



TOWN PLANNING

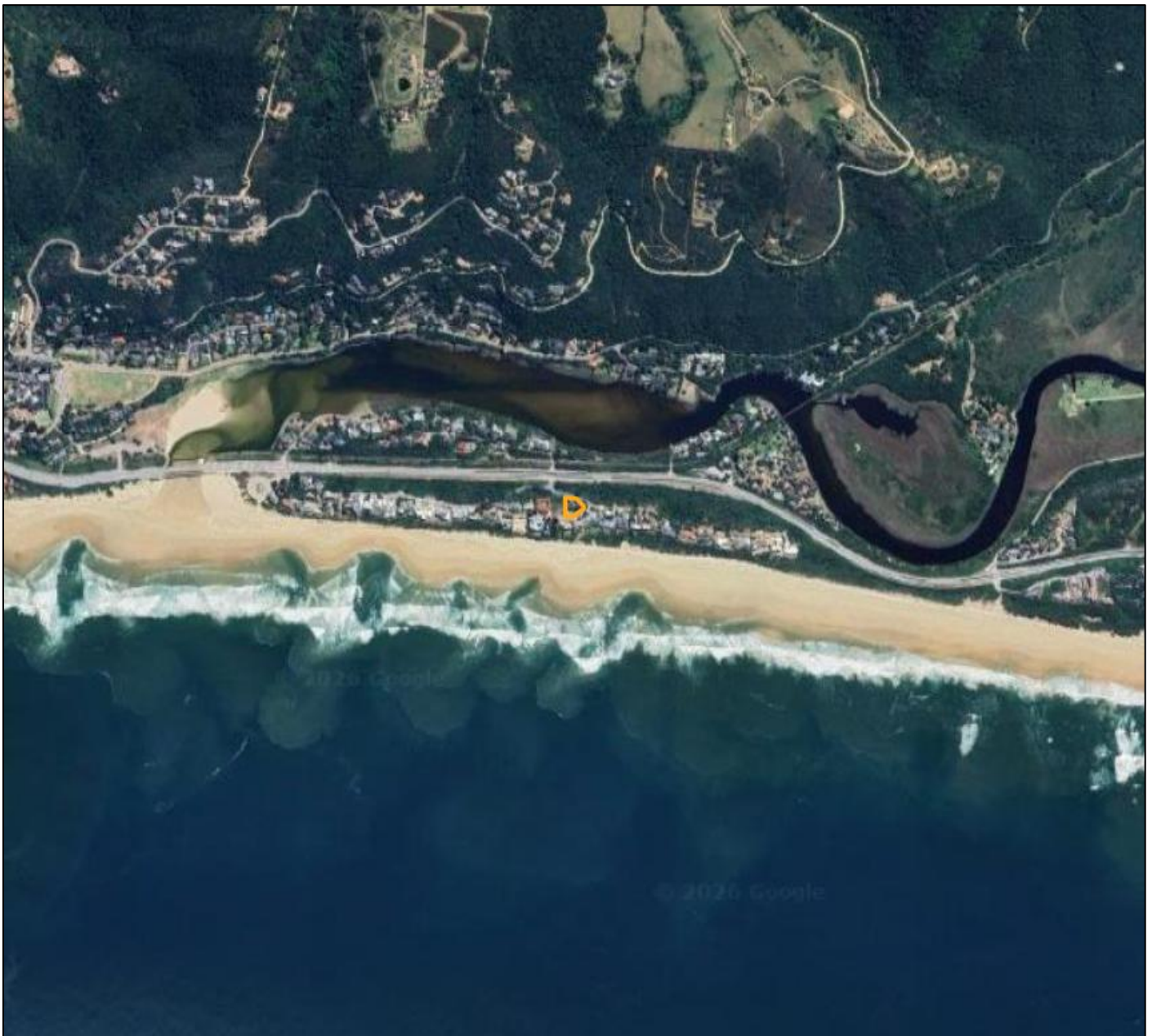
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DEVELOPMENT MANAGEMENT CONSULTING

**PROPOSED REMOVAL OF RESTRICTIONS, REZONING & PERMANENT DEPARTURES
FOR AMICALOX PTY LTD**

**ERF 979, 44 ROLAND KRYNAUW STREET (DIE DUIN), WILDERNESS
GEORGE MUNICIPALITY & DIVISION**



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Aerial images:

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

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

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PROPOSED REMOVAL OF RESTRICTIONS, REZONING & PERMANENT DEPARTURES: ERF 979, 44 ROLAND KRYNAUW STREET (DIE DUIN), WILDERNESS GEORGE MUNICIPALITY & DIVISION

1. BACKGROUND INFORMATION & PROPERTY DETAILS

Erf 979 Wilderness is a Single Residential Zone I (dwelling house)-property, 1429m 253 in extent and located in the Wilderness neighbourhood known as *Die Duin*. The current owner took ownership in 2021 and was led to believe that the property has approval for guest accommodation purposes. The property was neglected and the new owner significantly upgraded the property, in keeping with what is found on *Die Duin*.

A land use application was submitted for Administrator's consent and Permanent departures to relax the building lines for the proposed and existing structures. Following comments received with the above land use application, it was found that the property does not have approval for guest accommodation purposes. When the current owner took transfer, the self-catering units already existed. It has been upgraded due to the neglected state of the property on transfer. The existing swimming pool also existed in its position when transfer took place.

It is therefore proposed to rezone the property to General Residential Zone V (guest lodge) to accommodate 6 guest rooms. *DMC Town Planning* was appointed to address the land use requirements so that the new owner may operate the existing house as a 5-bedroom guest lodge. The power of attorney attached as **Annexure 1** to this report.

The table to follow includes relevant information regarding Erf 979 Wilderness.

Property Description:	Erf 979 Wilderness
Physical Address:	44 Roland Krynauw Street (Die Duin), Wilderness
Owner:	Amicalox Pty Ltd
Title Deed No:	T47042/2021 (Annexure 2)
Bond:	None
Size of the property:	1429m ²
SG Diagrams	467/1971 (Annexure 3)
Zoning	Single Residential Zone I (dwelling house)

The conveyancer certificate confirms that paragraph E(6) restricts this land use application and should be removed accordingly to allow the proposed use and departures on the property. The conveyancer's certificate is attached hereto as **Annexure 4**.

2. APPLICATION

This land use application in terms of Section 15(2) of the George Municipality: Land Use Planning By-law (2023) for Erf 979 Wilderness entails the following:

- **Removal of restrictive conditions** paragraph E(6) in terms of Section 15(2)(f) from T47042/2021 to allow the rezoning and related additions.
- **Rezoning** in terms of Section 15(2)(a) from Single Residential Zone I (dwelling house) to General Residential Zone V (guest lodge).
- **Permanent departure** in terms of Section 15(2)(b) for the following:
 - the manager's unit to be 93.18m² in lieu of 60m² (development parameter k(aa)).
 - for the eastern access to be 7.9m from the intersection in lieu of 10m (Section 45(2)).
- **Permanent departure** in terms of Section 15(2)(b) for the relaxation of the following:
 - the relaxation of the southern street building line from 5m to 2.3m for the covered entrance.
 - the relaxation of the western side building line from 3m to 0.9m for the garage & recreation room at the closest point.

3. LOCALITY

Erf 979 Wilderness is a developed residential property situated in the coastal neighbourhood south of the N2 in Wilderness. The property is in a crescent, Roland Krynauw Street and only has other residential properties to its south and west. A locality plan is attached hereto as **Annexure 5**.

4. ZONING

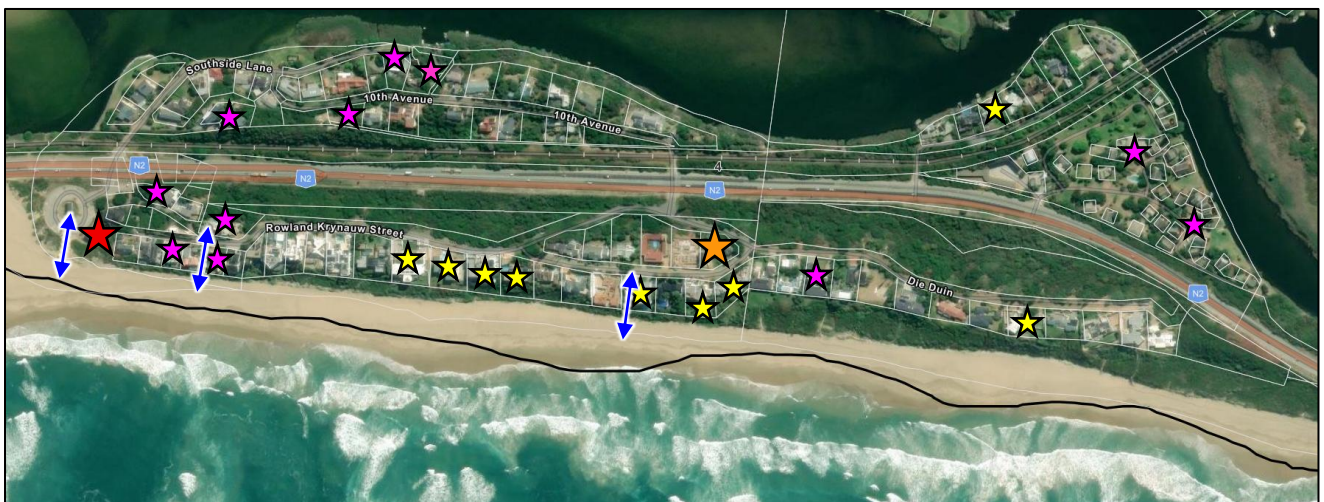
Erf 979 Wilderness is zoned Single Residential Zone I (SRZI) and developed accordingly with a dwelling house. Previous owners made changes over the years which needs to be addressed through this land use application.



Erf 979 Wilderness is abutted by streets to its north, east, and south and a SRZI-property to its west. Roland Krynauw Street is characterised by a combination of self-catering accommodation, guest houses, guest lodges and dwelling houses. The image on the foregoing page shows the current zoning of the property and the greater area. The zoning of the property will change from Single Residential Zone I to General Residential Zone V (guest lodge) with a 6-bedroom guest lodge with a manager's unit consisting of two bedrooms.

5. CHARACTER OF THE PROPERTY & THE AREA

The area is characterised by a combination of dwelling houses and various guest accommodations typologies. Guest lodges are particularly prominent within Roland Krynauw Street. The following image shows all the 'official' guest lodges in the area (yellow stars) and all the other generally known guest accommodation options available in the area (pink stars). The image also shows the location of the very popular Salinas Restaurant (red star) and three public beach access points (blue arrows) with the closest to Erf 979 Wilderness about 100m to the west, within walking distance. Erf 979 Wilderness is shown with the orange star.

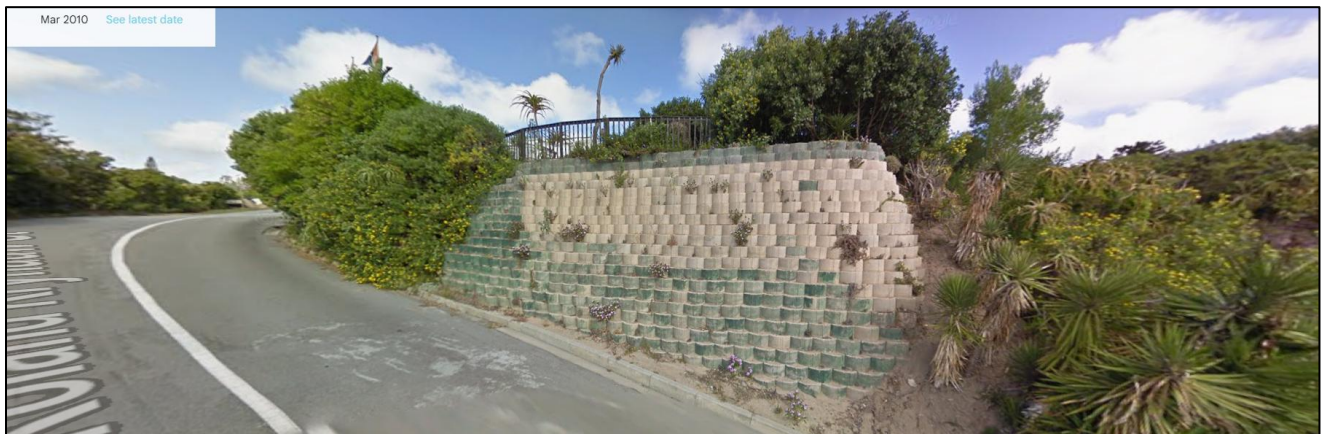


Erf 979 Wilderness is 1429m² and has a relatively flat topography. The existing footprint of the structures on the property is about 336,6m² (24%). The structure has 8 bedrooms of which 6 of the bedrooms have been used as guest accommodation for at least a decade by previous and the current owner.

The owners also reside on the property. The property has 5.0m street building lines (north, south and east) and a 3.0m side building line on its western boundary. The structure was built somewhere between 1980 and 1991 (around 40 years ago).

