result in significant overlooking, overshadowing, or any other adverse impact on the amenity of adjacent properties. The departure is therefore considered minor and appropriate in the context of the site's topography and surrounding development pattern.

The proposed development requires departures from certain zoning parameters, including the maximum permissible floor area, the provision of a refuse room, as well as a perpendicular garage setback departure. In terms of zoning parameter (b), the maximum permissible floor area is limited to 250m²; however, the proposed development ranges between 304m² and 313m², which necessitates a relaxation. This increase is primarily due to the intention of utilising the existing dwelling house and converting it into a double dwelling unit. The conversion and internal alteration of the existing structure, together with the limited scope for additional separate accommodation, results in a larger combined floor area than what is typically permitted under the proposed double dwelling house zoning.

The total size of the units is made out of the storage areas at basement level with the dwelling area (rooms and living areas) as well as the patio areas on both ground - and first floor with the addition of the proposed garages. Unit 1 would be 259.1m² without the garage and unit 2 would be 291m² with only one garage being provided due to the size limitations of both the erf size and the zoning scheme. The addition of the patio is an important amenity to the double dwelling as it creates a view north/northwest adding to the value of the dwelling itself but adds a significant amount to the total area, amounting to 69.7m² in unit 1 and 75.9m² in unit 2.

Only having the patio on the first floor would in any case require support structures on the ground floor level which would make the ground level area unusable. The patio is therefore proposed on both floors as it will avoid the use of a dead zone on ground floor level. The dwelling units and living areas themselves are therefore not as large as what could be perceived without the patio areas. Unit 1 without the garage is only over the permissible size by a mere 9m². The garages will add a great deal of security to the parked vehicles and protection against the elements which will also positively influence the value of the dwelling.

Furthermore, due to the constrained layout and limited available space on the property, the provision of a dedicated refuse room in accordance with the zoning requirements is not feasible, with all surrounding single residential dwellings merely placing trash bags on the curb. As a result, a departure is required for the refuse area due to the space on the property. In addition, a minor perpendicular setback departure is required for the proposed garage for Unit 1 due to the existing orientation and positioning of the dwelling house on the site. The current building footprint and site constraints (due to steepness away from the road) do not allow for full compliance with the perpendicular setback requirements without compromising the functionality and efficient use of the existing – or proposed structure.

The proposed relaxation therefore ensures that the development can be accommodated in a manner that remains consistent with the existing built environment and does not negatively impact surrounding properties. The proposed development is not expected to negatively affect the views, privacy, or overall amenity of neighbouring properties. There are also several restrictive conditions relevant to the erf which are being tended to by means of this application. Figure 7 illustrates the title deed restrictions relevant to this property.

- (a) It shall not be subdivided.
- (b)
- (c) Not more than half the area thereof shall be built upon.
- (d) No building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf, nor within 3,15 metres of the rear of 3,15 metres of the lateral boundary common to adjoining erf, provided that with the consent of the local authority, an outbuilding not exceeding 3,05 metres in height, measured from the floor to the wall plate and no portion of which will be used for human habitation, may be erected within the above prescribed space. On consolidation of any two or more erven, this condition shall apply to the consolidated area as one erf.
- (e) Notwithstanding the provisions of condition (d) above, a garage intended as an adjunct to the dwelling may, where the slope of the erf up from the level of the abutting street is such that in the opinion of the local authority it cannot reasonably be sited at a distance of 4,72 metres from the street line, be erected at such lesser distance therefrom as the local authority may approve, provided that not more than 50 per cent of the cubic measure of such garage may project above natural ground level and that in no event shall any such garage be erected at less than 3,15 metres from the street line.

Figure 7: Restrictive title deed conditions

The application does not currently seek the removal of the conditions but merely entails the administrator's consent to relax multiple building lines. The sectionalisation of the house (in constructing a double dwelling) is not interpreted as being a subdivision; condition 4(a) is therefore not being removed.

3.2 Accessibility and Parking

The existing structure currently has two access points from Serpentine Road, which will remain unchanged as part of the proposed development. These access points are located at a sufficient distance from nearby intersections, and as such, the proposed development is not expected to negatively impact traffic movement in the area. Adequate on-site parking will be provided, and therefore, no on-street parking will be required. Due to the positioning of the existing structure on the property, on-site vehicle manoeuvring is limited.

However, the subject property is situated within a low-density residential area with relatively low traffic volumes. It can therefore be argued that the proposed development will not result in any significant traffic-related impacts. Figures 8 and 9 illustrate the existing access points, while Figure 10 provides a view along Serpentine Road.



Figure 8: First Access off Serpentine Road



Figure 9: Second Access off Serpentine



Figure 10: View along Serpentine Road

As can be seen in Figure 10, there is sufficient sight distance available to support the proposed access and parking configuration. The access points as proposed in the site plan are a sufficient distance from each other, and the current access will remain largely unchanged.

3.3 Engineering Services

The property is located in an already developed and serviced residential area. The property owner will be held financially responsible for the capital contributions.

3.4 Pre-Application

A pre-application consultation session was held on 18 March 2026, and comments are set out below. The pre-application is attached as **Annexure 11**.

Town Planning comment:

- Applicant to motivate proposal in terms of SPLUMA, LUPA, PSDF, MSDF and LSDF. Any deviation must be motivated.

Noted, the relevant policies are addressed in the report.

- Applicant must indicate compliance with the zoning objective, land use description and development parameters contained in the George Integrated Zoning Scheme By-law, 2023. Any deviation from the latter requires a departure application.

Noted, the proposed development does not fully comply with the zoning objectives; however, departures are being applied for. The departures are minor in nature and are motivated as having minimal effect on the surrounding area.

- Applicant to motivate removal of restrictive conditions in terms of Section 39 of LUPA and Section 33(4) of the Land Use Planning By-law for George Municipality, 2023.

Noted, this is adhered to; only administrators' consent is being applied for.

- Indicate impact of wall plate height departure.

Noted, the wall plate departure is addressed, and the impacts have been highlighted.

- Existing mature vegetation to be retained and incorporated into the design and development, especially the mature trees, and especially preserving the buffer as viewed from the street.

Noted, no mature vegetation will be removed from the subject property. Only one small tree is proposed to be removed to accommodate the proposed garage of unit 1.

- All trees and vegetation on the site to be identified and indicated on the site plan.

Noted, all of the trees are identified on the site plan.

- If any trees (not only indigenous) are to be removed these needs to be offset.

Noted, this will be adhered to.

- All trees/vegetation proposed or disturbed in the road reserve must be approved by the relevant tree committee of the George Municipality. Comment in this regard from the Parks and Recreation Section of the Municipality to be submitted with the proposed application.

Noted. No trees along the road reserve are disturbed.

- The conveyancer certificate must clearly indicate 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 / beneficiaries etc.

Noted, the Conveyancer Certificate confirms this.

- Please clearly indicate which restrictions are not complied with. Note that interpretation exist that “sectionalisation” is similar to “subdivision” (to which restrictions exist in the title deed). Conveyancer to confirm.

Noted, as per Conveyancer certificate, sectionalisation is not the same as subdivision.

- Spatial Planning – In principle a double dwelling unit in the area may be supported.

Noted.

- All parking, including vehicle movement, must be fully accommodated on-site.

Noted, all parking is located on-site; however, due to the space available on the property, vehicle movement cannot be made on the subject property.

- Indicate distance between accesses and distance permitting two accesses; apply for departure where required.

Noted, this is complied with as the distance is sufficient.

Civil Engineering Services comment:

- Access is restricted to Serpentine Street.

Noted, this is complied with.

- Access restricted as per GIZS 2023.

Noted, this is adhered to.

- The developer is required to consult a geotechnical specialist to advise on access arrangements and ensure the protection of the road structure.

Noted, this is complied with; the existing access points remain applicable. This will be done as part of the building plan approval.

- For all new applications, all parking, including vehicle movement, must be fully accommodated on-site.

Noted, as mentioned previously, sufficient parking is provided on site; however, due to the limited space, manoeuvring cannot be done on the subject property.

- No parking will be allowed within the road reserve.

Noted, sufficient parking is provided on-site.

- Normal PT will be applicable.

Noted.

- Municipal water capacity is available, subject to capacity confirmation.

Noted.

- No municipal sewer is current available. A conservancy tank, or alternative approved sewer disposal method, must be installed at the Developer/owner's cost. The Developer/owner is to appoint a private contractor, at own expense, to service the tank, and the disposal of the content is to be via an approved disposal method.

Noted, the owners will be financially responsible for the installation and service of the tanks.

- Developer to note that should the Municipality extent the sewer services to the area, the developer will be required connect to the services, while paying the applicable DC on date of connection.

Noted.

- The installation of a septic tank may be considered if the required percolation tests are within the accepted norms

Noted.

- Development charges (DC) will be applicable based on the time of building plan submission or transfer application in accordance with the applicable DC policy.

Noted.

- The developer must adhere to all applicable Municipal Bylaws and National Building Regulations concerning stormwater management.

Noted.

Electro Technical Services comment:

- Developer to upgrade the existing electrical service connection to accommodate the proposed development.

Noted; the upgrading will take place once the final letter has been received.

- A new electricity meter to be provided for the additional unit.

Noted.

- Development Charges applicable.

Noted.

4. RELEVANT SPATIAL PLANNING POLICIES

4.1 Existing Policy Frameworks

This section briefly addresses the relevant spatial policy frameworks that guide development proposals in general and their applicability to this proposed development. These include:

4.1.1 George Municipal Spatial Development Framework (2023)

The spatial document does not address Erf 570, Wilderness, specifically or anything related to this land use application. However, the MSDF states the following:

- “The spatial budget seeks to quantify opportunities available for potential residential, business, and industrial development and expansion within the current urban edge.”
- “This urban edge should be implemented as a planning tool in order to promote the principles of densification, infill development, compact city, and to establish limits beyond which urban development should not be permitted.”

The MSDF clearly positions the urban edge as a critical planning tool intended to guide orderly growth, promote densification, and prevent urban sprawl beyond designated boundaries. In this case, the proposed development aligns with these principles, as it falls within the Wilderness urban edge. An extract from the MSDF can be seen in Figure 11.

Furthermore, the development does not seek to establish new residential areas outside the urban edge, nor does it undermine the framework’s intent to contain growth within existing settlements. Instead, it contributes to the objectives of creating a more compact urban form, optimising available land, and supporting sustainable settlement patterns. As such, the proposal can be considered compatible with and supportive of the spatial planning directives set out in the MSDF.



Figure 11: MSDF Extraction

4.1.2 Wilderness, Lakes & Hoekwil Local Spatial Development Framework (2015)

The spatial document does not specifically address Erf 570, Wilderness, or the particulars of this land use application. However, the LSDF provides clear guidance regarding development within the Wilderness area, particularly in relation to maintaining its unique character and limiting large-scale expansion. The LSDF notes that opportunities for additional residential erven and dwellings are limited and should be approached with extreme care so as not to detract from the character of the area or its natural environment. In this regard, the proposed development is considered appropriate, as it is modest in scale and limited to the addition of only one additional residential unit within the existing property. Importantly, the development is designed in such a manner that, from an external perspective, it will likely be perceived as a single dwelling, with the internal configuration accommodating two units. Within the existing zoning, a second dwelling was in any case possible as a primary right.

The LSDF further describes Wilderness as comprising attractive low-density residential areas extending along the lagoon and the N2 corridor. The proposed development remains consistent with this character, as it does not introduce noticeable changes to the built form or density when viewed from the surrounding area. Given its limited scale, it is unlikely that neighbouring properties or the broader area will perceive any significant change. Similarly, the addition of the additional unit will not result in a meaningful increase in traffic or place strain on existing infrastructure.

While the LSDF emphasises that Wilderness and the Lakes area are not earmarked for substantial growth or residential expansion due to their role as a tourism destination with a distinct environmental and landscape character, the proposal does not conflict with this objective. The development does not constitute expansion but rather represents a minor intensification within an already developed property, contained within the existing urban edge. Furthermore, the LSDF highlights the importance of defining and protecting the landscape character of the area. In this instance, no trees will be removed in the road reserve with only one small tree on the site removed for the garage of proposed unit 1, and the natural vegetation will otherwise be retained, ensuring that the environmental qualities and visual character of the site remain intact.

The proposed development is therefore sensitively designed to integrate with its surroundings and uphold the established sense of place. Figure 12 provides an LSDF extraction with the approximate location of the subject property.

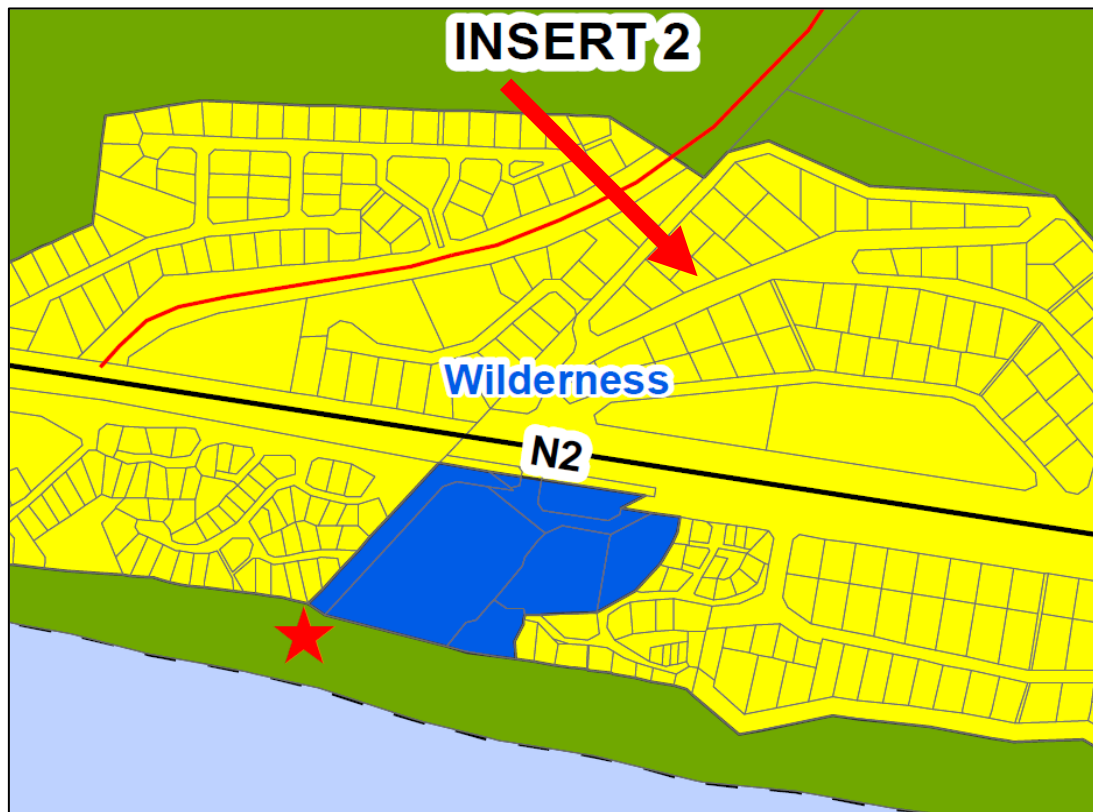


Figure 12: LSF Extraction

5. STATUTORY FRAMEWORKS

Following the most recent legislative and procedural changes that have become applicable to the management of land use planning in South Africa and, consequently, the Western Cape Province, it is considered necessary to summarise the implications of the current statutory framework within the context of this land-use planning application. Below is a set of principles and ethical conventions related to this application.

5.1 Spatial Planning and Land Use Management Act, 2013 (ACT 16 OF 2013) (SPLUMA)

The nature of this land use application does not directly affect the five development principles of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA). Therefore, these principles are not discussed in detail in this motivational report. Only relevant aspects are addressed below.

5.1.1 Development principles

1) Spatial Justice

This principle refers to the need for improved access and use of land in order to readdress past spatial and development imbalances, as well as the need for SDFs and relevant planning policies, spatial planning mechanisms, land use management systems and land development procedures to address these imbalances.

- *No reference is made to the property in the SDF or relevant planning policies. The addition of this smaller housing typology could make it more affordable to live in the area, which could potentially aid in addressing past imbalances.*

2) Spatial Sustainability

This principle refers to the need for spatial planning and land use management systems to promote land development that is viable and feasible within a South African context, to ensure the protection of agricultural land and to maintain environmental management mechanisms. It furthermore relates to the need to promote effective/ equitable land markets, whilst considering the cost implications of future development on infrastructure and social services, as well as the need to limit urban sprawl and ensure viable communities.

- *This land-use application does not affect prime or unique agricultural land, nor does it influence any environmental management mechanisms. The property is situated in a developed area and will not negatively affect the efficient and equitable functioning of land markets.*

3) Spatial Efficiency

This principle relates to the need for optimal use of existing resources and infrastructure, as well as decision-making that minimises negative financial, social, economic or environmental impacts and development application procedures that are efficient and streamlined.

- *As mentioned above, the proposed development is situated in an already serviced area. The proposed development will therefore utilise the existing resources and infrastructure whilst optimising the use of the property. The property will not be overdeveloped, and the character of the area remains intact. As mentioned, a second dwelling was already possible.*

4) Spatial Resilience

This principle refers to the extent to which spatial plans, policies and land use management systems are flexible and accommodating to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.

- *The development proposal does not undermine the aim of any relevant spatial plan. The aspects of spatial resilience are, however, not considered relevant to this application.*

5) Good Administration

This principle refers to the obligation of all spheres of government to ensure the implementation of the above as efficiently, responsibly and transparently as possible.

- *The application, as set forth, aligns with all relevant principles and frameworks. George Municipality should consider the application within the prescribed timeframes and efficiently follow due process. Public participation must – and will be transparent regarding the relevant policies and legislation, as procedures should be clear to inform and empower members of the public regarding new developments.*

5.1.2 Public Interest

The proposed development is not expected to result in any significant adverse impacts on either the northern or eastern neighbouring properties. In relation to the northern neighbour, the properties are separated by dense vegetation, which serves as a substantial visual buffer. This vegetation ensures that there is no meaningful overlooking between the properties, despite the neighbouring properties being situated at a slightly lower elevation, thereby maintaining privacy. The vegetative buffer also reduces the transmission of noise, limiting any disturbance from the subject property. Furthermore, the proposed development involves only a minor change in height, which will not materially affect access to sunlight or result in overshadowing.

Due to the density of the vegetation, it is unlikely that the northern neighbour will have direct visual awareness of the proposed development, and their views northward remain unaffected given their lower-lying position relative to the subject property. Traffic impacts are similarly small, as the northern neighbour gains access to their property via Lake Road, whereas the proposed development will utilise Serpentine Road, thereby avoiding any overlap in traffic patterns. With regard to the eastern neighbour, the properties are separated by both vegetation and an existing wall, reinforcing privacy and acting as an additional sound barrier. Importantly, no windows are proposed on the elevation facing this neighbour, which further ensures that there will be no overlooking or loss of privacy.

The scale of the development, including its limited height increase, will not compromise sunlight access, and any change will be barely noticeable. Traffic associated with the proposed development will not affect the eastern neighbour, as their access is located at a sufficient distance away from the proposed access point for Unit 2. In addition, the garage is allowed over the building line to the east (in terms of the IZS); only a minor departure to 2m is required for Unit 2 on the eastern side. The existing structure on the neighbouring property is positioned at a sufficient distance from the proposed development, further reducing any potential for negative impacts. Collectively, these factors demonstrate that the proposed development has been carefully designed to avoid negative effects on adjacent properties, ensuring compatibility with the surrounding residential context. Figure 13 provides a visual of the elevation of the immediate surroundings, while Figure 14 provides a visual of the subject property in relation to the eastern neighbour.



Figure 13: Existing Elevation



Figure 14: Subject property in relation to the eastern neighbour

The proposed development is not expected to have any significant adverse impact on either the southern or western neighbouring properties, as existing site conditions, vegetation, and the scale and design of the proposal collectively ensure that potential effects are effectively mitigated. In relation to the southern neighbour, the properties are separated by dense vegetation, which provides a strong visual screen and serves as an effective sound buffer, thereby maintaining privacy and reducing any noise transmission from the subject property. Furthermore, the subject property is situated on the lower end of the slope relative to the southern neighbour, which further limits any potential for overlooking and ensures that the neighbour's privacy remains unaffected.

The proposed height increase is minor and located on the opposite side of the property, meaning that access to sunlight will not be compromised, and no overshadowing is anticipated. No departure is required along the street building line in terms of the IZS, only administrators' consent in terms of the title deed. The traffic impacts are also minimal, as the respective access points are not directly opposite one another, and the scale of the development is modest, generating no meaningful increase in traffic volumes or movement. In addition, the southern neighbour's views will remain unaffected, as the intervening vegetation restricts direct sightlines between the properties.

Similarly, the western neighbour will not be adversely impacted, as dense vegetation between the properties ensures privacy, limits visibility into the property, and acts as a natural sound barrier. This vegetation also makes it unlikely that the neighbour will have direct awareness of the proposed development. Although there is a slight change in height associated with the proposal, it will not affect the western neighbour's access to sunlight. Traffic impacts are again minimal, as the neighbouring property's primary access is from Lake Road, while the proposed access from Serpentine Road is located at a sufficient distance from this point, preventing any interaction or congestion. The departure to the west for the garage of proposed unit 1 is minor and has no influence on the neighbouring property in terms of massing.

Overall, the combination of vegetative screening, topographical differences, appropriate siting, and limited development scale ensures that the proposal remains compatible with the surrounding context and does not negatively affect the amenity of adjacent properties. Although the wall plate height is encroached (by 0.4m), it is minor in nature, and the maximum height of the dwelling is far from the maximum 8.5m allowed. Figure 15 provides a visual of the subject property in relation to the southern neighbour, while Figure 16 provides a visual of the subject property in relation to the western neighbour.



Figure 15: Subject property in relation to the southern neighbour



Figure 16: Subject property in relation to the western neighbour

5.1.3 Environmental Legislation

No listed activities as contemplated by the National Environmental Management Act, 1998 (as amended) (NEMA), are triggered by this application.

5.2 Land Use Planning Act (LUPA)

The development objectives entrenched in SPLUMA have been assimilated into the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) and set out a basis for the adjudication of land use planning applications in the province. It requires that local municipalities have due regard to at least the following when doing so:

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

The land-use planning principles of LUPA (Section 59) are, in essence, the expansion of the five development principles of SPLUMA listed above. Again, only the relevant aspects are addressed in this report.

5.3 Compliance/Consistency with Spatial Policy Directives

Section 19(1) and (2) of LUPA states that the following:

“(1) If a spatial development framework or structure plan specifically provides for the utilisation or development of land as proposed in a land use application or a land development application, the proposed utilisation or development is regarded as complying with that spatial development framework or structure plan;

(2) If a spatial development framework or structure plan does not specifically provide for the utilisation or development of land as proposed in a land use application or a land development application, but the proposed utilisation or development does not conflict with the purpose of the relevant designation in the spatial development framework or structure plan, the utilisation or development is regarded as being consistent with that spatial development framework or structured plan.”

Given the nature of this land use application and its location within George, this proposal is consistent with LUPA.

5.4 George Integrated Zoning Scheme By-Law (2023)

According to the George Zoning Regulations, the subject property is zoned as “Single Residential Zone I”. The approval of the proposed land use application will create a new housing opportunity in the Wilderness region. Multiple departures are being applied for as part of the proposed rezoning.

6. DESIRABILITY

The concept of “desirability” in the land use planning context may be defined as the degree of acceptability of a proposed development on the land unit concerned, including the proposed rezoning, departures, and administrators' consent. This section expresses the desirability of the proposed development, taken in conjunction with the development principles and criteria set out in the statutory planning framework listed above, as well as the extent to which the proposal

may be considered within the context of the broader public interest. It is our view that the initial investigation into the desirability of the proposal reveals no obvious negative impacts.

The proposed development is located within the Wilderness urban edge and is therefore situated within an area identified for appropriate and controlled urban development. The proposal is consistent with the planning intent of containing development within the urban edge and does not promote urban sprawl beyond this boundary. The rezoning and associated departures will facilitate a more efficient and appropriate use of the subject property, in line with established land use planning principles.

Furthermore, the proposed development is not expected to result in any negative impact on the surrounding area, as it remains compatible with the surrounding urban and semi-urban context. The administrator's consent is required to enable a more practical and functional development outcome, without undermining the existing character of the area or introducing incompatible land uses. The development is also not anticipated to have a negative visual or environmental impact, as it has been designed to integrate appropriately within the existing built form and natural surroundings. A second dwelling unit was in any case a possibility within the existing rights.

In addition, the proposal supports the principles of orderly development and optimal land utilisation within the urban edge, while ensuring that the property can be developed in a manner that is aligned with current planning policy. On this basis, the proposed development is considered desirable from a land use planning perspective.

7. CONCLUSION

It is believed that the abovementioned principles, considerations, and guidelines for this land use application for Erf 570, Wilderness, satisfy the applicable legislation. As a result, it is trusted that this application can be finalised successfully.



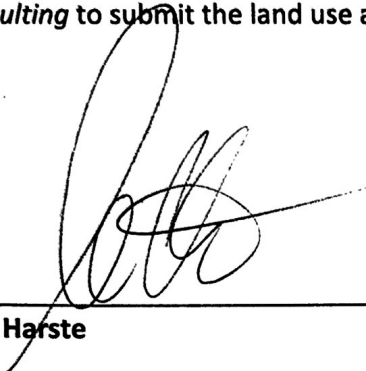
DELAREY VILJOEN Pr. Pln

August 2026

ANNEXURE 1

POWER OF ATTORNEY

We, **Uwe Martin Harste** and **Brigitte Harste**, the undersigned and the registered owner of Erf 570, Wilderness, George Municipality and Division hereby instruct **Delarey Viljoen** of **DELPLAN Consulting** to submit the land use application with the local authority.



U M Harste

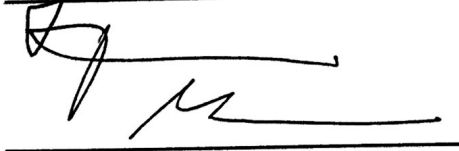
Date: 1.5.2026



B Harste

Witnesses:

1. 

2. 

ANNEXURE 2

Knoetze Attorneys Prokureur/Attorney
TEL: 083 395 9632

DEED OF TRANSFER

T40729/2025

in favour of

- 1. UWE MARTIN HARSTE**
- 2. BRIGITTE HARSTE**

over

ERF 570 WILDERNESS

KNOETZE ATTORNEYS
SHOP 2, THE HOUSE MOSAIC VILLAGE, PAUL
KRUGER STREET SEDGEFIELD 6573
Tel: 083 395 9632

1082

Knoetze Attorneys
Shop 2, The House
Mosaic Village
Paul Kruger Street
Sedgefield
6573

Prepared by me



CONVEYANCER
CHIMONE KNOETZE
(LPC NUMBER 94259)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 2 300 000,00	R. 2281,00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....



T 000040729 / 2025

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

RONELLE WILKINSON(97480)

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

HEUBRECHT NEELTJIE BAILEY
Identity Number 410225 0045 08 5
Unmarried

which said Power of Attorney was signed at GEORGE on 03 JUNE
2025



And the appearer declared that his/her said principal had, on 27 May 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:

1. **UWE MARTIN HARSTE**
Born on 30 November 1958
Married, which marriage is governed by the laws of GERMANY
2. **BRIGITTE HARSTE**
Born on 13 September 1962
Married, which marriage is governed by the laws of GERMANY

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

ERF 570 WILDERNESS
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT 898 (EIGHT HUNDRED AND NINETY EIGHT) Square metres

FIRST TRANSFERRED by Deed of Transfer Number T4262/1964 with Diagram No 251/1964 relating thereto and held by Deed of Transfer Numbers T23975/2003 and T13567/2020

- A. SUBJECT to the conditions referred to in Certificate of Registered Title No T19388/1954.
- B. ENTITLED to benefits under the following special condition contained in Deeds of Transfer Nos T9379/1908, T9380/1908 and T9381/1908, namely:

“That the two lakes on the remaining extent of the aforesaid farm called Klein Krantz shall remain for the joint use of all the Appearers’ Constituents, that is to say, for those who receive title upon partition of deducted portions, and those to receive undivided shares in the remaining extent.”
- C. SUBJECT FURTHER to the following special conditions imposed by the Administrator of the Province of the Cape of Good Hope in terms of Ordinance No 33 of 1934, when approving of the establishment of Wilderness Township Extension No 2 contained in Deed of Transfer No T4262/1964, namely:
 1. Any words and expressions used in the following conditions shall have the same meaning as may have been assigned to them by the regulations published under Provincial Administration Notice No 401 dated 17 October 1935 and in the memorandum which accompanied the said regulations.
 2. The owner of this erf shall without compensation be obliged to allow electricity and water mains and the sewage and drainage, including stormwater of any other erf or erven within or without this township, to be conveyed across this erf if deemed necessary by the local authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time in order to construct, maintain, alter, remove or inspect any sewer, manhole, channel, conduit or other works pertaining thereto.



3. The owner of this erf shall be obliged, without compensation, to receive 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.
4. This erf shall be subject to the following further conditions, provided especially that where, in the opinion of the Administrator after consultation with the townships board and the local authority, it is expedient that the restriction in any such condition should at any time be suspended or relaxed, he may authorise the necessary suspension or relaxation subject to compliance with such conditions as he may impose:
 - (a) It shall not be subdivided.
 - (b)
 - (c) Not more than half the area thereof shall be built upon.
 - (d) No building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf, nor within 3,15 metres of the rear of 3,15 metres of the lateral boundary common to adjoining erf, provided that with the consent of the local authority, an outbuilding not exceeding 3,05 metres in height, measured from the floor to the wall plate and no portion of which will be used for human habitation, may be erected within the above prescribed space. On consolidation of any two or more erven, this condition shall apply to the consolidated area as one erf.
 - (e) Notwithstanding the provisions of condition (d) above, a garage intended as an adjunct to the dwelling may, where the slope of the erf up from the level of the abutting street is such that in the opinion of the local authority it cannot reasonably be sited at a distance of 4,72 metres from the street line, be erected at such lesser distance therefrom as the local authority may approve, provided that not more than 50 per cent of the cubic measure of such garage may project above natural ground level and that in no event shall any such garage be erected at less than 3,15 metres from the street line.
 - (f) In the event of the provisions of a town planning scheme being made applicable to this erf which provisions are more restrictive than the provisions contained in the above, then the provisions of such scheme shall apply.

- D. SUBJECT FURTHER to the following conditions contained in Deed of Transfer No T4262/1964 imposed by the Wilderness (1921) Limited for the benefit of all purchasers and their successors in title of the erven comprising Wilderness Township Extension No 2, and for the benefit of the said Transferor and its successors in title as owners of the remaining extent of the said Township held by it under Certificate of Registered Title No 19388/1954, namely:-

DEFINITIONS

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



The term "purchaser" shall be deemed to include the heirs, executors, administrators or assigns of the purchaser of the property hereby sold.

TRADE AND OTHER RESTRICTIONS

1. Nor shall this plot be used for other than residential purposes and shall not be subdivided.
2. No sand or gravel shall be dug or removed from the lot except in the way of excavating for the foundations of any building to be erected thereon, or for use in such building or in preparing or laying out gardens to be occupied therewith, and no brick, tiles, clay or lime shall at any time be manufactured or burnt upon the lot.
3. All buildings and/or alterations erected on this lot shall be constructed of brick stone or concrete and no building shall be erected on the lot until the site and elevation plans thereof and the site of any offices or buildings together with the sanitation plans in relation thereto, shall have been approved by the seller in writing. No such building shall, after erection, be altered without the like previous consent in writing. The purchaser shall provide the seller with plans in duplicate to the seller's satisfaction.
4. The seller shall be entitled to call upon the purchaser to screen suitably any outbuildings erected on the lot.
5. All walls, fences, live hedges or like structures abutting upon any road or pathway shall be of a type approved of by the seller. The seller shall not be liable to contribute to the cost of any party or dividing fence or wall, nor to the cost of repair thereof, but he may call upon the purchaser to enclose the said lot. This provision eliminating any contribution by the seller to the cost or repair of any party or dividing fence or wall shall not extend to any adjoining lot which the seller may sell or dispose of subsequent to the date hereof, and the purchaser of such lot adjoining the lot hereby sold shall in all respects be subject to the laws governing contributions to such party or dividing fences or walls.
6. No wind driven appliance or windmill or wireless aerial and poles shall be erected by the purchaser without the specific written approval thereof and permission of the seller.
7. All buildings or structures, fences, live hedges or the like erected on the lot shall be reasonably maintained externally by the purchaser in good order and repair, the intention being that adjoining lots shall not be depreciated by any shabby, uncared for or dilapidated buildings, structures, fences or live hedges.
8. Should any buildings or structures be erected out of compliance with these conditions, the seller shall have the right to insist upon the demolition thereof and the seller shall at any reasonable times, through its proper offices, have the right of access to and inspection of any building operations conducted by the purchaser on the lot.
9. Pending the establishment of a local authority the seller retains the right and power to enforce the observance of proper sanitation and orderly neatness and cleanliness upon this lot, as well as the right to construct, use and maintain across the lot any pipeline for waterleading, sewerage or drainage,



and any poles or structures for the conduct of any electricity for light or power.

10. In respect of any lot upon the sea front, purchaser shall not cut down or otherwise destroy the natural bush growth on the sea front and so endanger any plot to erosion by the sea or to shifting sands. The seller reserves the right to prescribe the level at which all buildings shall be placed on such lots, or any of them, and if called upon to do so by the seller, the purchaser shall be obliged to plant and maintain suitable turf on any clear or open portions of such lots to guard against shifting sands.
11. The lot shall not be occupied either for building purposes or as a place of human residence or resort, whether by means of buildings thereon or tents or camps erected or placed thereon for any period, unless the said lot shall have previously been provided with water flush sanitation accommodation for the use of persons so residing or resorting upon the said lot. Such sanitation accommodation shall at all times be maintained in efficient working order by the owner of the plot.
12. The purchaser agrees to be bound not to clear or destroy the trees and bush on the lot without first consulting the seller, the intention being that it is desirable in the general interest that the scenery shall not be marred by excessive or undue clearing of the bush and trees and especially as it is the seller's intention to avoid cutting of any lines or squares or angles which will show marked patterns on the scenic effect of the township, but it is not the intention to interfere unreasonable with the purchaser's full use and enjoyment of the said lot, and the seller agrees that the frontage of any premises other than domestic should have a clear and uninterrupted view.
13. The purchaser agrees to observe uniformity in respect of fencing line for all fences, walls, hedges or structures that may abut on to any road, pathway, open space or property of the seller and to maintain all boundary fences, walls, hedges or structures of the lot in good order and repair.

E.

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

HEUBRECHT NEELTJIE BAILEY, 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

1. **UWE MARTIN HARSTE, Married as aforesaid**
2. **BRIGITTE HARSTE, Married as aforesaid**

their Heirs, Executors, Administrators or Assigns, now are 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 300 000,00 (TWO MILLION THREE 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:
WESTERN CAPE at CAPE TOWN on

14 JUL 2025

2025

In my presence

REGISTRAR OF DEEDS

ANNEXURE 3

ANNEXURE 4

CONVEYANCER'S CERTIFICATE

I, the undersigned

THERESA CAMPHER-WÄLDER

a duly qualified and admitted Conveyancer, practicing at:

**STADLER & SWART INCORPORATED,
1 Doneraile Street, George**

IN REGARD TO THE FOLLOWING APPLICATION: " THE REMOVAL OF THE RESTRICTIVE TITLE DEED CONDITIONS C.4(A)–(F), AND SUBJECT TO THE APPROVAL OF SUCH REMOVAL, THE PROPOSED DEVELOPMENT WILL NOT BE INCONSISTENT WITH THE REMAINING TITLE DEED CONDITIONS CONTAINED IN DEED OF TRANSFER T40729/2025".

do hereby certify as follows:

1. I have perused the following Title Deed:

T40729/2025

In respect of:

**ERF 570 WILDERNESS
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE**

IN EXTENT 898 (EIGHT HUNDRED AND NINETY EIGHT) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T40729/2025

REGISTERED in the name of

**UWE MARTIN HARSTE
BORN ON 30 NOVEMBER 1958
MARRIED, WHICH MARRIAGE IS GOVERNED BY THE LAWS OF GERMANY**

AND

**BRIGITTE HARSTE
BORN ON 13 SEPTEMBER 1962
MARRIED, WHICH MARRIAGE IS GOVERNED BY THE LAWS OF GERMANY**

2. The abovementioned Title Deed contains the following conditions:

A. SUBJECT to the conditions referred to in Certificate of Registered Title No T19388/1954.

B. ENTITLED to benefits under the following special condition contained in Deeds of Transfer Nos T9379/1908, T9380/1908 and T9381/1908, namely:

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

C. SUBJECT FURTHER to the following special conditions imposed by the Administrator of the Province of the Cape of Good Hope in terms of Ordinance No 33 of 1934, when approving the establishment of Wilderness Township Extension No 2 contained in Deed of Transfer No T4262/1964, namely:

1. Any words and expressions used in the following conditions shall have the same meaning as may have been assigned to them by the regulations published under Provincial Administration Notice 401 dated 17 October 1935 and in the memorandum which accompanied the said regulations.
2. The owner of this erf shall without compensation be obliged to allow electricity and water mains and the sewerage and drainage, including stormwater of any other erf or erven within or without this township, to be conveyed across this erf if deemed necessary by the local authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time in order to construct, maintain, alter, remove or inspect any sewer, manhole channel, conduit or other works pertaining thereto.
3. The owner of this erf shall be obliged, without compensation, to receive 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.
4. This erf shall be subject to the following further conditions, provided especially that where, in the opinion of the Administrator after consultation with the townships board and the local authority, it is expedient that the

restriction in any such condition should at any time be suspended or relaxed, he may authorise the necessary suspension or relaxation subject to compliance with such conditions as he may impose:

- a) It shall not be subdivided.
- b)
- c) Not more than half the area thereof shall be built upon.
- d) No building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf, nor within 3,15 metres of the rear of 3,15 metres of the lateral boundary common to adjoining erf, provided that with the consent of the local authority , an outbuilding not exceeding 3,05 metres in height, measured from the floor to the wall plate and no portion of which will be used for human habitation, may be erected within the above prescribed space. On consolidation of any two or more erven, this condition shall apply to the consolidated area as one erf.
- e) Notwithstanding the provisions of condition (d) above, a garage intended as an adjunct to the dwelling may, where the slope of the erf up from the level of the abutting street is such that in the opinion of the local authority it cannot reasonably be sited at a distance of 4,72 metres from the street line, be erected at such lesser distance therefrom as the local authority may approve, provided that not more than 50 percent of the cubic measure of such garage may project above natural ground level and that in no event shall any such garage be erected at less than 3,15 metres from the street line.
- f) In the event of the provisions of a town planning scheme being made applicable to this erf which provisions are more restrictive than the provisions contained in the above, then the provisions of such scheme shall apply.

D. SUBJECT FURTHER to the following conditions contained in Deed of Transfer No T4262/1964 imposed by the Wilderness (1921) Limited for the benefit of all purchasers and their successors in title of the erven comprising Wilderness Extension No 2, and for the benefit of the said Transferor and its successors in title as owners of the remaining extent of the said Township held by it under Certificate of Registered Title No 19388/1954, namely: -

1. DEFINITIONS

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

The term "*purchaser*" shall be deemed to include the heirs, executors, administrators or assigns of the purchaser of the property hereby sold.