The swimming pool on the property was constructed between 2000 and 2005 and is supported by a substantial retaining wall, a portion of which encroaches beyond the northern property boundary onto the street reserve. This longstanding encroachment of the retaining wall does not negatively affect the street, nor does it impede any potential future sidewalk development. In this regard, it is noted that there is no practical provision for sidewalks along this section of Roland Krynauw Street, irrespective of the presence of the retaining wall.

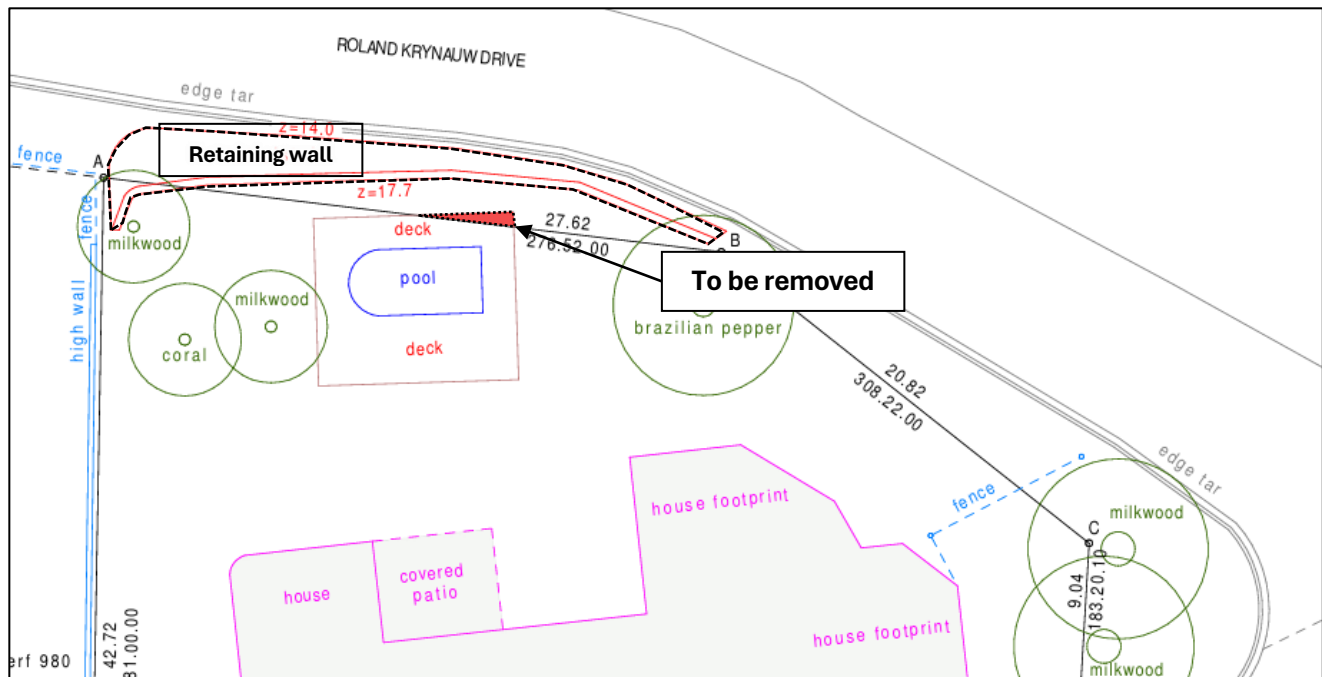
The following image shows the 2010 Streetview of the retaining wall as seen from Roland Krynauw Street in the north.



Below is the February 2026 Streetview image showing how the retaining wall has become overgrown over the years with vegetation.

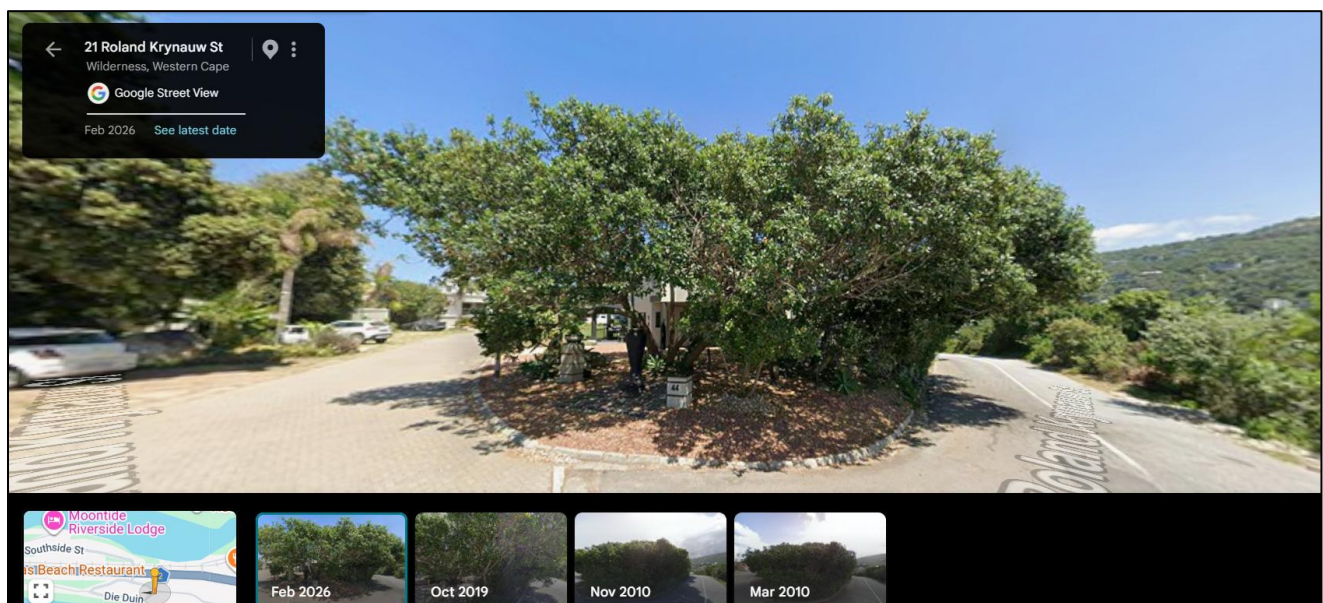


The property was surveyed by Mr. JJ Fourie – see **Annexure 6**. The section of the swimming pool deck that extends beyond the property boundary will be removed. See the extract from the survey on the following page.



The house on the property is partly single storey (west) and partly double storey (east). The structure has 8 bedrooms as shown. Five of the six guest rooms are not interleading with the western section as well as the hobby/recreation room. The manager's unit consists of two bedrooms and a linking passage. Guests are received and served in the central living-dining-kitchen area.

The February 2026 Streetview image below, indicates how the site distances have been improved around this eastern corner of Erf 979 Wilderness when compared to the 2010-images.



6. DEVELOPMENT PROPOSAL

Erf 979 Wilderness is a Single Residential Zone I (dwelling house)-property, 1429m² in extent and located in the Wilderness neighbourhood known as *Die Duin*. As stated earlier the current owner was led to believe that the property has approval for guest accommodation purposes and has been using it as guest accommodation as previous owners did. The property was in a neglected state and has significantly been upgraded since transfer in keeping with what is expected in this neighbourhood. The existing swimming pool also existed in its position when transfer took place. Considering the nature of the guest accommodation provided on Erf 979 Wilderness, it can be rectified through this rezoning application with the accompanying removal of restrictive conditions and related permanent departures.

Die Duin, as also Wilderness in general, is known for various guest accommodation establishments as tourism is probably the most important economic activity for this coastal settlement. This is further reflected in the content of the Wilderness-Lakes-Hoekwil Local Spatial Development Framework (WLH LSDF, 2015) and the George Municipal Spatial Development Framework. The same can be said of all spatial planning for the area for the foregoing decades.

The proposed site plan is attached to the report as **Annexure 7**, with 3D's, floor plans and elevations attached as **Annexure 8**.

6.1 REMOVAL OF RESTRICTIVE CONDITIONS

Condition E(6)(a) of the title deed states the following:

6. (a) This erf shall be used solely for the purpose of erecting thereon one dwelling or other building for such purpose as the Administrator may, from time to time after reference to the Townships Board and Local Authority, approve, provided that if the Erf is included within the area of a Town Planning Scheme, the Local Authority may permit such other buildings as are permitted by the Scheme, subject to the conditions and restrictions stipulated by the Scheme.

According to Condition E(6)(a) of the title deed, Administrator's Consent is required to permit the use of the property for a purpose other than that of one dwelling. Other uses can be permitted as provided for in the scheme, meaning the zoning by-law.

Condition E(6)(b) of the title deed further prescribes building lines of 5.0m along street boundaries, 1.5m along lateral boundaries, and 3.0m along the rear boundary.

- (b) No building or structure or any portion thereof, except boundary walls and fences shall, except with the consent of the Administrator, be erected nearer than 5 metres to the street line which forms a boundary of this erf nor within 3 metres of the rear or 1,5 metres of the lateral boundary common to any adjoining Erf, provided that with the consent of the Local Authority:-

The proposed application includes a rezoning of the property to operate as a guest lodge in lieu of a dwelling house and the additions of the new garage and recreation room located 0.9m from the western side boundary, and a covered entrance positioned 2.2m from the southern street boundary. These elements are in conflict with this paragraph of the title deed.

Par. 6(b) (i) & (ii) then expands with detail regarding possible exceptions for an outbuilding. It is however not relevant in this instance.

- (i) An outbuilding used solely for the housing of motor vehicles and not exceeding 3 metres in height, measured from the ground floor of the outbuilding to the wall plate thereof, may be erected within such side and rear spaces, and any other outbuilding of the same height may be erected within the rear space and side space for a distance of 12 metres measured from the rear boundary of the Erf, provided that in the case of a corner erf, the distance of 12 metres shall be measured from the point furthest from the streets abutting the Erf;
- (ii) An outbuilding in terms of subparagraph (i) may only be erected nearer to a lateral or rear boundary of a site than the above prescribed spaces, if no windows or doors are inserted in any wall facing such boundary.

Par. 6(c) of T47042/2021 then refers to the transfer of title conditions in the event of consolidation. This is also not relevant with this land use application.

- (c) On consolidation of this Erf, or any portion thereof with any abutting erf, which is subject to the same conditions as herein set forth, these conditions shall apply to the consolidated holding as if it were one erf.

Lastly, Par. 6(d) of the title deed for Erf 979 Wilderness similar to the paragraph above, refers to the transfer of these conditions in the event of subdivision to a newly created property. This is also not relevant.

- (d) In the event of this Erf being subdivided, each subdivided portion, other than any portion deducted for road or similar purposes, shall be subject to the conditions herein set forth as if it were the original erf.

Therefore, as these title deed conditions, imposed in 1979, are considered outdated and no longer reflective of the current development character or land use patterns within the area, it is proposed to remove the entire paragraph 6 from the title deed for Erf 979 Wilderness. The surrounding area has evolved into a well-established and popular guest lodge node within Wilderness, where similar land uses are widespread and generally supported.

The proposed additions are consistent in scale and form with those typically associated with a dwelling house and will not alter the residential appearance of the property. The primary change relates to the nature of occupancy, transitioning from permanent residential use to short-term visitor accommodation, without impacting the built form or streetscape character.

The planning by-law for the municipal area of George determines in Section 33(4) what must be considered regarding removal of restrictive conditions, namely:

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

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

Removing this paragraph from T47042/2021 will not have any detrimental impact on any other person or the community in general. The land use it will enable, is a general occurrence in Wilderness and for what this coastal settlement is known for namely tourism.

It will be beneficial to the property owner to ensure that the property can be used as it was purchased. It therefore only holds benefit for the property owner.

6.2 REZONING

It is proposed to rezone the property from Single Residential Zone I (dwelling house) to General Residential Zone V (guest lodge) in order for the owner to operate the existing house as a guest lodge with 6 guest bedrooms and a manager's unit.



The lodge will thus have 6 guest rooms, each with a kitchenette. The owners of the guest lodge reside permanently on the property in the western side of the ground floor (manager's unit – see floor plans of Annexure 8) and the guest rooms will be on the eastern side of the ground floor and on the first floor. The central areas are communal for guests as described earlier in this report. Five of the 6 guest rooms are not interleading with the remainder of the structure, as well as the hobby/recreation room. Each guest room has a small kitchenette which complies with the relevant parameter contained in the zoning by-law.