2. TRADE AND OTHER RESTRICTIONS

Nor shall this plot be used for other than residential purposes and it shall not be subdivided.

No sand or gravel shall be dug or removed from the lot except in the way of excavating for the foundations of any building to be erected thereon, or for use in such building or in preparing or laying out gardens to be occupied therewith, and no brick, tiles, clay or lime shall at any time be manufactured or burnt upon the lot.

All buildings and/or alterations erected on this lot shall be constructed of brick stone or concrete and no building shall be erected on the lot until the site and elevation plans thereof and the site of any offices of buildings together with the sanitation plans in relation thereto, shall have been approved by the seller in writing. No such building shall, after erection, be altered without the like previous consent in writing. The purchaser shall provide the seller with plans in duplicate to the seller's satisfaction.

The seller shall be entitled to call upon the purchaser to screen suitably any outbuildings erected on the lot.

All walls, fences, live hedges or like structures abutting upon any road or pathway shall be of a type approved of by the seller. The seller shall not be liable to contribute to the cost of any party or dividing fence or wall, nor to the cost of repair thereof, but he may call upon the purchaser to enclose the said lot. This provision eliminating any contribution by the seller to the cost or repair of any party or dividing fence or wall shall not extend to any adjoining lot which the seller may sell or dispose of subsequent to the date hereof, and the purchaser of such lot adjoining the lot hereby sold shall in respects be subject to the laws governing contributions to such party or dividing fences or walls.

No wind driven appliances or windmill or wireless aerial and poles shall be erected by the purchaser without the specific written approval thereof and permission of the seller.

All buildings or structures, fences live hedges or the like erected on the lot shall be reasonably maintained externally by the purchaser in good order and repair, the intention being that adjoining lots shall not be depreciated by any shabby, uncared for or dilapidated buildings, structures, fences or live hedges.

Should any building or structures be erected out of compliance with these conditions, the seller shall have the right to insist upon the demolition thereof and the seller shall at any reasonable times, through its proper offices, have the right of access to an inspection of any building operations conducted by the purchaser on the lot.

Pending the establishment of a local authority the seller retains the right and power to enforce the observance of proper sanitation and orderly neatness and cleanliness upon this lot, as well as the right to construct, use and maintain across the lot any pipeline for water leading, sewerage or drainage, and any poles or structures for the conduct of electricity for light or power.

In respect of any lot upon the sea front, the purchaser shall not cut down or otherwise destroy the natural bush growth on the sea front and so endanger any plot to erosion by the sea or to shifting sands. The seller reserves the right to prescribe the level at which all buildings shall be placed on such lots, or any of them, and if called upon to do so by the seller, the purchaser shall be obliged to plant and maintain suitable turf on any clear or open portions of such lots to guard against shifting sands.

The lot shall not be occupied either for building purposes or as a place of human residence or resort, whether by means of buildings thereon or tents or camps erected or placed thereon for any period , unless the said lot shall have previously been provided with water flush sanitation accommodation for the use of persons so residing or resorting upon the said lot. Such sanitation accommodation shall at all times be maintained in efficient working order by the owner of the plot.

The purchaser agrees to be bound not to clear or destroy the trees and bush on the lot without first consulting the seller, the intention being that it is desirable in the general interest that the scenery shall not be marred by excessive or undue clearing of the bush and trees and especially as it is the seller's intention to avoid cutting of any lines or squares or angles which will

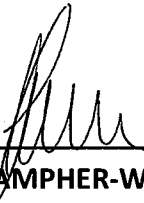
show marked patterns on the scenic effect of the township, but it is not the intention to interfere unreasonably with the purchaser's full use and enjoyment of the said lot, and the seller agrees that the frontage of any premises other than domestic should have a clear and uninterrupted view.

The purchaser agrees to observe uniformity in respect of fencing line for all fences, walls, hedges or structures that may abut on to any road, pathway, open space or property of the seller and to maintain all boundary fences, walls, hedges or structures of the lot in good order and repair.

E.

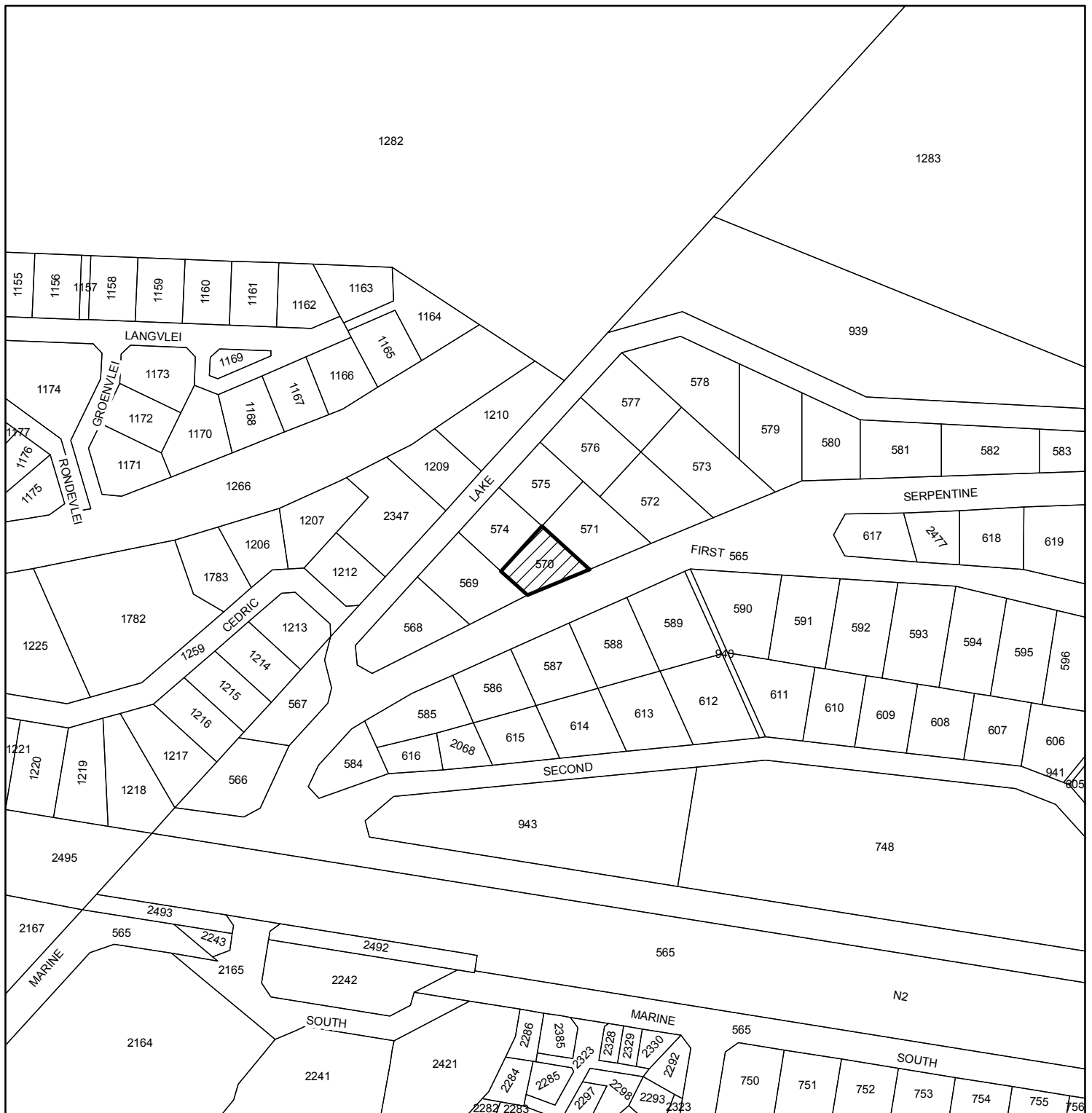
3. The abovementioned Title Deed contains no other restrictive conditions.

SIGNED at GEORGE on this 9TH day of JUNE 2026.



THERESA CAMPHER-WÄLDER
CONVEYANCER

ANNEXURE 5



LEGEND:



A4 Scale:
1:3,000

PROJECT:

Proposed rezoning
for UMH & B Harste

PROJEK:

DESCRIPTION:

Erf 570, Wilderness, George

BESKRYWING:

TITLE:

Locality plan

TITEL:

1508/GEO/26/GIS/Ligging

DESIGNED: SG
ONTWERP:

DRAWN: MV
GETEKEN:

DATE: APR 2026
DATUM:

PLAN NO: ANNEXURE 5
PLAN NR:

Tel: 044 873 4566, Email: planning@delplan.co.za
www.delplan.co.za



URBAN & REGIONAL PLANNERS

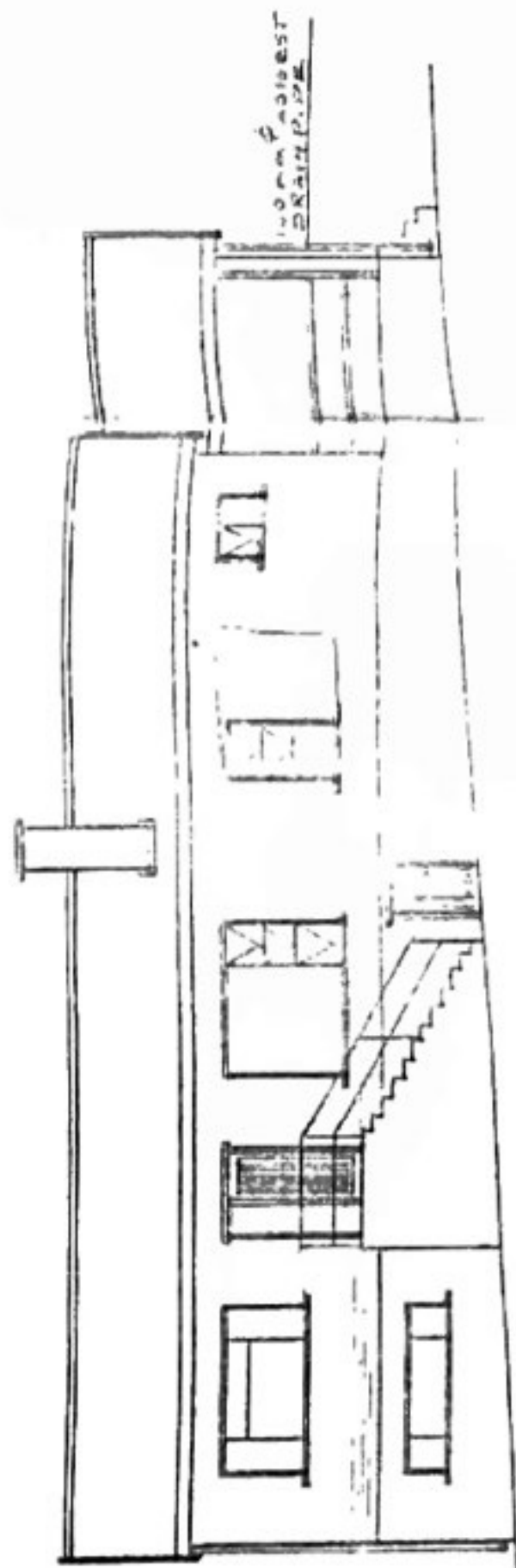
COPYRIGHT:

This drawing is the copyright of DELplan Consulting. Do not scale from it but refer to figured dimensions. All measurements must be checked and confirmed by a professional Land Surveyor. Any discrepancies should please be reported to DELplan immediately.

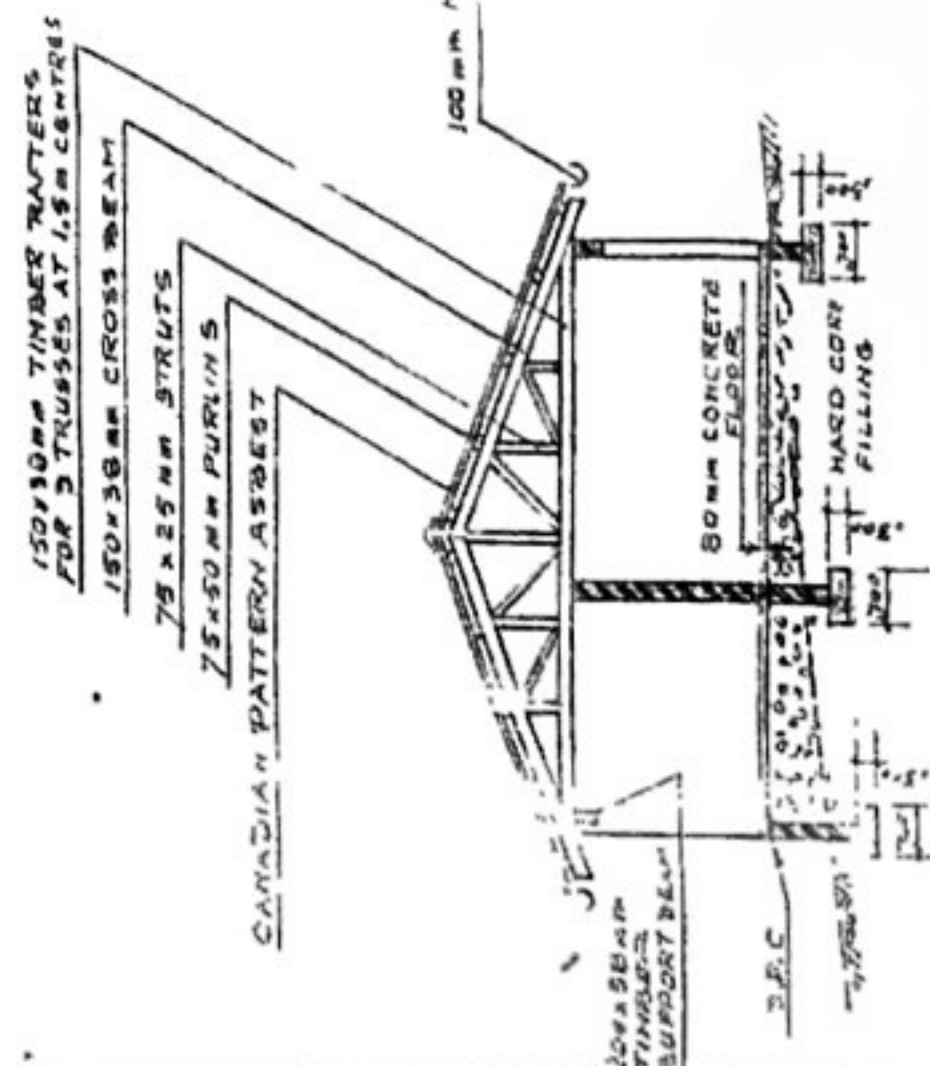
KOPIEREG:

Die kopiereg van hierdie tekening behoort aan DELplan Consulting. Moenie daarvan afskaal nie, maar verwys na afstande soos aangedui. Alle afmetings moet deur 'n professionele Landmeter nagegaan en bevestig word. Enige teenstrydighede moet asseblief dadelik aan DELplan rapporteer word.

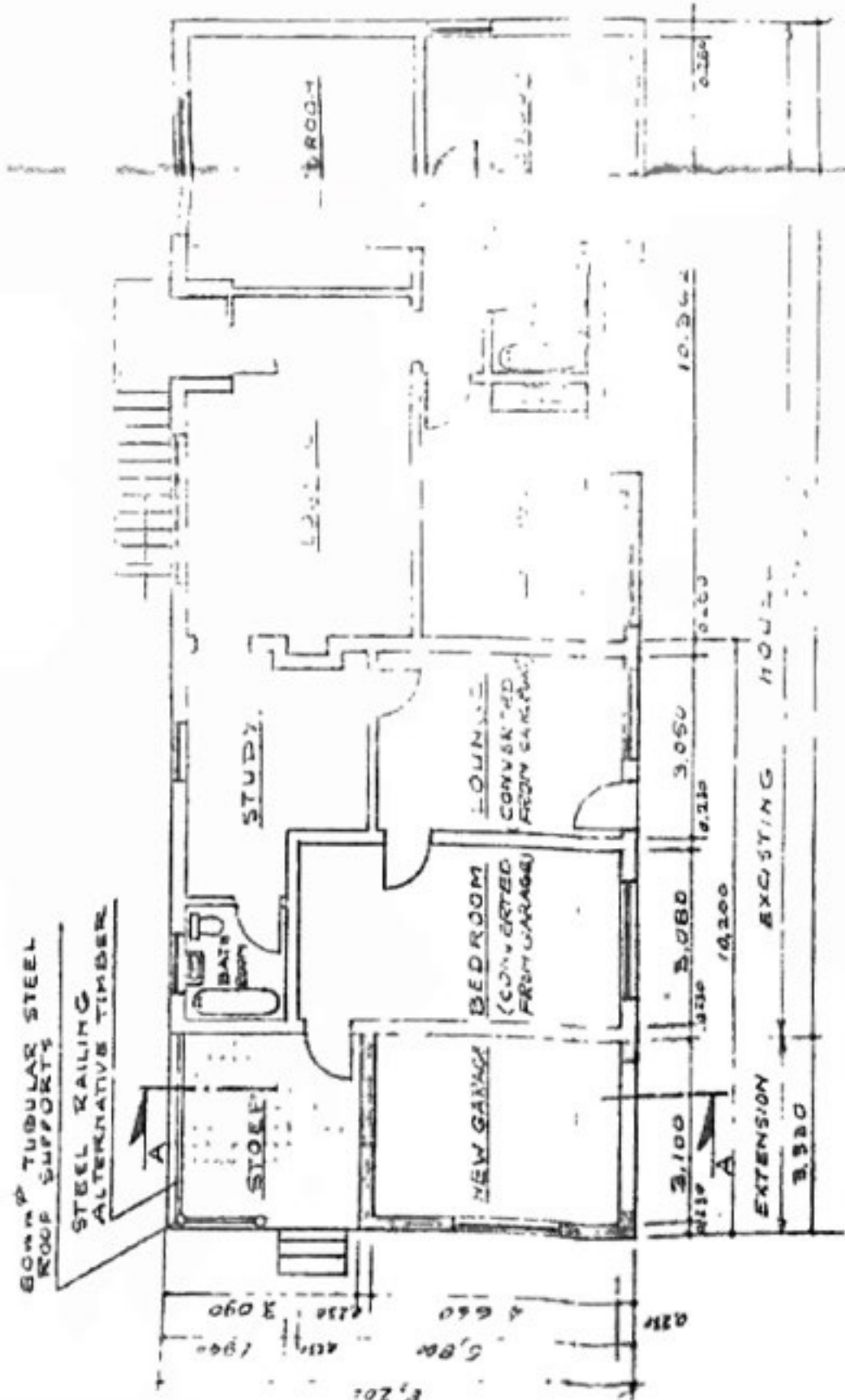
ANNEXURE 6



NORTH ELEVATION



SECTION A-A

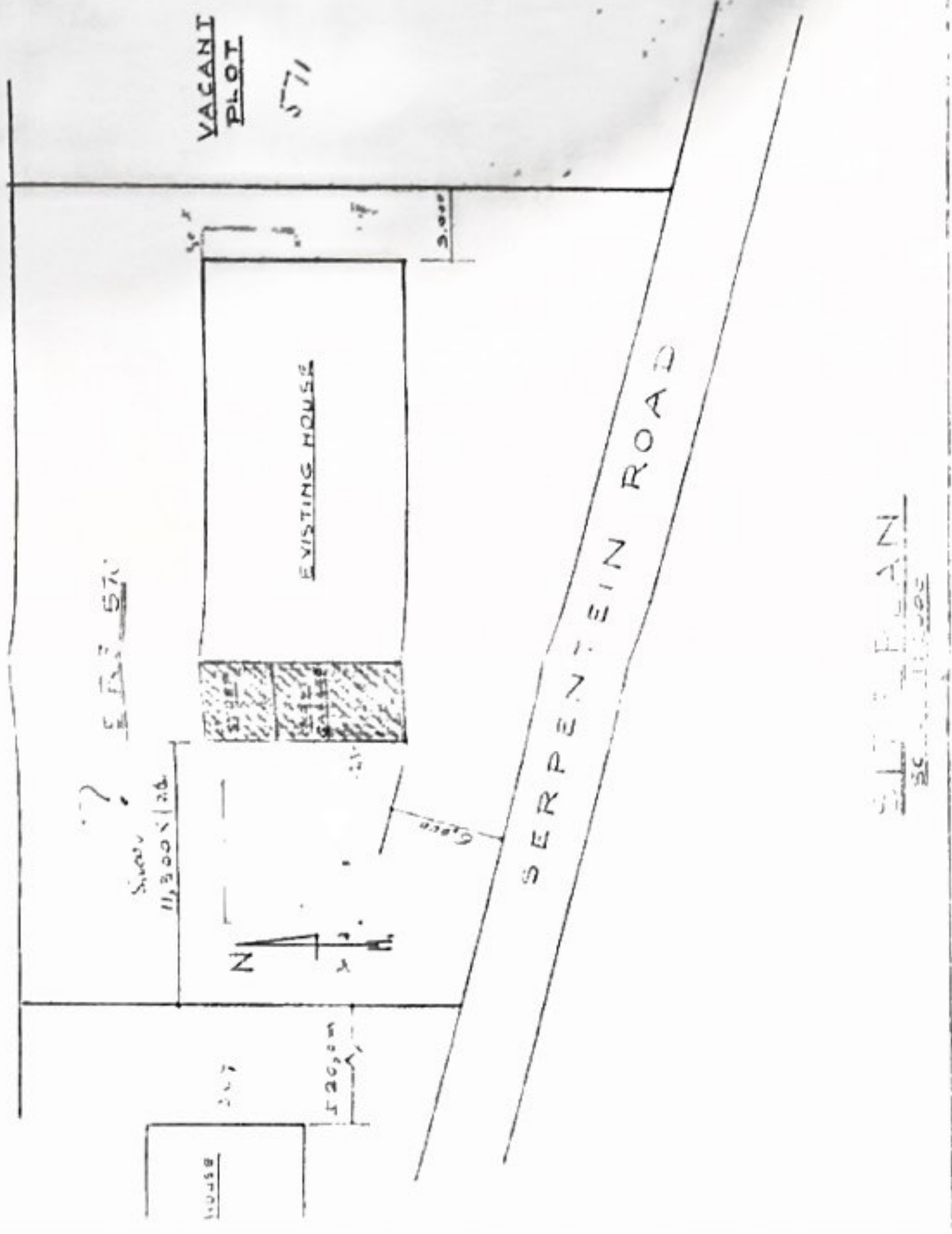


WEST ELEVATION

PLAN SCALE 1:100



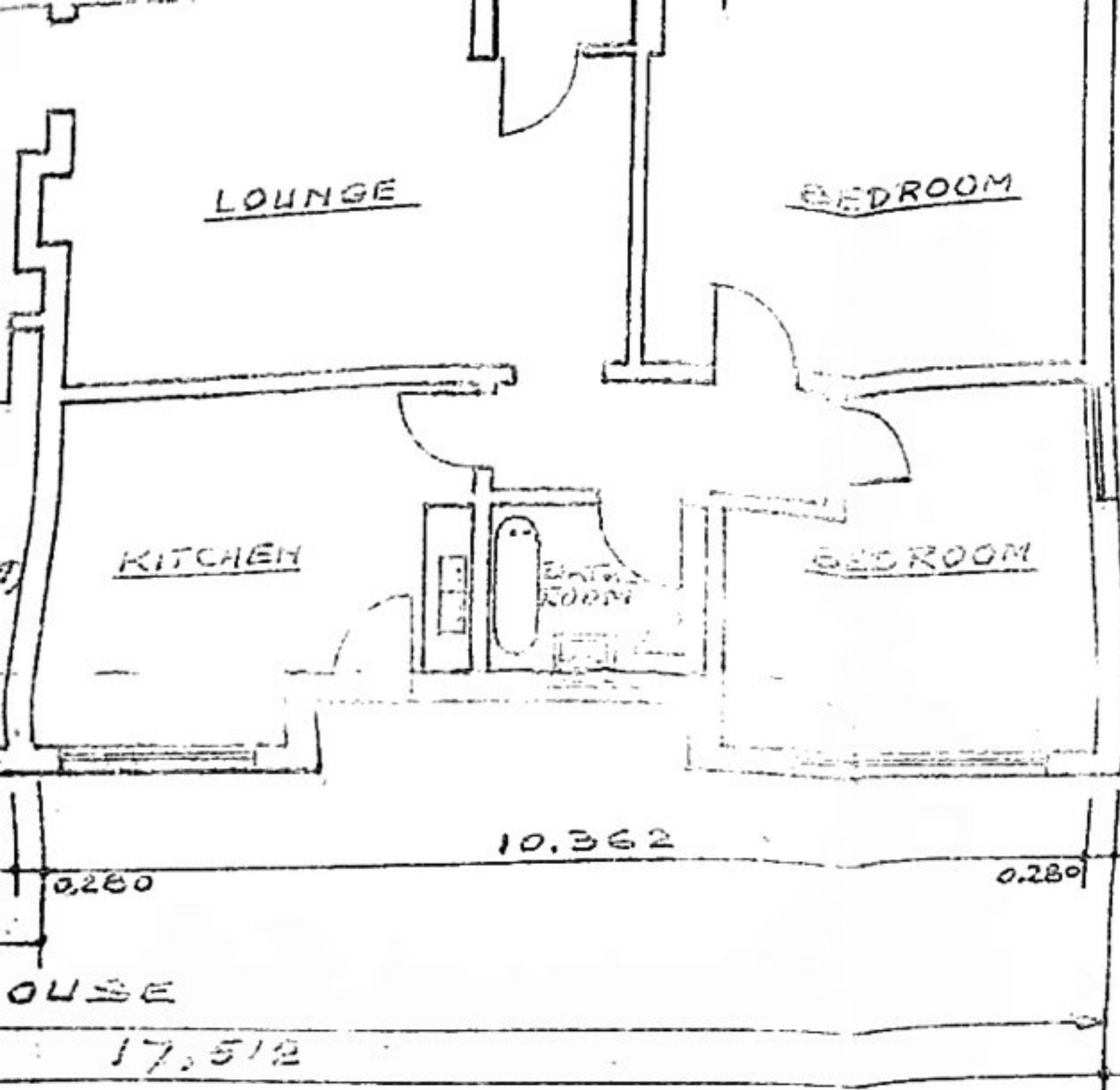
SOUTH ELEVATION



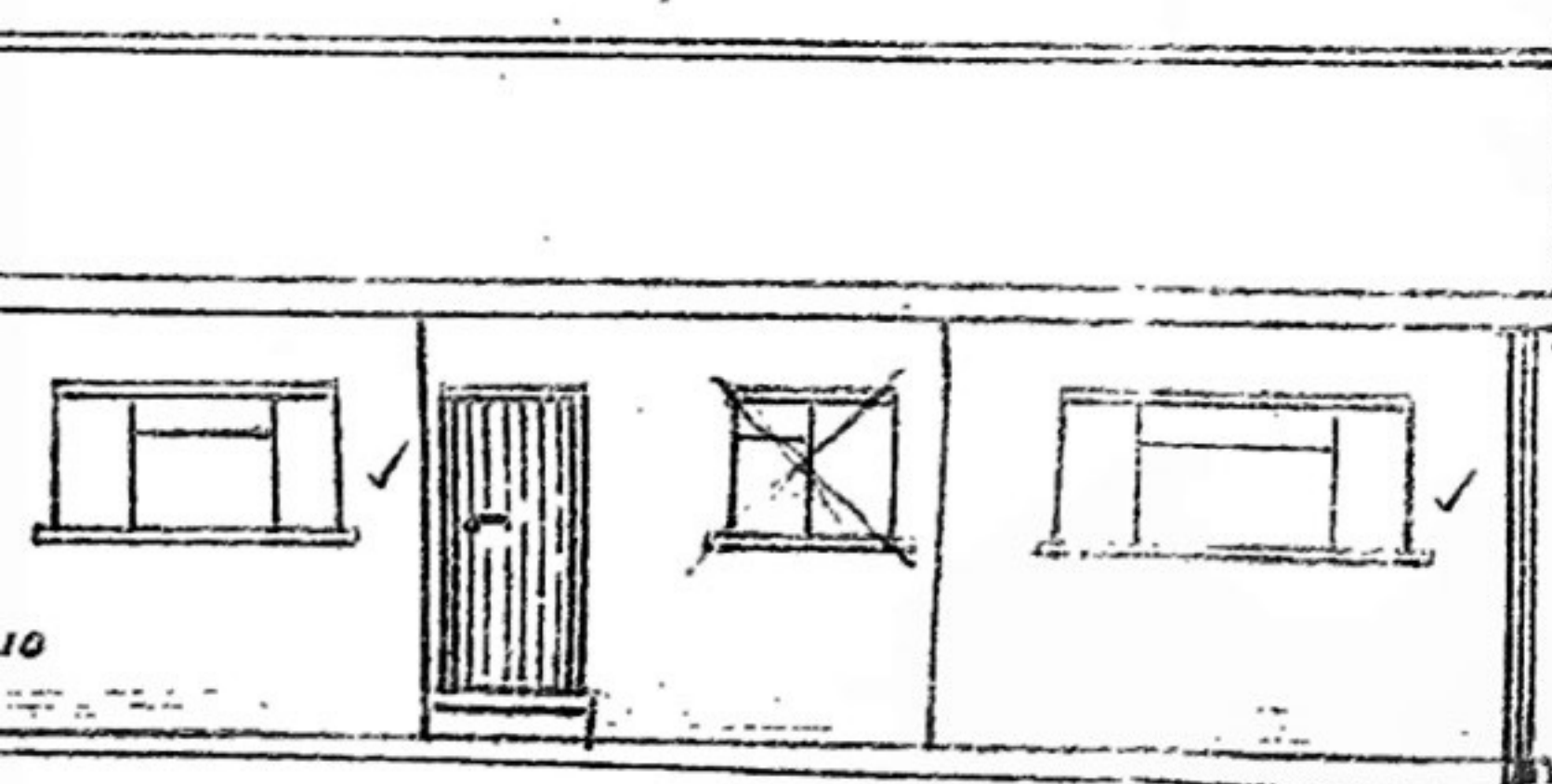
APPROVED FOR CONSTRUCTION
DATE 12/10/1980
BY 288/100
12/10/1980

PROPOSED ALTERATIONS AND
EXTENSION TO EXISTING HOUSE
OWNER: MR. B. JAGOUTZ
DRAWING BY: R.A.C. SCHUT
DATE: 5 OCT 1980

- BUILDING PROCEDURE**
- 1/ CLOSE UP EXISTING CARPORT WITH WALL, FIT DOOR AND WINDOWS IN NEW WALL, BRICK UP EXISTING WINDOWS IN KITCHEN WALL.
 - 2/ CLOSE UP EXISTING GARAGE WITH WALL, FIT WINDOW IN NEW WALL.
 - 3/ BUILD NEW GARAGE AND STOEP
 - 4/ FIT NEW DOORS AND CEILINGS WHERE REQUIRED BY OWNER
 - 5/ WINDOW OF EXISTING GARAGE TRANSFERRED TO NEW GARAGE



PLAN
SCALE 1:100



SIDE ELEVATION

SITE PLAN
SCALE 1:2000

ABDELINGSMAAN/REGIONAL COUNCIL
OUTENQUA

Goedgekeur onderh. w. en o. endossement hieronder.
Approved, subject to endorsement below.

Plan No. 225/80

Datum/Date 13/11/80

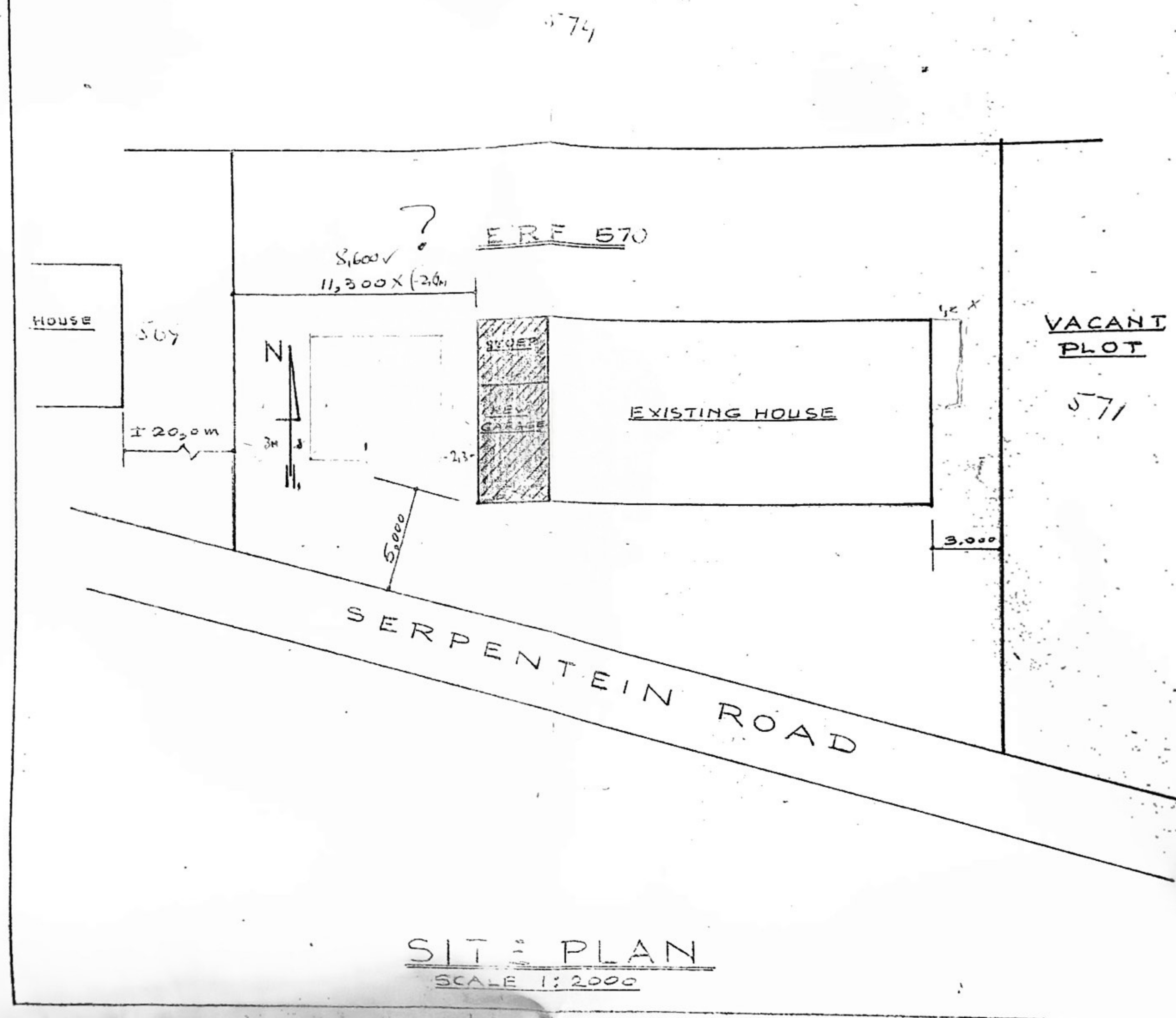
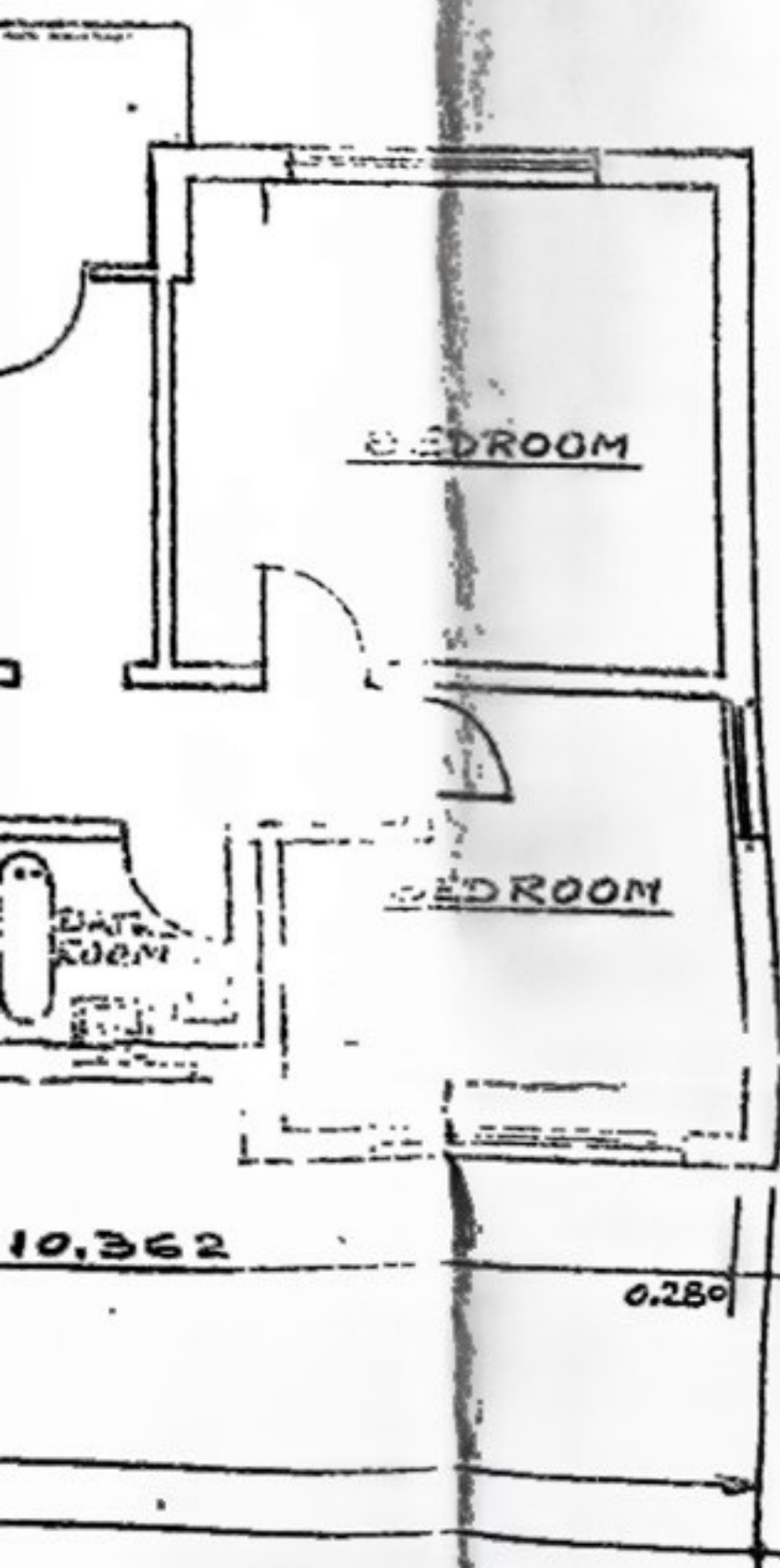
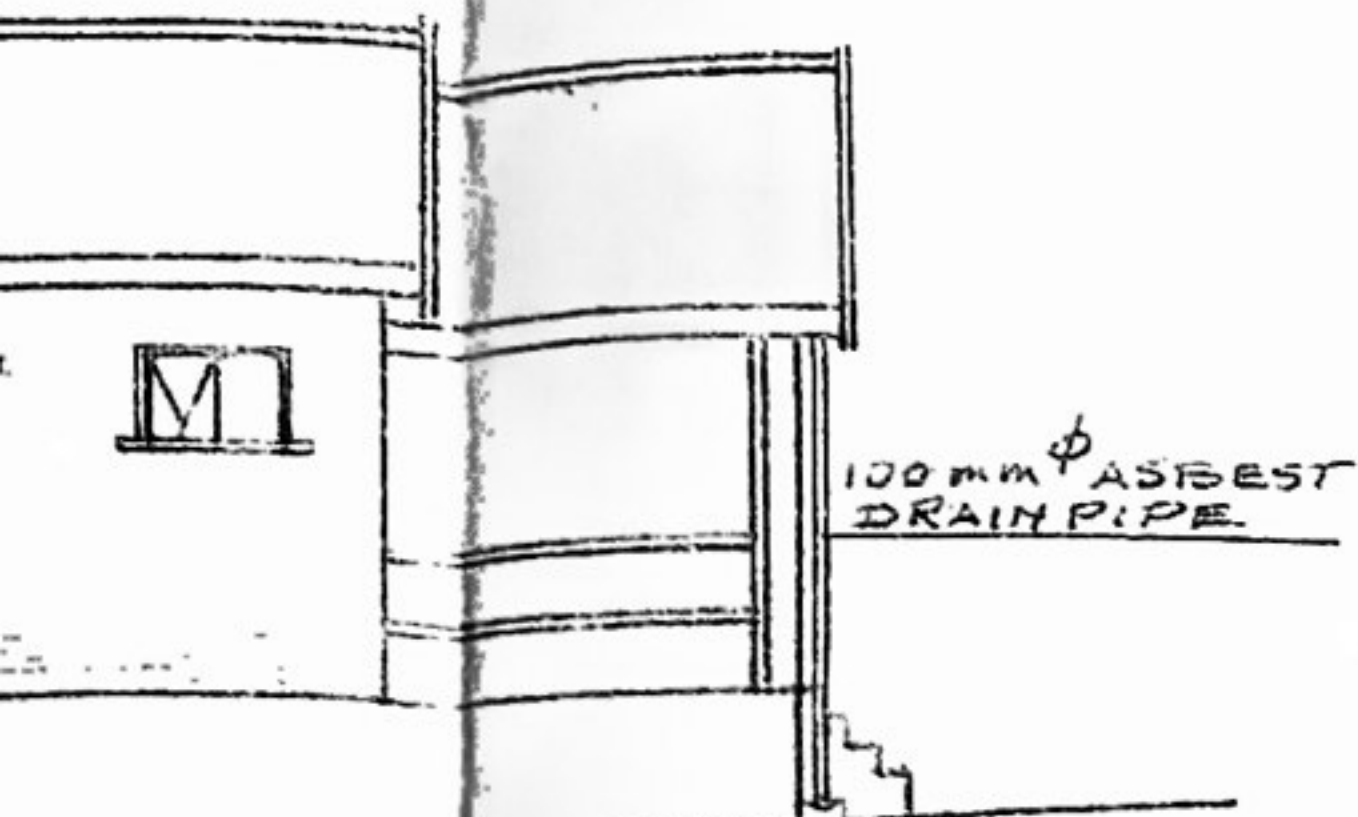
W. J. J. J.
Bouwinspecteur
Building Inspector