6.3 PERMANENT DEPARTURES – BUILDING LINES

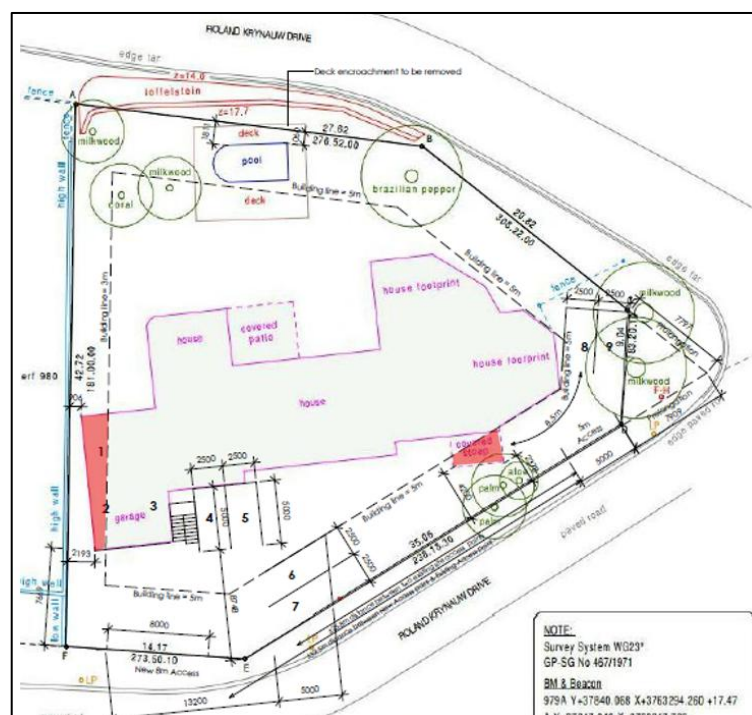
The building lines for a guest lodge remains the same as it is when the property is zoned SRZI. The property thus still has 5.0m street building lines on 3 sides facing Roland Krynauw Street and a 3.0m side building line on its western boundary.

Finally, the proposed new extension (garage and hobby/recreation room) is essential to the functionality of the structure as a guest lodge. These additions are however proposed slightly into the relevant building lines. The following relaxations are applied for:

- southern street building line from 5.0m to 2.3m for a covered entrance.
- western side building line from 3.0m to 0.9m at the closest point for the new garage & recreation room.

The new covered entrance on the eastern side at guest room 3 is about 9.3m² and is merely a functional addition for cover before entering from the eastern parking area.

The image below is from the site plan (with the site survey as background) with the building line encroachments marked in red.



The swimming pool was constructed between 2000 and 2005 by previous owners. The deck around the pool slightly encroaches on the property boundary. The encroaching portion of the deck will be removed. According to Section 21(1)(g) of the zoning by-law, a swimming pool can be 1.0m from any boundary with which this swimming pool complies.

The new double garage (65m²) fits into the residential aesthetic of the house and area and will provide three covered parking bays. The new first floor recreation room (65m²) is non-interleading as is possible for a guest lodge.

The following elevation shows the new garage, hobby/recreation room, and covered area as seen from the south.



The proposed relaxations are not considered invasive or unreasonable and are similar to additions that would be made to a normal dwelling house, ensuring that the appearance of the structure on the property remains as close to 'residential' as possible while improving the functionality of the proposed guest lodge.

6.4 PERMANENT DEPARTURE – MANAGER'S UNIT

The zoning by-law limits the floor area of a manager's unit to 60m². Compliance with this parameter is not possible in this case as the manager's unit is accommodated within the existing dwelling, and the proposed conversion of the building does not practically allow for a unit of this size without extensive structural alterations. The proposed manager's unit will have a floor area of about 93m², representing the smallest practical unit that can be created within the constraints of the existing building. The unit has two bedrooms, each with its own bathroom. It accommodates the property owners and an elderly parent.

A permanent departure is therefore required to allow the manager's unit to exceed the maximum floor area. The departure will not alter the character of the development, increase the overall building footprint, or result in any additional impact on surrounding properties, as it relates solely to the internal utilisation of the existing structure.

6.5 PERMANENT DEPARTURES – SITE ACCESS

The zoning scheme requires that a standard 90-degree parking bay for a motor vehicle shall measure at least 2,5 metres in width and 5.0 metres in length with 7.5 metres manoeuvring space or otherwise determined by the Municipality and that in the case of a GRZV property, all vehicles must be able to readily leave the site without reversing across the sidewalk, unless otherwise approved by the Municipality. The parking layout as shown on the site plan attached hereto as **Annexure 7**, indicates that all relevant parking requirements from the zoning by-law are complied with. The only matter to be addressed is Section 45(2) which states the following:

(2) No access may be closer than 10 metres from an intersection as defined by the prolongation of street boundaries, except for industrial-zoned properties, where the distance must be 15 metres.

The position of the eastern vehicular access is in a practical position to provide access to only two parking bays, ensuring ample manoeuvring space considering the existing structure and vegetation. It is not practical to move the eastern access more to the west to comply with the 10m intersection prolongation parameter of Section 45(2) as it prevents ample manoeuvrability - to ensure that a vehicle leave the property without the need to reverse across the sidewalk. In balancing what is relevant, it is believed that the latter is of greater importance than complying with the 10m parameter. The reduction required is only 2.1m. Seven of the nine required parking bays are provided on the western side of the property. The vehicular movement on the eastern side to and from the property is therefore limited. It can also be noted that the two vehicular access along the southern boundary of Erf 979 Wilderness is more than 30m apart and complies with the minimum parameter of a 12m distance between. Also see the streetview image included at the bottom of p. 8 of this report.

6.6 FURTHER CONSIDERATIONS

6.6.1 MUNICIPAL ENGINEERING SERVICES & ACCESS

The municipal engineering services provided to this property will be expanded as necessary for a guest lodge with 6 guest bedrooms.

Only the western side of Erf 979 Wilderness does not border onto a street. The property cumulative street boundary length of over 100m. The property has two vehicular accesses more than 30m apart which complies with the access regulations. The western access is proposed to be moved slightly left to create a more functional access to the proposed garage and parking bays. The eastern access is 7.9m from the intersection as defined by the prolongation of street boundaries. The relevant departure is included in this application.

The zoning scheme by-law requires the following parking provisions for the guest lodge:

	Requirement		Provisions
Guest lodge	1 bay per guest room (6 guest rooms)	6	6
	1 bay per 6 guest rooms (for visitors/employees)	1	1
Manager's unit	2 bays per manager's unit	2	2
Total		9	9

Ample parking is therefore provided within the boundaries of Erf 979 Wilderness, complying with what is relevant from the zoning by-law.

6.6.2 IMPACT ON NEIGHBOURING PROPERTIES

The proposed application is not expected to result in any adverse impact regarding public interest. The proposed additions are consistent with those typically associated with a dwelling house, and the overall built form and aesthetic of the property will remain residential in nature. As such, the development will continue to align with the established character of *Die Duin*, which accommodates a combination of SRZI properties and guest accommodation establishments.

The guest accommodation is provided on the eastern side of Erf 979 Wilderness which is 'surrounded' by a public street.

The rezoning primarily facilitates a change in land use and internal layout, with the proposed additions reflecting standard residential elements such as a garage, hobby/recreation room, and a covered entrance. These additions do not introduce a built form or intensity of development that is out of character with the surrounding area as the area is character by very large residential houses and guest accommodation.

In terms of activity levels, the proposed guest accommodation is not expected to generate impacts beyond those typically associated with a large dwelling house of a similar scale and number of bedrooms. The nature of the use shifts from permanent residents to short-term visitors; however, the intensity of use remains comparable.

A dwelling house was recently constructed on Erf 978 Wilderness, the western neighbour. It is expected that the guest accommodation will not negatively impact this property as it is separated. The hobby/recreation room is also not expected to have a significant impact although it is 0.9m at the closest point to this neighbour. No windows and doors face directly to the west, and a decorative screen wall is to be added along the western side of the northern and southern balconies of this space. The northern and southern sliding doors for the hobby/recreation room, is important for ample light and ventilation.

6.6.3 ENVIRONMENTAL CONSIDERATIONS

There are no trees to be affected by the proposed additions and there is no expected negative environmental impact.

6.6.4 PRE-APPLICATION

The pre-application feedback ([Annexure 9](#)) is discussed in the table to follow:

FEEDBACK	RESPONSE
Town Planning	
The proposal is considered incremental planning. Two applications relating to each other cannot run concurrently as it is in essence contradicting. The building line application does not consider all uses on site. Applicant is advised to liaise with applicant who submitted the departure as the application and determine way forward. The 2 applications cannot be considered in isolation.	Noted. The previously submitted application was withdrawn.
A guest lodge at this location needs to be motivated in terms of policy.	Noted and done accordingly in the relevant paragraphs of this report. The proposal for the subject property is in keeping with the character of the greater Wilderness and therefore expected in the area.
A site layout plan must be submitted and must detail all structures which are proposed on the property, including the swimming pool & deck, all parking requirements, and must address all parameters in terms of the zoning scheme.	Noted and done accordingly.
Need to address the retaining structures in the road reserve.	The matter was discussed with the relevant official from the DCES with no formal response received. Note the relevant paragraphs of this report.
Applicant to confirm if all existing accesses are compliant with the zoning scheme, specifically the minimum distance from the intersection. These accesses must be shown on the site layout plan.	The eastern access is 7.9m from the from intersection as defined by the prolongation of street boundaries. The relevant permanent departure is included in this application. All detail is included in the site plan – the property was surveyed by a suitably qualified professional.
All existing trees and vegetation must be maintained as far as possible. Need to indicate if any trees are proposed to be removed.	No trees are intended to be removed.

Applicant to motivate application in line with the applicable LSDF and MSDF.	See the relevant paragraphs of this report.
All guest rooms must be appropriately marked, including the manager's accommodation – respective sizes to be shown. Note that the kitchenette to comply with the definition in the zoning scheme and compliance need to be addressed and illustrated on plan / as part of motivation.	Noted and done accordingly.
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.	Noted.
FEEDBACK	RESPONSE
CES	
Access must adhere to the applicable GIZS 2023. Access is restricted to existing access along Roland Krynauw Street, but access must align with the minimum of 10m spacing from the existing intersection.	Noted. See comment under town planning's section of the pre-application above.
All parking, including vehicle movement, must be fully accommodated on-site.	See the site plan included with this land use application.
No parking will be allowed within the road reserve.	Noted.
Municipal water & sewer capacity are available, and the developer will have to provide the required services.	Noted. No expansion is believed to be necessary.
Development charges (DC) will be applicable based on the rates at 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.

7. NEED & DESIRABILITY

Need from a planning perspective depends on the nature of the proposal and is guided by the principle of sustainability. This land use report demonstrates that the requested rezoning for a guest lodge and related departure on Erf 979 Wilderness is responsive to the property's specific locality in a popular holiday area where guest accommodation, especially in the form of guest lodges, is common. The rezoning and departures do not have any negative impacts on the environment, visual, or any surrounding property owners as the structure on the property will continue to present as a larger dwelling house from the public streets. The approval of this application will fulfil the owner's need for guest lodge that can accommodate visitors or family.

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

Physical characteristics of the properties

No physical characteristics of the property will be changed or affected by the proposed rezoning and departures. The application is for a change in use and standard additions on the property that will continue to present as a dwelling house but will be used for temporary residence in lieu of permanent.

Existing planning in the area

As indicated later in this land use report, this land use application is not found to be in conflict with the George Municipal Spatial Development Framework (GMSDF).

Character of the area

The rezoning & departures will not negatively affect the character of the area. The area is already characterised by a significant amount of guest accommodation in many different typologies and the proposed additions that require departures are standard for a structure / house of in the area.

Provision of services

Municipal engineering services are available and will continue expanded as necessary for the use of the existing structure as a 6-bedroom guest lodge with a manager's unit.

Economic impact

This land use application for rezoning and permanent departure will not have a negative economic impact. It will directly support the local economy by keeping tourist 'in-town' and close to several tourist facilities and amenities.

Direct impact on surrounding properties

No neighbours are expected to be impacted negatively by the proposed application as discussed earlier in this report.

It is our view that the need and desirability of the proposed rezoning and permanent departures on Erf 979 Wilderness, show no negative impacts.

8. LEGISLATION & POLICIES

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

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

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

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

Relevant aspects not addressed in the earlier paragraphs of this land use report, are addressed below. The five development principles of SPLUMA, namely spatial justice, spatial sustainability, efficiency, spatial resilience, and good administration are not all directly relevant to this land use application.

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

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

- The proposed application holds no expected negative environmental impact.
- The effective and equitable functioning of land markets is not negatively affected by this application.
- No negative impacts are expected for surrounding properties as discussed earlier in this report.
- An existing structure has been improved to better suit the aesthetic of the neighbourhood, while being used to its maximum potential.

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

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

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

The paragraphs above show that the land use application for Erf 979 Wilderness supports the relevant development principles of SPLUMA.

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

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

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

The land use planning principles expands on the five development principles of SPLUMA and desirability which is discussed in foregoing paragraphs. Section 19(1) and (2) of LUPA refers to **consistency** and **compliance** of a land use proposal regarding spatial development frameworks or structure plans. Considering the aim of this land use application for Erf 979 Wilderness, no conflict was found with the George Municipal Spatial Development Framework (GMSDF).