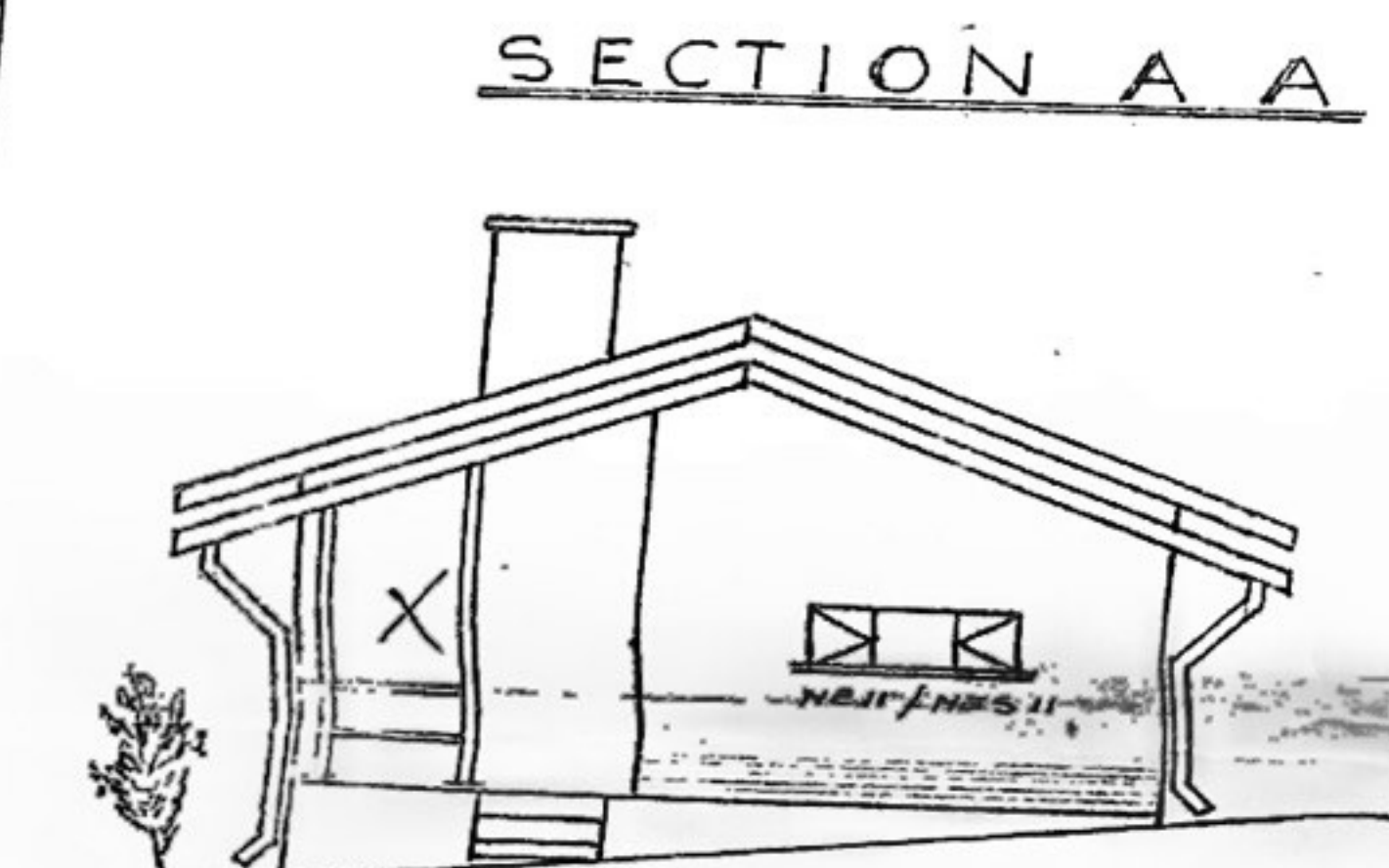
PROPOSED ALTERATIONS AND
EXTENSION TO EXISTING HOUSE.
OWNER: MR. K. B. JAGOUTZ
DRAWING BY: R. A. C. SCHUT
DATE: 28th OCT. 1980

BUILDING PROCEDURE

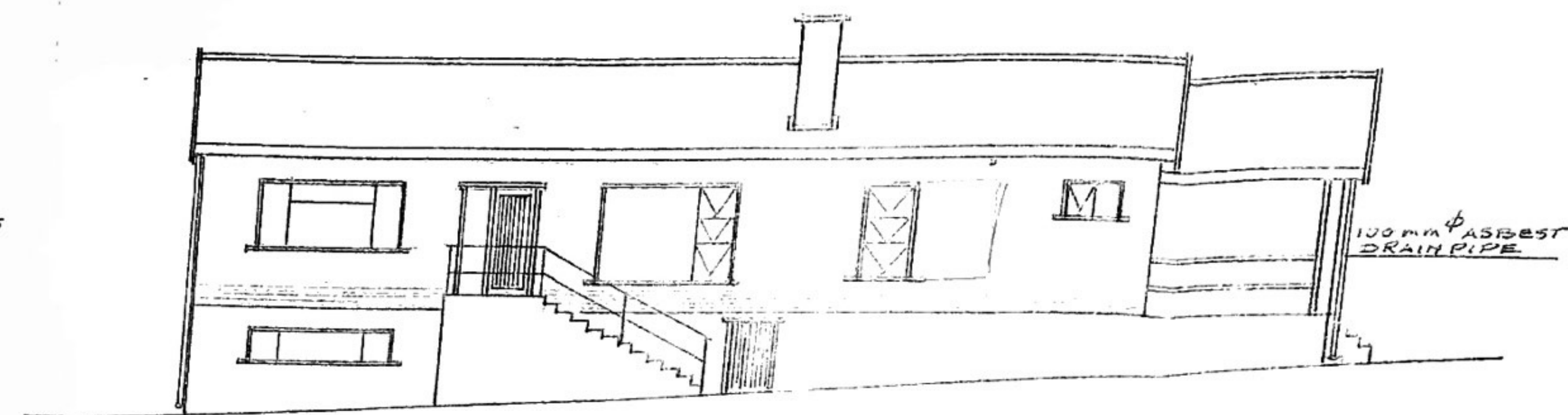
- 1) CLOSE UP EXISTING CAR-PORT WITH WALL.
FIT DOOR AND WINDOW IN NEW WALL.
BRICK UP EXISTING WINDOWS IN
KITCHEN WALL.
- 2) CLOSE UP EXISTING GARAGE WITH WALL.
FIT WINDOW IN NEW WALL.
- 3) BUILD NEW GARAGE AND STOEP.
- 4) FIT NEW DOORS AND CEILINGS
WHERE REQUIRED BY OWNER.
- 5) WINDOW OF EXISTING GARAGE TO BE
TRANSFERRED TO NEW GARAGE.

W. J. J. J.
1980/10/28

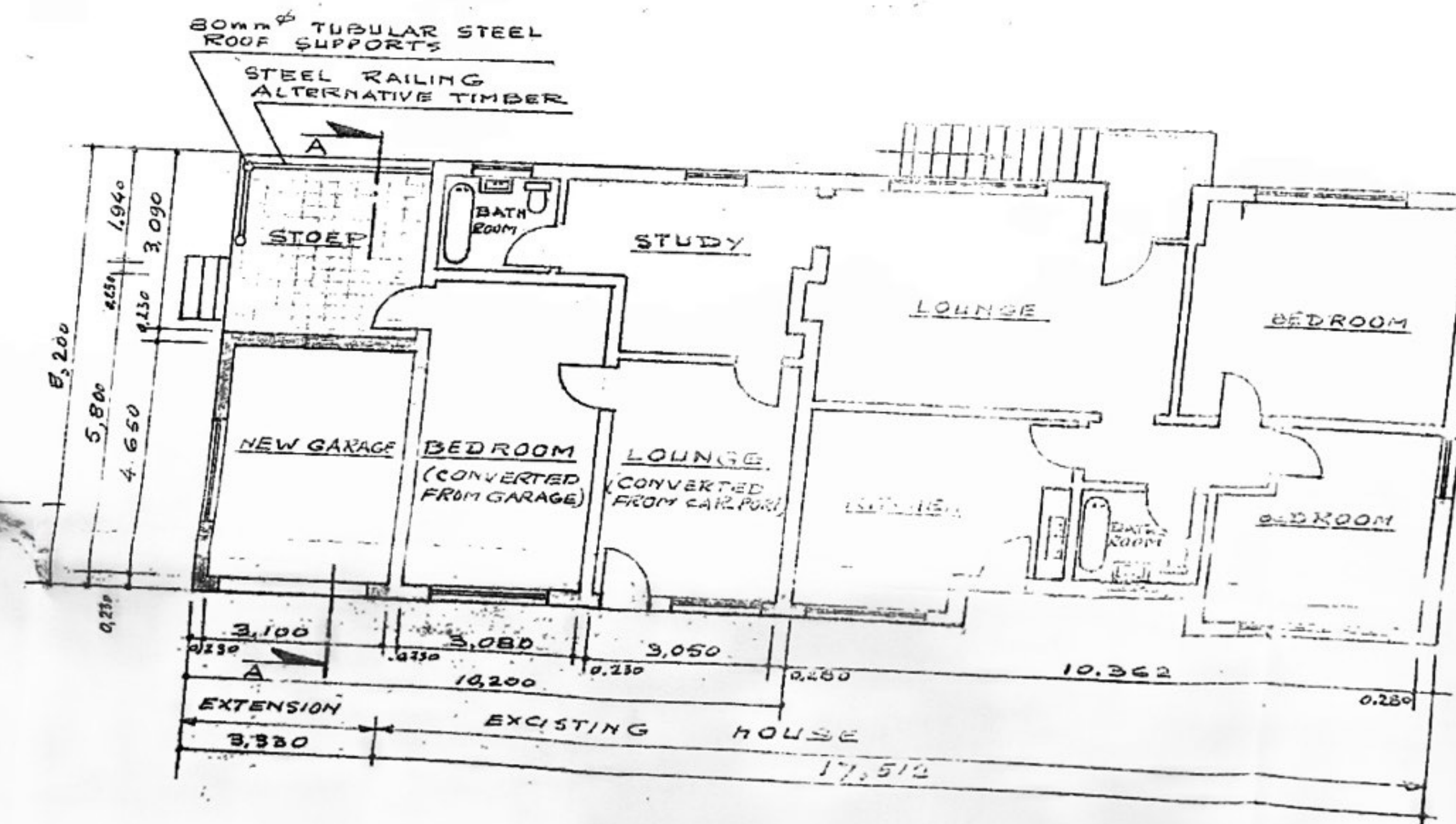




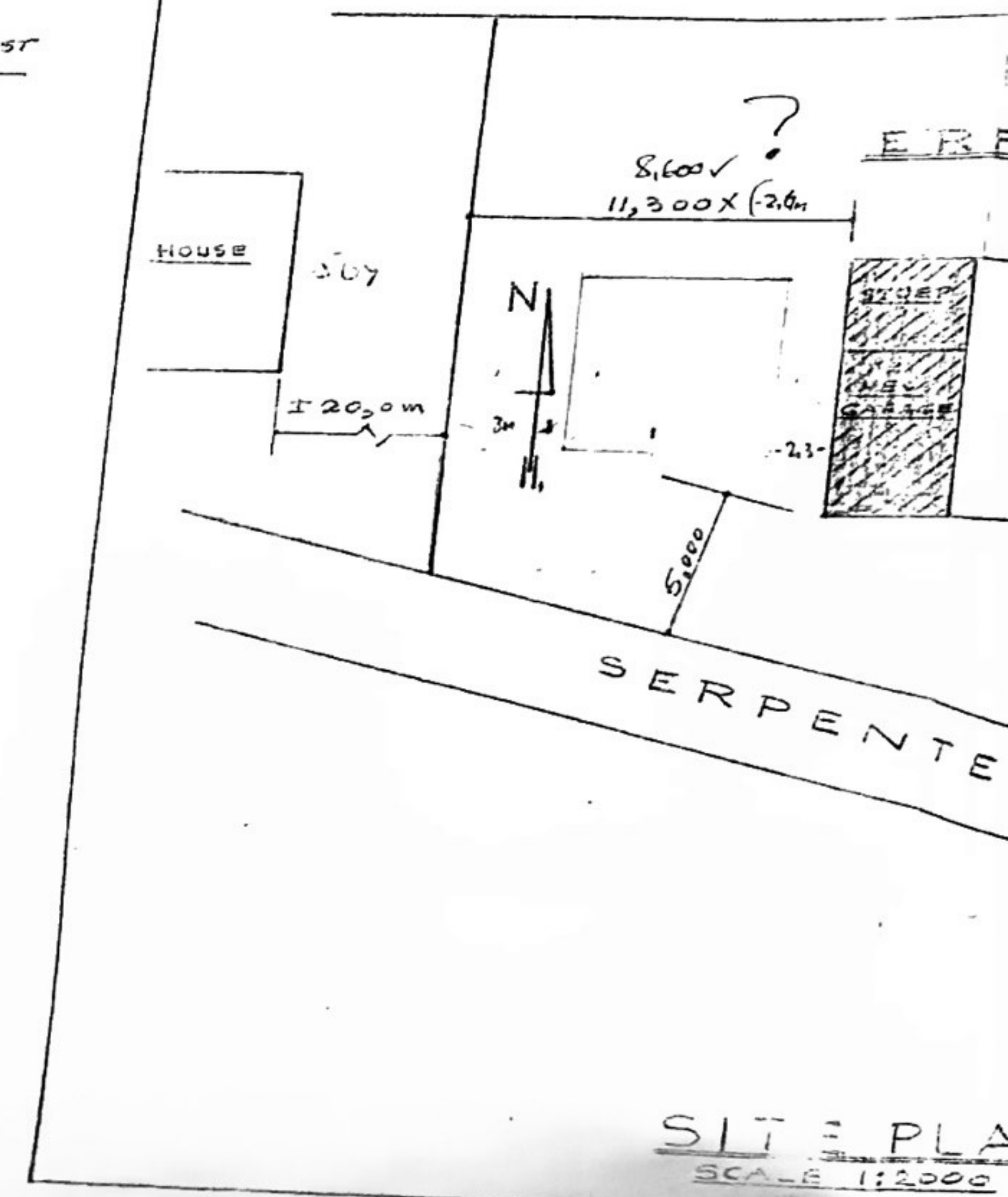
WEST ELEVATION



NORTH ELEVATION



PLAN
SCALE 1:100



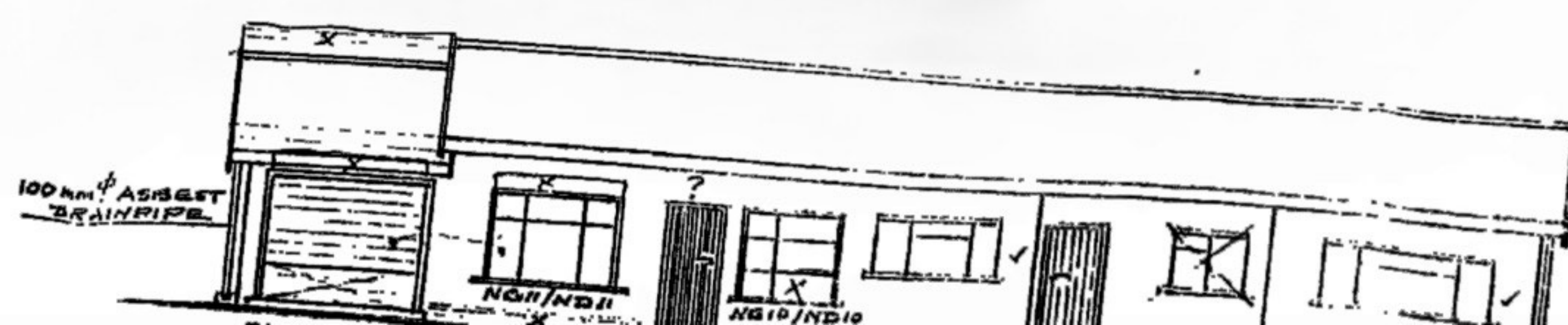
ABELINGE (AARD) INTERNATIONAL COUNCIL
OUTENQUA

Goedgekeurde orlof, inge. minister hierond
Appoint, subject, en goedkeuring below.

Page No..... 225/30

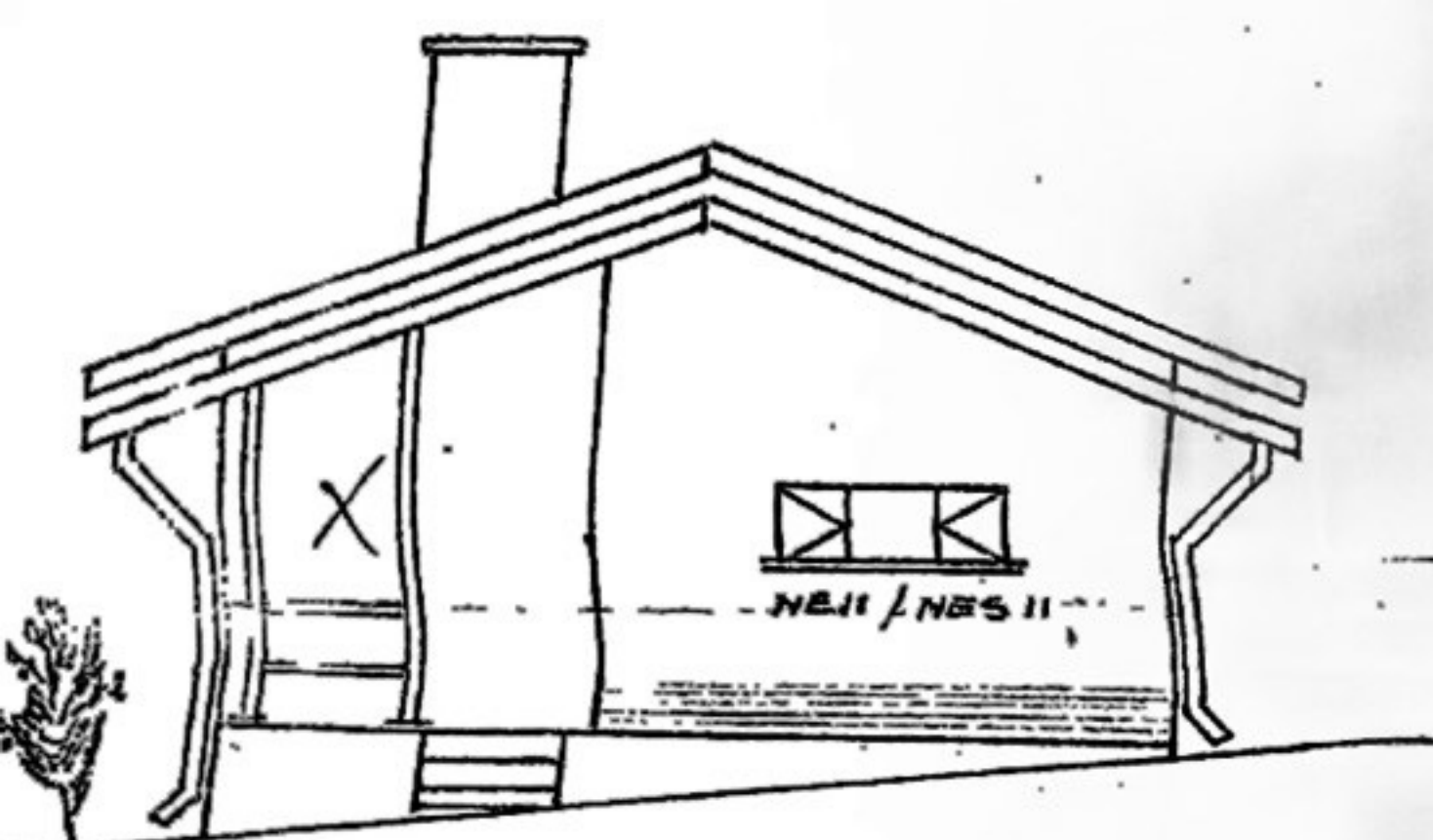
Date: 13/7/80

Boul'spek'ter
Typing Inc., Ltd.

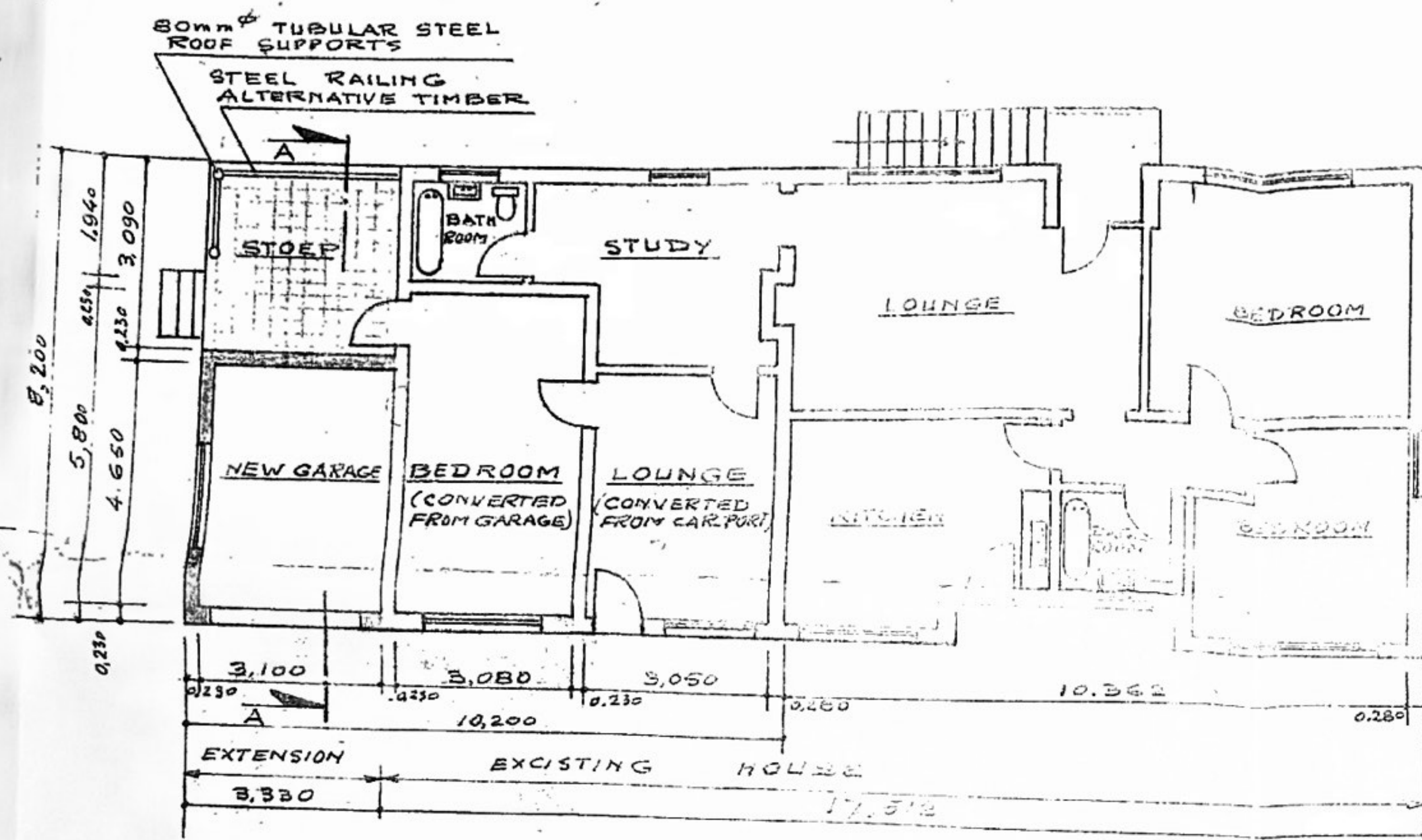


PROPOSED ALTERATIONS AND
EXTENSION TO EXISTING HOUSE
OWNER: MR. J. D. ...

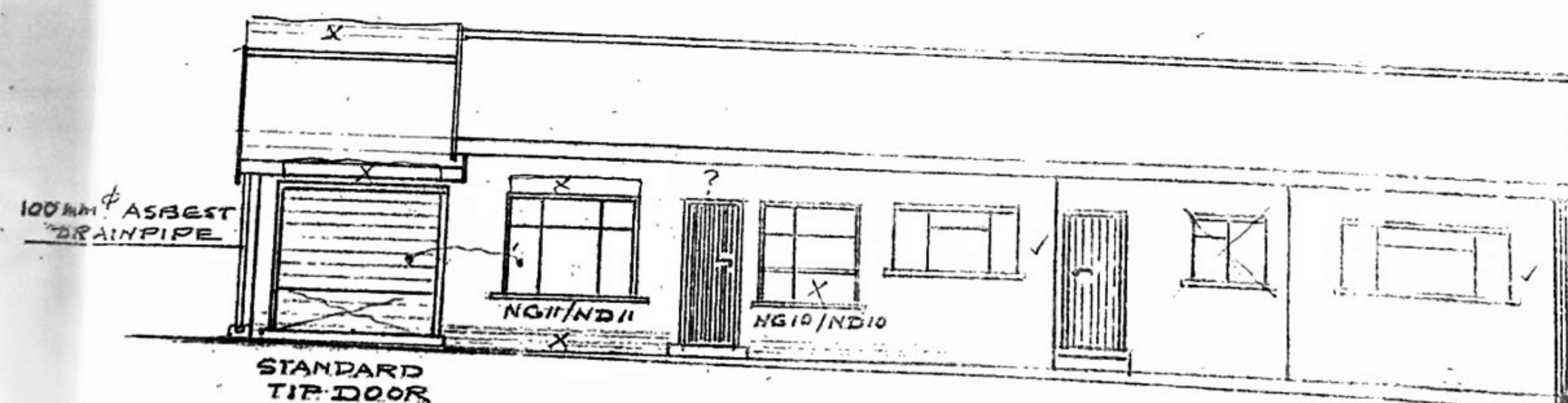
BUILDING



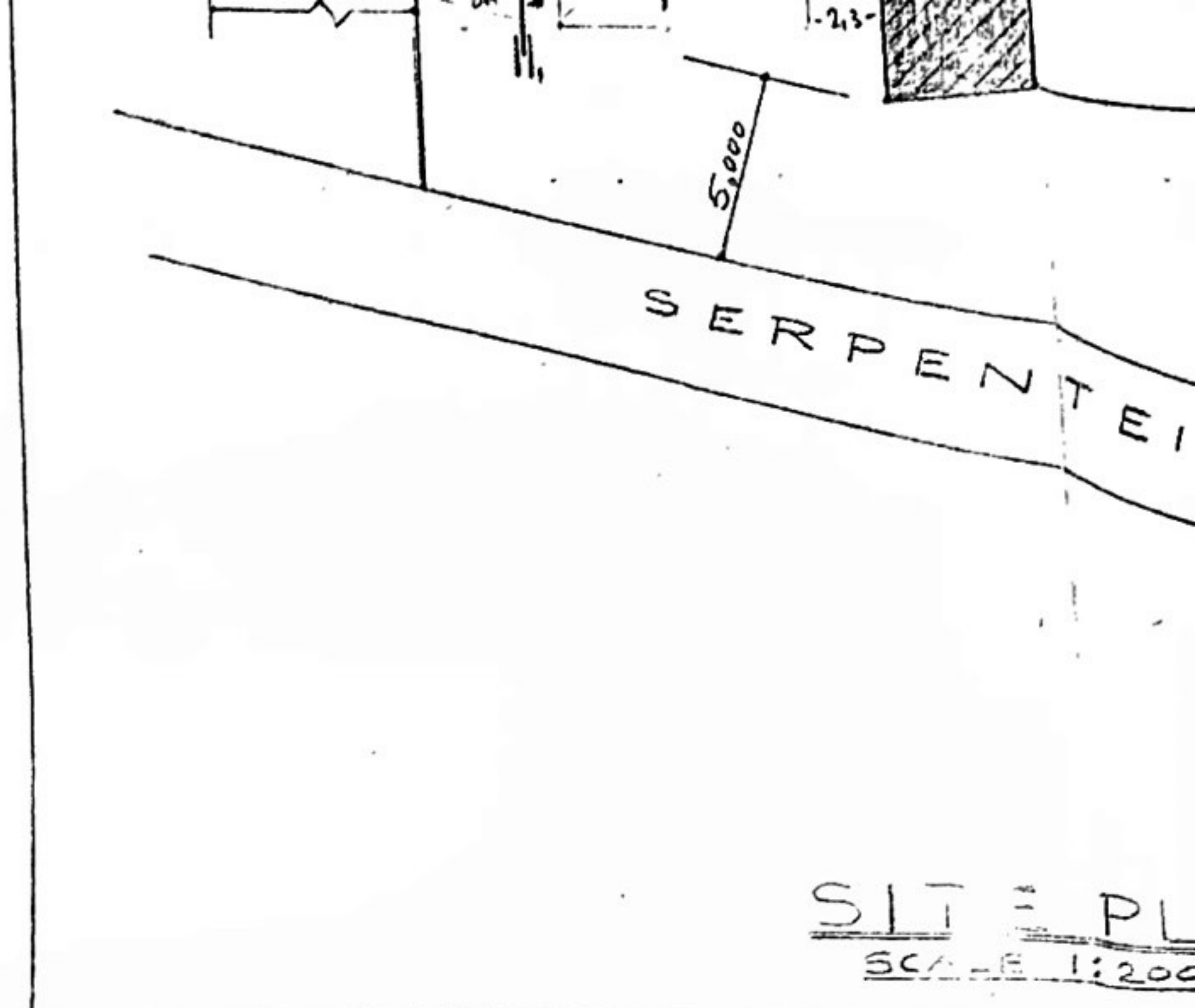
WEST ELEVATION



PLAIN
SCALE 1:100



SOUTH ELEVATION



ABELING RANG/DINA MORA
OUTENQUA

Goedgekeurde onderh. uitg. van de
 Approven, subject
 Plan No. 225/80
 13/10/80
 Datum Date

PROPOSED ALTERATIONS AND
EXTENSION TO EXISTING HOUSE.
OWNER: MR. K. B. JAGOUTZ
DRAWING BY: R. A. C. SCHUT
DATE: 26th OCT. 1980

ANNEXURE 7

ANNEXURE 8



CURRENT ZONING:

- | | | | |
|----------------------------|-----------------------------|-------------------|--------------------|
| Single Residential Zone I | General Residential Zone II | Business Zone VI | Open Space Zone IV |
| General Residential Zone I | Community Zone I | Open Space Zone I | Transport Zone II |
| | | Utility Zone | |

LEGEND:



A4 Scale:
1:3,000

PROJECT:

Proposed rezoning
for UMH & B Harste

PROJEK:

DESCRIPTION:

Erf 570, Wilderness, George

BESKRYWING:

TITLE:

Current zoning plan

TITEL:

1508/GEO/26/GIS/CurZon

DESIGNED: SG
ONTWERP:

DRAWN: MV
GETEKEN:

DATE: APR 2026
DATUM:

PLAN NO: ANNEXURE 8
PLAN NR:

Tel: 044 873 4566, Email: planning@delplan.co.za
www.delplan.co.za



URBAN & REGIONAL PLANNERS

COPYRIGHT:

This drawing is the copyright of DELplan Consulting. Do not scale from it but refer to figured dimensions. All measurements must be checked and confirmed by a professional Land Surveyor. Any discrepancies should please be reported to DELplan immediately.

KOPIEREG:

Die kopiereg van hierdie tekening behoort aan DELplan Consulting. Moenie daarvan afskaal nie, maar verwys na afstande soos aangedui. Alle afmetings moet deur 'n professionele Landmeter nagegaan en bevestig word. Enige teenstrydighede moet asseblief dadelik aan DELplan rapporteer word.

ANNEXURE 9



CURRENT ZONING:

- | | | | |
|----------------------------|-----------------------------|-------------------|--------------------|
| Single Residential Zone I | General Residential Zone II | Business Zone VI | Open Space Zone IV |
| General Residential Zone I | Community Zone I | Open Space Zone I | Transport Zone II |
| | | Utility Zone | |

LEGEND:



A4 Scale:
1:3,000

PROJECT:

Proposed rezoning
for UMH & B Harste

PROJEK:

DESCRIPTION:

Erf 570, Wilderness, George

BESKRYWING:

TITLE:

Proposed zoning plan

TITEL:

1508/GEO/26/GIS/PropZon

DESIGNED: SG
ONTWERP:

DRAWN: MV
GETEKEN:

DATE: APR 2026
DATUM:

PLAN NO: 9
PLAN NR:

Tel: 044 873 4566, Email: planning@delplan.co.za
www.delplan.co.za



URBAN & REGIONAL PLANNERS

COPYRIGHT:

This drawing is the copyright of DELplan Consulting. Do not scale from it but refer to figured dimensions. All measurements must be checked and confirmed by a professional Land Surveyor. Any discrepancies should please be reported to DELplan immediately.

KOPIEREG:

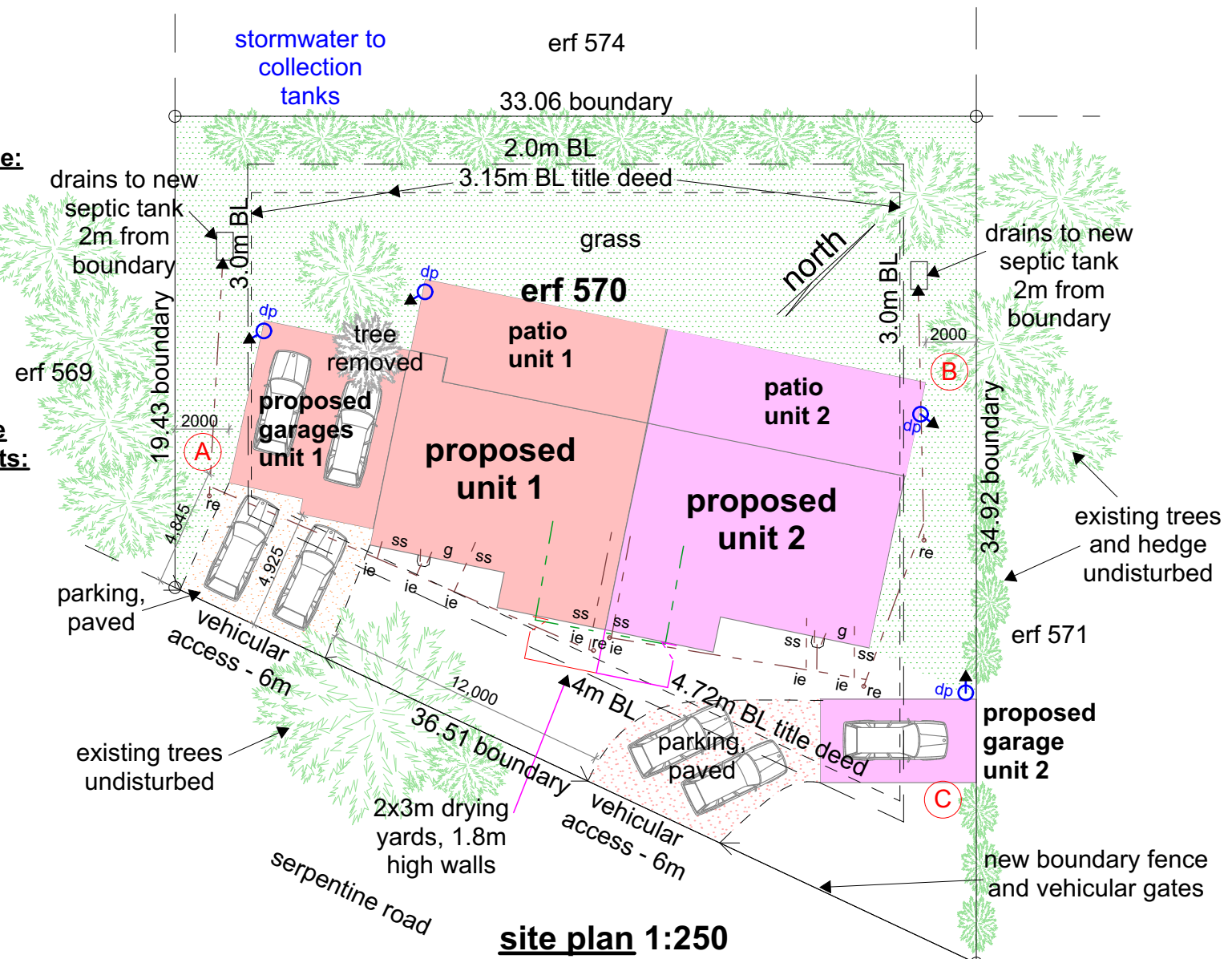
Die kopiereg van hierdie tekening behoort aan DELplan Consulting. Moenie daarvan afskaal nie, maar verwys na afstande soos aangedui. Alle afmetings moet deur 'n professionele Landmeter nagegaan en bevestig word. Enige teenstrydighede moet asseblief dadelik aan DELplan rapporteer word.