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

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

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

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

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

Erf 979 Wilderness is a Single Residential Zone I (dwelling house) property according to the George Integrated Zoning Scheme By-law (GIZS) (2023) and developed accordingly with a dwelling house thereon. The property's zoning is proposed to change from SRZI (dwelling house) to GRZV (guest lodge). The use will however remain residential with permanent and transient accommodation

This section of this report must be read with especially par. 6 and 6.2 – 6.5.

As discussed, it is proposed to use the structure for a 6-bedroom guest lodge, each room with its own kitchenette, and a manager's unit with 2 bedrooms.

"guest lodge"

Land use description: *"guest lodge"* means an appropriately scaled establishment which provides overnight accommodation to transient guests and—

- (a) may include the provision of meals;
- (b) may include a kitchenette within a guest room;
- (c) may include a small conference/ training facility that may also cater for business meetings,
- (d) does not include a restaurant or backpackers' lodge; and
- (e) guest rooms may not be converted to or used as a dwelling unit or alienated separately.

The proposed development complies with the land use description for a guest lodge. Each guest room will be equipped with a kitchenette (complying with the applicable definition), while a communal kitchen will be provided on the ground floor with the greater area where guests are received.

The height, coverage, and floor factor for a guest lodge will be complied with. The height will be the same as a normal dwelling house, below 8.5m with no roof space to be used for recreational or entertainment purposes. The coverage is around 30% which is well below the 60% parameter for a guest lodge and below the 571m² parameter for a dwelling house. The floor factor is also complied with.

The entire northern section of the property (backyard) is considered a functional communal open space for guests. The swimming pool is also within the functional open space.

The owner is the manager and will reside on the property in the managers unit.

The building lines under the proposed new zoning will remain the same as it is under SRZI with 5.0m street building lines and a 3.0m western side building line. The additions requiring building relaxations are additions commonly associated with a normal dwelling house and will not change the aesthetic of the house. The change in use will be mostly technical.

The proposed new garage with recreation room on top is located in the most practical position on the property where it is best accessible from the street. The garage northwestern corner of the new garage does however encroach on the 3.0m side building line, and a relaxation is required to for the corner of the garage to be 0.9m from the boundary. This is the dimension at the closest point and was measured by a surveyor, Mr. JJ Fourie.

The new covered entrance is not a habitable space and is merely a practical addition for cover upon entering the manager's unit from the parking bays. The covered entrance requires a building line relaxation from 5.0m to 2.2m.

The parking requirements are 1 bay per guest room, 2 bays per manager's unit, and 1 bay for visitors. The proposed use will consist of 6 guest bedrooms, a managers' unit and a dwelling house thus requiring a total of 9 parking bays which can be accommodated on the property.

All other relevant development parameters for the property are complied with.

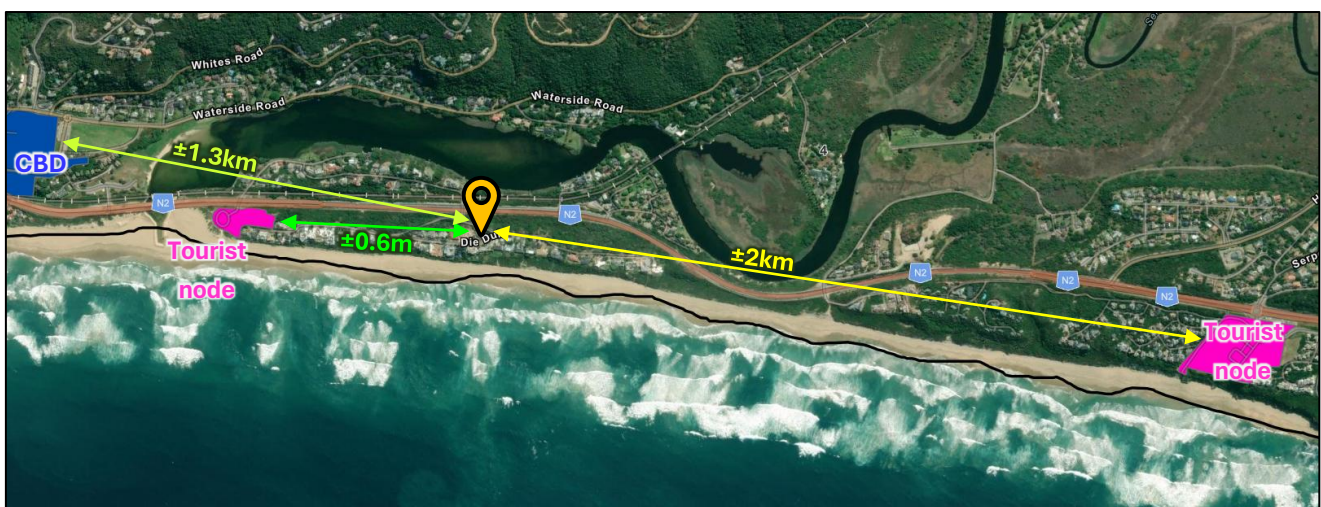
8.5 GEORGE MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (GMSDF) (2023)

Erf 979 Wilderness is not addressed specifically in the GMSDF. It is a residential property in Wilderness, within the urban edge and in a demarcated residential area. The conversion of the house into a guest lodge retains the residential use of the property, it just changes from only permanent residence to temporary residence.

The GMSDF states the following spatial planning aspect about the coasts in the George Municipality:

The beaches along the George coastline are an essential part of the character of the area and is enjoyed by residents and visitors alike. The tourism (and local recreation) value lies in outdoor activities (paragliding, kiteboarding, surfing, sun-bating, swimming, fishing, etc) and the active (employment generating) functions that is linked to this use (tourist accommodation -facilities and -services). Possible integration of tourism into environmental areas, on sensitive scale and with the required mitigation and specified shared management responsibility, must be considered. Tourism precincts have been delineated to enhance the opportunity for the community of George and visitors to enjoy the natural resources of George in a managed manner. Par. 4.4 has reference.

The property is located within walking distance of the nearest tourism node, the beach, and the Touw River, placing it within the core recreational and tourism area of Wilderness. It is situated only 1.3km from the Wilderness village centre and only 2km west of the larger tourism node (Waves & Views), providing convenient access to a range of tourism amenities, restaurants, shops, and recreational attractions. Furthermore, the property is located only a few meters south of the N2, ensuring great accessibility for visitors travelling to and from the area. The property's locality make it particularly well suited for tourist accommodation and support its integration into the existing tourism network of the Wilderness area.



1e	Tourism Precinct	• Areas identified to contain a combination of tourist related facilities and accommodation. • Not a retail node but may include tourism related small shops (convenience), restaurants, sport-and recreation- and services-conditions to be included in land use application. • Mitigation of environmental issues and impacts of climate change to be addressed during development process. • Visual impact to be mitigated in areas of scenic value and along landscapes. • Public access to be protected in all instances. • Applicable heritage and cultural resources to be protected and incorporated.
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B4.2: Catering, accommodation and tourism	B4: PG c: Promotion of tourism- and recreation related uses	George is viewed as the gateway to the garden route due to its locality and the airport. Tourism (local and international) provides the potential for job creation, allow skilled workers and for economic enablement. Tourism-related offerings (walking, coast and beaches, restaurant, tourist villages, heritage, skydiving, golf, fishing, sailing, markets, festivals, sport tours and other) adds to the unique 'sense of place' of George
		Specific Policy Guidelines and alignment principles: (How?) i. Catering, tourism accommodation and tourism uses are supported, as a general principle in varying formats in both the urban and rural area. Applications are evaluated on merit. - Accommodation of use is facilitated through allowances in the updated Zoning Scheme. ii. Specific tourism precincts are delineated to facilitate public access to areas of natural beauty, whilst enabling managed, tourism-related economic activity (application on merit) (See <i>Spatial Elements: Tourism Precincts Nodes and Precincts Scenic Routes Retained Rural area Heritage sites, Coastal access points</i>). iii. Zoning Scheme departures/consents allow tourism related uses (See updated GIZSB). The GRNP use areas are acknowledged. iv. The municipal nature reserves, including the botanical gardens (Van Kervel) and Fort Koppie to be actively managed. v. Tourism activities and accommodation included as consents in specific zoning categories - allowed in urban and rural areas. vi. Public use of coastal access points to be protected and promoted B4: PG a: Implementation steps and actions: • <i>Open Space Study to link to Tourism Sector Plans, such as the GRNP Zones</i> • <i>GIZSB Review to facilitate tourism and Recreation uses.</i> • <i>An updated Coastal Access Audit to ensure that coastal access points remain open to the public and are not blocked off by development and/or tourism/recreation uses.</i> • <i>Municipal Nature Reserve Management Plans to be completed and implemented (in process)</i>

As the property is located between two tourism precincts located less than 3 km apart along the Wilderness coastline, the proposed use for guest lodge will support and strengthen the existing tourism network within this popular tourism hotspot. The surrounding area is already characterised by several guest lodges and tourism-related establishments, making tourist accommodation in the form of a guest lodge a compatible and appropriate land use that aligns with the area's established character and tourism function.

This land use application and the nature thereof is found to be consistent with the GMSDF as required in terms of Section 19 of the Land Use Planning Act, 2014 (LUPA).

8.5.1 WILDERNESS-LAKES-HOEKWIL LOCAL SPATIAL DEVELOPMENT FRAMEWORK (LSDF) (2015)

Erf 979 Wilderness is not addressed specifically in the WLH LSDF. It is currently a dwelling house within the Wilderness residential area. It is proposed to rezone the property to operate the house as a guest lodge. The structure will still represent a normal dwelling house form the street.

The WLH LSDF states the following about the Economic Base and relationship of the area with George

Wilderness attracts many visitors to the Garden Route. To many, Wilderness is the heart of the Garden Route experience. Yet Wilderness does not have many shops, or employment opportunities that profits from this source of income. George in many ways enjoys these benefits from this source of tourists. Wilderness remains the draw card or tourist attraction. It accommodates many overnight visitors and meals are served to passers by. That is almost the extent of the business contribution of the beautiful area to the regional economy. It is an important contribution, but what is much more important is to ensure that the attraction that brings the tourists, should be protected and developed further. That attraction is Wilderness. In this document an attempt will be made to identify those special characteristics that attract the tourists and to protect it with appropriate measures.

By proposing tourist accommodation within the existing developed area in an existing structure between two tourism nodes, the proposal directly supports the vision of strengthening and expanding tourism opportunities within Wilderness while maintaining the qualities that make the area an attractive destination.

The proposal contributes to the local tourism economy by providing additional accommodation options for visitors without extending development into undeveloped or environmentally sensitive areas. The proposal therefore represents an efficient use of existing structure, while strengthening Wilderness' role as a key tourism destination within the Garden Route.

The proposal supports the continued growth of the tourism sector in a manner that is consistent with the character, attractiveness, and long-term sustainability of the area.

The WLH LSDF also states the following for residential areas:

e) Land uses appropriate for residential areas

i. Guest house: Guest Houses, Bed and Breakfast establishments, Self Catering Accommodation and even lodging are all compatible uses on single residential properties and are encouraged in general to accommodate more tourists in our area. These facilities should not detract however in any way from the amenity and character of the residential area of Wilderness. The following guidelines are applicable to these land uses:

- *The development parameters pertaining to normal single residential properties should under no circumstances be relaxed to accommodate Guest Houses, Bed and Breakfast Establishments, Self Catering Accommodation and Accommodation of Lodgers on a property. This includes building lines, coverage, maximum height restriction, parking requirements.*
- *Advertising signs should conform to the Council's advertising and hoarding policy guidelines. It is strongly recommended that in addition to the guidelines, a uniform design be adopted for Wilderness. This will enhance the aesthetic appearance of the area and ensure that all participants comply with the standards.*

In this case, the application is to rezone the property to General Residential Zone IV (Guest Lodge) and the proposed use will be tourist accommodation, which the policy specifically identifies as a compatible and desirable use within the Wilderness area. The surrounding neighbourhood already contains several guest lodges and tourism accommodation establishments, demonstrating that such uses have become an established component of the local character.

Changes for a guest lodge is internally and will continue to present the appearance and scale of a large coastal dwelling. The development therefore maintains the residential character and 'feel', while providing additional tourism accommodation.

The proposal consequently supports the tourist accommodation in the area while respecting the form, scale, and character of the surrounding residential environment. The proposed rezoning for a guest lodge and associated departures on Erf 979 Wilderness is not found to be in conflict with the WLH LSDF.

9. CONCLUDING

The proposed rezoning of Erf 979 Wilderness from Single Residential Zone I to General Residential Zone V, together with the necessary removal of restrictive title deed conditions and permanent departures, represents a practical and well-motivated land use application.

The property is ideally situated within an established guest lodge area of *Die Duin*, Wilderness, where tourist accommodation has become an integral component of the area's character and local economy. The proposed guest lodge is consistent with the surrounding land uses, is not in conflict with the relevant planning legislation, and aligns with the broader policy objectives of both the GMSDF (2023) and the WLH LSDF (2015).

The permanent departures are minor in nature, relate primarily to configuration of the existing structure and layout, and will not alter the appearance, scale, or residential character of the property as viewed from the public street. The parking requirements can fully be accommodated on the property.

The rezoning effectively regularises a long-standing use that has operated on the property for over a decade. It is our considered view that the application is appropriate, desirable and that the proposal is directly in line with the character of the area.

JUNE 2026

ANNEXURE 1

Resolution & Power of Attorney

Amicalox Pty Ltd (2014/001550/07), the registered owner of *Erf 979 Wilderness George Municipality & Division*, hereby resolve to authorise *Marlize de Bruyn & Denise Janse van Rensburg* from *DMC Town Planning* to submit the required land use application in terms of Section 15(2) of the George Municipality: Land Use Planning By-law (2023) for the property.



MC Hoffmann
(551102 0020 088)

17/04/2026

Date



Witness

17/04/2026

Date

**Certificate issued by the Commissioner of Companies & Intellectual
Property Commission on Monday, April 12, 2021 at 10:03**



Disclosure Certificate: Companies and Close Corporations

Registration Number 2014 / 001550 / 07
Enterprise Name AMICALOX

Companies and Intellectual
Property Commission
a member of the dti group

ENTERPRISE INFORMATION

Registration Number 2014 / 001550 / 07
Enterprise Name AMICALOX (PTY) LTD
Registration Date 08/01/2014
Business Start Date 08/01/2014
Enterprise Type Private Company
Enterprise Status In Business
Compliance Notice Status NONE
Financial Year End February
TAX Number 9337965173

Addresses	<u>POSTAL ADDRESS</u>	<u>ADDRESS OF REGISTERED OFFICE</u>
	P O BOX 746 WILDERNESS WESTERN CAPE 6560	43 DIE DUIN WILDERNESS WESTERN CAPE 6560

ACTIVE MEMBERS / DIRECTORS

Surname and First Names	Type	ID Number / Date of Birth	Contrib. (R)	Interest (%)	Appoint. Date	Address
HOFFMANN, MAGERETHA CORNELIA	Director		0.00	0.00	18/03/2014	Postal: PO BOX 746, WILDERNESS, WILDERNESS, WESTERN CAPE, 6560 Residential: 43 DIE DUIN, WILDERNESS, WESTERN CAPE, WESTERN CAPE, 6560

AUDITOR DETAILS

Auditor Name	Type	Status	Appointment Date	Resignation Date	Email Address
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Profession Number:

CHANGE SUMMARY

12/01/2015	SMS Notification that Annual Return is due was sent on 12/01/2015. E-Mail sent to MAGERETHA CORNELIA HOFFMAN for 2015
05/01/2016	SMS Notification that Annual Return is due was sent on 05/01/2016. E-Mail sent to MAGERETHA CORNELIA HOFFMAN for 2016
11/01/2017	Email Notification that Annual Return is due was sent on 11/01/2017 E-Mail sent to MAGERETHA CORNELIA HOFFMANN for 2017



ANNEXURE 2

25

Fourie Basson & Veldtman
Tijger Park 5
off Willie van Schoor Drive
TYGER VALLEY
021 929 2600

Prepared by me

CONVEYANCER
JOHAN CHRISTO FOURIE (79879)

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

VERBIND MORTGAGE

VIR FOR [REDACTED]

BC 000032997 / 2022 000026541 / 2021

21 SEP 2021

REGISTRATEUR/REGISTRAR

DATA / CAPTURE
01 -10- 2021
DIPONTSHENG LEEUW

BC 000032997 / 2022

GEKANSLEER
CANCELLED

REGISTRATEUR/REGISTRAR

08 AUG 2022

T 000047042 / 2021

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

PIETER CARLISLE HENNING (83232)

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

ANNA HENDRINA DE BRUIN
Identity Number 300624 0003 081
Unmarried

DATA / VERIFY
01 -10- 2021
VUYELWA LAMANI

which said Power of Attorney was signed at BENONI on 25 JUNE 2021

And the appearer declared that his/her said principal had, on 18 March 2014, 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:

AMICALOX PROPRIETARY LIMITED
Registration Number 2014/001550/07

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

ERF 979 WILDERNESS, IN THE GEORGE MUNICIPALITY, DIVISION
GEORGE, PROVINCE WESTERN CAPE

IN EXTENT 1429 (ONE THOUSAND FOUR HUNDRED AND TWENTY NINE)
Square metres

FIRST TRANSFERRED by Deed of Transfer Number T 9555/1979 with
General Plan TP no 8177 relating thereto and held by Deed of Transfer no
T 000047041 / 2021

- A. SUBJECT to the conditions referred to in Certificate of Registered Title no T 7220/1928.
- B. SUBJECT and ENTITLED to certain benefits of certain special conditions in Deed of Transfer no T2059/1923 relating to road, footpath and water;
- C. ENTITLED to certain benefits relating to the use of a certain road referred to in said Certificate of Registered Title no T7220/1928 as set out in Deed of Transfer and Notarial Deed referred to in two endorsements dated 24 February 1928 and 23 April 1982 on Deed of Transfer no T2059/1923 respectively.
- D. SUBJECT FURTHER to the following conditions contained in Deed of Transfer no T23094/1967 imposed by the State in terms of Sections 11(6) of Act 21/40 as amended, namely:



"That no building shall be erected within a distance of 47,23 metres from the centre line of the national road on the Northern boundary of the property hereby transferred.

E. SUBJECT FURTHER to the following conditions imposed by the Administrator of the Cape of Good Hope in terms of Ordinance 33 of 1934 contained in Deed of Transfer no T9555/1979 when approving Wilderness Township Extension no 4, 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 Notice no 383 dated 13 June 1958.
2. In the event of a Town Planning Scheme or any portion thereof applying or being made applicable to this erf, any provisions thereof which are more restrictive than any conditions of title applicable to this erf shall take precedence. Furthermore, nothing in these conditions shall be construed as overriding the provisions of Sections 146 Ordinance no 15 of 1952 as amended.
3. The owner of this erf shall, without compensation, be obliged to allow electricity cables and/or wire and main and/or other waterpipes and the sewerage and drainage, including stormwater of any other erf or erven inside or outside this township to be conveyed across this erf, if deemed necessary by the Local Authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above.
4. 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 constructing 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.
5. No building on this erf shall be used or converted to use for any purpose other than that permitted in terms of these conditions.

6. (a) This erf shall be used solely for the purpose of erecting thereon one dwelling or other building for such purpose as the Administrator may, from time to time after reference to the Townships Board and Local Authority, approve, provided that if the Erf is included within the area of a Town Planning Scheme, the Local Authority may permit such other buildings as are permitted by the Scheme, subject to the conditions and restrictions stipulated by the Scheme.
- (b) No building or structure or any portion thereof, except boundary walls and fences shall, except with the consent of the Administrator, be erected nearer than 5 metres to the street line which forms a boundary of this erf nor within 3 metres of the rear or 1,5 metres of the lateral boundary common to any adjoining Erf, provided that with the consent of the Local Authority:-
- (i) An outbuilding used solely for the housing of motor vehicles and not exceeding 3 metres in height, measured from the ground floor of the outbuilding to the wall plate thereof, may be erected within such side and rear spaces, and any other outbuilding of the same height may be erected within the rear space and side space for a distance of 12 metres measured from the rear boundary of the Erf, provided that in the case of a corner erf, the distance of 12 metres shall be measured from the point furthest from the streets abutting the Erf;
- (ii) An outbuilding in terms of subparagraph (i) may only be erected nearer to a lateral or rear boundary of a site than the above prescribed spaces, if no windows or doors are inserted in any wall facing such boundary.
- (c) On consolidation of this Erf, or any portion thereof with any abutting erf, which is subject to the same conditions as herein set forth, these conditions shall apply to the consolidated holding as if it were one erf.
- (d) In the event of this Erf being subdivided, each subdivided portion, other than any portion deducted for road or similar purposes, shall be subject to the conditions herein set forth as if it were the original erf.

F. SUBJECT FURTHER to the conditions of the following endorsement dated 7 January 1972 on said Certificate of Registered Title no T9820/1971, namely:-

The within described land is subject to a servitude with regard to apportionment of water in terms of an Order of the Water Court (Water Court District Cape) dated 16 May 1971 as will more fully appear on reference to copy of said Order, annexed to Servitude 15/72.

km

A

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

ANNA HENDRINA DE BRUIN , 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

AMICALOX PROPRIETARY LIMITED

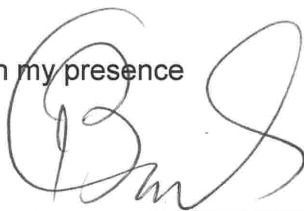
Registration Number 2014/001550/07

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of [REDACTED] (RAND) .

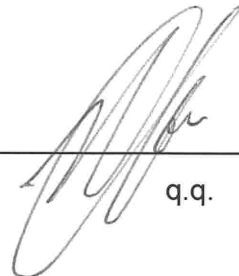
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on *21 September* 2021.

In my presence



REGISTRAR OF DEEDS

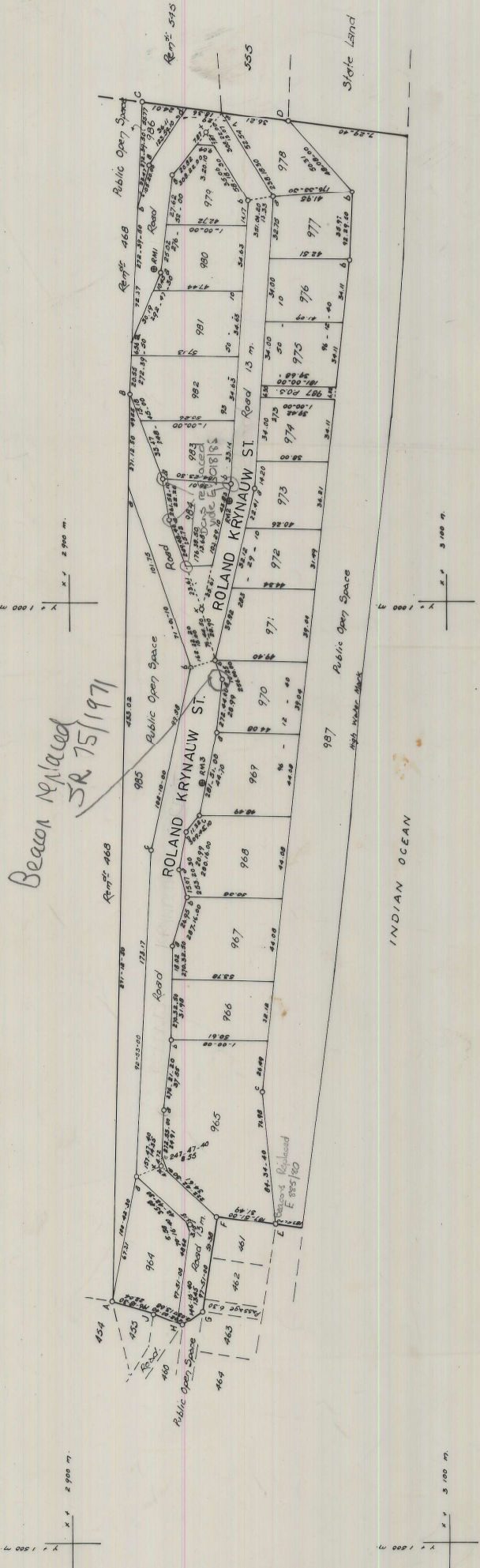


q.q.

ANNEXURE 3

P. R. S. M. S. S.
Surveyor General
11-3-71

ERF	DGM. NO.
965	8190/73



Coordinate System	
Const./m/s	Metres
A	+ 1 370.92
B	+ 2 921.94
C	+ 2 932.17
D	+ 2 937.39
E	+ 3 017.30
F	+ 3 007.83
G	+ 2 976.64
H	+ 2 969.76
I	+ 2 958.57
J	+ 2 943.10

Main Figure	
Block	Corpers
964	+ 1 304.79
965	+ 1 382.27
966	+ 1 331.00
967	+ 1 299.77
968	+ 1 232.45
969	+ 1 259.67
970	+ 1 279.37
971	+ 1 182.45
972	+ 1 136.71
973	+ 1 142.28
974	+ 1 121.63
975	+ 1 112.92
976	+ 1 049.17
977	+ 1 040.22
978	+ 1 030.27
979	+ 938.52
980	+ 817.02
981	+ 783.61
982	+ 771.64
983	+ 749.15
984	+ 723.91
985	+ 716.40
986	+ 693.79
987	+ 616.55
988	+ 555.83
989	+ 502.14
990	+ 434.20
991	+ 351.64
992	+ 266.40
993	+ 179.09
994	+ 96.00
995	+ 937.99
996	+ 861.38
997	+ 738.90
998	+ 822.33
999	+ 945.39
1000	+ 1 025.91



T.P.
GENERAL PLAN NO. 8177

WILDERNESS TOWNSHIP EXT. NR 4
Wilderness Allotment Area,
Comprising Allotment numbered 964-984, 3 public places
numbered 985-987 & roads situated on

Erf 988 (portion of Erf 468) Wilderness
Local Area of the Wilderness : Administrative District of George
Province Cape of Good Hope

Vide Dgm. No 466/1971 annexed to

Surveyed Nov-Dec 1968
JUNE 1970
R. S. S.
Land Surveyor

Original Diagram No. 466/1971
S.G. File No. 8642/1
Survey Records E. 79/71
Comp. BL-8cc/243
244

Scale 1:1500

Description of Beacons

- A, B, D, E, F, V Iron Standard
- C 985-986 Iron beacons
- G 985-986 Iron peg 20 mm dia.
- H 985-986 Iron peg 20 mm dia.