ANNEXURE 10

coverage = 35%	
site	898m2
existing dwelling ground storey	172.5m2
existing basement storey	41.3m2
existing footprint	172.5m2
existing and proposed additions	
unit 1	
proposed basement storey	24.5m2
ground storey, existing 83.7m2 renovated	0m2
proposed covered patio ground storey	30.6m2
proposed garage	44.9m2
proposed first storey	81.8m2
proposed covered patio first storey	39m2
total new building unit 1	220.8m2
footprint unit 1	165.7m2
total area unit 1	304.5m2
unit 2	
existing basement storey 41.3m2	0m2
ground storey, existing 88.8m2 renovated	0m2
proposed covered patio ground storey	32.5m2
proposed garage	22.2m2
proposed first storey	85m2
proposed covered patio first storey	43.4m2
total new building unit 2	183.1m2
footprint unit 2	150.6m2
total area unit 2	313.2m2
total new building	403.9m2
total area	617.7m2
total footprint	316.3m2

building lines
zoning scheme:
street - 4.0m
lateral - 3.0m
rear - 2.0m
title deed:
street - 4.72m
lateral - 3.15m
rear - 3.15m

building line encroachments:
A - lateral 1m
B - lateral 1m
C - lateral 0m



site plan 1:250

All work to comply with the
National Building Regulations
SANS10400 and applicable codes

structural compliance by
registered engineer

no municipal infrastructure or
street furniture affected
NOTE:
drainage installation to comply
with SANS10400 Part P
stormwater management to
comply with SANS10400 Part R

site development plan

2 July 2026

Proposed Double Dwelling on
Erf 570, Serpentine Road,
Wilderness for U. M. & B. Harste

Drawn: L. Moll ph: 079 8545 014
coastalplansza@gmail.com
SACAP Reg. D1451

4 Viooltjie Str
Kleinkrantz
6560



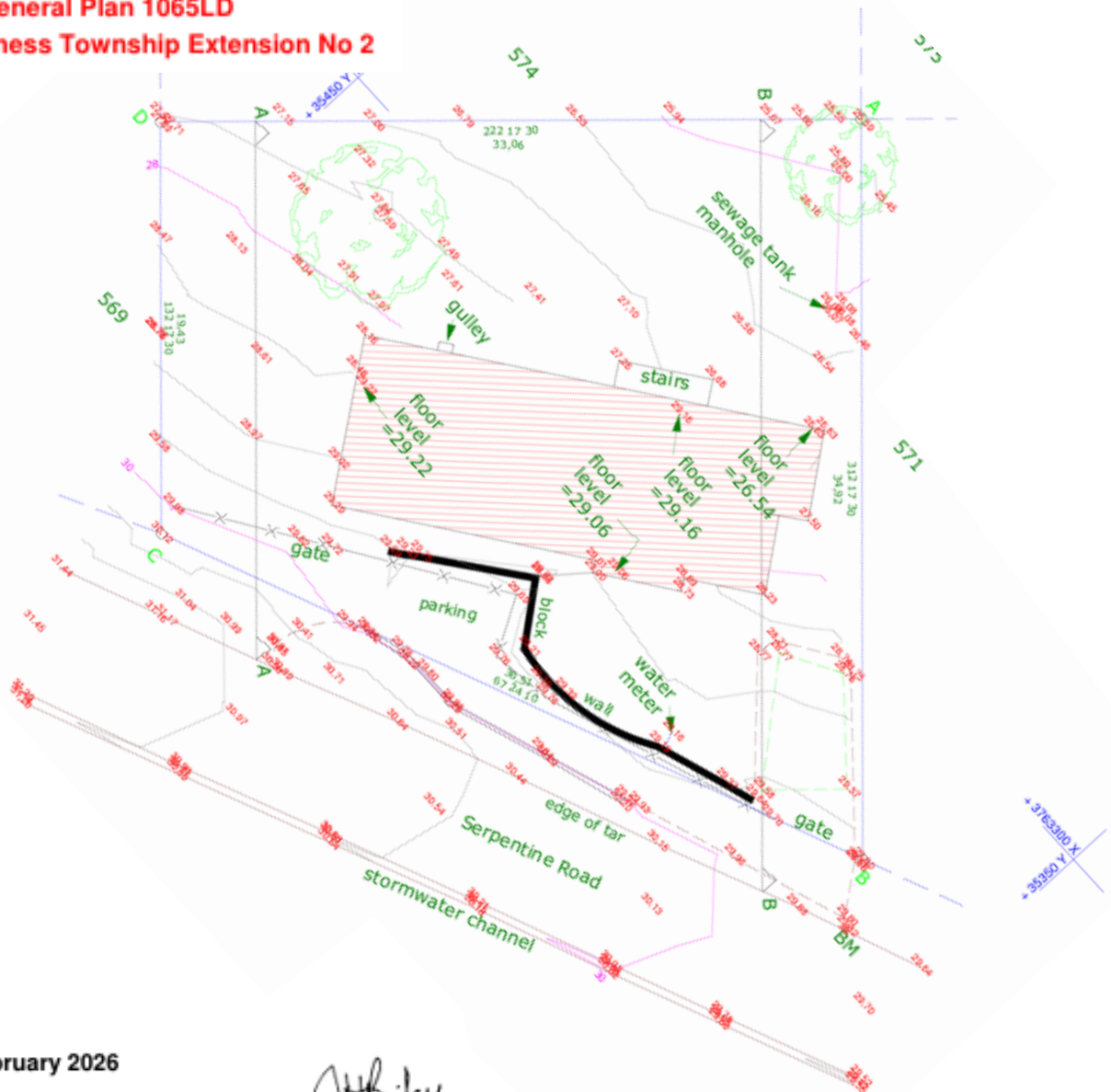
1/2
A3

NOTES :

1. All dimensions metric
2. Datum mean sea level
3. Contour interval 0,50m
4. Area of Erf 570 = 898 sq metres
5. Vide General Plan 1065LD

Wilderness Township Extension No 2**BENCH MARK**

COORDINATE LIST WGS84				
CONSTANT	Y	X	Z	DESCRIPTION
BM	+35 380.89	+3763310.86	29.82	12mm iron peg



Prepared in February 2026



Professional Land Surveyors

BAILEY & LE ROUX

Professional Land Surveyors

88 Meade Street, P O Box 9583

GEORGE 6530, Telephone (044) 8745315

Cell 0828921759

surveyed site plan
NTS

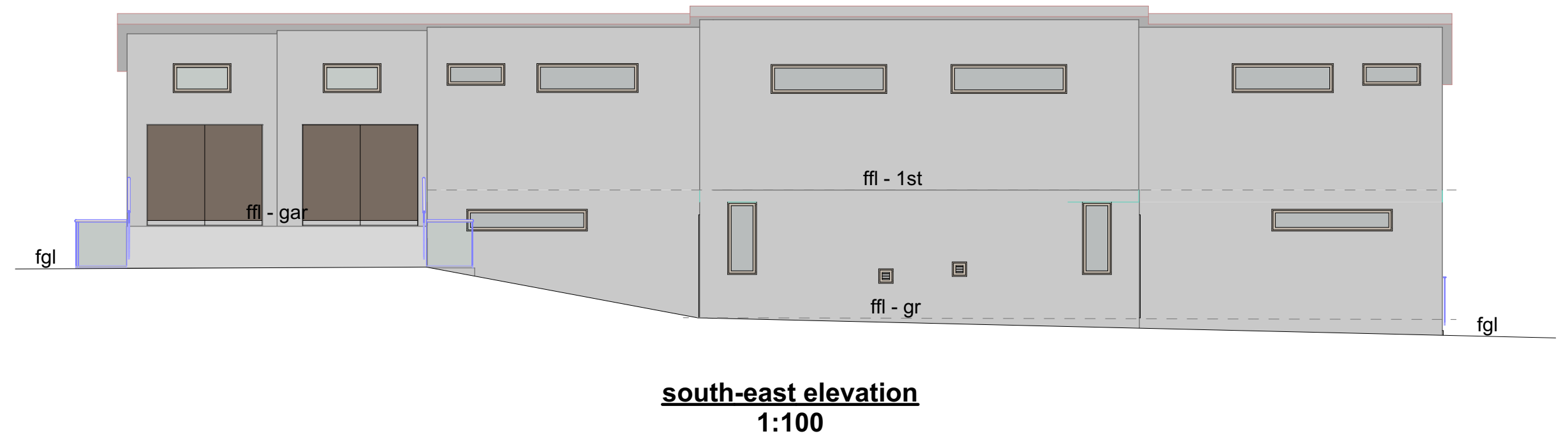
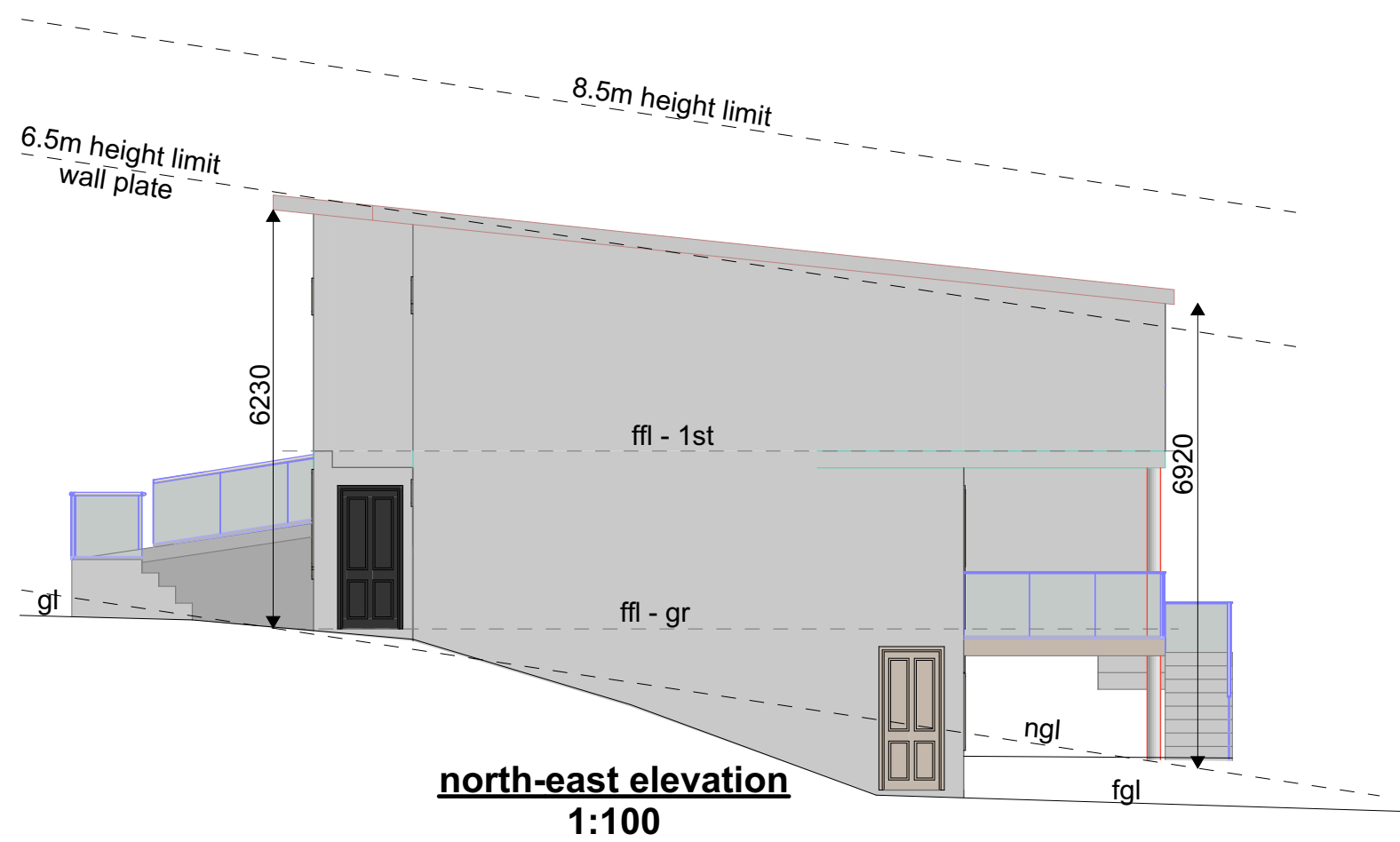
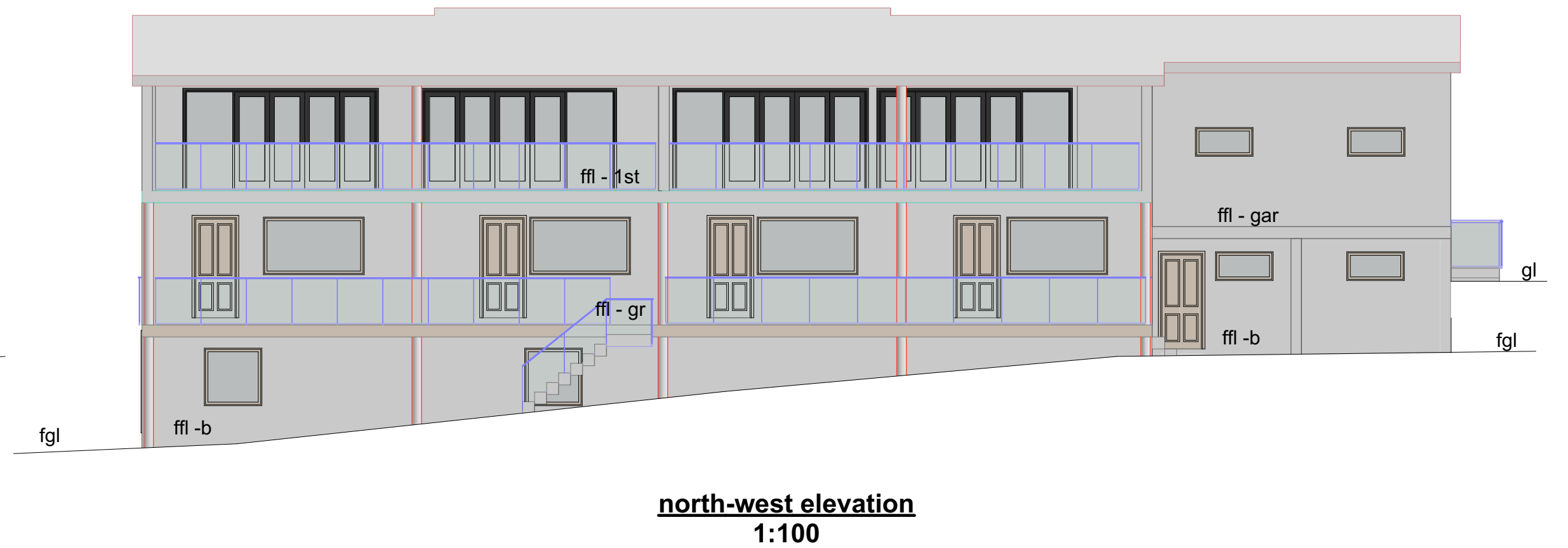
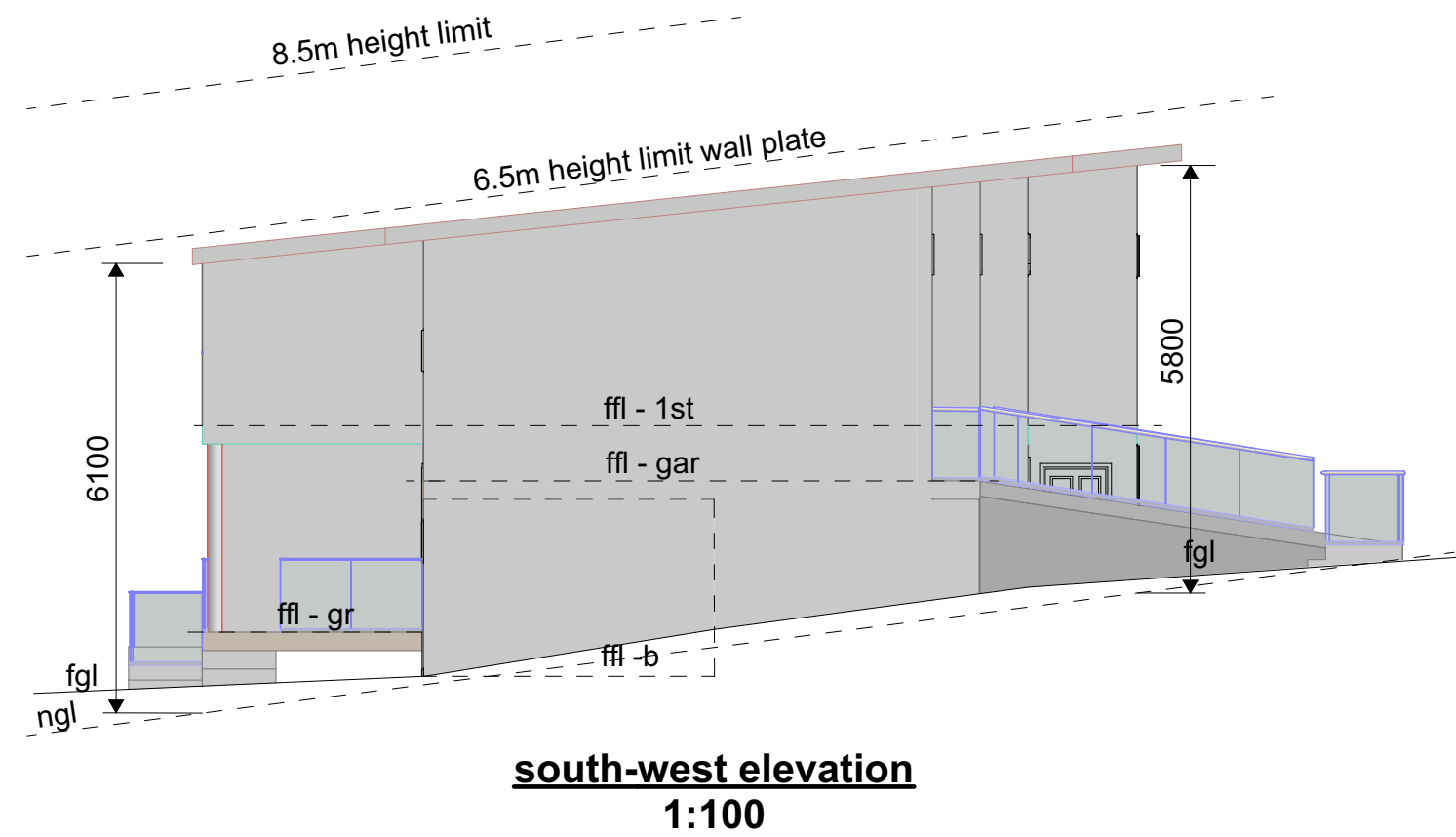
2/2
A4

Proposed Double Dwelling
on Erf 570, Serpentine
Road, Wilderness for U. M.
& B. Harste

Drawn: L. Moll ph: 079 8545 014
coastalplansza@gmail.com
SACAP Reg. D1451

4 Viooltjie Str
Kleinkrantz
6560





2/2
A2

Proposed Double Dwelling on
Erf 570, Serpentine Road,
Wilderness for U. M. & B. Harste

Drawn: L. Moll ph: 079 8545 014
coastalplansza@gmail.com
SACAP Reg. D1451

4 Viooltjie Str
Kleinkrantz
6560



ANNEXURE 11

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: **4142403**

Purpose of consultation: **To consult a Municipal town planner on their opinion on the said development**

Brief proposal: **Application for rezoning, departure and removal of restrictions**

Property description: **Erf 570, Wilderness**

Date: **18 March 2026**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Robin Hector	George Municipality	0448019477	rlhector@george.gov.za
	Naudica Swanepoel	George Municipality	0448019477	nswanepoel@george.gov.za
Pre-applicant	Delarey Viljoen	DELPLAN Consulting	044 873 4566	planning@delplan.co.za

Documentation provided for discussion:

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

1. Locality (in text)
2. Title Deed
3. SG Diagram
4. Existing plans
5. Proposed plans

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	NO
-----	----

Comprehensive overview of proposal:

Erf 570, Wilderness is located along Serpentine Road. According to the title deed the property measures 898m². The image below indicates the subject property.

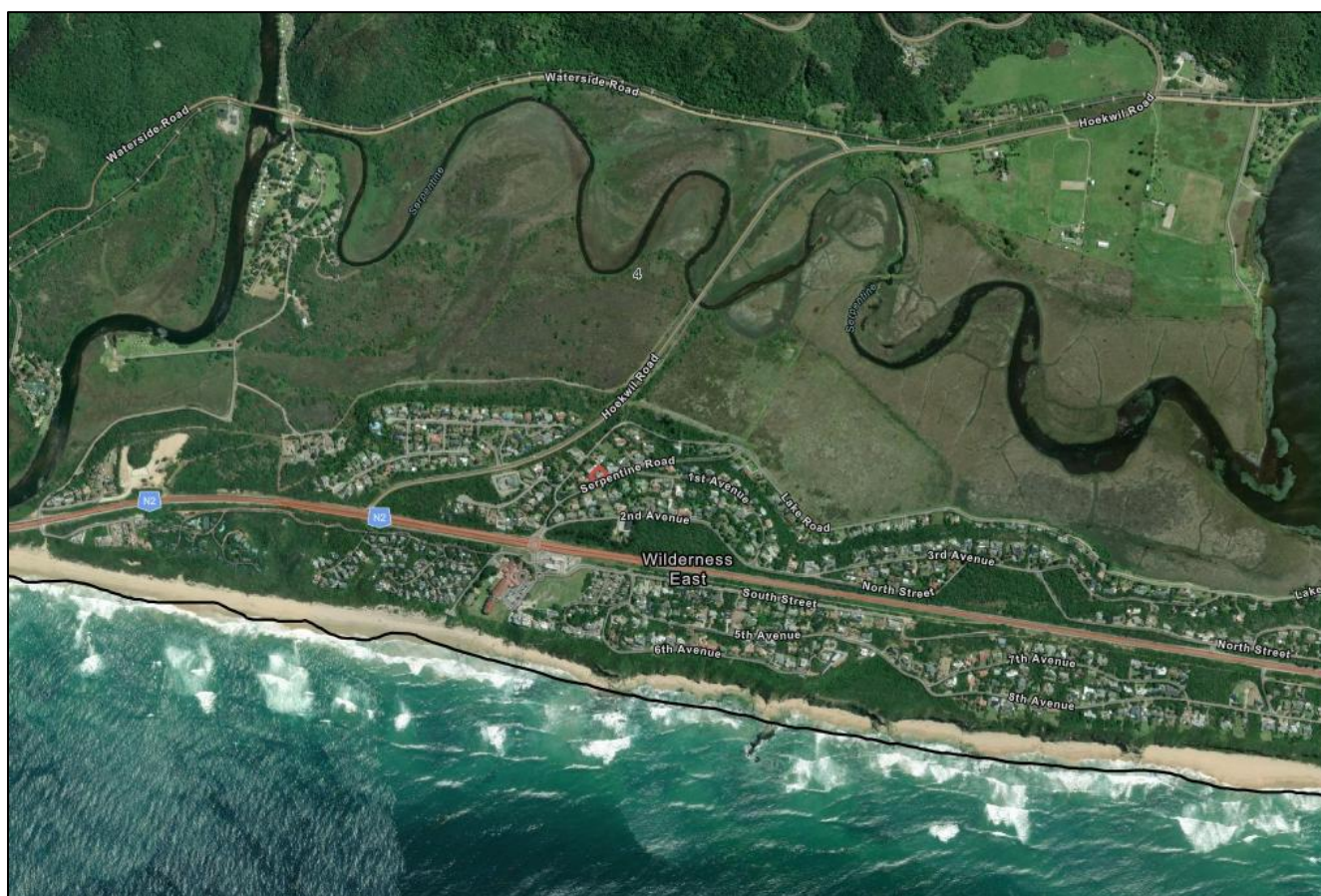


Figure 1: Locality



Figure 2: Enlarged aerial photograph

The erf is currently zoned as “Single Residential Zone I” and contains a single storey dwelling house. The approved plan for the dwelling is included herewith. The zoning and extract from the Wilderness SDF can be found in figure 3, confirming the same. The SDF does not indicate any spatial designations relevant to the subject erf.

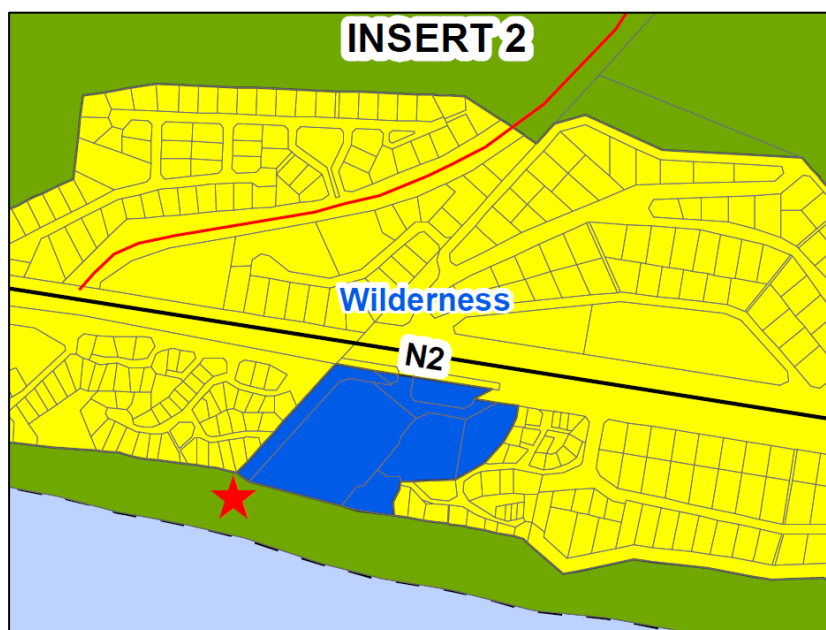


Figure 3: SDF extract / zoning

The owners aim to construct up to double storey level and divide the house vertically into two double dwelling units, thereby conforming to a double dwelling as seen in figure 4. This will require a rezoning application to "General Residential Zone I". Due to a change in the parameters, several building line relaxations are relevant as seen in figure 4.

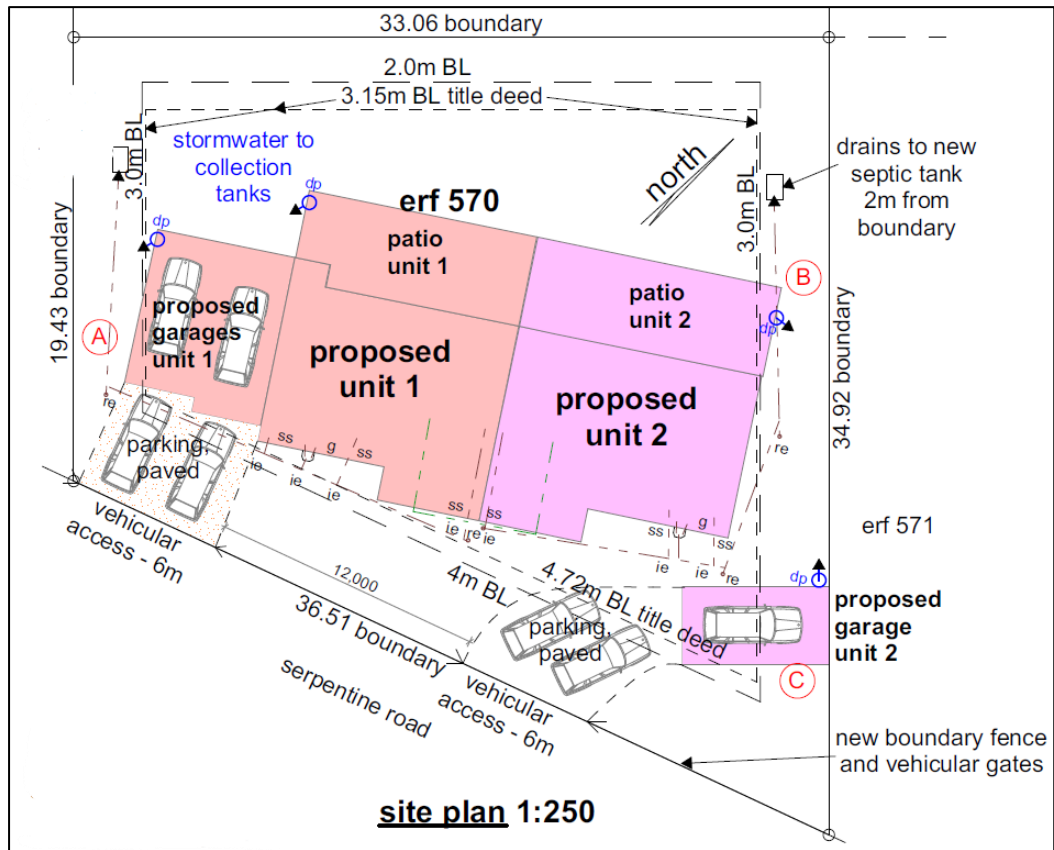


Figure 4: SDF extract / zoning

Due to sloping on the property, a marginal relaxation of the wall plate height will also be required as indicated in figure 5.

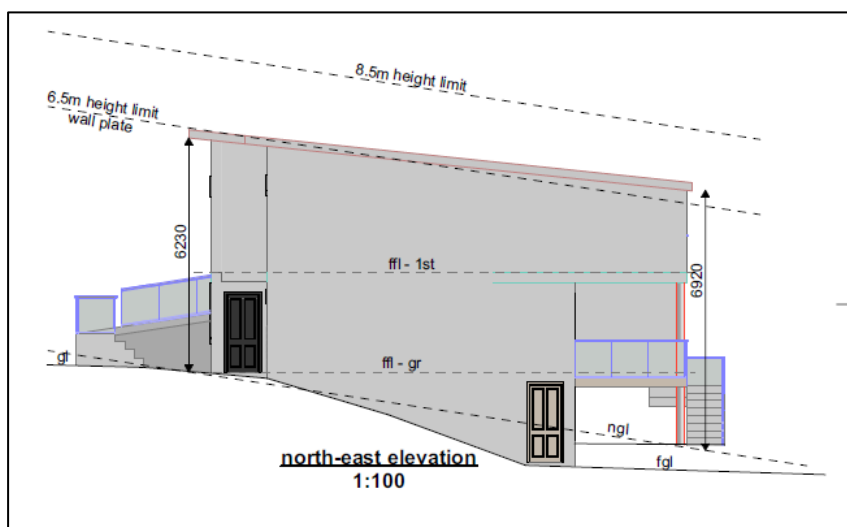


Figure 5: Elevation indicating wall plate relaxation

Access is proposed from Serpentine Road via 2 access points at 12m apart. For double dwellings, 2 bays per dwelling is required, there is sufficient parking proposed on the erf as can be seen in the site plan extract.

There are also several title deed restrictions relevant to the subject erf, which can be seen in figure 6. Therefore, we aim to remove all restrictive conditions that have an influence on the current or possible future applications.

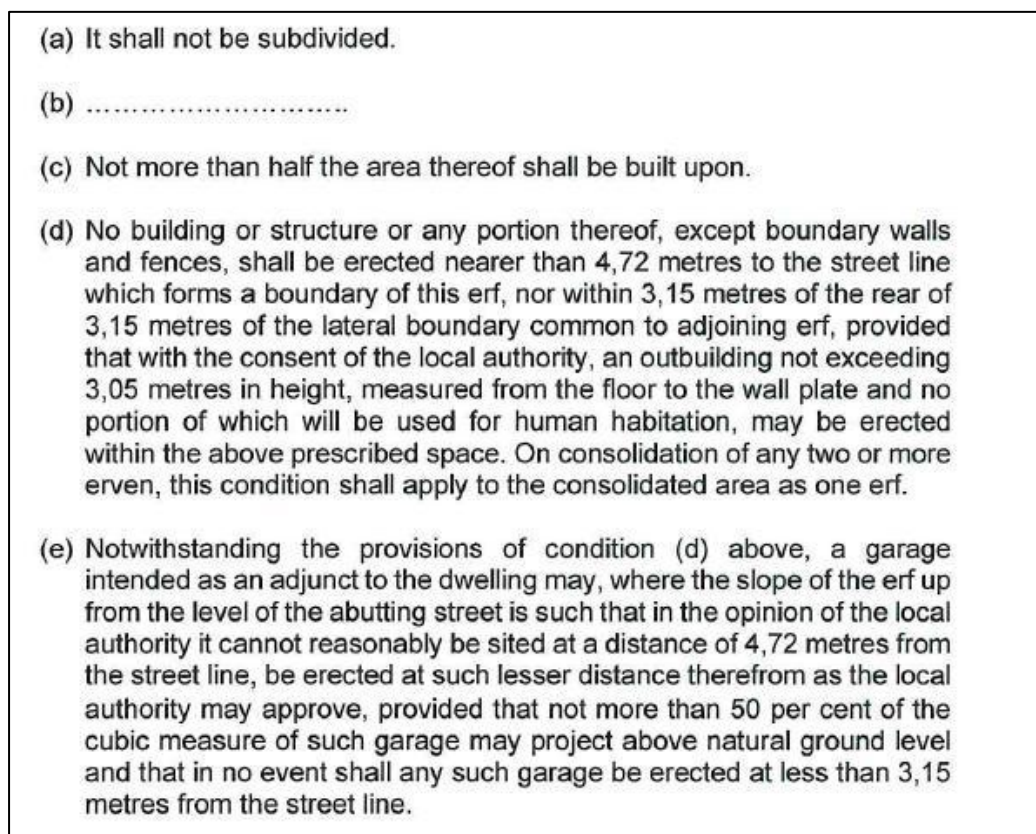
- 
- (a) It shall not be subdivided.
 - (b)
 - (c) Not more than half the area thereof shall be built upon.
 - (d) No building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf, nor within 3,15 metres of the rear of 3,15 metres of the lateral boundary common to adjoining erf, provided that with the consent of the local authority, an outbuilding not exceeding 3,05 metres in height, measured from the floor to the wall plate and no portion of which will be used for human habitation, may be erected within the above prescribed space. On consolidation of any two or more erven, this condition shall apply to the consolidated area as one erf.
 - (e) Notwithstanding the provisions of condition (d) above, a garage intended as an adjunct to the dwelling may, where the slope of the erf up from the level of the abutting street is such that in the opinion of the local authority it cannot reasonably be sited at a distance of 4,72 metres from the street line, be erected at such lesser distance therefrom as the local authority may approve, provided that not more than 50 per cent of the cubic measure of such garage may project above natural ground level and that in no event shall any such garage be erected at less than 3,15 metres from the street line.

Figure 6: Title deed extract

The application would thus entail the following:

Rezoning in terms of Section 15(2) (a) of the George Municipality: Land Use Planning By-Law (2023) from “*Agricultural Zone II*” to “*General Residential Zone IV*” to allow a double dwelling.

Departure in terms of Section 15(2) (b) of the George Municipality: Land Use Planning By-Law (2023) from the eastern and western building lines.

Removal of restrictions in terms of Section 15(2) (f) of the George Municipality: Land Use Planning By-Law (2023) to remove the restrictive conditions in the title deed.

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
☐	N	Serving of notices (i.e. registered letters etc.)	R
☐	N	Publication of notices (i.e. Provincial Gazette, Local Newspaper(s) etc.)	R
☐	N	Additional publication of notices (i.e. Site notice, public meeting, local radio, website, letters of consent etc.)	R
☐	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 / method to be dealt with (i.e. removal/admin consent)
Any other Municipal by-law that may be relevant to application? (If yes, specify)		X		
Zoning Scheme Regulation considerations: Which zoning scheme regulations apply to this site? George Integrated Zoning Scheme By-law, 2023. What is the current zoning of the property? Single Residential Zone I What is the proposed zoning of the property? General Residential Zone I Does the proposal fall within the provisions/parameters of the zoning scheme? To be determined Are additional applications required to deviate from the zoning scheme? (if yes, specify) To be determined				

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, 2008 (Act 59 of 2008) (NEM:WA) (strikethrough irrelevant)		X		National Department of Environmental Affairs (DEA) & DEA&DP
Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?		X		National Department of Water & Sanitation (DWS)

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Will the proposal trigger a listed activity in terms of the 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:
Electricity supply:			X	Directorate: Electro-technical Services
Water supply:			X	Directorate: Civil Engineering Services
Sewerage and waste water:			X	Directorate: Civil Engineering Services
Stormwater:			X	Directorate: Civil Engineering Services
Road network:			X	Directorate: Civil Engineering Services
Telecommunication services:			X	
Other services required? Please specify.			X	
Development charges:			X	

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

COMPULSORY INFORMATION REQUIRED:					
Y	N	Power of Attorney / Owner's consent if applicant is not owner (if applicable)	Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Motivation report / letter	Y	N	Full copy of the Title Deed
Y	N	Locality Plan	Y	N	Site Layout Plan
Y	N	Proof of payment of fees	Y	N	Bondholder's consent
MINIMUM AND ADDITIONAL REQUIREMENTS:					
Y	N	Site Development Plan	Y	N	Conveyancer's Certificate
Y		Land Use Plan	Y	N	Proposed Zoning plan
Y	N	Phasing Plan	Y	N	Consolidation Plan
Y	N	Abutting owner's consent	Y	N	Landscaping / Tree Plan
Y	N	Proposed Subdivision Plan (including street names and numbers)	Y	N	Copy of original approval letter
Y	N	Services Report or indication of all municipal services / registered servitudes	Y	N	Home Owners' Association consent
Y	N	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)	Y	N	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	Other (specify)	Y	N	Required number of documentation copies

PART E: DISCUSSION

Pre-application was discussed at a meeting held on 18 March 2026. The documents attached were presented.

Town Planning comment:

- Applicant to motivate proposal in terms of SPLUMA, LUPA, PSDF, MSDF and LSDF. Any deviation must be motivated.
- Applicant must indicate compliance with the zoning objective, land use description and development parameters contained in the George Integrated Zoning Scheme By-law, 2023. Any deviation from the latter requires a departure application.
- Applicant to motivate removal of restrictive conditions in terms of Section 39 of LUPA and Section 33(4) of the Land Use Planning By-law for George Municipality, 2023.
- Indicate impact of wall plate height departure.
- Existing mature vegetation to be retained and incorporated into the design and development, especially the mature trees, and especially preserving the buffer as viewed from the street.
- All trees and vegetation on the site to be identified and indicated on the site plan.
- If any trees (not only indigenous) are to be removed these needs to be offset.
- All trees/vegetation proposed or disturbed in the road reserve must be approved by the relevant tree committee of the George Municipality. Comment in this regard from the Parks and Recreation Section of the Municipality to be submitted with the proposed application.
- The conveyancer certificate must clearly indicate 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 / beneficiaries etc.
- Please clearly indicate which restrictions are not complied with. Note that interpretation exist that "sectionalisation" is similar to "subdivision" (to which restrictions exist in the title deed). Conveyancer to confirm.
- Spatial Planning - In principle a double dwelling unit in the area may be supported.
- All parking, including vehicle movement, must be fully accommodated on-site.
- Indicate distance between accesses and distance permitting two accesses; apply for departure where required.

Civil Engineering Services comment:

- Access is restricted to Serpentine Street.
- Access restricted as per GIZS 2023.
- The developer is required to consult a geotechnical specialist to advise on access arrangements and ensure the protection of the road structure.
- For all new applications, all parking, including vehicle movement, must be fully accommodated on-site.
- No parking will be allowed within the road reserve.
- Normal PT will be applicable.
- Municipal water capacity is available, subject to capacity confirmation.
- No municipal sewer is current available. A conservancy tank, or alternative approved sewer disposal method, must be installed at the Developer/owner's cost. The Developer/owner is to appoint a private contractor, at own expense, to service the tank, and the disposal of the content is to be via an approved disposal method.
- Developer to note that should the Municipality extent the sewer services to the area, the developer will be required connect to the services, while paying the applicable DC on date of connection.
- The installation of a septic tank may be considered if the required percolation tests are within the accepted norms
- Development charges (DC) will be applicable based on the time of building plan submission or transfer application in accordance with the applicable DC policy.
- The developer must adhere to all applicable Municipal Bylaws and National Building Regulations concerning stormwater management.

Electro Technical Services comment:

- Developer to upgrade the existing electrical service connection to accommodate the proposed development.
- A new electricity meter to be provided for the additional unit.
- Development Charges applicable.

PART F: SUMMARY / WAY FORWARD

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

Notes:

- *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.*
- *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.*

OFFICIAL: Robin Hector

SIGNED:



DATE: 24 March 2026

PRE-APPLICANT: Delarey Viljoen

SIGNED:



DATE: 16 March 2026

OFFICIAL: Naudica Swanepoel

SIGNED:



DATE: 25 March 2026

Knoetze Attorneys Prokureur/Attorney
TEL: 083 395 9632

DEED OF TRANSFER

T40729/2025

in favour of

- 1. UWE MARTIN HARSTE**
- 2. BRIGITTE HARSTE**

over

ERF 570 WILDERNESS

KNOETZE ATTORNEYS
SHOP 2, THE HOUSE MOSAIC VILLAGE, PAUL
KRUGER STREET SEDGEFIELD 6573
Tel: 083 395 9632

1082

Knoetze Attorneys
Shop 2, The House
Mosaic Village
Paul Kruger Street
Sedgefield
6573

Prepared by me



CONVEYANCER
CHIMONE KNOETZE
(LPC NUMBER 94259)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 2 300 000,00	R. 2281,00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....



T 000040729 / 2025

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

RONELLE WILKINSON(97480)

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

HEUBRECHT NEELTJIE BAILEY
Identity Number 410225 0045 08 5
Unmarried

which said Power of Attorney was signed at GEORGE on 03 JUNE
2025



And the appearer declared that his/her said principal had, on 27 May 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:

1. **UWE MARTIN HARSTE**
Born on 30 November 1958
Married, which marriage is governed by the laws of GERMANY
2. **BRIGITTE HARSTE**
Born on 13 September 1962
Married, which marriage is governed by the laws of GERMANY

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

ERF 570 WILDERNESS
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT 898 (EIGHT HUNDRED AND NINETY EIGHT) Square metres

FIRST TRANSFERRED by Deed of Transfer Number T4262/1964 with Diagram No 251/1964 relating thereto and held by Deed of Transfer Numbers T23975/2003 and T13567/2020

- A. SUBJECT to the conditions referred to in Certificate of Registered Title No T19388/1954.
- B. ENTITLED to benefits under the following special condition contained in Deeds of Transfer Nos T9379/1908, T9380/1908 and T9381/1908, namely:

“That the two lakes on the remaining extent of the aforesaid farm called Klein Krantz shall remain for the joint use of all the Appearers’ Constituents, that is to say, for those who receive title upon partition of deducted portions, and those to receive undivided shares in the remaining extent.”
- C. SUBJECT FURTHER to the following special conditions imposed by the Administrator of the Province of the Cape of Good Hope in terms of Ordinance No 33 of 1934, when approving of the establishment of Wilderness Township Extension No 2 contained in Deed of Transfer No T4262/1964, namely:
 1. Any words and expressions used in the following conditions shall have the same meaning as may have been assigned to them by the regulations published under Provincial Administration Notice No 401 dated 17 October 1935 and in the memorandum which accompanied the said regulations.
 2. The owner of this erf shall without compensation be obliged to allow electricity and water mains and the sewage and drainage, including stormwater of any other erf or erven within or without this township, to be conveyed across this erf if deemed necessary by the local authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time in order to construct, maintain, alter, remove or inspect any sewer, manhole, channel, conduit or other works pertaining thereto.



3. The owner of this erf shall be obliged, without compensation, to receive 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.
4. This erf shall be subject to the following further conditions, provided especially that where, in the opinion of the Administrator after consultation with the townships board and the local authority, it is expedient that the restriction in any such condition should at any time be suspended or relaxed, he may authorise the necessary suspension or relaxation subject to compliance with such conditions as he may impose:
 - (a) It shall not be subdivided.
 - (b)
 - (c) Not more than half the area thereof shall be built upon.
 - (d) No building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf, nor within 3,15 metres of the rear of 3,15 metres of the lateral boundary common to adjoining erf, provided that with the consent of the local authority, an outbuilding not exceeding 3,05 metres in height, measured from the floor to the wall plate and no portion of which will be used for human habitation, may be erected within the above prescribed space. On consolidation of any two or more erven, this condition shall apply to the consolidated area as one erf.
 - (e) Notwithstanding the provisions of condition (d) above, a garage intended as an adjunct to the dwelling may, where the slope of the erf up from the level of the abutting street is such that in the opinion of the local authority it cannot reasonably be sited at a distance of 4,72 metres from the street line, be erected at such lesser distance therefrom as the local authority may approve, provided that not more than 50 per cent of the cubic measure of such garage may project above natural ground level and that in no event shall any such garage be erected at less than 3,15 metres from the street line.
 - (f) In the event of the provisions of a town planning scheme being made applicable to this erf which provisions are more restrictive than the provisions contained in the above, then the provisions of such scheme shall apply.

- D. SUBJECT FURTHER to the following conditions contained in Deed of Transfer No T4262/1964 imposed by the Wilderness (1921) Limited for the benefit of all purchasers and their successors in title of the erven comprising Wilderness Township Extension No 2, and for the benefit of the said Transferor and its successors in title as owners of the remaining extent of the said Township held by it under Certificate of Registered Title No 19388/1954, namely:-

DEFINITIONS

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



The term "purchaser" shall be deemed to include the heirs, executors, administrators or assigns of the purchaser of the property hereby sold.

TRADE AND OTHER RESTRICTIONS

1. Nor shall this plot be used for other than residential purposes and shall not be subdivided.
2. No sand or gravel shall be dug or removed from the lot except in the way of excavating for the foundations of any building to be erected thereon, or for use in such building or in preparing or laying out gardens to be occupied therewith, and no brick, tiles, clay or lime shall at any time be manufactured or burnt upon the lot.
3. All buildings and/or alterations erected on this lot shall be constructed of brick stone or concrete and no building shall be erected on the lot until the site and elevation plans thereof and the site of any offices or buildings together with the sanitation plans in relation thereto, shall have been approved by the seller in writing. No such building shall, after erection, be altered without the like previous consent in writing. The purchaser shall provide the seller with plans in duplicate to the seller's satisfaction.
4. The seller shall be entitled to call upon the purchaser to screen suitably any outbuildings erected on the lot.
5. All walls, fences, live hedges or like structures abutting upon any road or pathway shall be of a type approved of by the seller. The seller shall not be liable to contribute to the cost of any party or dividing fence or wall, nor to the cost of repair thereof, but he may call upon the purchaser to enclose the said lot. This provision eliminating any contribution by the seller to the cost or repair of any party or dividing fence or wall shall not extend to any adjoining lot which the seller may sell or dispose of subsequent to the date hereof, and the purchaser of such lot adjoining the lot hereby sold shall in all respects be subject to the laws governing contributions to such party or dividing fences or walls.
6. No wind driven appliance or windmill or wireless aerial and poles shall be erected by the purchaser without the specific written approval thereof and permission of the seller.
7. All buildings or structures, fences, live hedges or the like erected on the lot shall be reasonably maintained externally by the purchaser in good order and repair, the intention being that adjoining lots shall not be depreciated by any shabby, uncared for or dilapidated buildings, structures, fences or live hedges.
8. Should any buildings or structures be erected out of compliance with these conditions, the seller shall have the right to insist upon the demolition thereof and the seller shall at any reasonable times, through its proper offices, have the right of access to and inspection of any building operations conducted by the purchaser on the lot.
9. Pending the establishment of a local authority the seller retains the right and power to enforce the observance of proper sanitation and orderly neatness and cleanliness upon this lot, as well as the right to construct, use and maintain across the lot any pipeline for waterleading, sewerage or drainage,



and any poles or structures for the conduct of any electricity for light or power.

10. In respect of any lot upon the sea front, purchaser shall not cut down or otherwise destroy the natural bush growth on the sea front and so endanger any plot to erosion by the sea or to shifting sands. The seller reserves the right to prescribe the level at which all buildings shall be placed on such lots, or any of them, and if called upon to do so by the seller, the purchaser shall be obliged to plant and maintain suitable turf on any clear or open portions of such lots to guard against shifting sands.
11. The lot shall not be occupied either for building purposes or as a place of human residence or resort, whether by means of buildings thereon or tents or camps erected or placed thereon for any period, unless the said lot shall have previously been provided with water flush sanitation accommodation for the use of persons so residing or resorting upon the said lot. Such sanitation accommodation shall at all times be maintained in efficient working order by the owner of the plot.
12. The purchaser agrees to be bound not to clear or destroy the trees and bush on the lot without first consulting the seller, the intention being that it is desirable in the general interest that the scenery shall not be marred by excessive or undue clearing of the bush and trees and especially as it is the seller's intention to avoid cutting of any lines or squares or angles which will show marked patterns on the scenic effect of the township, but it is not the intention to interfere unreasonable with the purchaser's full use and enjoyment of the said lot, and the seller agrees that the frontage of any premises other than domestic should have a clear and uninterrupted view.
13. The purchaser agrees to observe uniformity in respect of fencing line for all fences, walls, hedges or structures that may abut on to any road, pathway, open space or property of the seller and to maintain all boundary fences, walls, hedges or structures of the lot in good order and repair.

E.



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

HEUBRECHT NEELTJIE BAILEY, 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

1. **UWE MARTIN HARSTE, Married as aforesaid**
2. **BRIGITTE HARSTE, Married as aforesaid**

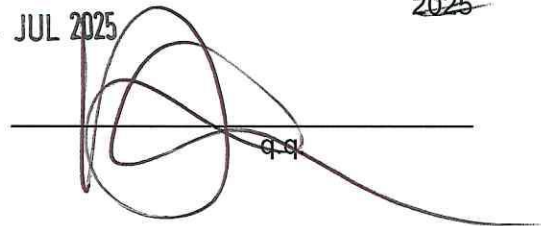
their Heirs, Executors, Administrators or Assigns, now are and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R2 300 000,00 (TWO MILLION THREE HUNDRED THOUSAND RAND).

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:
WESTERN CAPE at CAPE TOWN on

14 JUL 2025

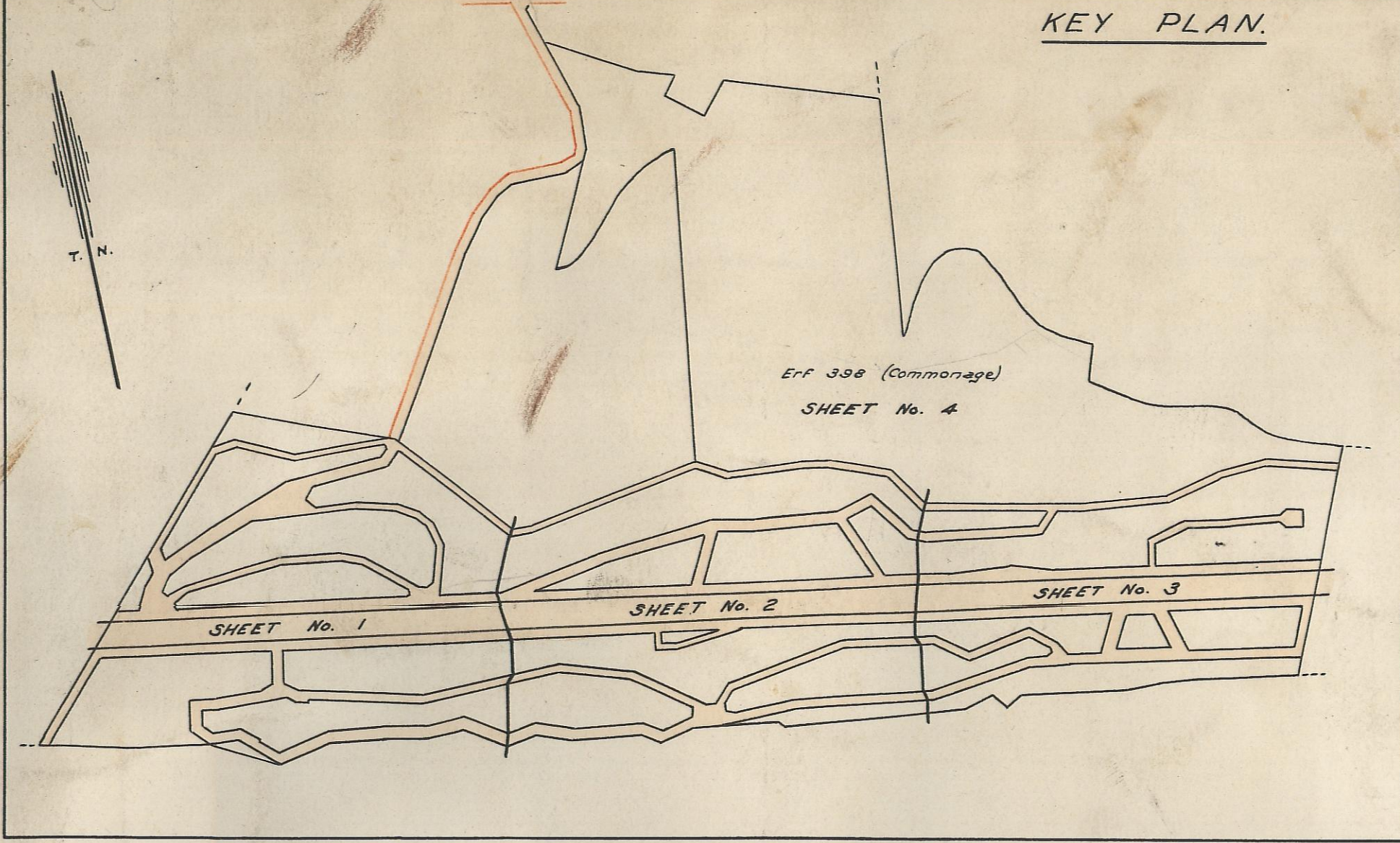
2025



In my presence



REGISTRAR OF DEEDS



This plan comprises 5 sheets.
WILDERNESS A/A.
GENERAL PLAN 1065 L.D.
OF
WILDERNESS TOWNSHIP EXTENSION NO. 2.

No. 8036/1953

Approved
B. B. B. B.
SURVEYOR-GENERAL.

C.D.R.

ERF 565 comprising 374 even numbered 374 & 398, Public Places 374-397 and Thoroughfares, situated on PORTION 22 (a portion of Portion 21) of the farm KLEIN KRANTZ, in the DIVISION OF GEORGE, PROVINCE OF GOOD HOPE. Vide Dgm. No. 3015/1953, annexed to D/T 1954-1958

The beacons of each erf represented on this plan are in accordance with regulations, and have been placed under our personal supervision.

Surveyed in May 1950 - July 1951 by us
J. H. J. H.
LAND SURVEYORS.

In terms of Section 13 of Ordinance No. 85 of 1954, the Administrator has granted the application to establish this Township.
See Prov. Sec. Minute 4.34.5.185.
date 20.10.1954 T.P. File No. 22.10.54

Notified as an Approved Township in terms of Section 29 (1) of Ord. No. 85 of 1954.
See Notice No. 373 dated 10.12.54
Prov. Sec. Minute 2732 dated 10.12.54

Proposed closure of fig 5 5/8692/s p 136
Proposed closure of fig 5 5/8692/s p 136

ENDORSEMENTS - GENERAL COMMENTS.					
No.	AMENDMENT	ADDITION	AUTHORITY	INTD.	DATE
1	Portion of Road closed	Er 2094	Ref: Notice dd 1957-11-14 S/8692/s p 281 Consent p. 278 Gazette Notice dd 1998-11-27 S/8692/s p 358 Consent p. 350	Ref.	1997-12-02
2	Portion of Road closed	Er 2163	T/C Notice dd 2002-11-22 S/8692/s p 121 Ref: S/8692/s p 121 dd 2002-11-22	Ref.	1999-01-11
3	Portion of Road closed	Er 2346	T/C Notice dd 2002-11-22 S/8692/s p 121 Ref: S/8692/s p 121 dd 2002-11-22	Ref.	2003-10-07
4	Portion of road closed	Er 2418	T/C's Notice dd 2005-07-15 S/8692/s v2 p. 73 Consent Ref. Er 689 Wilderness dd 2005-08-30 p. 70	Ref.	2005-1-5
5	Portion of road closed	Er 2253 & 2254	Ref: 728 & 729/W File: S/8692/s v2 Page: 13 Dated: 17 September 1999 L/A's consent dated 19/10/99 Ref: Er 824 Wilderness File: S/8692/s p 241 Notice No. 880 dated 1/11/99 p. 198	Ref.	2014-02-25
6	Portion of Grants Place closed	Er 2646			

SG OFFICE NOTES

See Sbb 5. for notes 1-14.
15. Erf 601, beacons replaced to Reg 18(2) see SR2008/1953
16. Erf 728 & 2253 included in consent vide Dgm 773/2018 Erf 776
17. Erf 729 & 2254 included in consent vide Dgm 771/2018 Erf 2255
18. ERF834, beacons replaced to Reg 18(2) vide sr2008/1953 as well as change in beacon descriptions. See S/8692/s v2 Pages 228-229.
19. Erven 777 & 859, beacons replaced vide SRE830/2023
20. Erf 946 framed vide Dgm 1865/2025

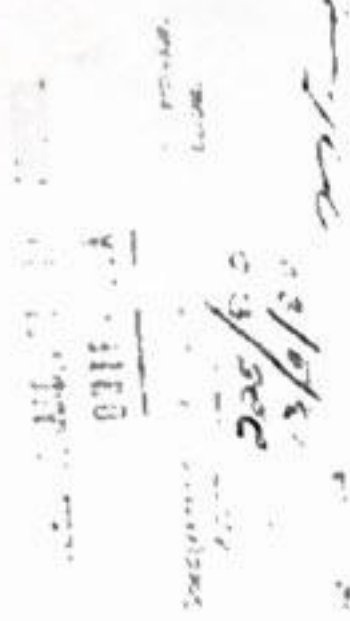
Continued from Sheet 5

ENDORSEMENTS : CONTINUED FROM ABOVE					
No.	AMENDMENT	ADDITION	AUTHORITY	INTD.	DATE
7	PORTIONS OF NORTH STREET CLOSED	Erven 2657 & 2658	L/A. CONSENT DATED 15/09/00 Ref: Er 515 Wilderness File: S/8692/s v2 p 200	Ref.	4/1/2002

Orig Dgm No. 3015/1953.
S.G. File S. 8630/5.
Srv. Rcds. E. 2008/53.
Dgm. Shrs. AL-8CC, AL-8CD, AL-2AA, AL-2AB, AL-2AP, AL-2AQ, AL-2AR, AL-2AS, AL-2AT, AL-2AU, AL-2AV, AL-2AW, AL-2AX, AL-2AY, AL-2AZ, AL-2BA, AL-2BB, AL-2BC, AL-2BD, AL-2BE, AL-2BF, AL-2BG, AL-2BH, AL-2BI, AL-2BJ, AL-2BK, AL-2BL, AL-2BM, AL-2BN, AL-2BO, AL-2BP, AL-2BQ, AL-2BR, AL-2BS, AL-2BT, AL-2BU, AL-2BV, AL-2BW, AL-2BX, AL-2BY, AL-2BZ, AL-2CA, AL-2CB, AL-2CC, AL-2CD, AL-2CE, AL-2CF, AL-2CG, AL-2CH, AL-2CI, AL-2CJ, AL-2CK, AL-2CL, AL-2CM, AL-2CN, AL-2CO, AL-2CP, AL-2CQ, AL-2CR, AL-2CS, AL-2CT, AL-2CU, AL-2CV, AL-2CW, AL-2CX, AL-2CY, AL-2CZ, AL-2DA, AL-2DB, AL-2DC, AL-2DD, AL-2DE, AL-2DF, AL-2DG, AL-2DH, AL-2DI, AL-2DJ, AL-2DK, AL-2DL, AL-2DM, AL-2DN, AL-2DO, AL-2DP, AL-2DQ, AL-2DR, AL-2DS, AL-2DT, AL-2DU, AL-2DV, AL-2DW, AL-2DX, AL-2DY, AL-2DZ, AL-2EA, AL-2EB, AL-2EC, AL-2ED, AL-2EE, AL-2EF, AL-2EG, AL-2EH, AL-2EI, AL-2EJ, AL-2EK, AL-2EL, AL-2EM, AL-2EN, AL-2EO, AL-2EP, AL-2EQ, AL-2ER, AL-2ES, AL-2ET, AL-2EU, AL-2EV, AL-2EW, AL-2EX, AL-2EY, AL-2EZ, AL-2FA, AL-2FB, AL-2FC, AL-2FD, AL-2FE, AL-2FF, AL-2FG, AL-2FH, AL-2FI, AL-2FJ, AL-2FK, AL-2FL, AL-2FM, AL-2FN, AL-2FO, AL-2FP, AL-2FQ, AL-2FR, AL-2FS, AL-2FT, AL-2FU, AL-2FV, AL-2FW, AL-2FX, AL-2FY, AL-2FZ, AL-2GA, AL-2GB, AL-2GC, AL-2GD, AL-2GE, AL-2GF, AL-2GG, AL-2GH, AL-2GI, AL-2GJ, AL-2GK, AL-2GL, AL-2GM, AL-2GN, AL-2GO, AL-2GP, AL-2GQ, AL-2GR, AL-2GS, AL-2GT, AL-2GU, AL-2GV, AL-2GW, AL-2GX, AL-2GY, AL-2GZ, AL-2HA, AL-2HB, AL-2HC, AL-2HD, AL-2HE, AL-2HF, AL-2HG, AL-2HH, AL-2HI, AL-2HJ, AL-2HK, AL-2HL, AL-2HM, AL-2HN, AL-2HO, AL-2HP, AL-2HQ, AL-2HR, AL-2HS, AL-2HT, AL-2HU, AL-2HV, AL-2HW, AL-2HX, AL-2HY, AL-2HZ, AL-2IA, AL-2IB, AL-2IC, AL-2ID, AL-2IE, AL-2IF, AL-2IG, AL-2IH, AL-2II, AL-2IJ, AL-2IK, AL-2IL, AL-2IM, AL-2IN, AL-2IO, AL-2IP, AL-2IQ, AL-2IR, AL-2IS, AL-2IT, AL-2IU, AL-2IV, AL-2IW, AL-2IX, AL-2IY, AL-2IZ, AL-2JA, AL-2JB, AL-2JC, AL-2JD, AL-2JE, AL-2JF, AL-2JG, AL-2JH, AL-2JI, AL-2JJ, AL-2JK, AL-2JL, AL-2JM, AL-2JN, AL-2JO, AL-2JP, AL-2JQ, AL-2JR, AL-2JS, AL-2JT, AL-2JU, AL-2JV, AL-2JW, AL-2JX, AL-2JY, AL-2JZ, AL-2KA, AL-2KB, AL-2KC, AL-2KD, AL-2KE, AL-2KF, AL-2KG, AL-2KH, AL-2KI, AL-2KJ, AL-2KK, AL-2KL, AL-2KM, AL-2KN, AL-2KO, AL-2KP, AL-2KQ, AL-2KR, AL-2KS, AL-2KT, AL-2KU, AL-2KV, AL-2KW, AL-2KX, AL-2KY, AL-2KZ, AL-2LA, AL-2LB, AL-2LC, AL-2LD, AL-2LE, AL-2LF, AL-2LG, AL-2LH, AL-2LI, AL-2LJ, AL-2LK, AL-2LL, AL-2LM, AL-2LN, AL-2LO, AL-2LP, AL-2LQ, AL-2LR, AL-2LS, AL-2LT, AL-2LU, AL-2LV, AL-2LW, AL-2LX, AL-2LY, AL-2LZ, AL-2MA, AL-2MB, AL-2MC, AL-2MD, AL-2ME, AL-2MF, AL-2MG, AL-2MH, AL-2MI, AL-2MJ, AL-2MK, AL-2ML, AL-2MM, AL-2MN, AL-2MO, AL-2MP, AL-2MQ, AL-2MR, AL-2MS, AL-2MT, AL-2MU, AL-2MV, AL-2MW, AL-2MX, AL-2MY, AL-2MZ, AL-2NA, AL-2NB, AL-2NC, AL-2ND, AL-2NE, AL-2NF, AL-2NG, AL-2NH, AL-2NI, AL-2NJ, AL-2NK, AL-2NL, AL-2NM, AL-2NN, AL-2NO, AL-2NP, AL-2NQ, AL-2NR, AL-2NS, AL-2NT, AL-2NU, AL-2NV, AL-2NW, AL-2NX, AL-2NY, AL-2NZ, AL-2OA, AL-2OB, AL-2OC, AL-2OD, AL-2OE, AL-2OF, AL-2OG, AL-2OH, AL-2OI, AL-2OJ, AL-2OK, AL-2OL, AL-2OM, AL-2ON, AL-2OO, AL-2OP, AL-2OQ, AL-2OR, AL-2OS, AL-2OT, AL-2OU, AL-2OV, AL-2OW, AL-2OX, AL-2OY, AL-2OZ, AL-2PA, AL-2PB, AL-2PC, AL-2PD, AL-2PE, AL-2PF, AL-2PG, AL-2PH, AL-2PI, AL-2PJ, AL-2PK, AL-2PL, AL-2PM, AL-2PN, AL-2PO, AL-2PP, AL-2PQ, AL-2PR, AL-2PS, AL-2PT, AL-2PU, AL-2PV, AL-2PW, AL-2PX, AL-2PY, AL-2PZ, AL-2QA, AL-2QB, AL-2QC, AL-2QD, AL-2QE, AL-2QF, AL-2QG, AL-2QH, AL-2QI, AL-2QJ, AL-2QK, AL-2QL, AL-2QM, AL-2QN, AL-2QO, AL-2QP, AL-2QQ, AL-2QR, AL-2QS, AL-2QT, AL-2QU, AL-2QV, AL-2QW, AL-2QX, AL-2QY, AL-2QZ, AL-2RA, AL-2RB, AL-2RC, AL-2RD, AL-2RE, AL-2RF, AL-2RG, AL-2RH, AL-2RI, AL-2RJ, AL-2RK, AL-2RL, AL-2RM, AL-2RN, AL-2RO, AL-2RP, AL-2RQ, AL-2RR, AL-2RS, AL-2RT, AL-2RU, AL-2RV, AL-2RW, AL-2RX, AL-2RY, AL-2RZ, AL-2SA, AL-2SB, AL-2SC, AL-2SD, AL-2SE, AL-2SF, AL-2SG, AL-2SH, AL-2SI, AL-2SJ, AL-2SK, AL-2SL, AL-2SM, AL-2SN, AL-2SO, AL-2SP, AL-2SQ, AL-2SR, AL-2SS, AL-2ST, AL-2SU, AL-2SV, AL-2SW, AL-2SX, AL-2SY, AL-2SZ, AL-2TA, AL-2TB, AL-2TC, AL-2TD, AL-2TE, AL-2TF, AL-2TG, AL-2TH, AL-2TI, AL-2TJ, AL-2TK, AL-2TL, AL-2TM, AL-2TN, AL-2TO, AL-2TP, AL-2TQ, AL-2TR, AL-2TS, AL-2TT, AL-2TU, AL-2TV, AL-2TW, AL-2TX, AL-2TY, AL-2TZ, AL-2UA, AL-2UB, AL-2UC, AL-2UD, AL-2UE, AL-2UF, AL-2UG, AL-2UH, AL-2UI, AL-2UJ, AL-2UK, AL-2UL, AL-2UM, AL-2UN, AL-2UO, AL-2UP, AL-2UQ, AL-2UR, AL-2US, AL-2UT, AL-2UU, AL-2UV, AL-2UW, AL-2UX, AL-2UY, AL-2UZ, AL-2VA, AL-2VB, AL-2VC, AL-2VD, AL-2VE, AL-2VF, AL-2VG, AL-2VH, AL-2VI, AL-2VJ, AL-2VK, AL-2VL, AL-2VM, AL-2VN, AL-2VO, AL-2VP, AL-2VQ, AL-2VR, AL-2VS, AL-2VT, AL-2VU, AL-2VV, AL-2VW, AL-2VX, AL-2VY, AL-2VZ, AL-2WA, AL-2WB, AL-2WC, AL-2WD, AL-2WE, AL-2WF, AL-2WG, AL-2WH, AL-2WI, AL-2WJ, AL-2WK, AL-2WL, AL-2WM, AL-2WN, AL-2WO, AL-2WP, AL-2WQ, AL-2WR, AL-2WS, AL-2WT, AL-2WU, AL-2WV, AL-2WW, AL-2WX, AL-2WY, AL-2WZ, AL-2XA, AL-2XB, AL-2XC, AL-2XD, AL-2XE, AL-2XF, AL-2XG, AL-2XH, AL-2XI, AL-2XJ, AL-2XK, AL-2XL, AL-2XM, AL-2XN, AL-2XO, AL-2XP, AL-2XQ, AL-2XR, AL-2XS, AL-2XT, AL-2XU, AL-2XV, AL-2XW, AL-2XX, AL-2XY, AL-2XZ, AL-2YA, AL-2YB, AL-2YC, AL-2YD, AL-2YE, AL-2YF, AL-2YG, AL-2YH, AL-2YI, AL-2YJ, AL-2YK, AL-2YL, AL-2YM, AL-2YN, AL-2YO, AL-2YP, AL-2YQ, AL-2YR, AL-2YS, AL-2YT, AL-2YU, AL-2YV, AL-2YW, AL-2YX, AL-2YY, AL-2YZ, AL-2ZA, AL-2ZB, AL-2ZC, AL-2ZD, AL-2ZE, AL-2ZF, AL-2ZG, AL-2ZH, AL-2ZI, AL-2ZJ, AL-2ZK, AL-2ZL, AL-2ZM, AL-2ZN, AL-2ZO, AL-2ZP, AL-2ZQ, AL-2ZR, AL-2ZS, AL-2ZT, AL-2ZU, AL-2ZV, AL-2ZW, AL-2ZX, AL-2ZY, AL-2ZZ

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





FUGITIVE
 5. REFUSION TO EXTING HOUSE
 CRAWLEY, K. B. JAGUTZ
 B. B. K. A. C. SCHUT
 B. B. 24 OCT 1980

BUILDING PROBLEMS

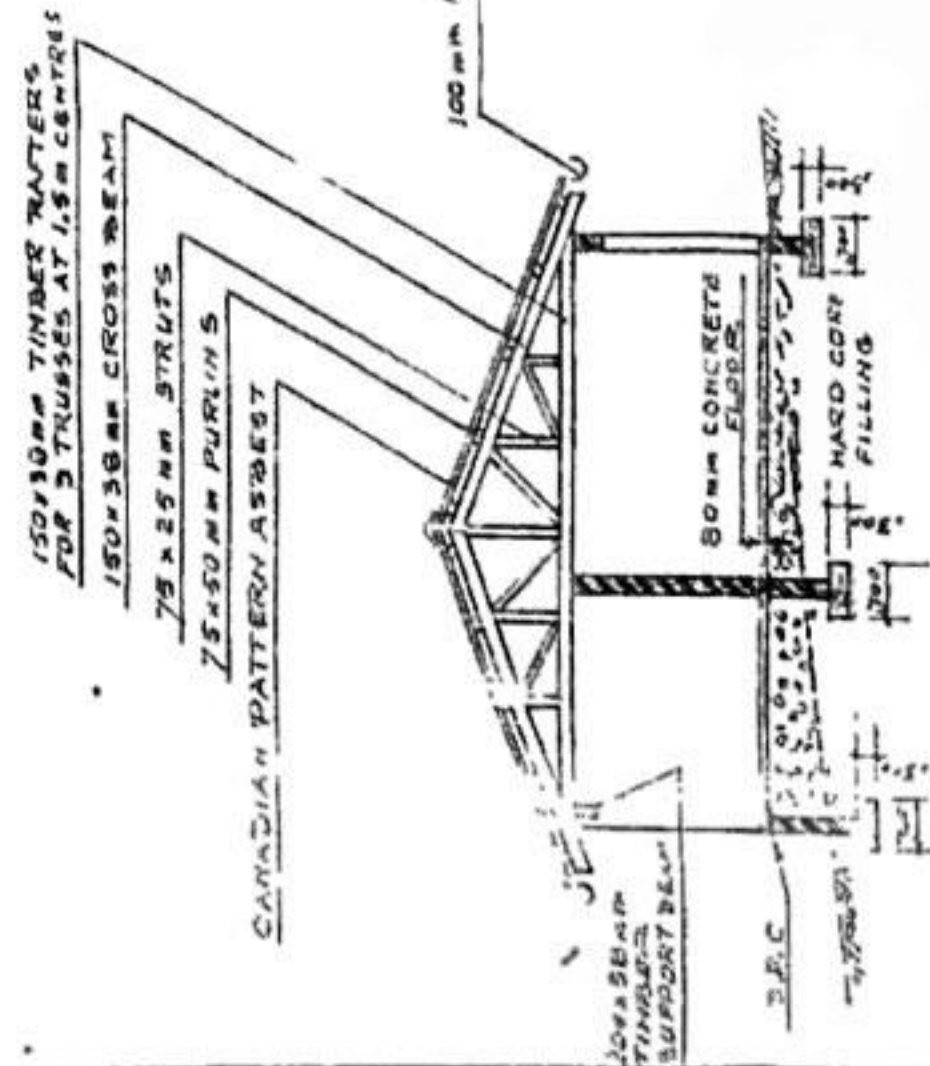
1) CLOSE UP EXISTING CARPORT WITH WALL
FIT DOOR AND WINDOW IN NEW WALL.
BRICK UP EAST SIDE OF WINDOWS IN
KITCHEN WALL.

2) CLOSE UP EXISTING GARAGE WITH WALL
FIT WINDOW IN NEW WALL.

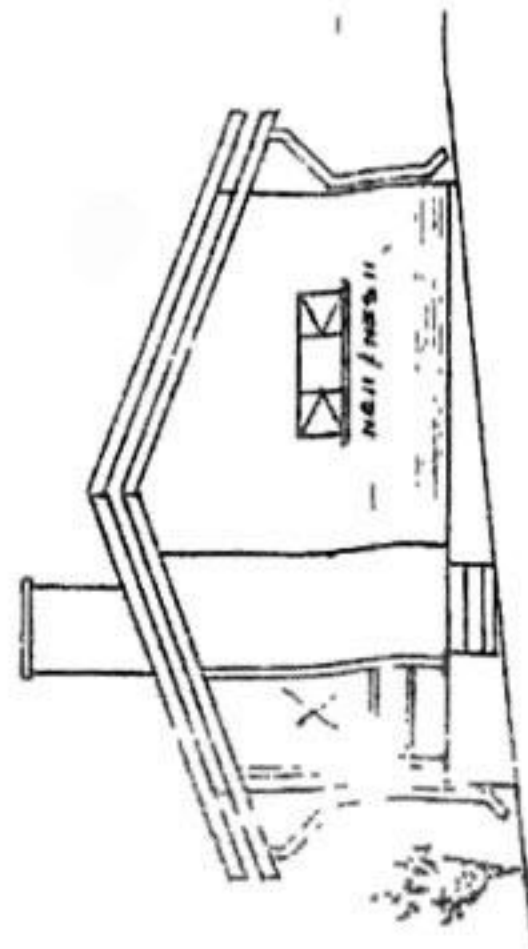
3) BUILD NEW GARAGE AND SLOPE
TO FIT NEW DOORS AND CEILING
WHERE REQUIRED BY OWNER.

4) DEMOLISH EXISTING GARAGE TO BE
REPLACED BY NEW GARAGE.