All other beacons & black corners are Iron Standards

Reference Marks

- RM1, RM2
- RM3

Iron Peg 12 mm dia - 20 cms below ground
do 20 do

In terms of Section 18 of Ordinance No. 28
of 1955, the Administrator has caused this appli-
cation to be published in the Gazette.

See Prop. No. 15-9-1970 AF 37/101
T.P. File F 37/101-6

8652/1
11371
485
P. R. S. M. S. S.

Approved by the Administrator
of the Province of the Cape of Good Hope
See Ordinance No. 54 of 1971 dated 28/5/1971
Prov. Gazette No. 36/13 dated 28/5/1971

ANNEXURE 4

CONVEYANCER'S CERTIFICATE

in terms of Section 38(1)(n) of the George Municipality: Land Use Planning By-law

I, the undersigned, KARIN SMIT, a duly qualified and admitted conveyancer, practicing at Raubenheimers Inc., 60 Cathedral Street, George, Western Cape Province:

1. do hereby certify that I have perused the conditions of title in respect of:

ERF 979 WILDERNESS
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE

IN EXTENT: 1 429 (ONE THOUSAND TWO HUNDRED AND TWENTY NINE)
SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T47042/2021

registered in the name of

AMICALOX PROPRIETARY LIMITED
REGISTRATION NUMBER 2014/001550/07

2. have been advised that application will be made in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for the following:

- *Removal of restrictive conditions paragraph E(6) in terms of Section 15(2)(f) from T47042/2021 to allow the rezoning and related additions.*
- *Rezoning in terms of Section 15(2)(a) from Single Residential Zone I (dwelling house) to General Residential Zone V (guest lodge).*
- *Permanent departure in terms of Section 15(2)(b) for the following:*
 - *the manager's unit to be 93.18m² in lieu of 60m² (development parameter k(aa)).*
 - *for the eastern access to be 7.9m from the intersection in lieu of 10m (Section 45(2)).*
- *Permanent departure in terms of Section 15(2)(b) for the relaxation of the following:*
 - *the relaxation of the southern street building line from 5m to 2.3m for the covered entrance.*
 - *the relaxation of the western side building line from 3m to 0.9m for the garage & recreation room at the closest point.*

3. hereby confirm that the following conditions contained in the abovementioned title deed may restrict the contemplated land uses in terms of the proposed application, but that application is being made for the Administrators Consent (an Application in terms of Section 39 of the Land Use Planning Act, 2014), namely:

"D. SUBJECT FURTHER to the following conditions contained in Deed of Transfer no T23094/1967 imposed by the State in terms of Sections 11(6) of Act 21/40 as amended, namely:



"That no building shall be erected within distance of 47,23 metres from the centre line of the national road on the Northern boundary of the property hereby transferred.

"E. SUBJECT FURTHER to the following conditions imposed by the Administrator of the Cape of Good Hope in terms of Ordinance 33 of 1934 contained in Deed of transfer No T9555/1979 when approving Wilderness Township Extension No. 4, namely:

(6) (a) This erf shall be used solely for the purpose of erecting thereon one dwelling or other building for such purposes as the Administrator may, from time to time after reference to the Township Board and Local Authority, approve, provided that if the Erf is included within the area of a Town Planning Scheme, the local Authority may permit such other buildings as are permitted by the Scheme, subject to the conditions and restrictions stipulated by the Scheme.

(b) No building or structure or any portion thereof, except boundary walls and fences shall, except with the consent of the Administrator, be erected nearer than 5 metres to the street line which forms a boundary of this erf nor within 3 metres of the rear or 1,5 metres of the lateral boundary common to any adjoining Erf, provided that with the consent of the Local Authority -

(i) An outbuilding used solely for the housing of motor vehicles and not exceeding 3 metres in height, measured from the ground floor of the outbuilding to the wall plate thereof, may be erected within such side and rear spaces, and any other outbuildings of the same height may be erected within the rear space and side space for a distance of 12 metres measured from the rear boundary of the Erf. Provided that in the case of a corner erf, the distance of 12 metres shall be measured from the point furthest the street abutting the Erf;

(ii) An outbuilding in terms of subparagraph (i) may only be erected nearer to a lateral or rear boundary of a site than the above prescribed spaces, if no windows or doors are inserted in any wall facing such boundary.

4. do hereby confirm that, with the exception of the conditions referred to paragraph 3 above, there are no further conditions contained in the abovementioned title deed which restrict the contemplated land uses in terms of the proposed applications.

5. hereby confirm that there are no mortgage bonds registered over the property.

Signed and dated at GEORGE on 10 SEPTEMBER 2026

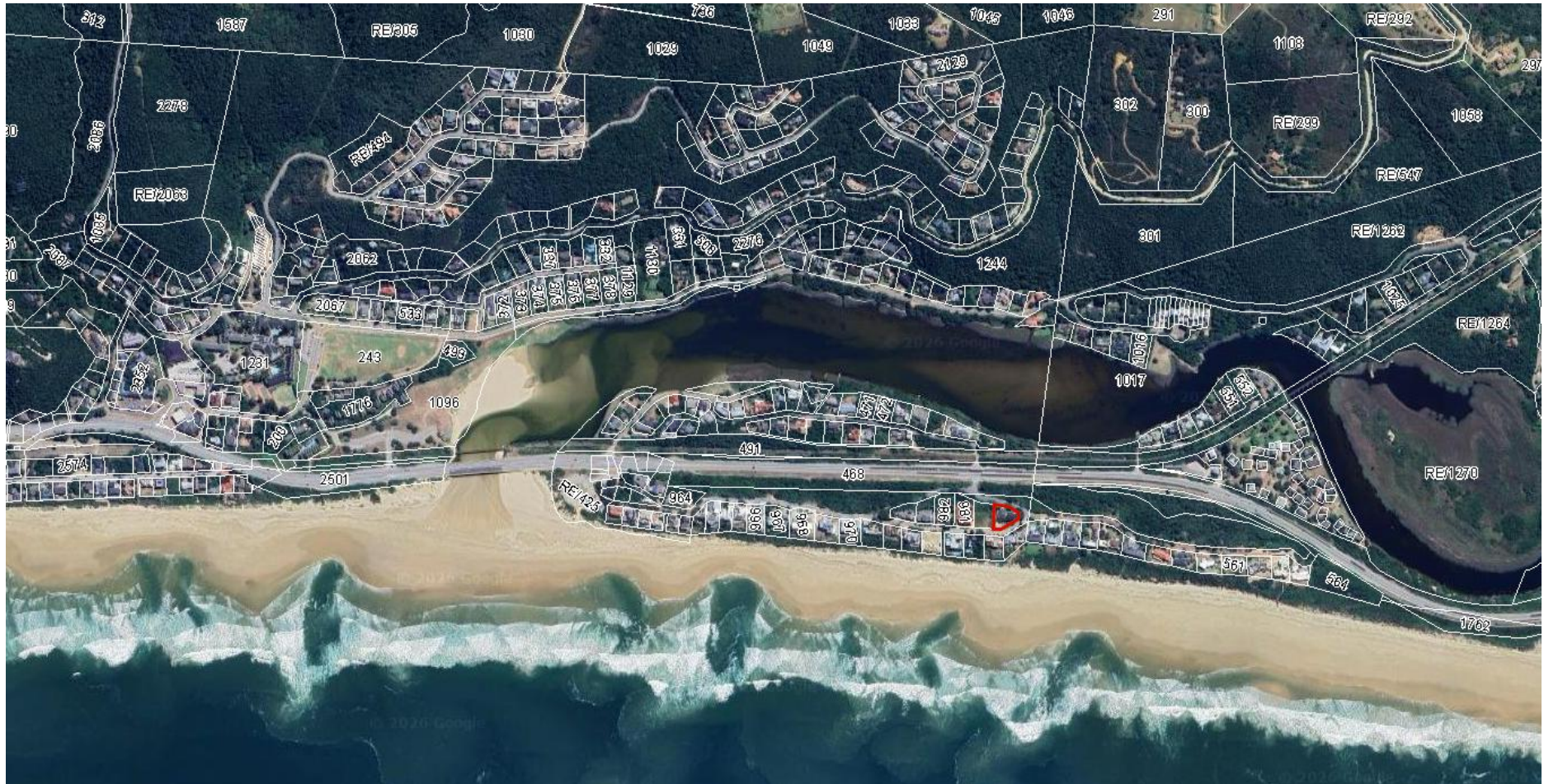


K SMIT
CONVEYANCER - LPC no. 59923

ANNEXURE 5

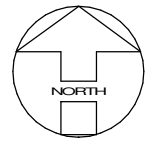
ERF 979 WILDERNESS

LOCALITY PLAN



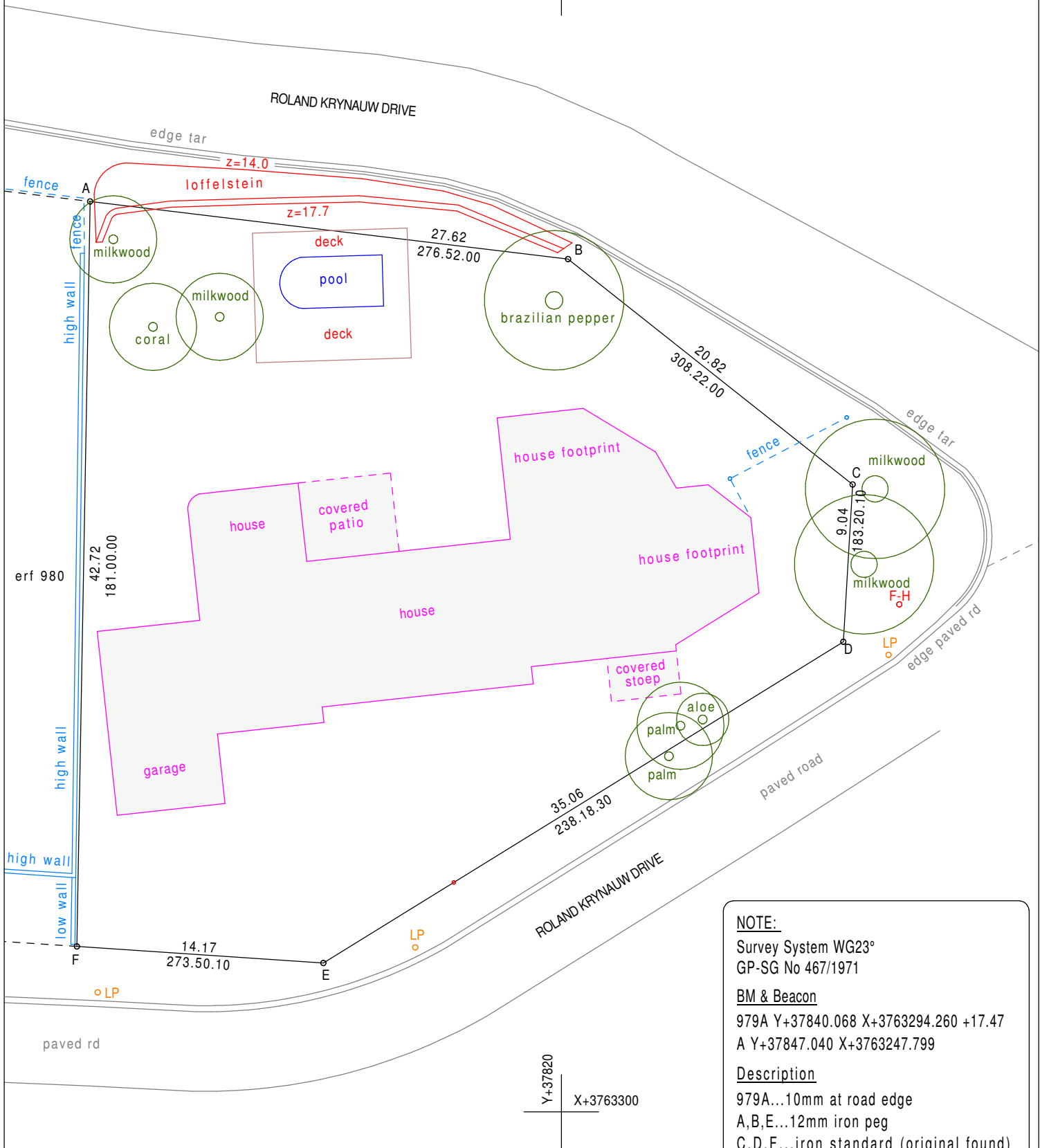
ANNEXURE 6

SITE PLAN ERF 979 WILDERNESS



5 m
SCALE 1:300 (A4)