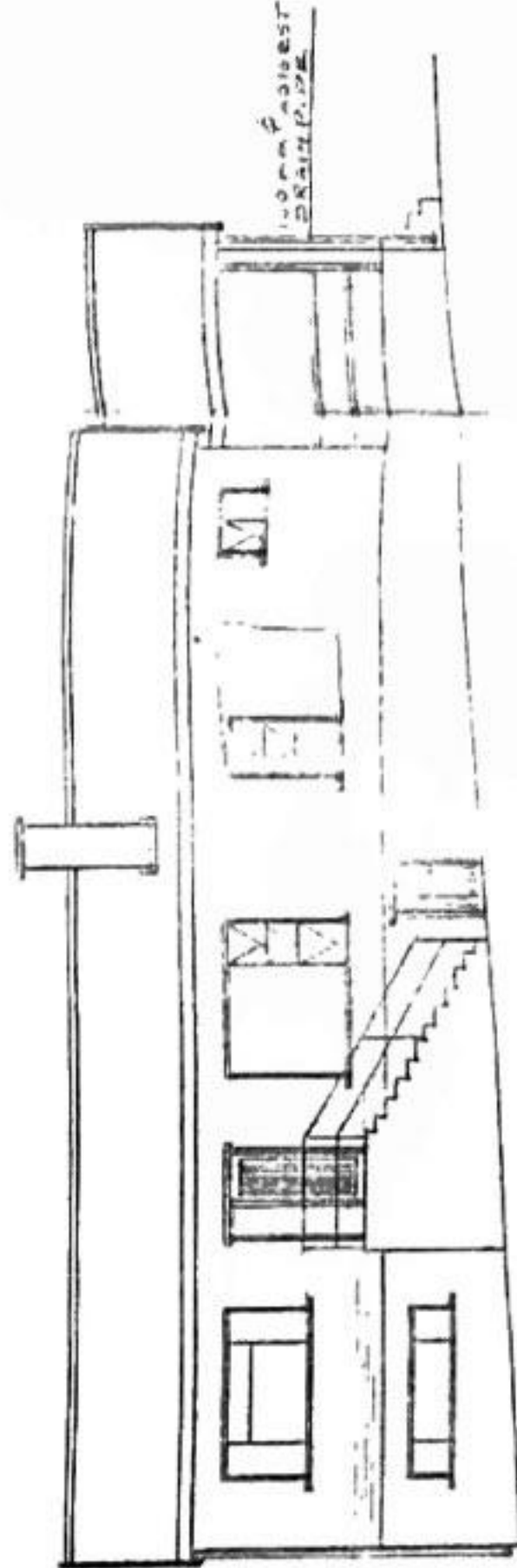
100% 100% 100% 100%



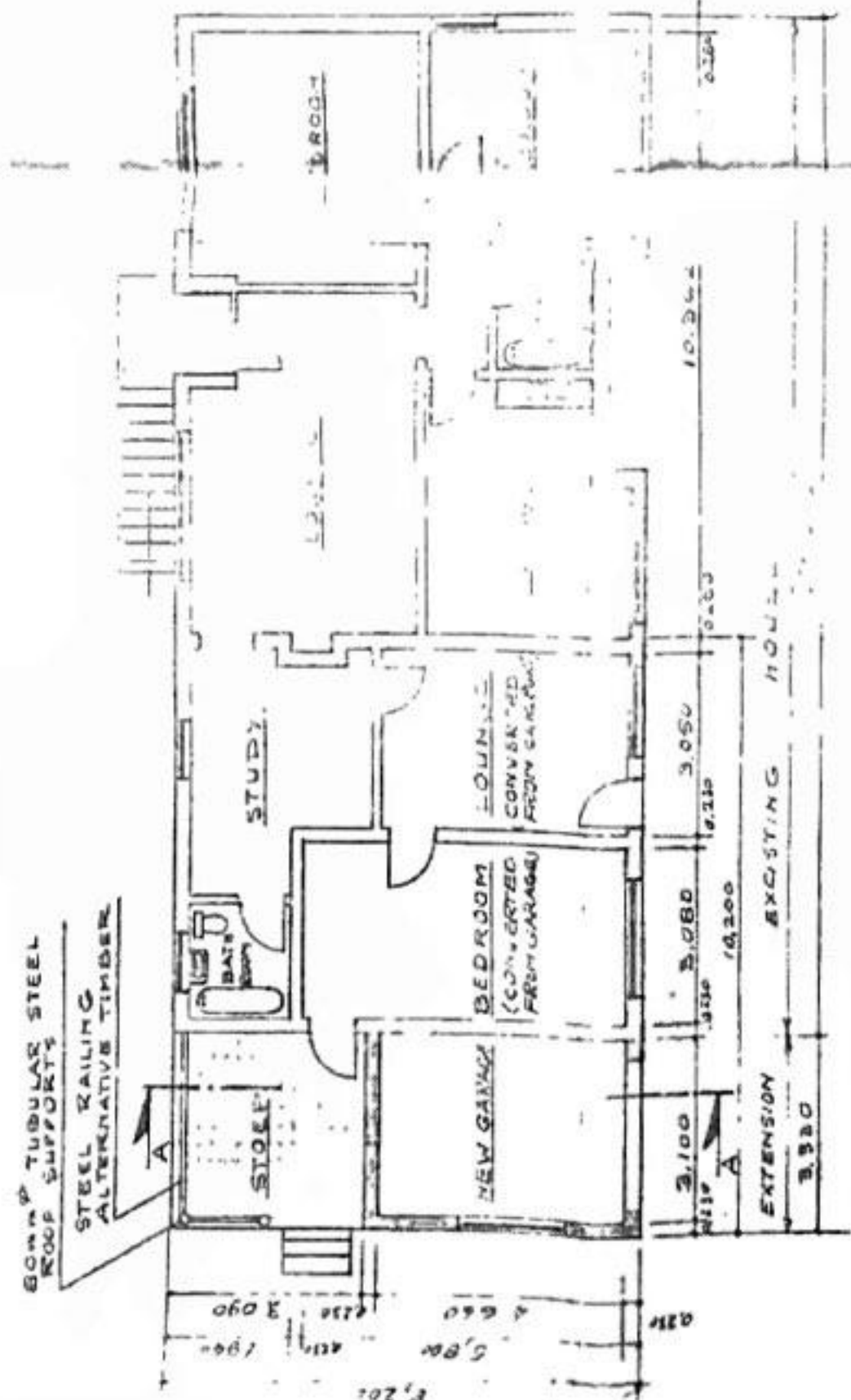
SECTION A-A



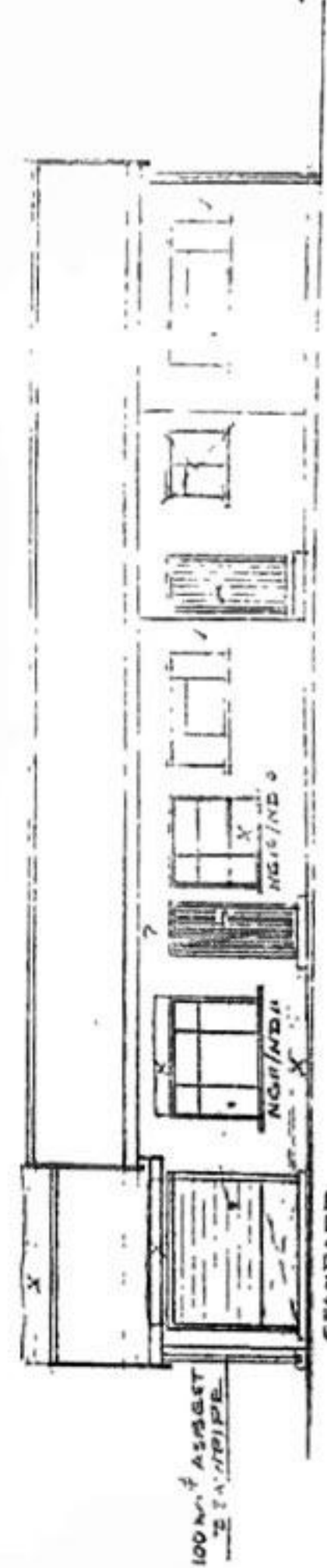
WEST ELEVATION



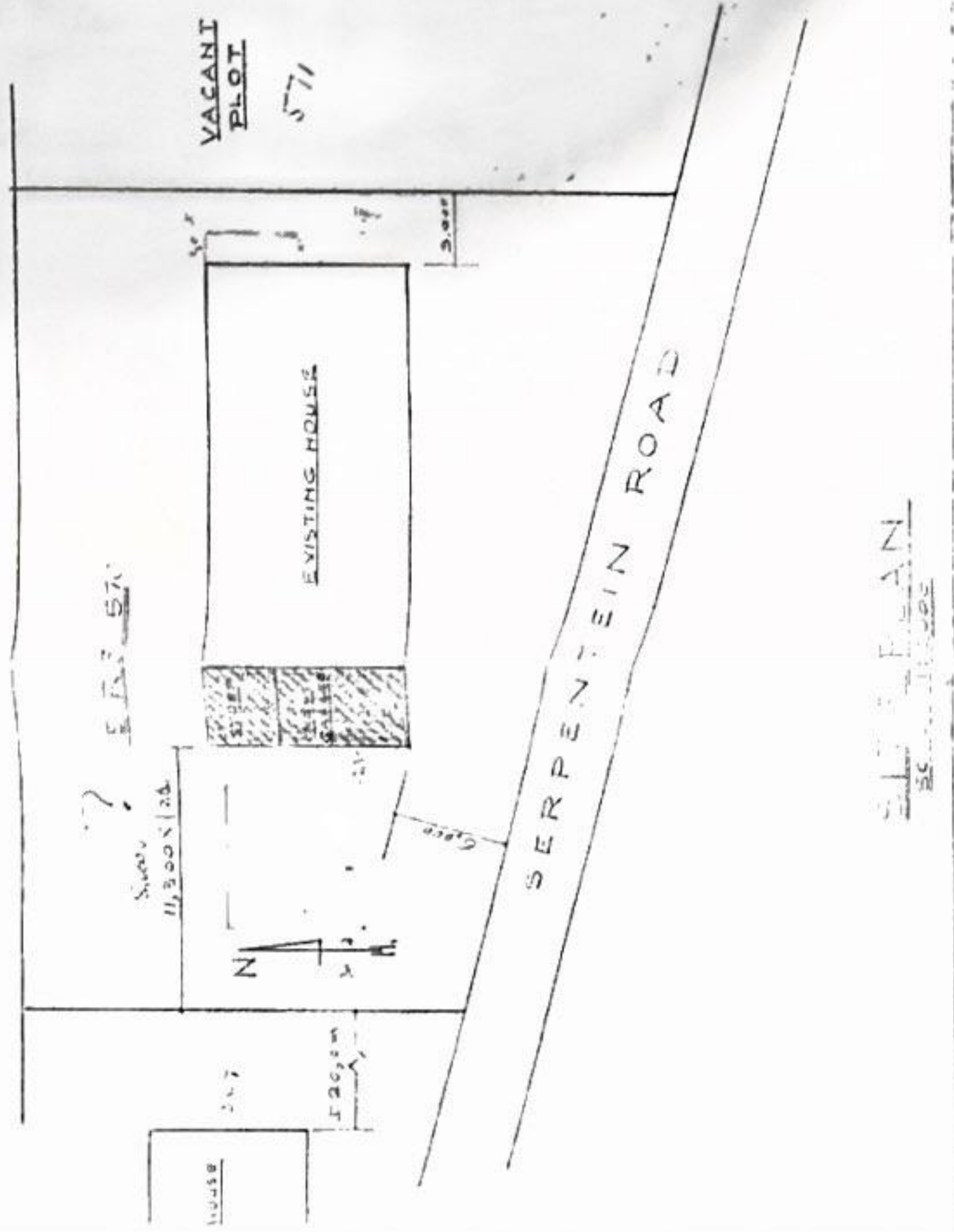
NORTH ELEVATION



PLAN



SOUTH ELEVATION

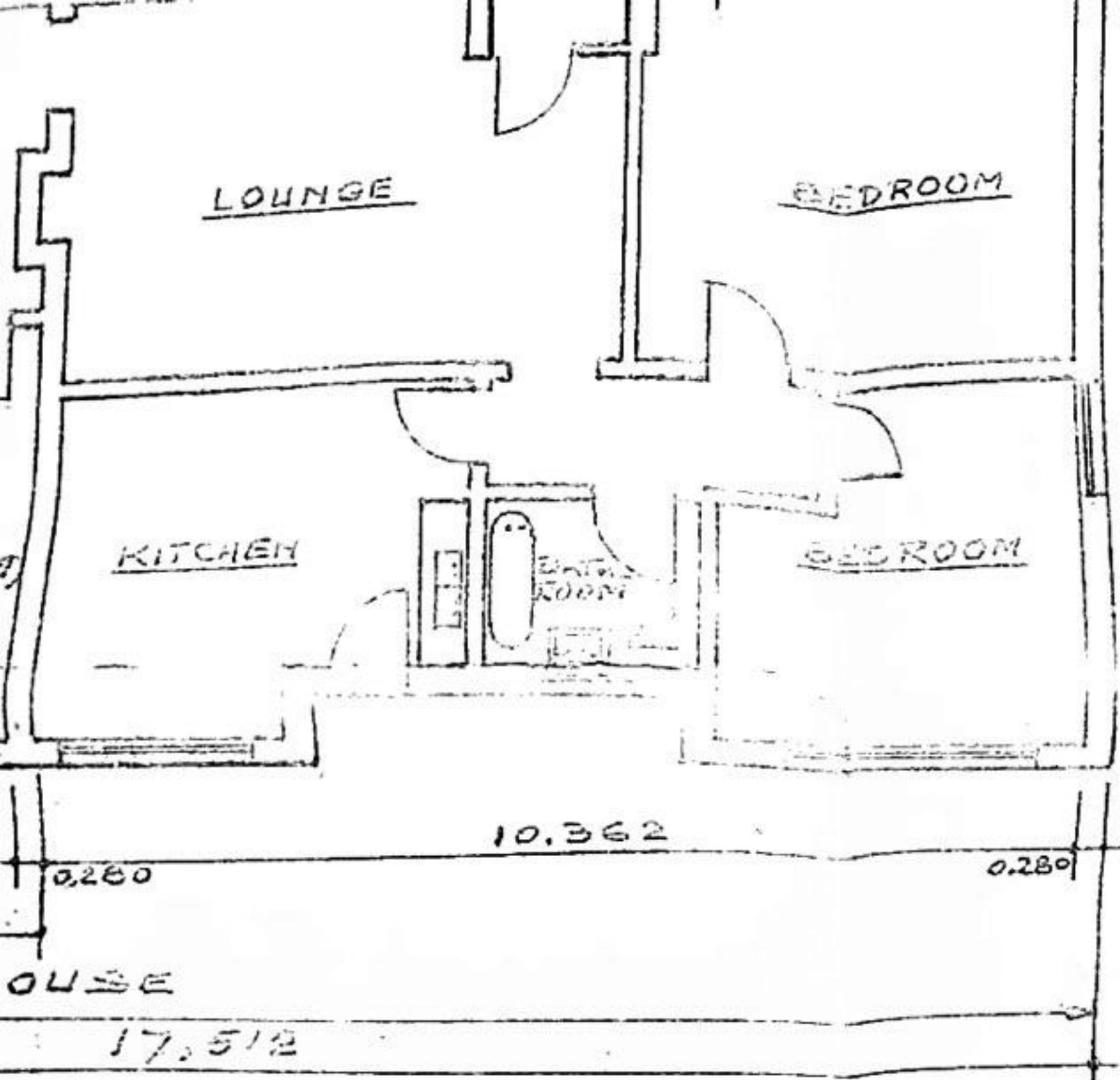


PLAN

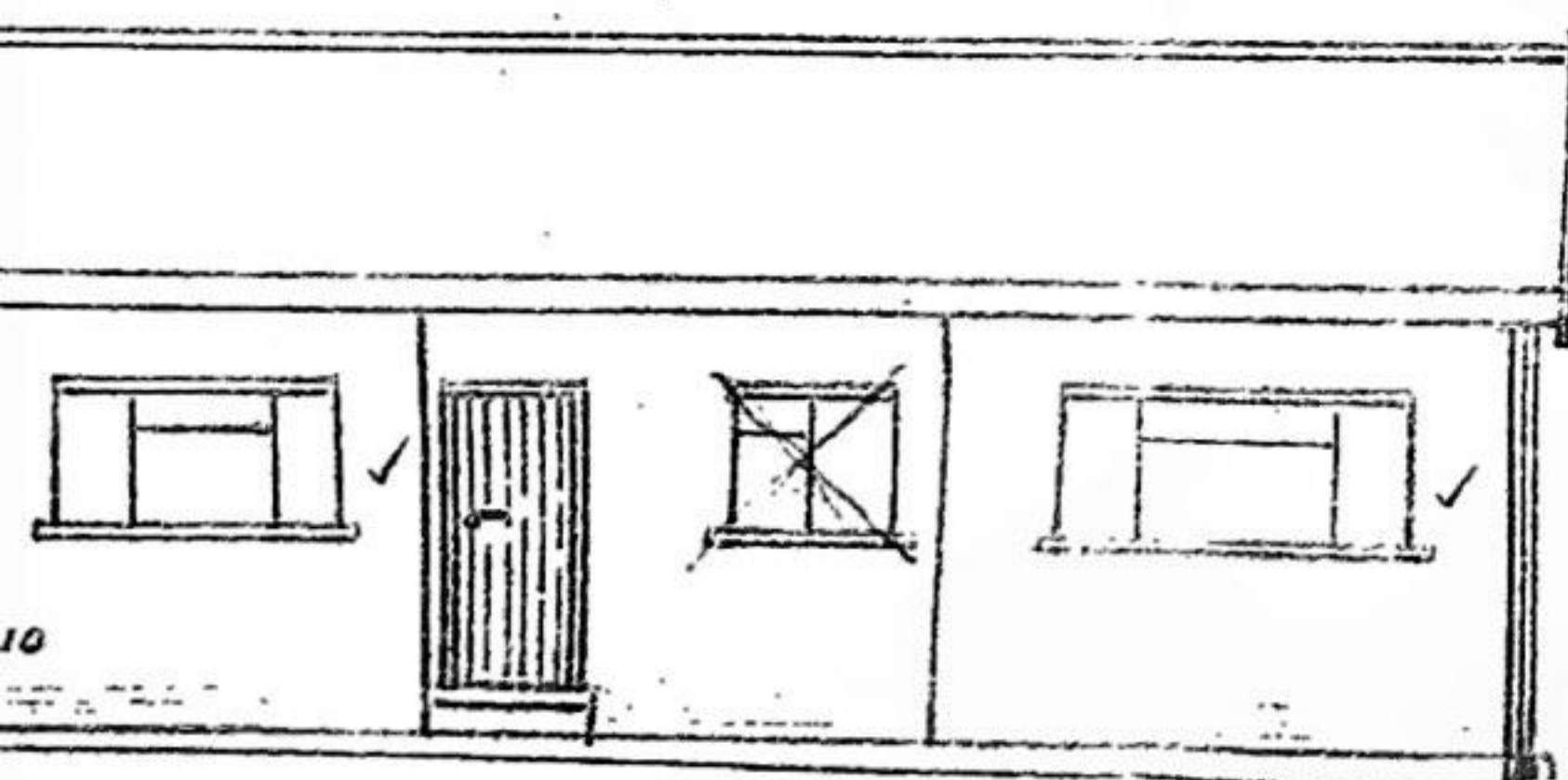
APPROVED FOR CONSTRUCTION
DATE 10/10/1980
BY 288/100
10/10/80

PROPOSED ALTERATIONS AND
EXTENSION TO EXISTING HOUSE
OWNER: MR. B. JAGOUTZ
DRAWING BY: R.A.C. SCHUT
DATE: 10 OCT 1980

- BUILDING PROCEDURE**
- 1/ CLOSE UP EXISTING CARPORT WITH WALL.
FIT DOOR AND WINDOWS IN NEW WALL.
BRICK UP EXISTING WINDOWS IN
KITCHEN WALL.
 - 2/ CLOSE UP EXISTING GARAGE WITH WALL.
FIT WINDOW IN NEW WALL.
 - 3/ BUILD NEW GARAGE AND STOEP
 - 4/ FIT NEW DOORS AND CEILINGS
WHERE REQUIRED BY OWNER
 - 5/ WINDOW OF EXISTING GARAGE
TRANSFORMED TO NEW



PLAN
SCALE 1:100



SIDE ELEVATION

SITE PLAN
SCALE 1:2000

ARDELINGSRAAD/REGIONAL COUNCIL
OUTENQUA

Goedgekeur onderh. w.o. en endossement hieronder.
Approved, subject to endorsement below.

Plan No. 225/80

Datum/Date 13/11/80

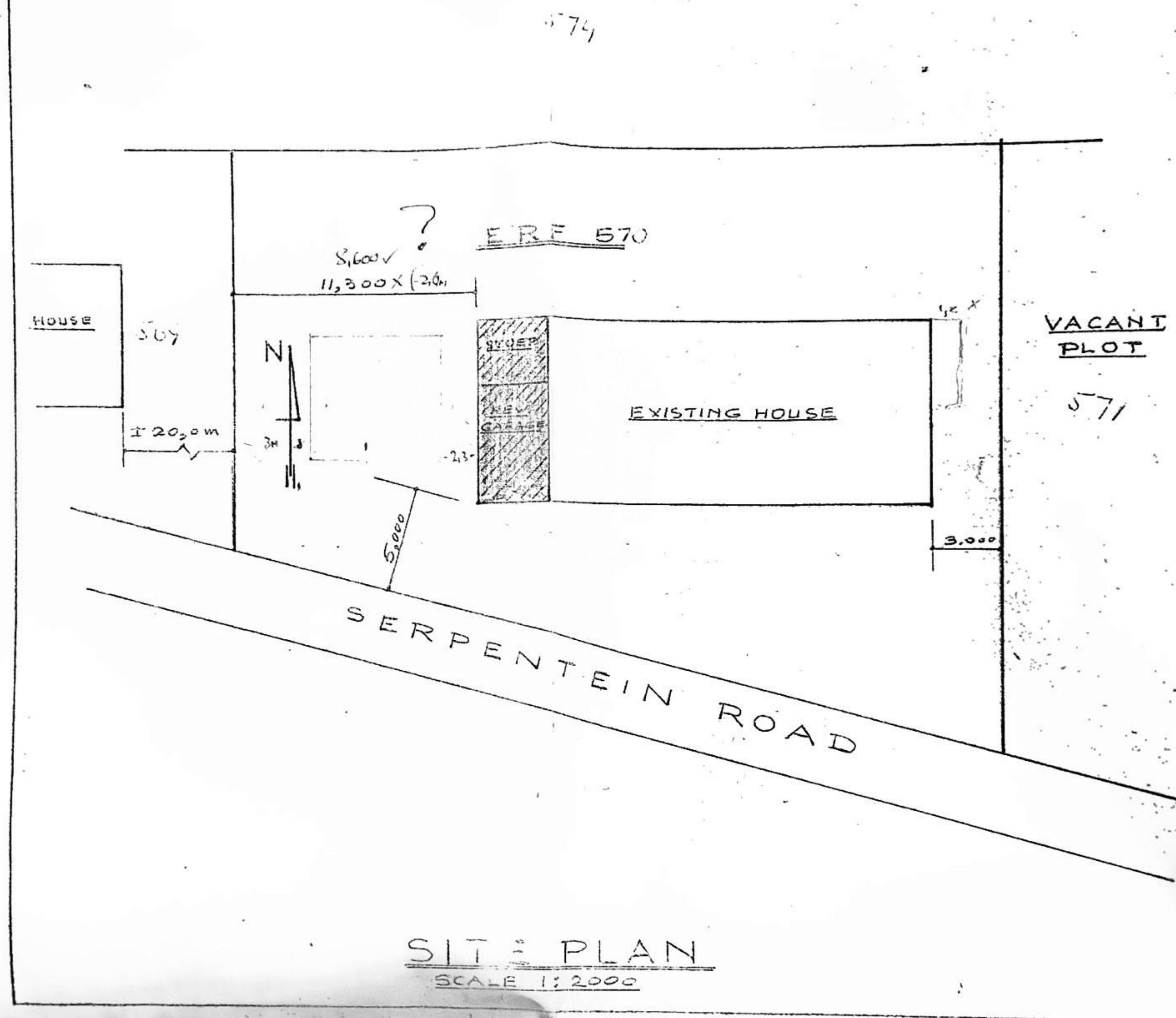
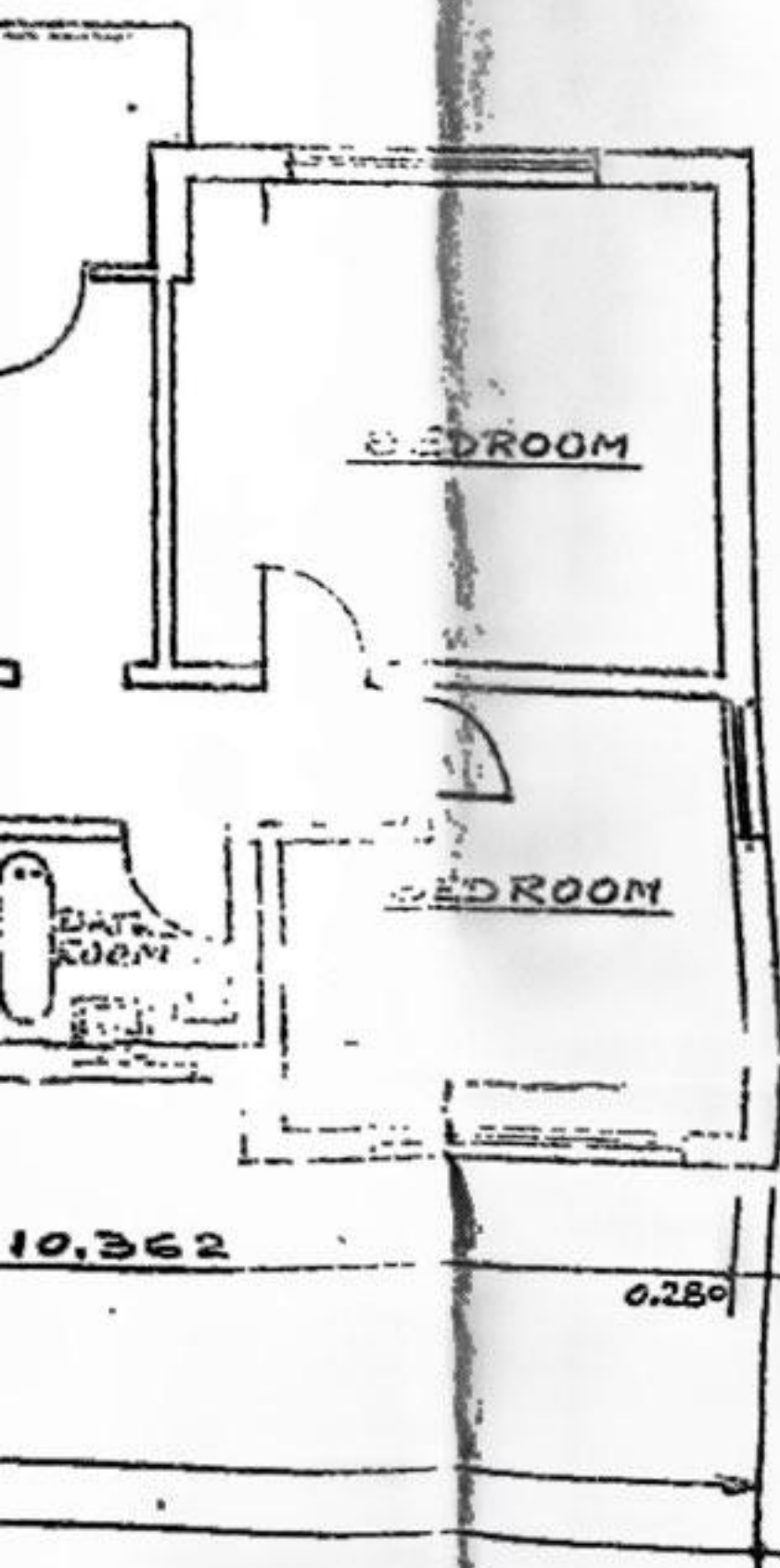
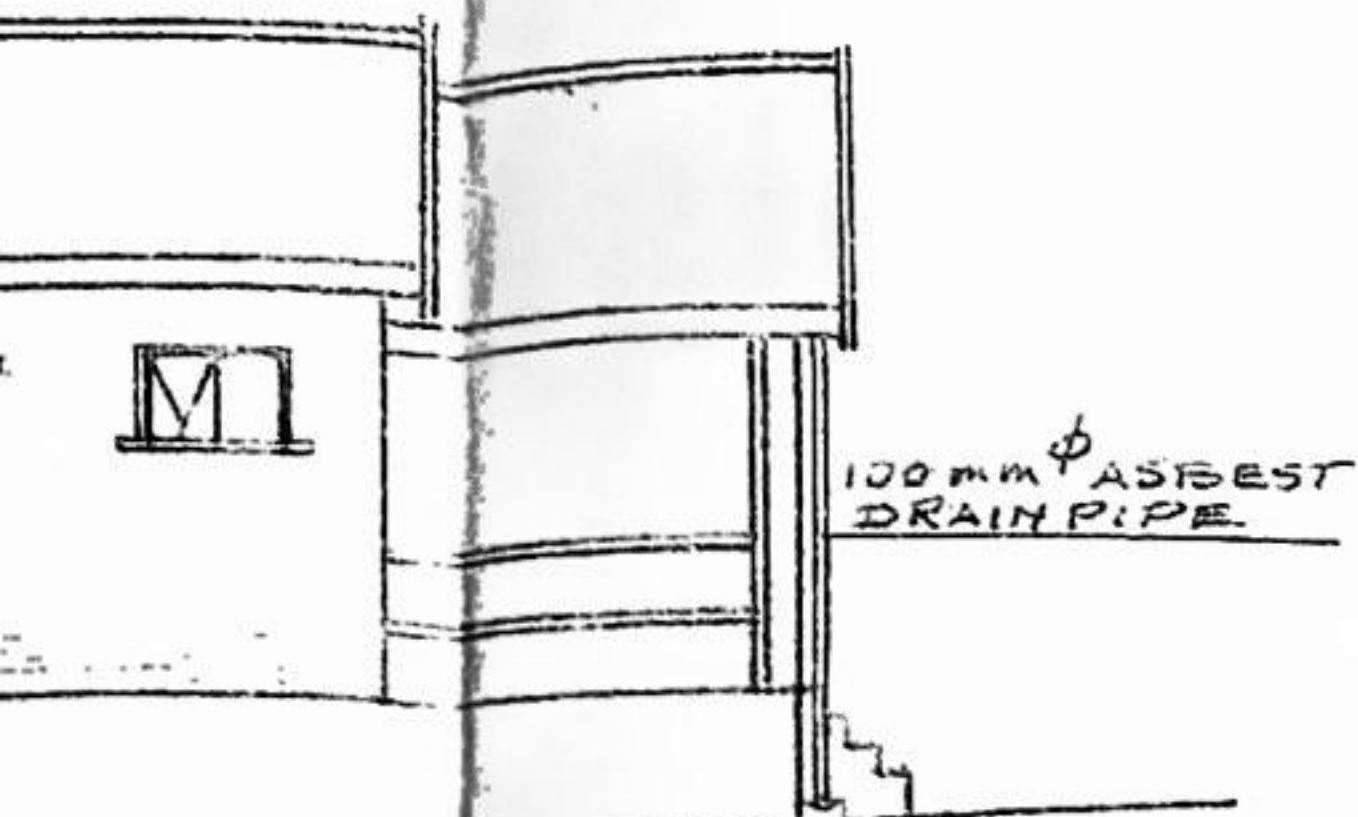
W. J. J. J.
Bouwinspecteur
Building Inspector

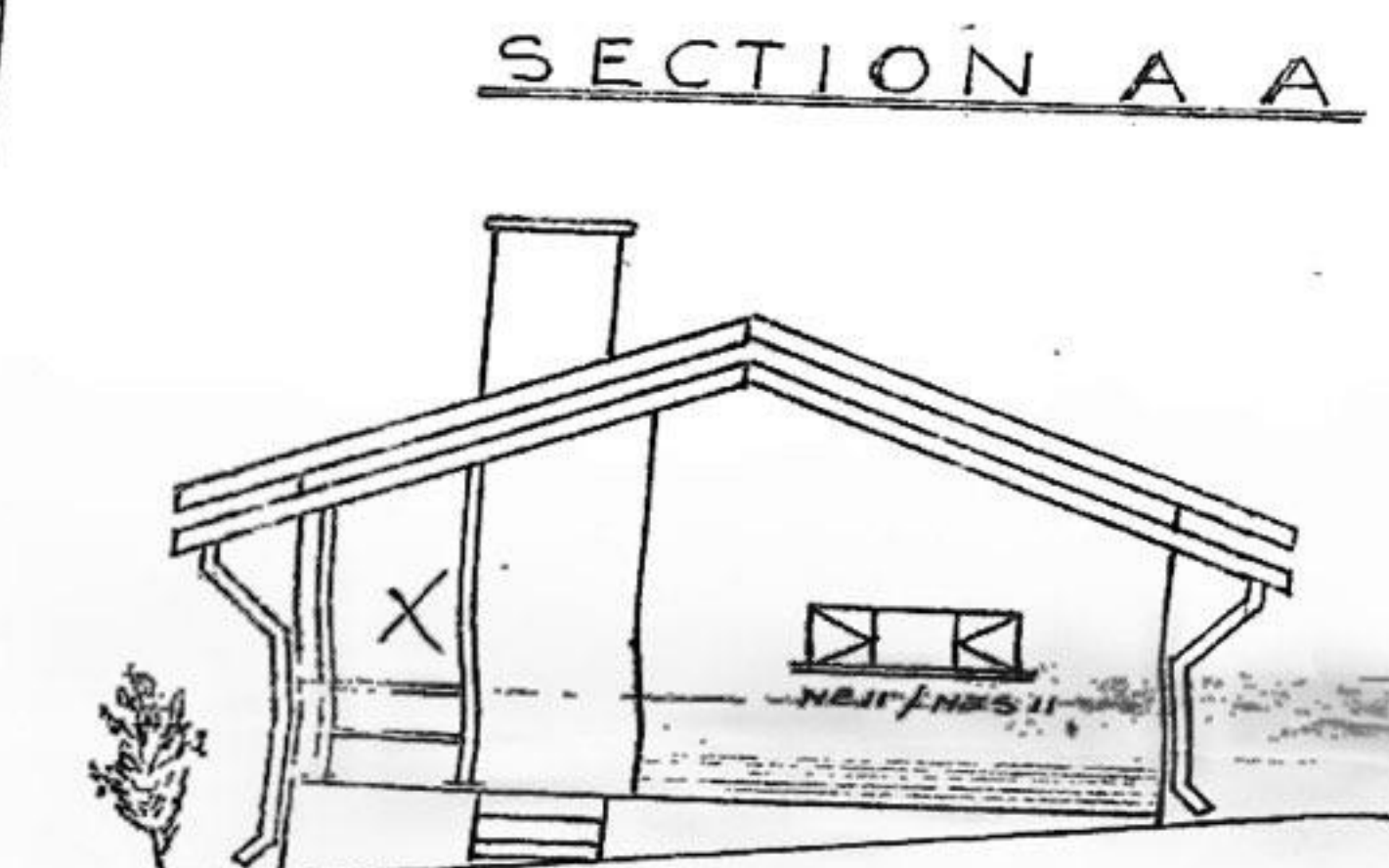
PROPOSED ALTERATIONS AND
EXTENSION TO EXISTING HOUSE.
OWNER: MR. K. B. JAGOUTZ
DRAWING BY: R. A. C. SCHUT
DATE: 28th OCT. 1980

BUILDING PROCEDURE

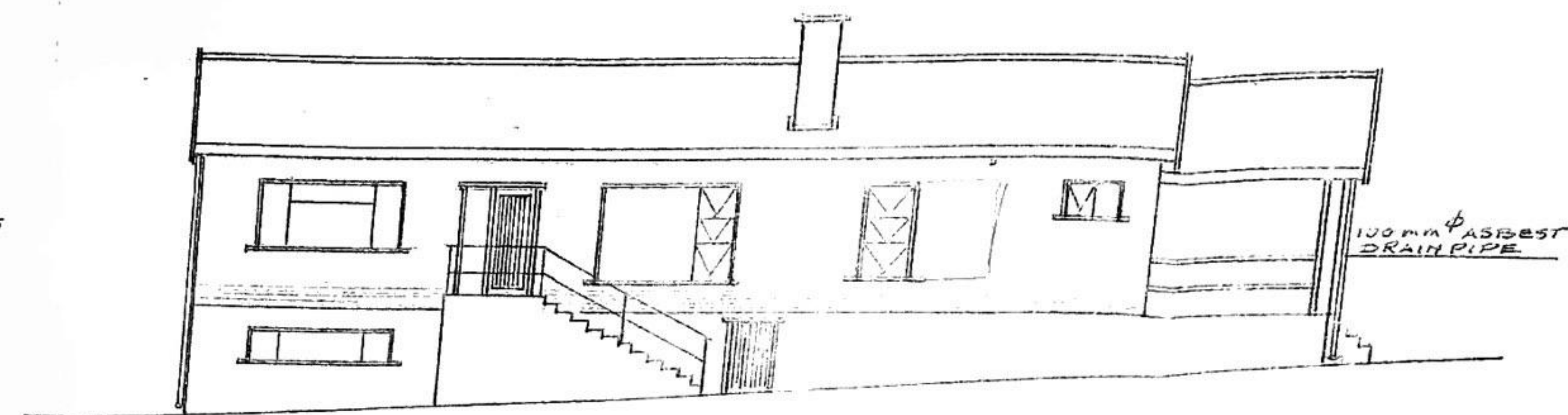
- 1) CLOSE UP EXISTING CAR-PORT WITH WALL.
FIT DOOR AND WINDOW IN NEW WALL.
BRICK UP EXISTING WINDOWS IN
KITCHEN WALL.
- 2) CLOSE UP EXISTING GARAGE WITH WALL.
FIT WINDOW IN NEW WALL.
- 3) BUILD NEW GARAGE AND STOEP.
- 4) FIT NEW DOORS AND CEILINGS
WHERE REQUIRED BY OWNER.
- 5) WINDOW OF EXISTING GARAGE TO BE
TRANSFERRED TO NEW GARAGE.

W. J. J. J.
1980/10/28

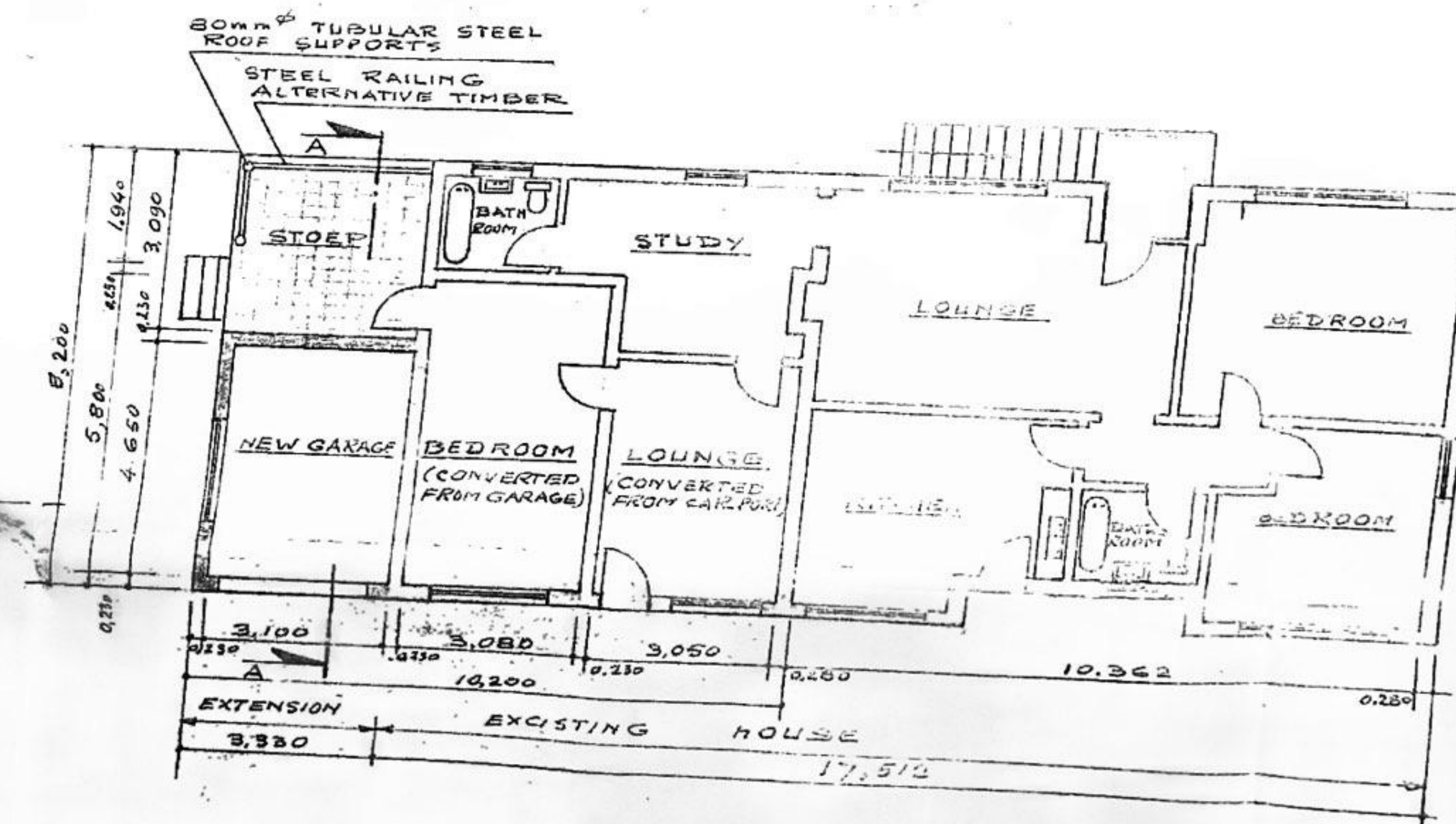




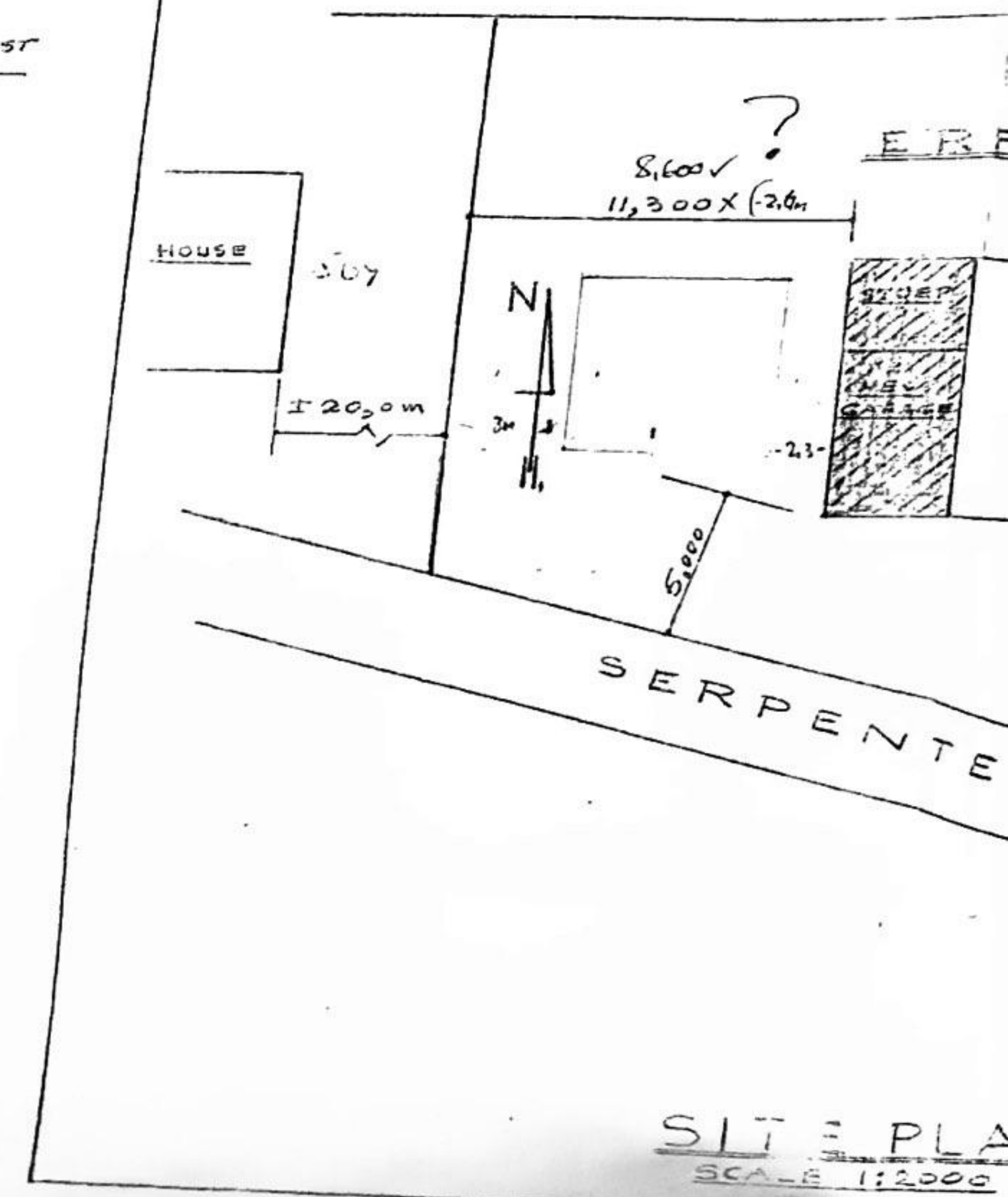
WEST ELEVATION



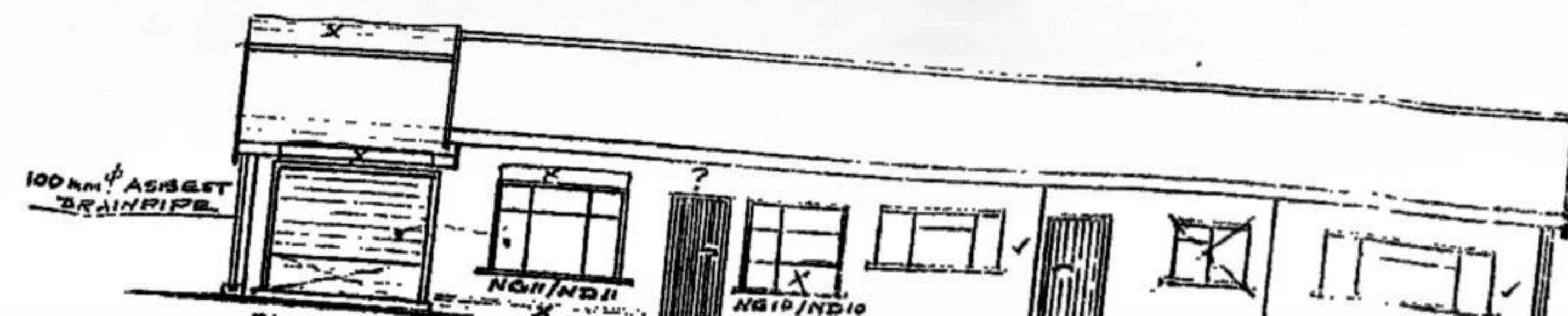
NORTH ELEVATION



PLAN
SCALE 1:100



SITE PLAN
SCALE 1:2000



ABELINGE LAAD/INTERNATIONAL COUNCIL
OUTER GUA

Goedgekeurde orlof, inge. minister hierond
Apprenti, subjecte, goedkeuring below.

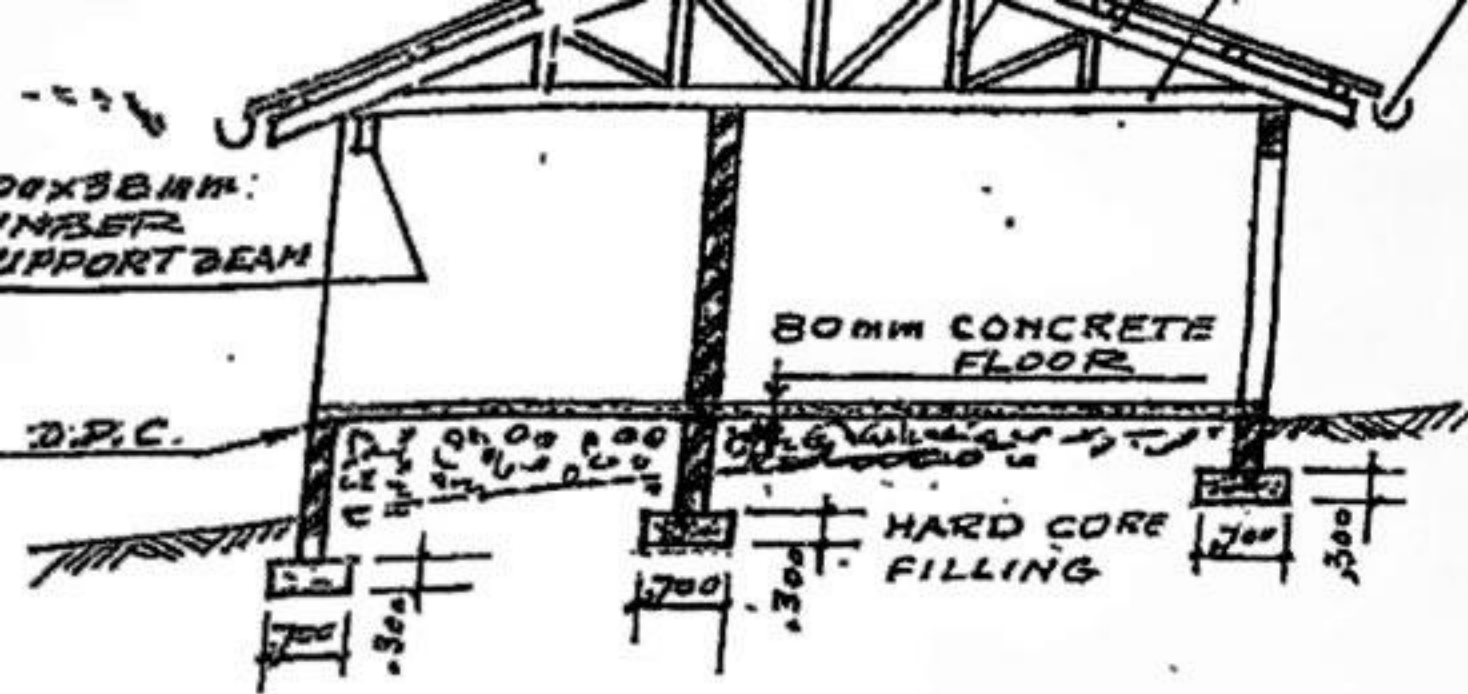
File No..... 225/80

Date... Date 13/7/20

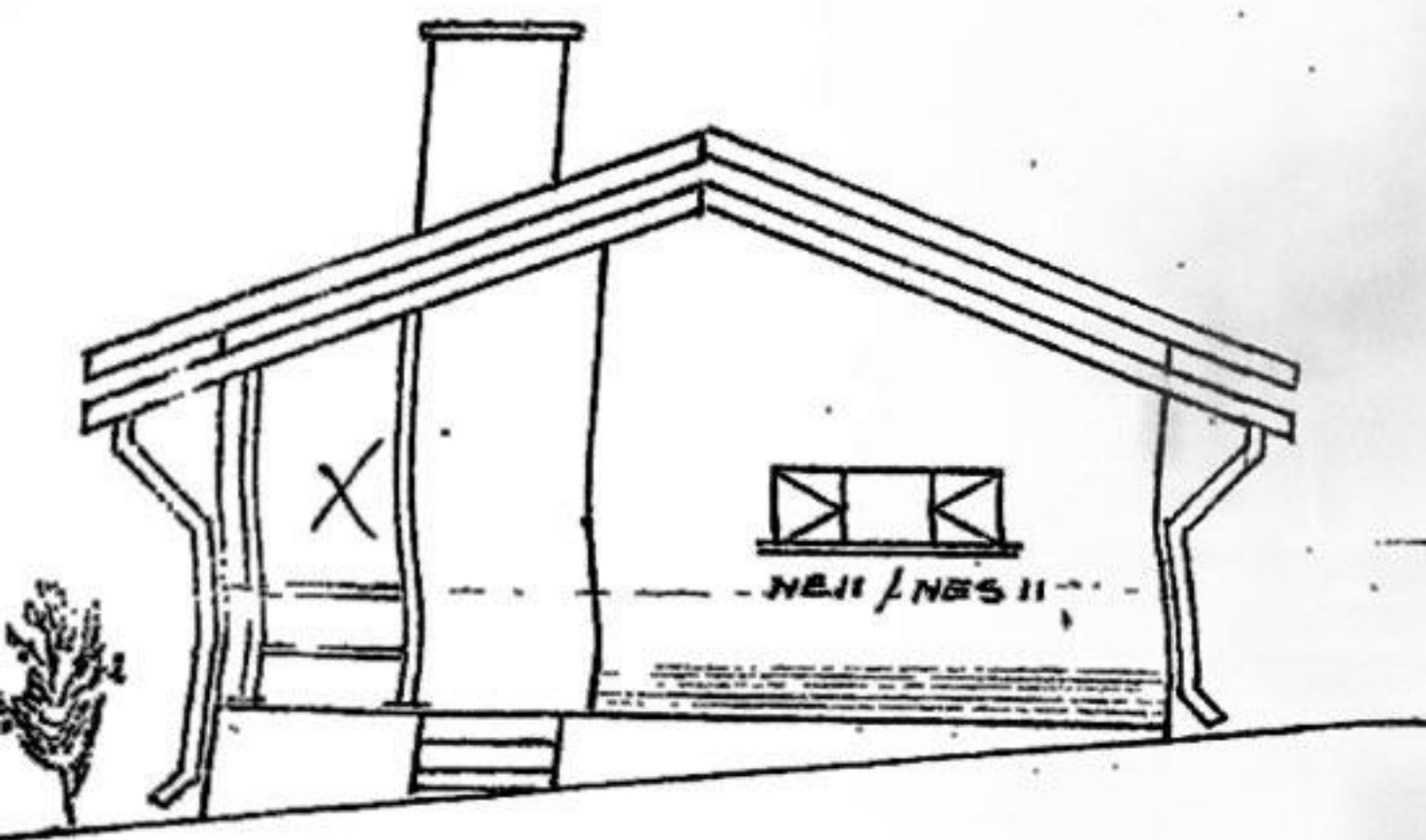
Boul. de la République
91000 Evry-Courcouronnes

PROPOSED ALTERATIONS AND
EXTENSION TO EXISTING HOUSE
OWNER: MR. J. D. ...

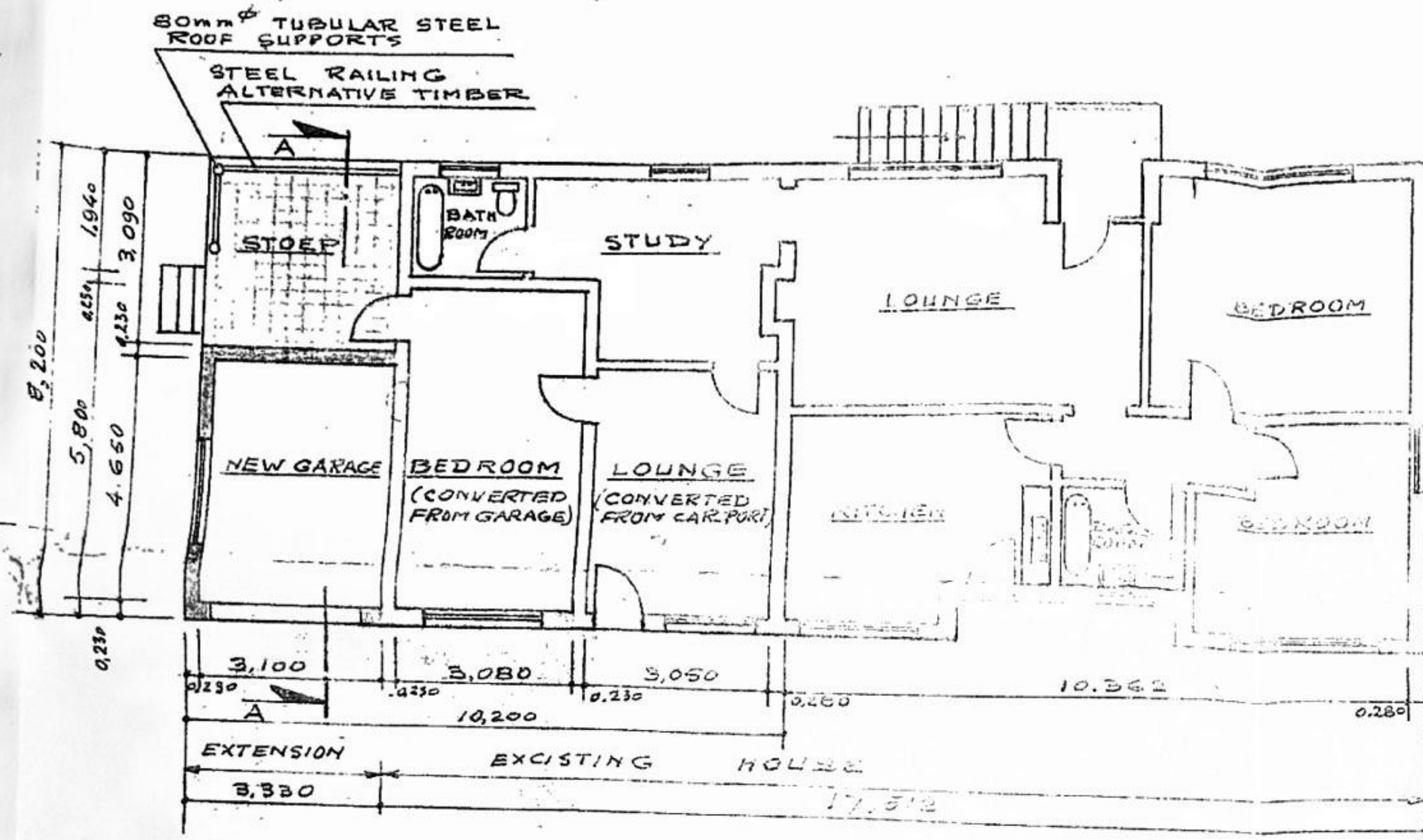
BUILDING



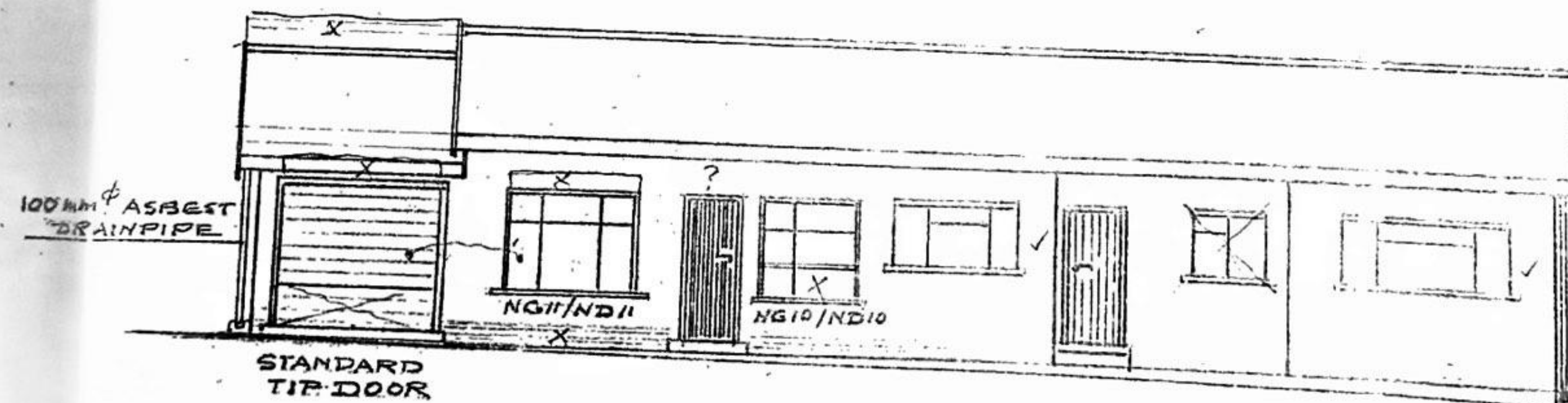
SECTION A A



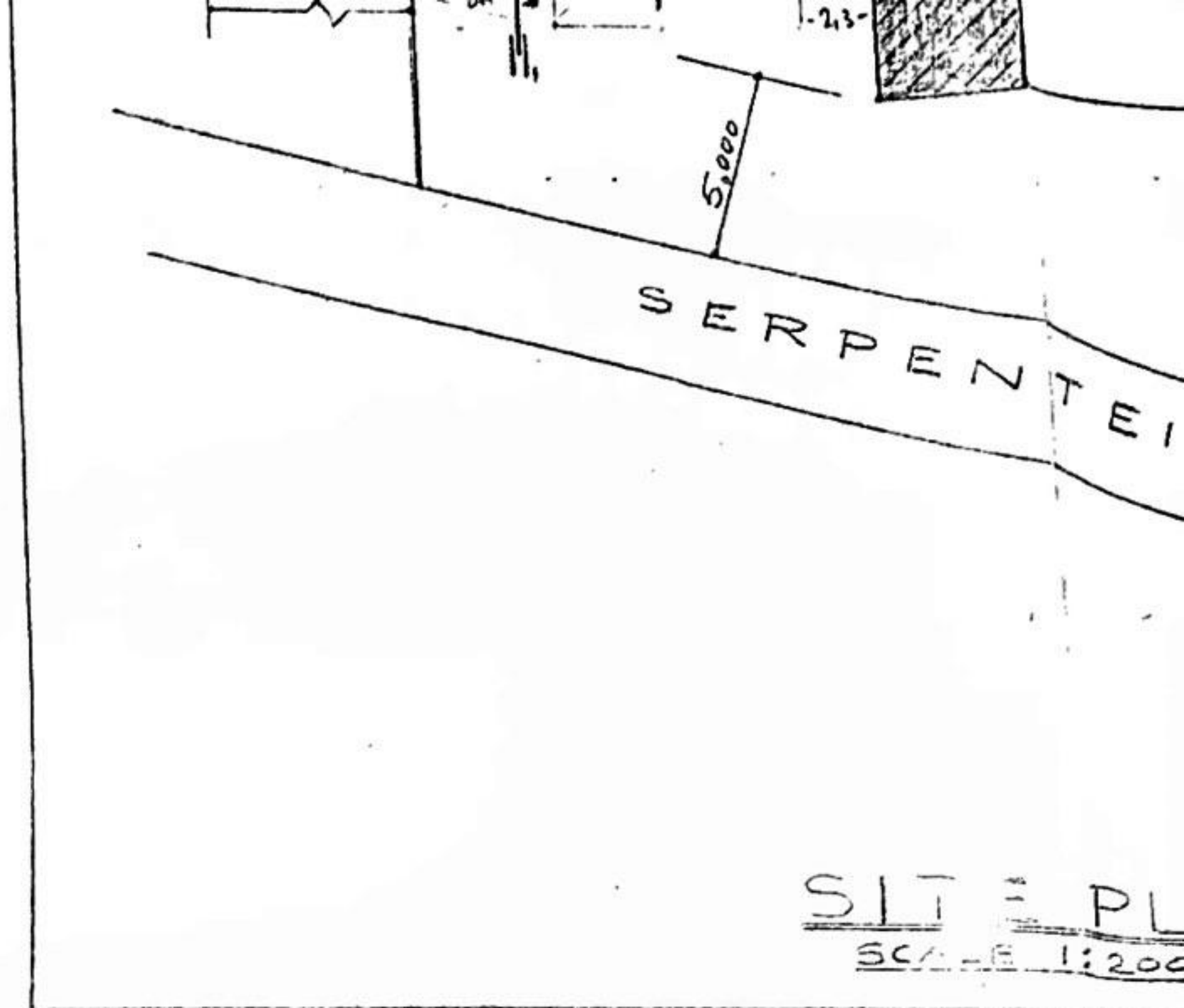
WEST ELEVATION



PLAN
SCALE 1:100



SOUTH ELEVATION



SITE PLAN
SCALE 1:200

GOEDGEKEURDE OORDEELING
OUTENQUA

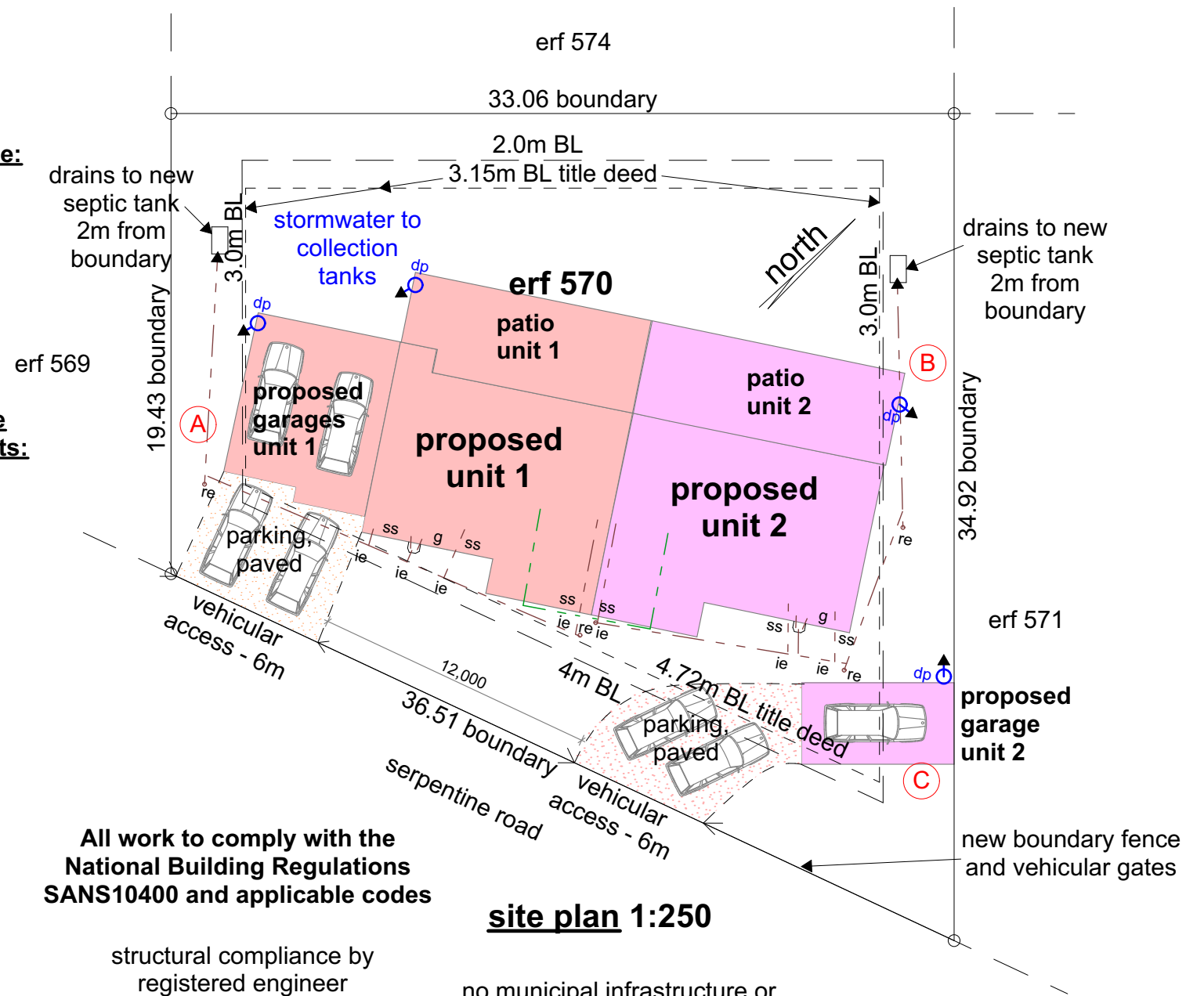
Goedgekeurde oordeelings
Approve, subject
Plan No. 225/80
Date 13/10/80
Date

PROPOSED ALTERATIONS AND
EXTENSION TO EXISTING HOUSE.
OWNER: MR. K.B. JAGOUTZ
DRAWING BY: R.A.C. SCHUT
DATE: 28th OCT. 1980

coverage = 35%	
site	898m2
existing dwelling ground storey	172.5m2
existing basement storey	41.3m2
existing footprint	172.5m2
existing and proposed additions	
unit 1	
proposed basement storey	24.5m2
ground storey, existing 83.7m2 renovated	0m2
proposed covered patio ground storey	30.6m2
proposed garage	44.9m2
proposed first storey	81.8m2
proposed covered patio first storey	39m2
total new building unit 1	220.8m2
footprint unit 1	165.7m2
total area unit 1	304.5m2
unit 2	
existing basement storey 41.3m2	0m2
ground storey, existing 88.8m2 renovated	0m2
proposed covered patio ground storey	32.5m2
proposed garage	22.2m2
proposed first storey	85m2
proposed covered patio first storey	43.4m2
total new building unit 2	183.1m2
footprint unit 2	150.6m2
total area unit 2	313.2m2
total new building	403.9m2
total area	617.7m2
total footprint	316.3m2

building lines
zoning scheme:
street - 4.0m
lateral - 3.0m
rear - 2.0m
title deed:
street - 4.72m
lateral - 3.15m
rear - 3.15m

building line encroachments:
A - lateral 1m
B - lateral 1m
C - lateral 0m



site plan 1:250

no municipal infrastructure or street furniture affected
NOTE:
drainage installation to comply with SANS10400 Part P
stormwater management to comply with SANS10400 Part R

site development plan

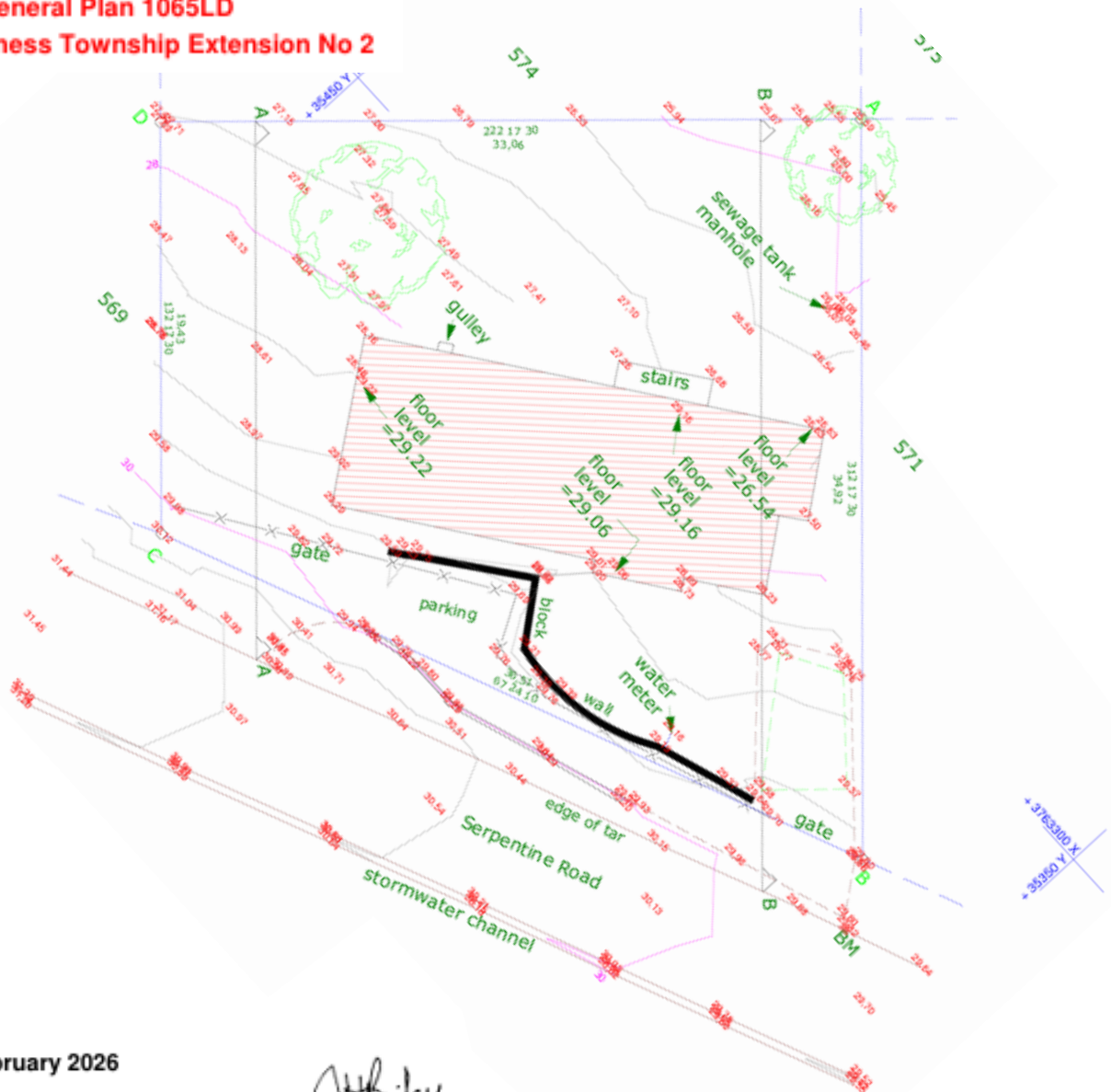
1/2
A3

NOTES :

1. All dimensions metric
2. Datum mean sea level
3. Contour interval 0,50m
4. Area of Erf 570 = 898 sq metres
5. Vide General Plan 1065LD

Wilderness Township Extension No 2**BENCH MARK**

COORDINATE LIST WGS84				
CONSTANT	Y	X	Z	DESCRIPTION
BM	+35 380.89	+3763310.86	29.82	12mm iron peg



Prepared in February 2026



Professional Land Surveyors

BAILEY & LE ROUX

Professional Land Surveyors

88 Meade Street, P O Box 9583

GEORGE 6530, Telephone (044) 8745315

Cell 0828921759

surveyed site plan
NTS

2/2
A4

Proposed Double Dwelling
on Erf 570, Serpentine
Road, Wilderness for U. M.
& B. Harste

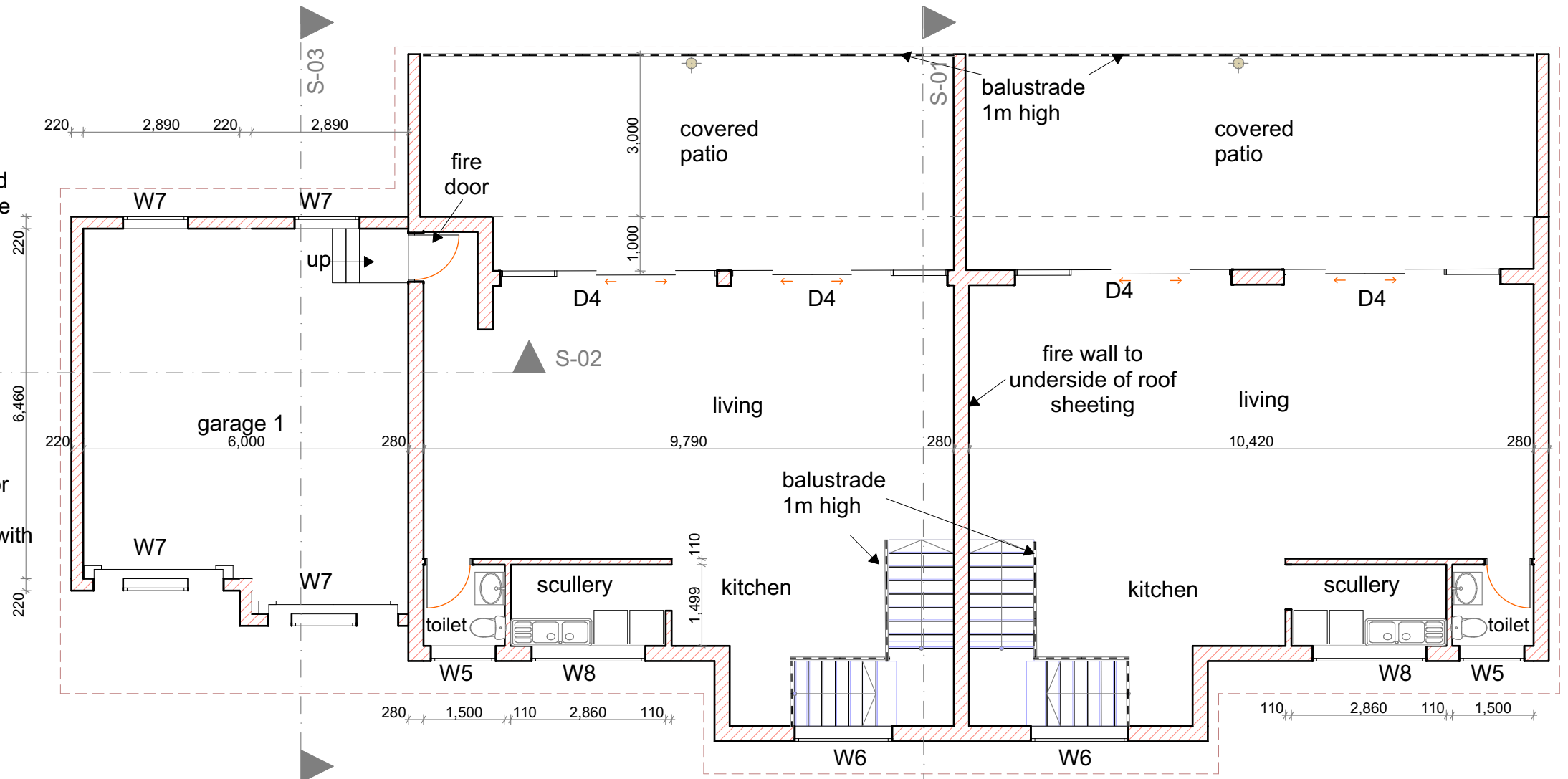
Drawn: L. Moll ph: 079 8545 014
coastalplansza@gmail.com
SACAP Reg. D1451

4 Viooltjie Str
Kleinkrantz
6560



- window and door schedule:**
main dwelling
ground story
D1 x3 external hardwood
D2 x4 internal hollowcore
D3 x2 garage door
W1 x2 2100x1200
W2 x1 2500x450
W3 x1 600x1500
W7 x2 1200x600
first story:
W5 x1 1200x450
W6 x1 2400x600
W7 x4 1200x600
W8 x1 2100x600
D4 x2 4x21m sliding door