Y+37820
X+3763235



Y+37820
X+3763300

NOTE:

Survey System WG23°
GP-SG No 467/1971

BM & Beacon

979A Y+37840.068 X+3763294.260 +17.47
A Y+37847.040 X+3763247.799

Description

979A...10mm at road edge
A,B,E...12mm iron peg
C,D,F...iron standard (original found)

GR SURVEY (PTY)LTD
J.J. Fourie (SAGC: S0733)
082 447 8093
Date: 16/04/2026

DRAWING NO
979-SP1

ANNEXURE 7

SITE PLAN
ERF 979
WILDERNESS



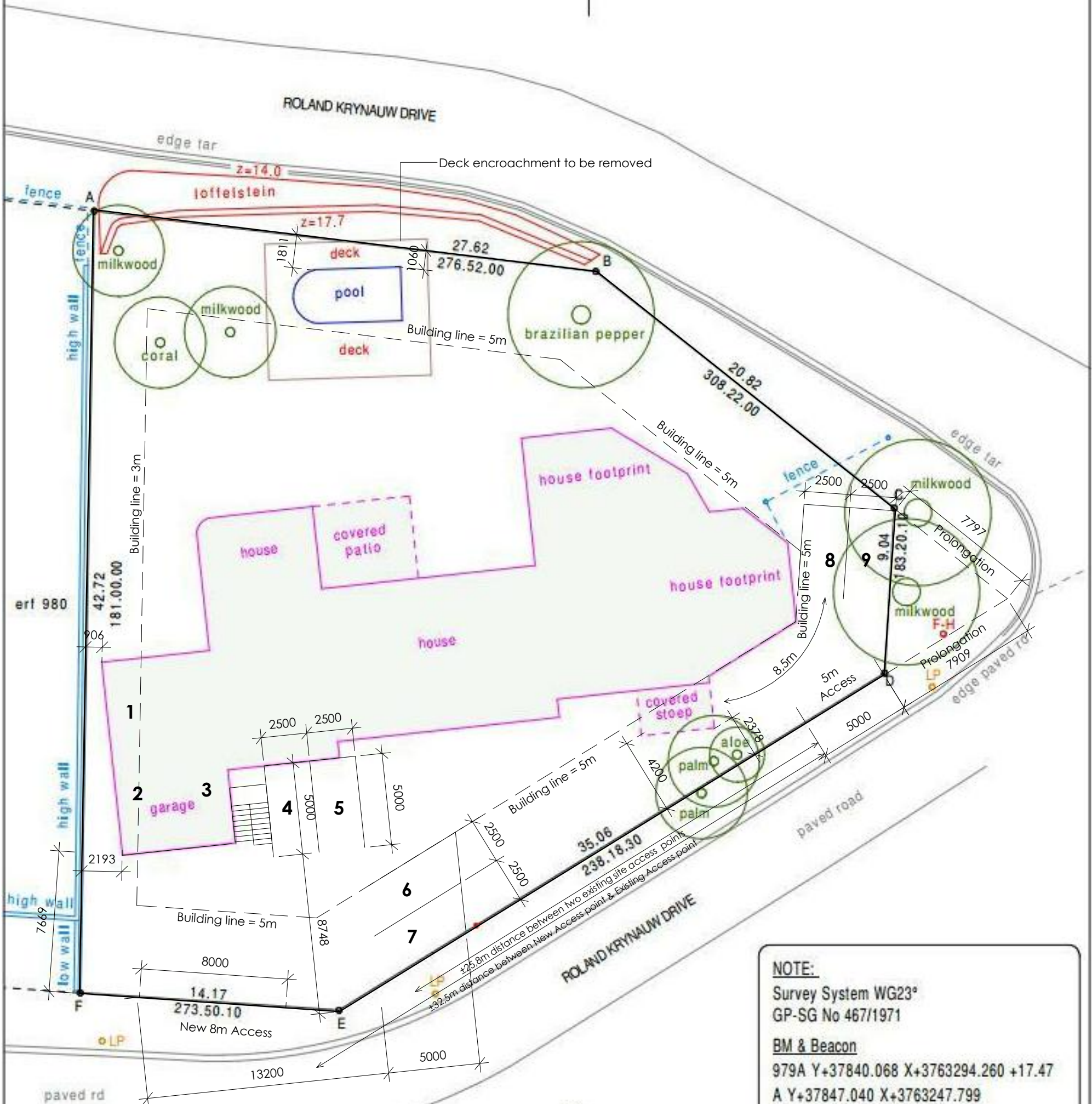
5 m
SCALE 1:300 (A4)

Y+37820

X+3763235

Y+37820

X+3763300



NOTE:

Survey System WG23^a
GP-SG No 467/1971

BM & Beacon

979A Y+37840.068 X+3763294.260 +17.47
A Y+37847.040 X+3763247.799

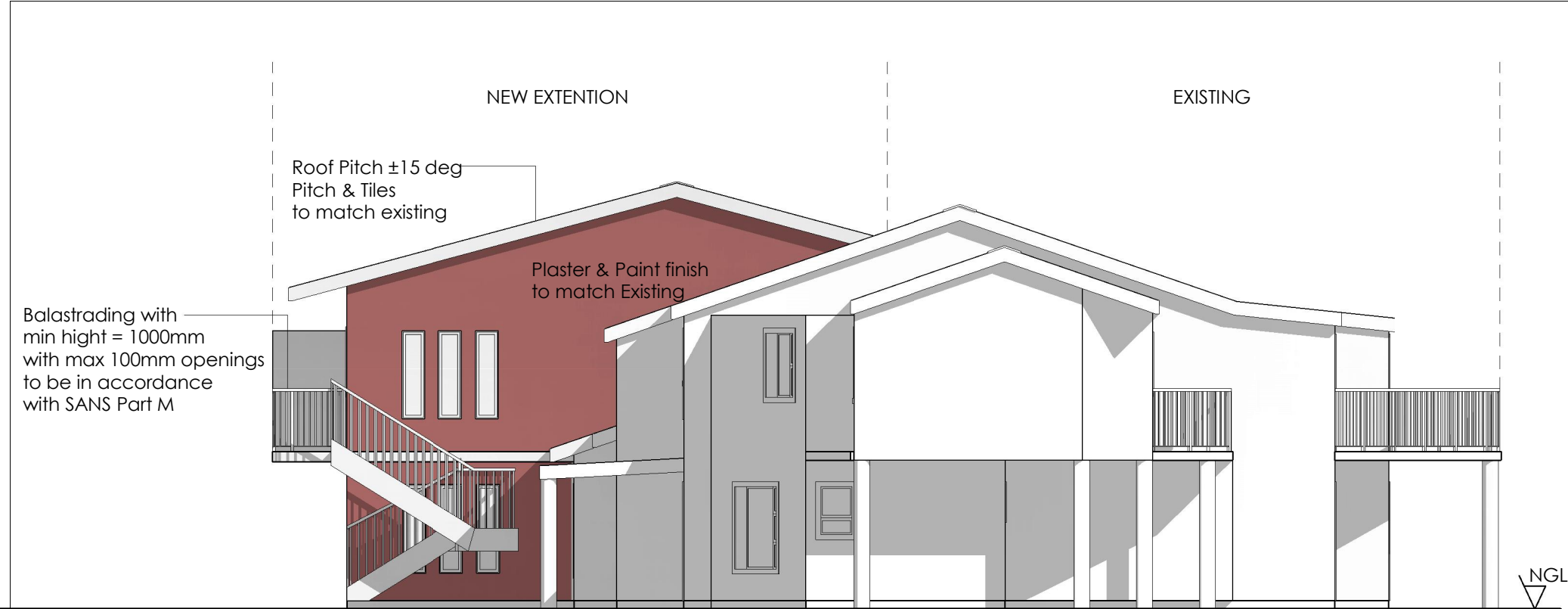
Description

979A...10mm at road edge
A,B,E...12mm iron peg
C,D,F...iron standard (original found)