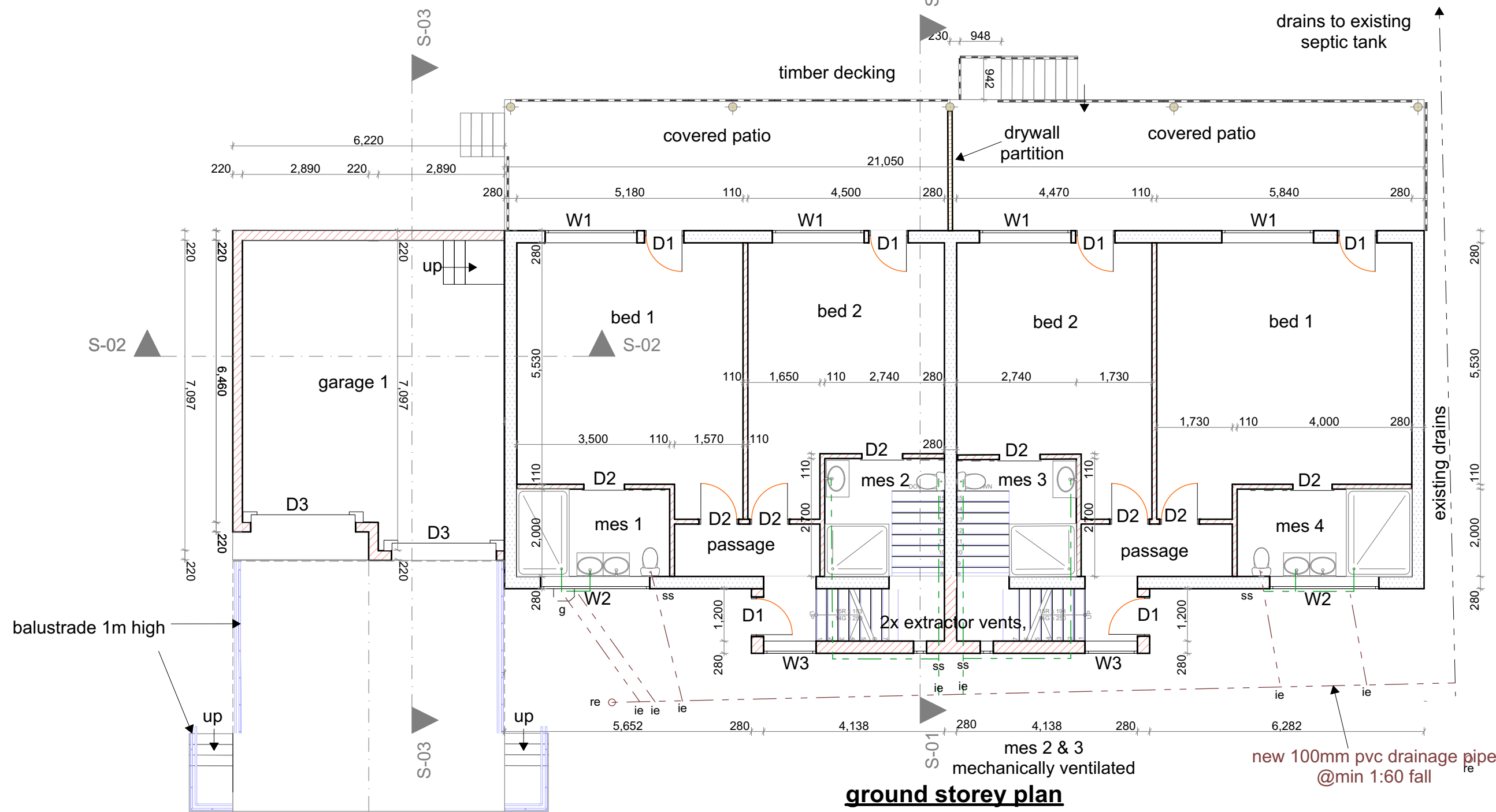
NOTE: all glazing to comply with SANS10400 Part N



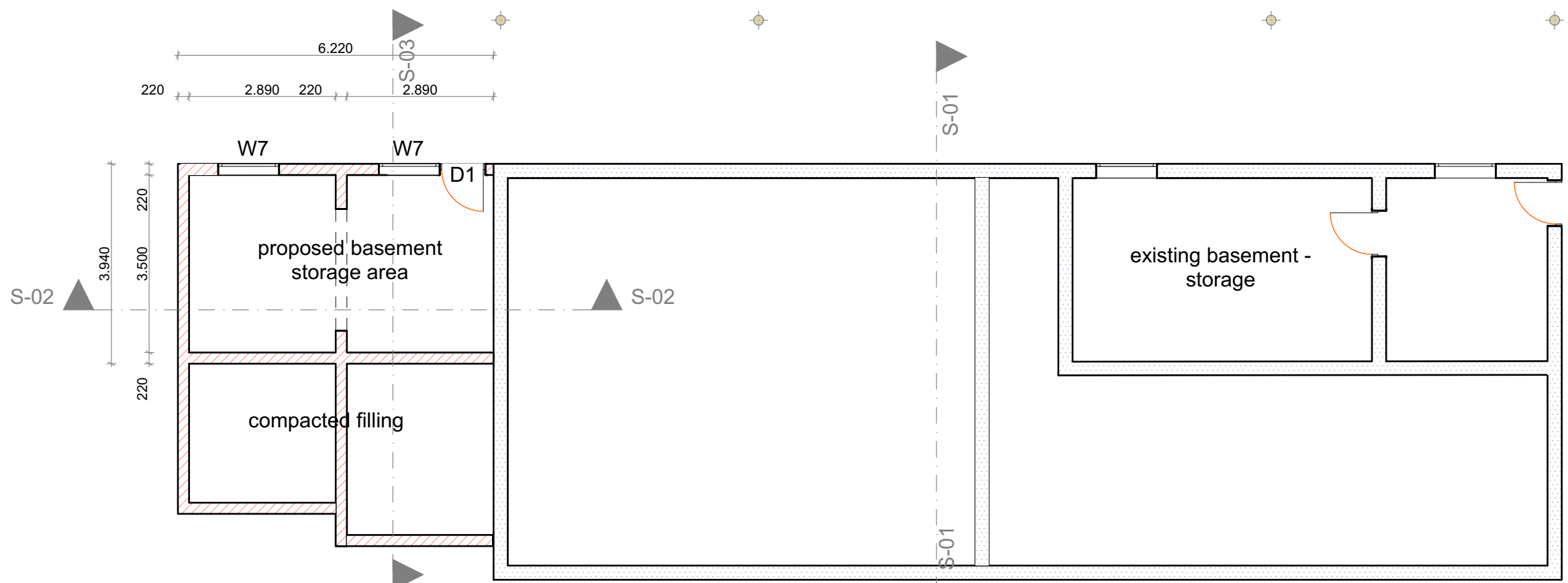
first storey plan
1:100

- window and door schedule:**
second dwelling
ground story
D1 x3 external hardwood
D2 x4 internal hollowcore
W1 x2 2100x1200
W2 x1 2500x450
W3 x1 600x1500
first story:
W5 x1 1200x450
W6 x1 2,400x600
W8 x1 2100x600
D4 x2 4x21m sliding door

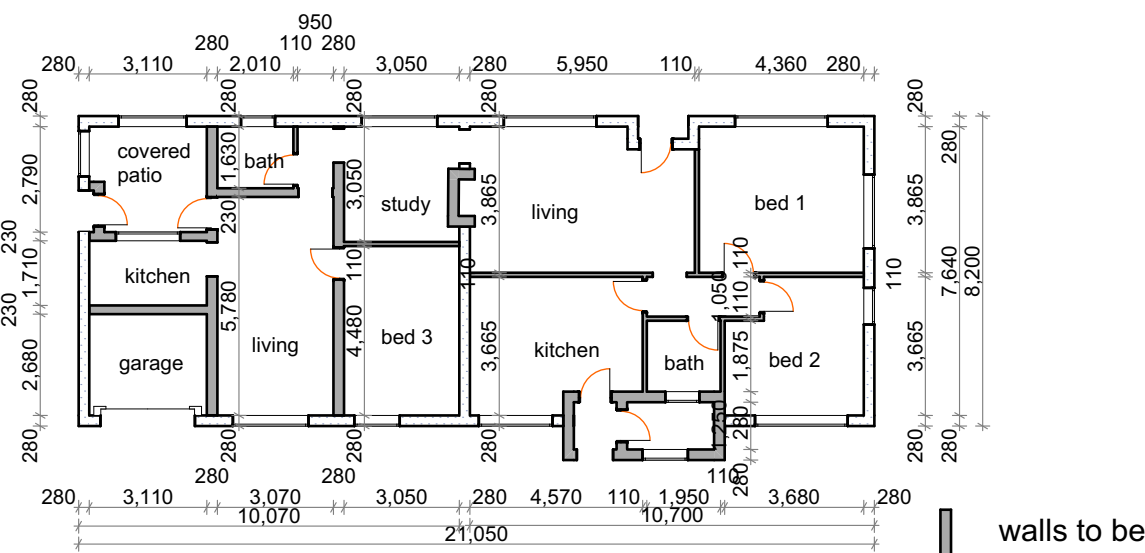
NOTE: all glazing to comply with SANS10400 Part N



ground storey plan
1:100



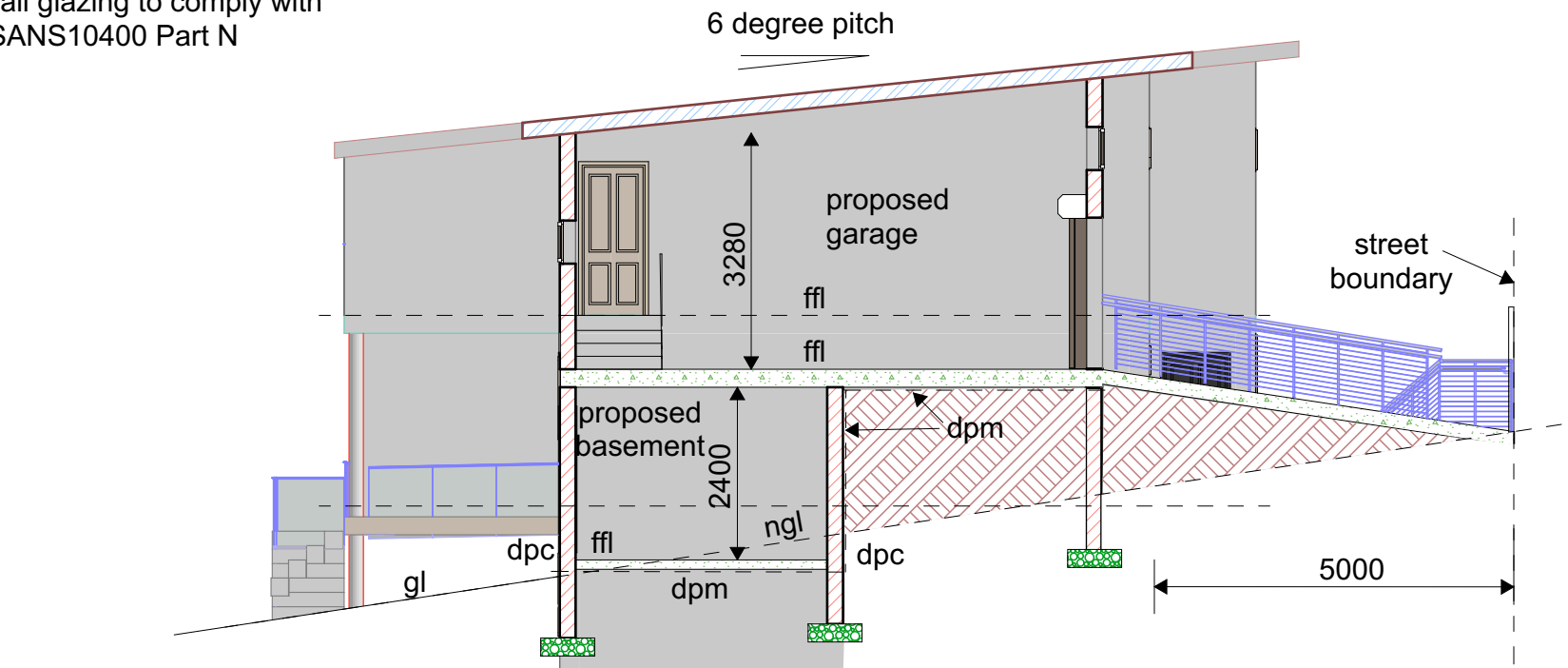
basement storey plan
1:100



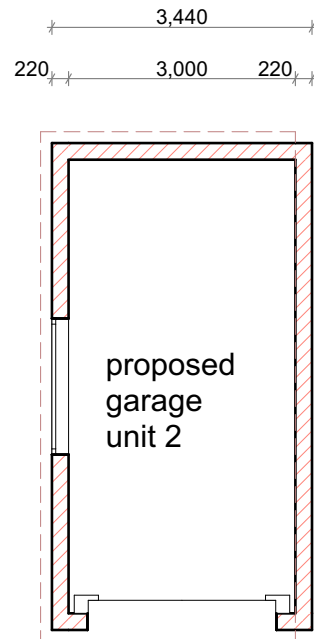
existing ground storey plan
1:200

- window and door schedule:**
second dwelling
ground story
D1 x3 external hardwood
D2 x4 internal hollowcore
W1 x2 2100x1200
W2 x1 2500x450
W3 x1 600x1500
first story:
W5 x1 1200x450
W6 x1 2,400x600
W8 x1 2100x600
D4 x2 4x21m sliding door

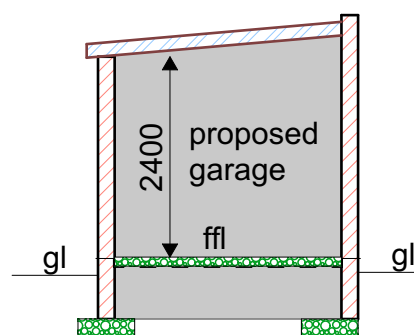
NOTE: all glazing to comply with SANS10400 Part N



section S-03 1:100



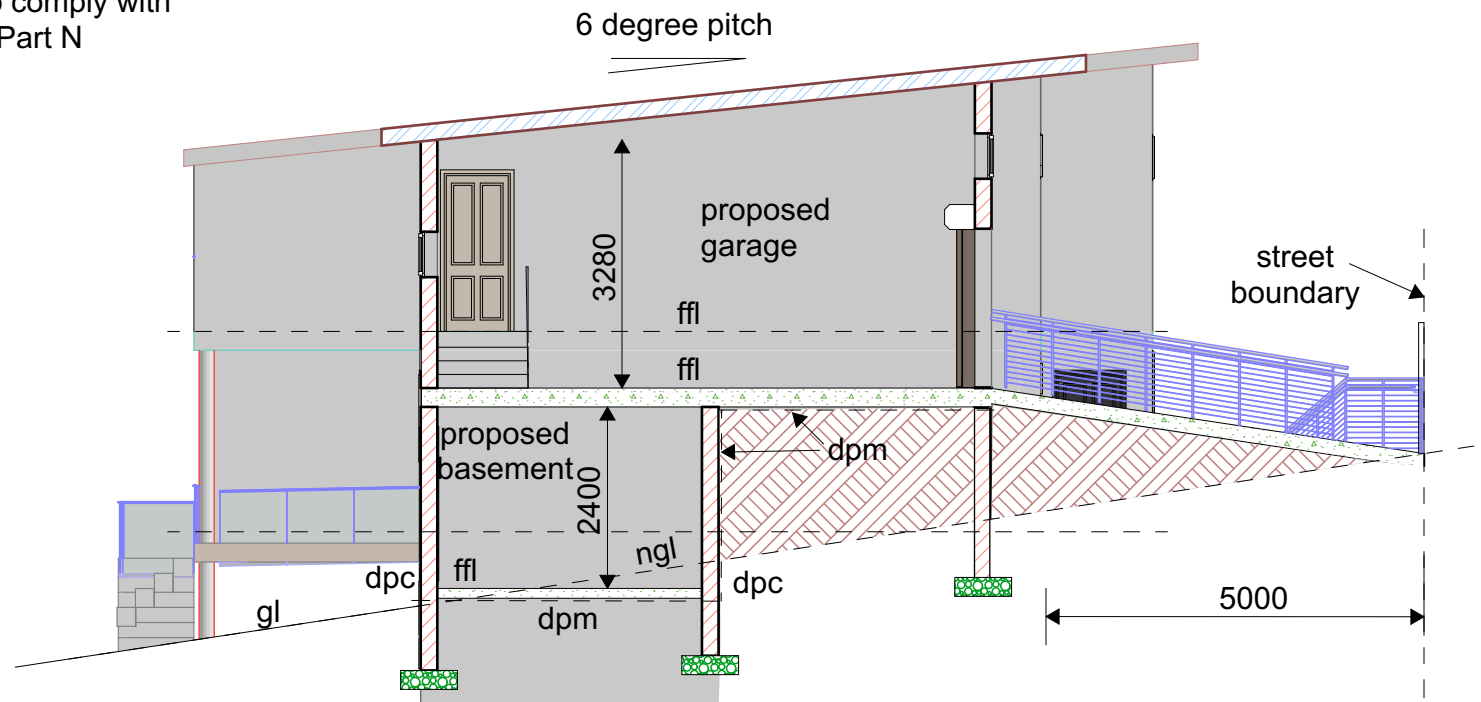
ground storey plan
1:100



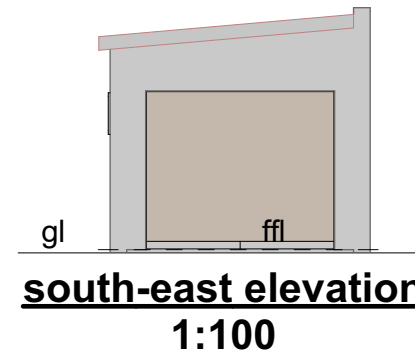
section S-04 1:100

stairs: treads - 250mm min
risers - 200mm max.
balustrade: min. 1m high, internal
spacings max. 100mm

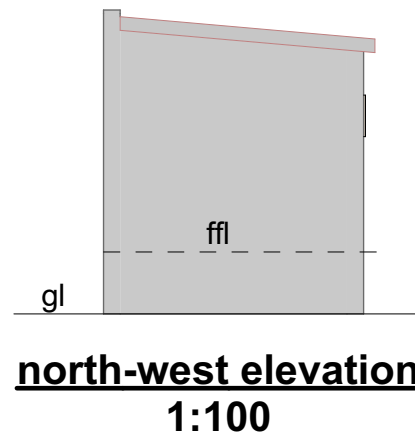
section S-01 1:100



section S-01 1:100



south-east elevation
1:100



north-west elevation
1:100

roof: corrugated sheeting on 38x50 purlins @1000c/c
on double sided foil insulation on 38x152 rafters
@1000mm c/c max.

floor: ceramic tiles on 20mm topping on
100mm concrete surface bed on dpm on well
compacted filling material

owners:

Proposed Double Dwelling on
Erf 570, Serpentine Road,
Wilderness for U. M. & B. Harste

Drawn: L. Moll ph: 079 8545 014
coastalplansza@gmail.com
SACAP Reg. D1451

4 Viooltjie Str
Kleinkrantz
6560

SANS10400XA: r value requirements:
roof: required r = 3.7
radenshield double sided foil
air space
135mm isotherm
r=0.77
r=0.03
r=3.14

total r = 3.94 > 3.7 required therefore complies

roof: AZ200 continous sheeting
on 38x50 purlins @1000c/c on
double sided foil insulation on
steel rafters and purlins by
structural engineer

ceiling: 6mm rhinoboard
on 135mm isotherm
insulation on 38x38
branding @400mm c/c
finished with quadrants
and cover strips

stairs: reinforced
concrete by structural
engineer

first floor: ceramic
tiles on reinforced
concrete slab by
structural engineer

external walls: 280mm
cavity walls plastered and
painted, brickforce every
5th course and every 2nd
course in the foundations
and above lintol height

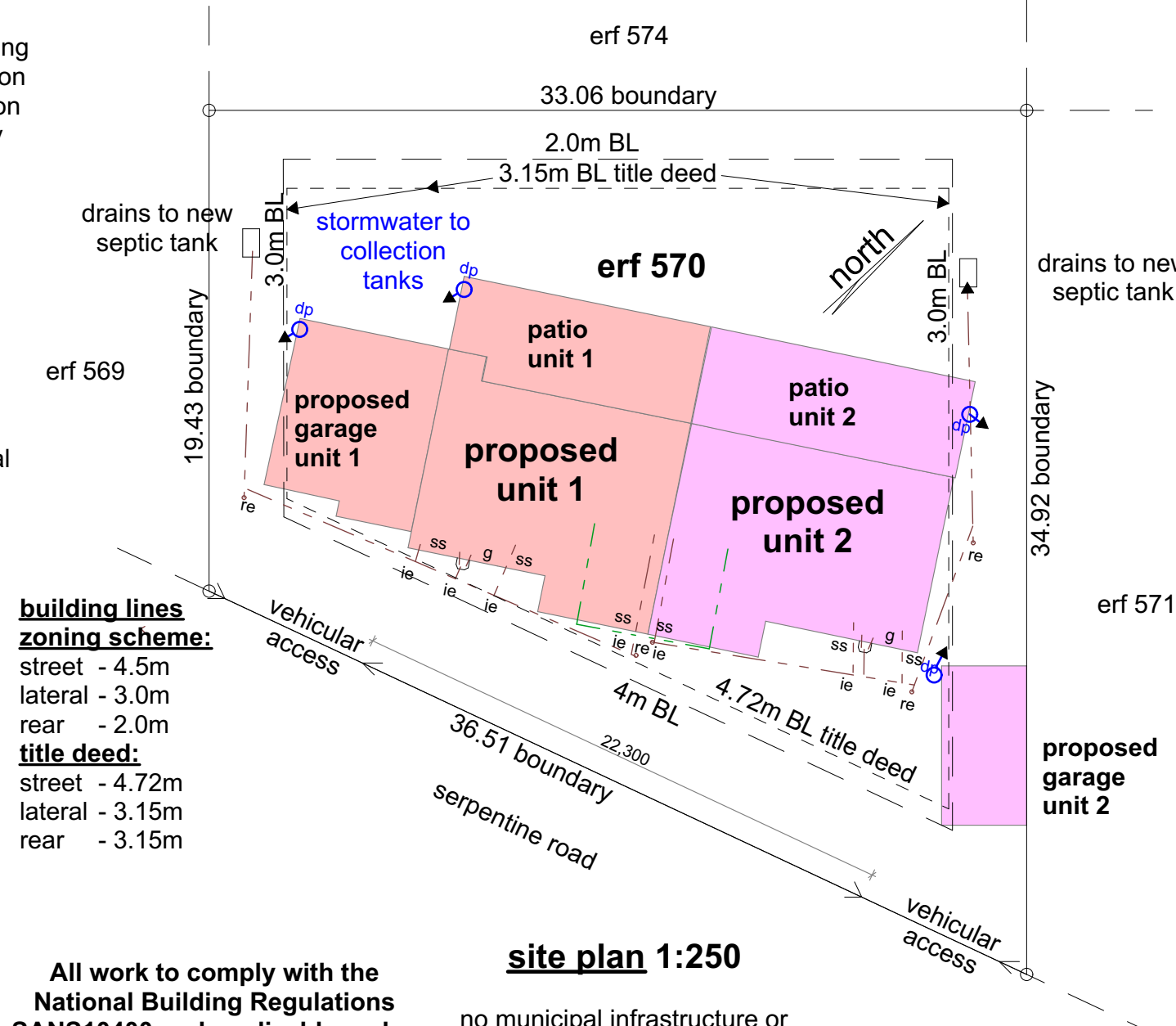
All work to comply with the
National Building Regulations
SANS10400 and applicable codes

structural compliance by
registered engineer

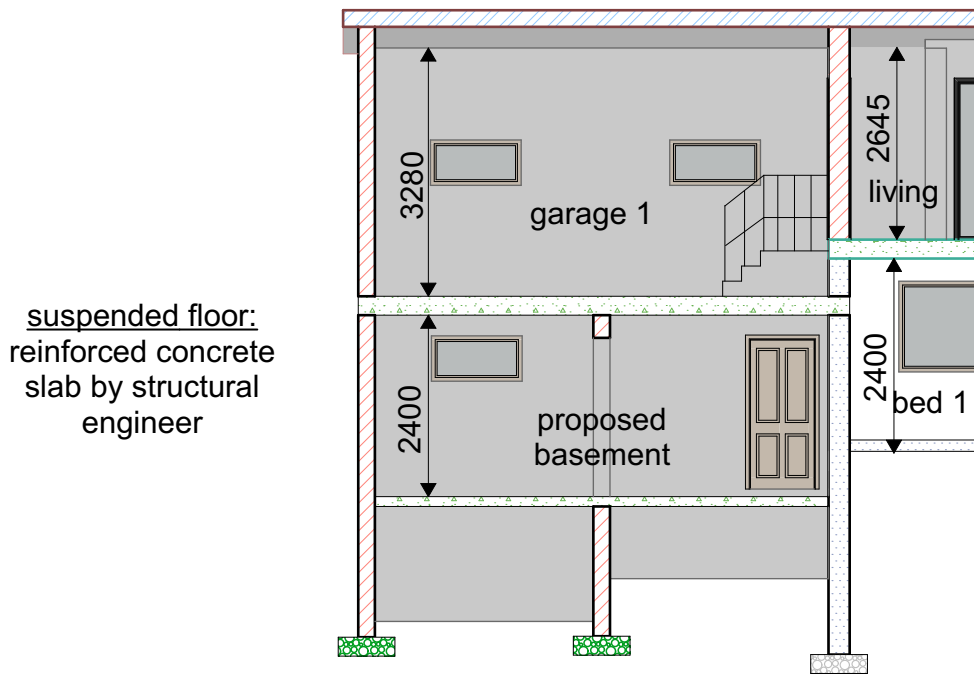
site plan 1:250

no municipal infrastructure or
street furniture affected

NOTE:
drainage installation to comply
with SANS10400 Part P
stormwater management to
comply with SANS10400 Part R



**building lines
zoning scheme:**
street - 4.5m
lateral - 3.0m
rear - 2.0m
title deed:
street - 4.72m
lateral - 3.15m
rear - 3.15m



section S-02
1:100

coverage = 35%
site
existing dwelling ground storey
existing basement storey

existing footprint

existing and proposed additions
unit 1
proposed basement storey
ground storey, existing 83.7m2 renovated
proposed covered patio ground storey
proposed garage
proposed first storey
proposed covered patio first storey
living space unit 1
total new building unit 1
footprint unit 1
total area unit 1

unit 2
existing basement storey 41.3m2
ground storey, existing 88.8m2 renovated
proposed covered patio ground storey
proposed garage
proposed first storey
proposed covered patio first storey
living space unit 2
total new building unit 2
footprint unit 2
total area unit 2

total new building
total area
total footprint

898m2

172.5m2

41.3m2

172.5m2

24.5m2

0m2

30.6m2

44.9m2

81.8m2

39m2

165.5m2

220.8m2

165.7m2

304.5m2

0m2

0m2

32.5m2

22.2m2

85m2

43.4m2

173.8m2

183.1m2

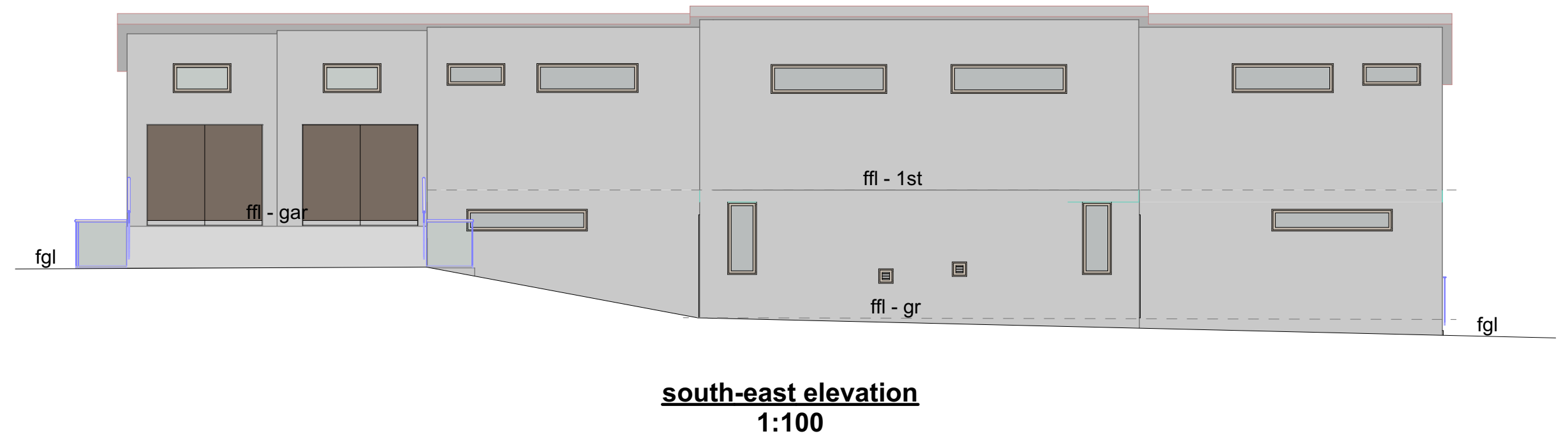
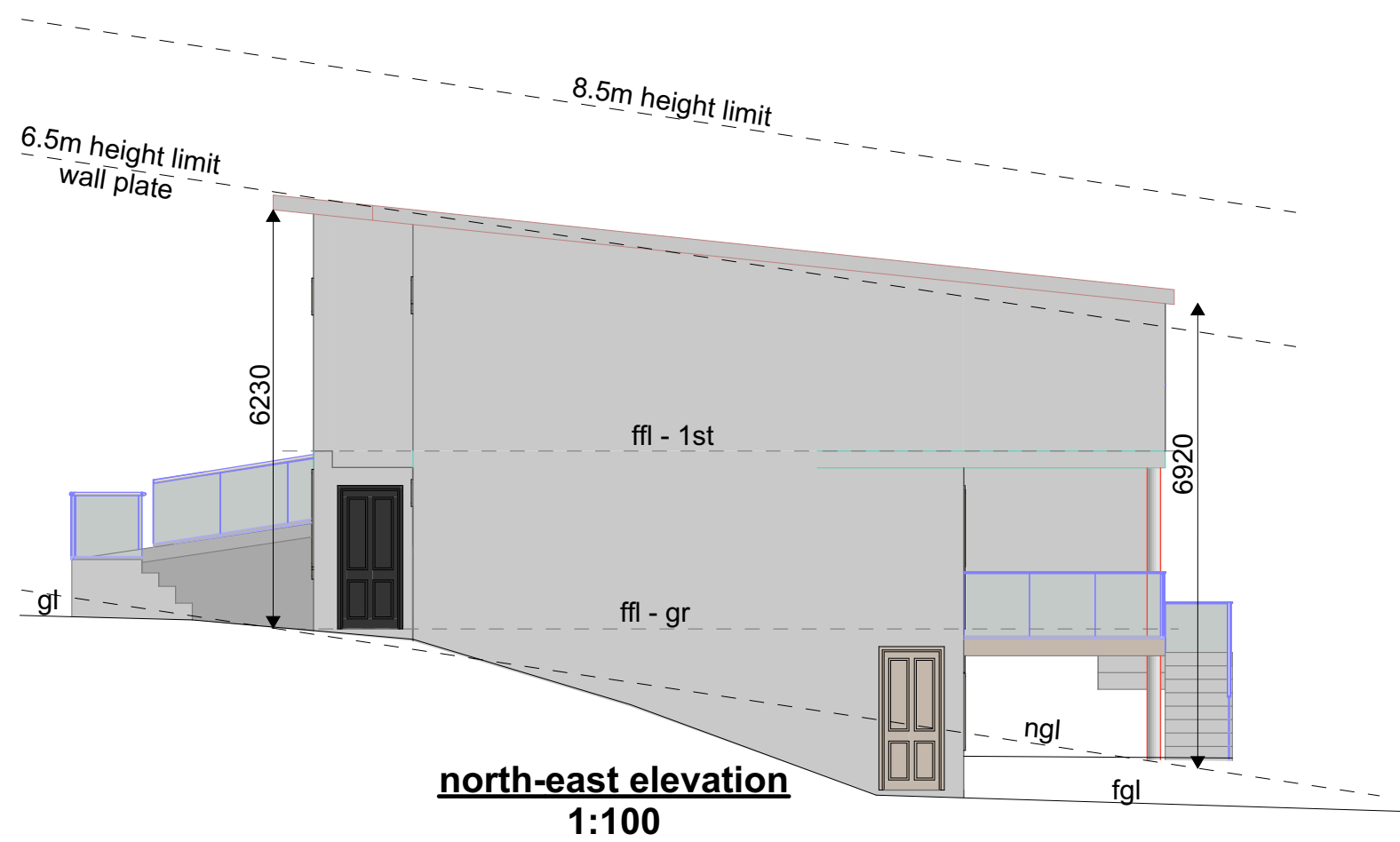
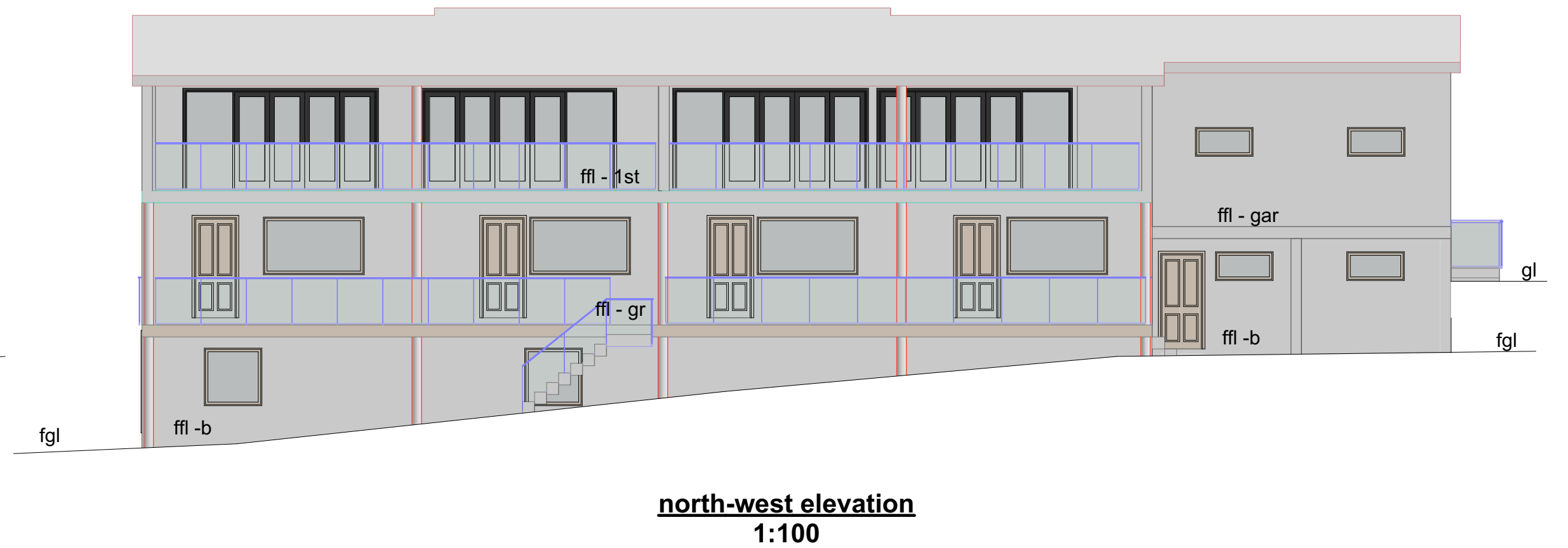
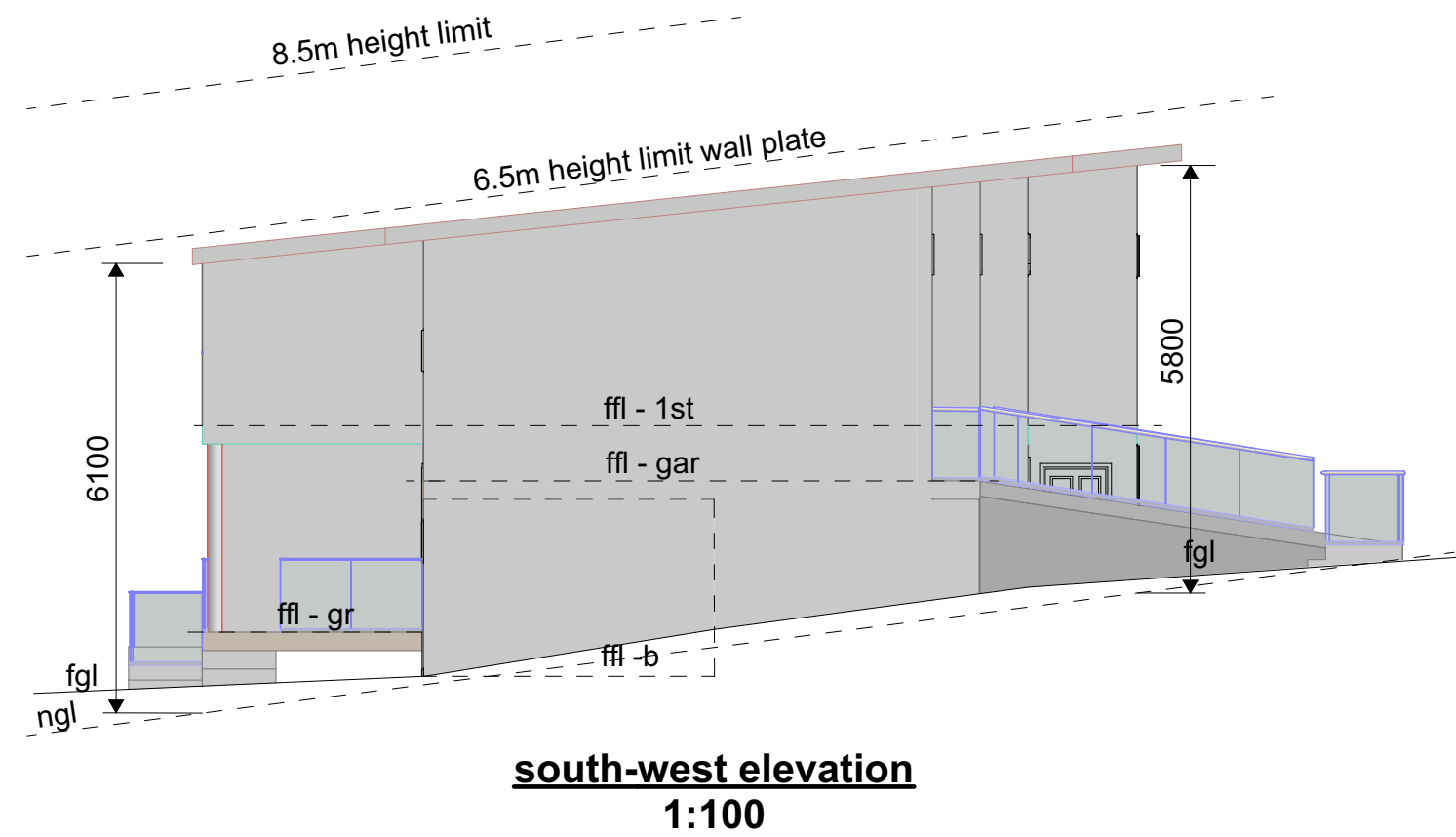
150.6m2

313.2m2

403.9m2

617.7m2

316.3m2



2/2
A2

Proposed Double Dwelling on
Erf 570, Serpentine Road,
Wilderness for U. M. & B. Harste

Drawn: L. Moll ph: 079 8545 014
coastalplansza@gmail.com
SACAP Reg. D1451

4 Viooltjie Str
Kleinkrantz
6560