GR SURVEY (PTY)LTD
J.J. Fourie (SAGC: S0733)
082 447 8093
Date: 16/04/2026

DRAWING NO
979-SP1

ANNEXURE 8



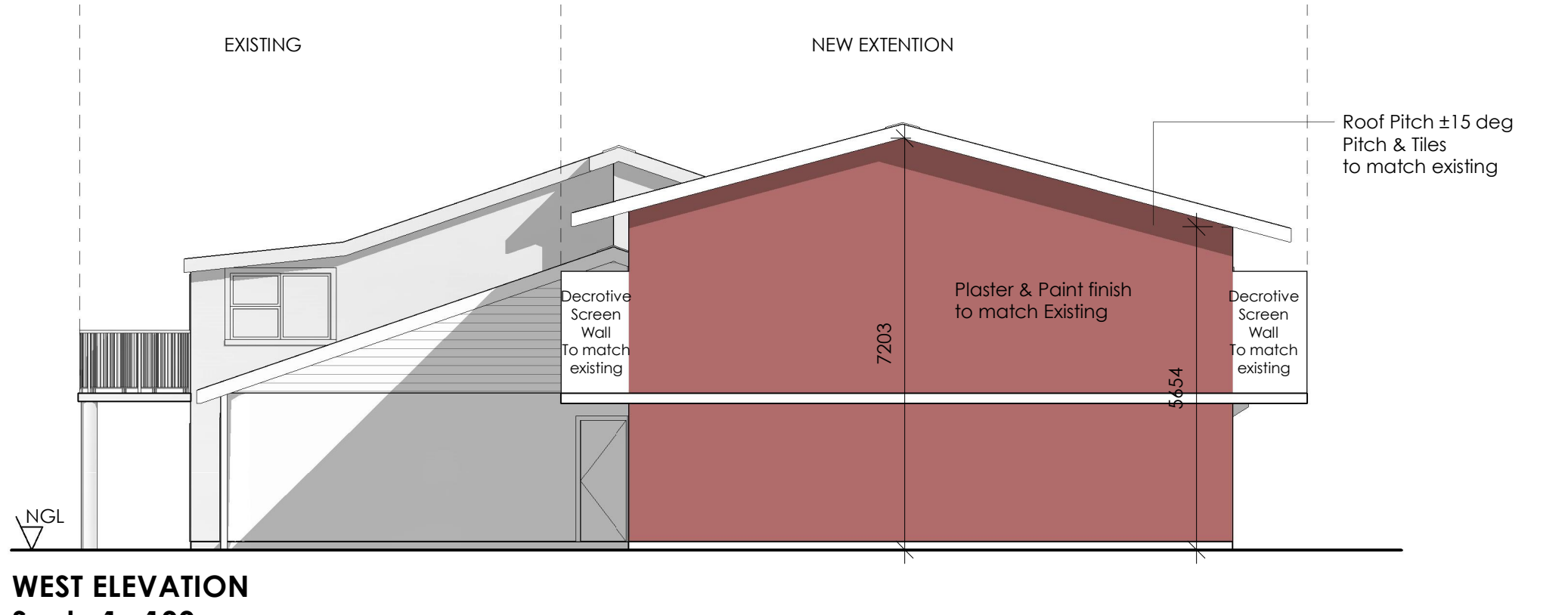
EAST ELEVATION
Scale 1 : 100



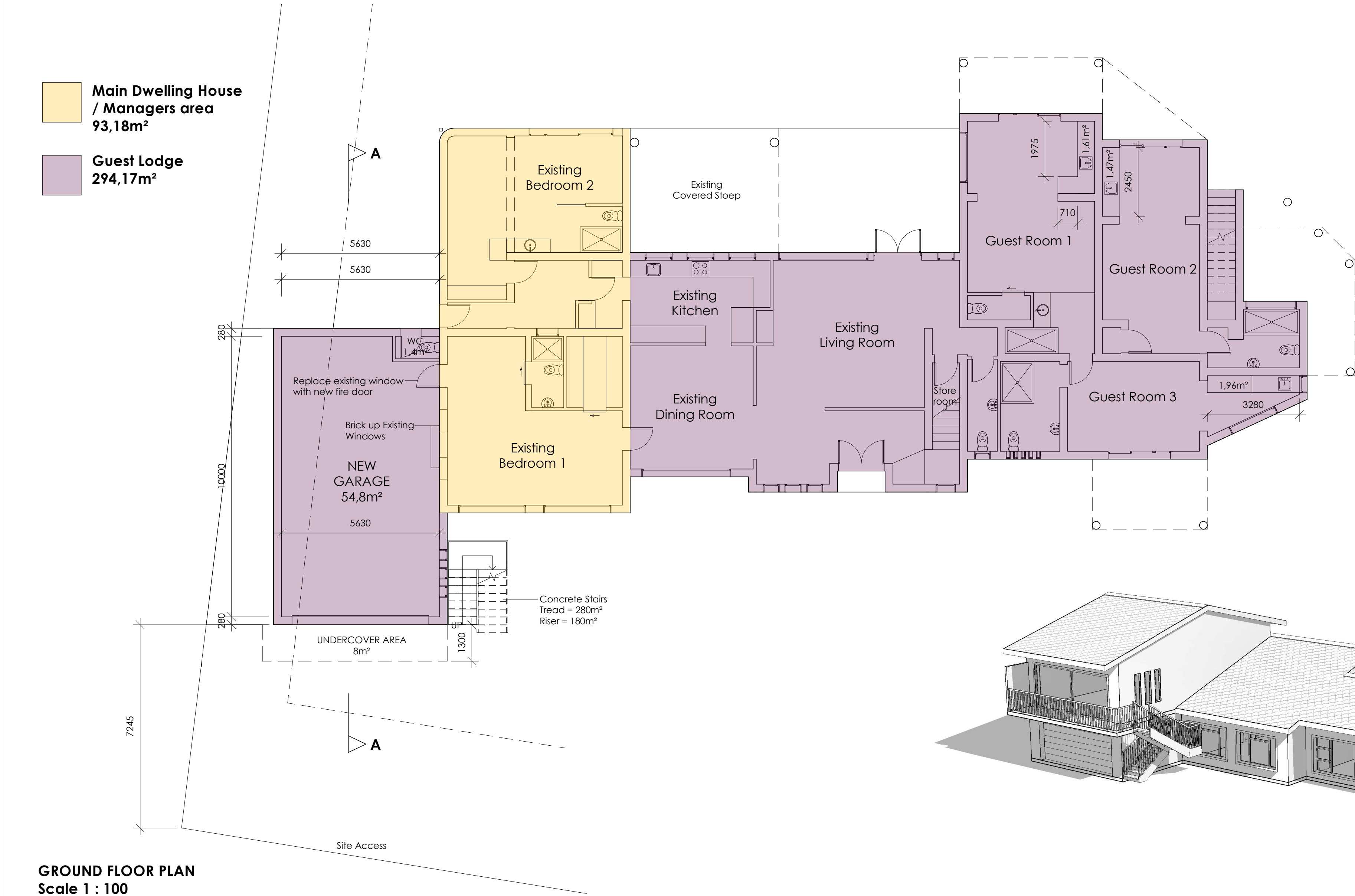
SOUTH ELEVATION
Scale 1 : 100



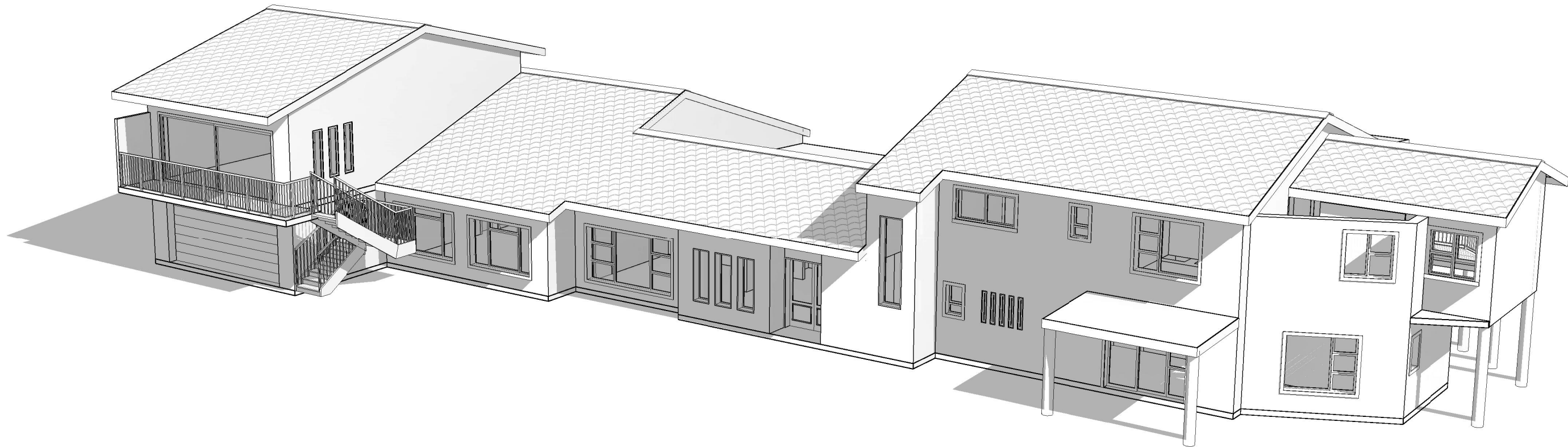
NORTH ELEVATION
Scale 1 : 100



WEST ELEVATION
Scale 1 : 100



GROUND FLOOR PLAN
Scale 1 : 100



GENERAL NOTES:

- * Contractor is responsible for the correct setting out of the building; all external & internal walls with particular reference to boundaries, building lines, services, etc.
- * Boundary pegs to be identified by the Client. Pegs to be checked by contractor, including all levels, dimensions, steps, etc. Any apparent discrepancies between the site & the drawings are to be brought to the designers attention
- * The contractor is to verify all levels, heights & dimensions on site & to check same against drawings before putting any work in hand.
- * The contractor is to locate & identify existing services on site & is to protect theses from damage throughout the duration of the works.
- * Figured dimensions to take preference to scaling.
- * All work to comply with the National Building Regulations (SANS 10400), The applicable SABS codes of conduct & standards as prescribed by the National Building Regulations Council (NBRC).
- * All materials to be SABS or NBRC approved.
- * Foundations to take founding in solid undisturbed ground
- * Concrete to foundation & surface bed to be 20MPa at 28 days.
- * All electrical & plumbing work to be carried out by qualified subcontractors
- * Fill below surface bed to be well compacted in 150mm layers to archive a min of 93% modified AASHTO, ensure suitable material is used, free from clay content.
- * Brickwork to be built in below & above windows level & every forth course in continuous bands.
- * Provide 4mm galvanized wire ties built 5 courses into external brickwork to secure rooftrusses to wall.
- * Provide laminated safety glass to all doors & windows where glazing is within 900mm above F.F.L.
- * Wet areas to be tiled or sealed with other waterproofing or feature detail as per client specification
- FIRE PREVENTION:**
 - * Any roof space between garage & habitable areas shall be divided by a wall with 30min fire rating
 - * Any door between garage & habitable areas to be a solid timber core door, 40mm thick.
- FLOOR & WATERPROOFING:**
 - * Ground floor slab: 85mm thick, 20MPa concrete, perfectly level, min. 150mm above N.G.L. on compacted hardcore min 93% modified AASHTO;
 - * 25mm thick screed & finished as indicated.
 - * Structural concrete floors to eng. spec.
- FOUNDATIONS & BRICKWORK:**
 - * All foundations to be 20MPa concrete at least 250 x 750mm, min 255/600 under ground level or to eng. spec
 - * Boundary walls foundation must not encroach over boundary & walls to be finished as per the finishing schedule.
 - * Lintels to be supported min 150mm either side for openings up to 3m & at least 220mm for openings up to 4.8m
- STAIRS & BALUSTRADE:**
 - * Stairs to be 110mm min width, treads 300mm min, risers 170mm max, with 6mm max deviation.
- DRAINAGE:**
 - * Any drain not deeper than 450mm under ground level to be protected against loads
 - * All drains to be 100Ø PVC min fall 1:60
 - * Stacks in ducts to be accessible for cleaning purposes
 - * Anti vac traps to all first floor waste fittings.
- GLAZING:**
 - * Glazing of all new windows & doors to be in accordance with part N of SANS 10400
- DRYWALLING:**
 - * To be in accordance with SANS 10400
- TIMBER:**
 - * To be in accordance with SANS 1063. All timber to be CCA Treated
- CHIMNEYS:**
 - * To be in accordance with SANS part V of SANS 10400
- * Any errors, discrepancies or omissions of any nature are to be reported to the designer immediately.
- * Any queries arising from any of the above must be reported to the designer for clarification before any work is put in hand.

Rooted Living Solutions

Qualified Architect
Camilla Eager
Architect (SANS 10400:2012)

Unit 4
Balfour 1
Balfour Road
Wilderness

Under the mentorship of

Ansumarie Homann
Architect (SANS 10400:2012)

10-275 441 3116
info@arc.co.za

ARC & co

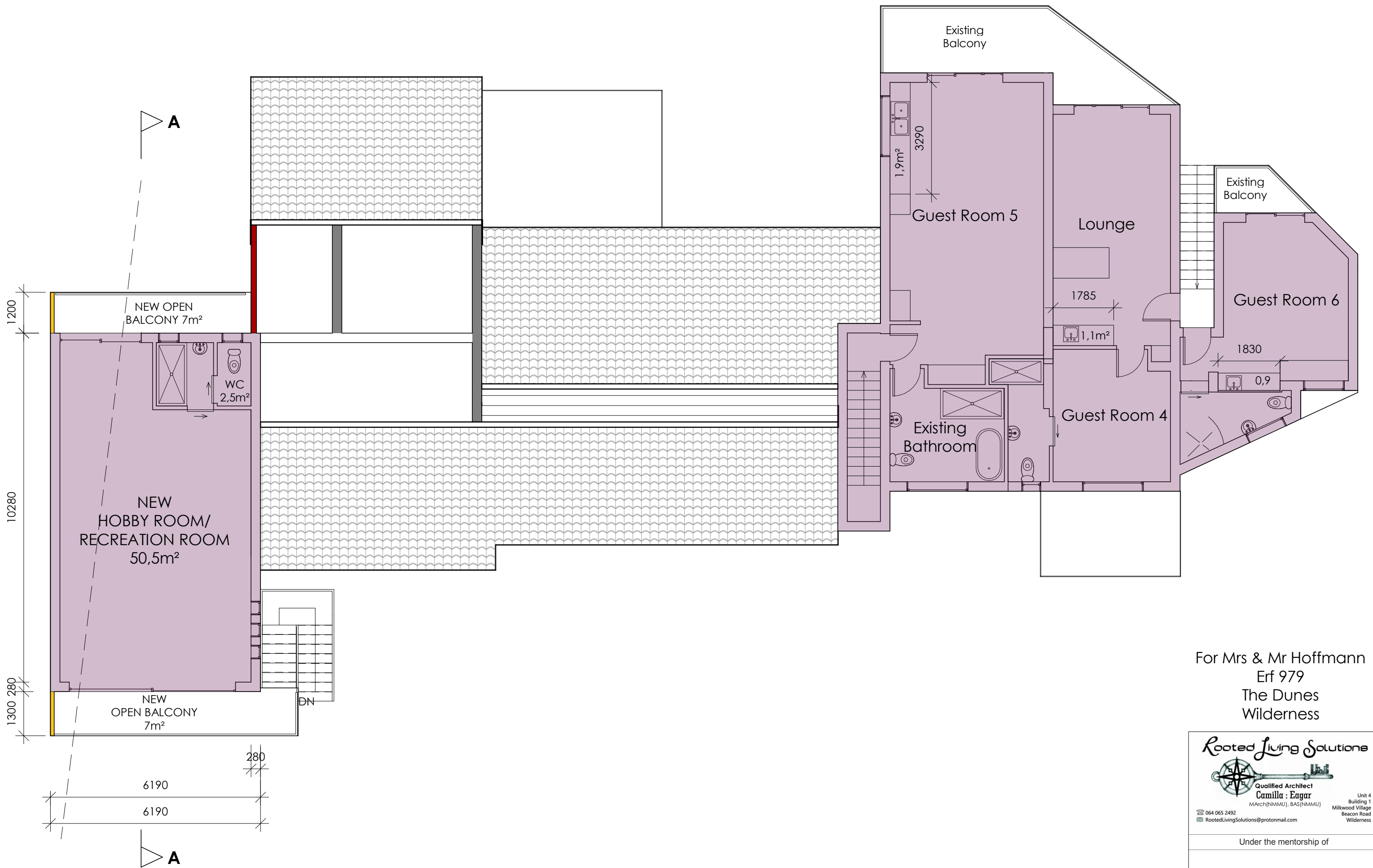
PROJECT
For Mrs & Mr Hoffmann
Erf 979
The Dunes
Wilderness

FOR MUNICIPAL APPROVAL

DATE May 2026 **SCALE** As shown

Plan No: C2430 **W** 1

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FIRST FLOOR PLAN
Scale 1 : 100

Date : May 2026
Plan No: C2430

For Mrs & Mr Hoffmann
Erf 979
The Dunes
Wilderness

Rooted Living Solutions
Qualified Architect
Camilla : Eagar
MArch(NMMU), BAS(NMMU)
064 065 2492
RootedLivingSolutions@protonmail.com

Unit 4
Building 1
Milkwood Village
Beacon Road
Wilderness

Under the mentorship of

Ansumarie Homann
PrArch 21157 (SACAP)
(+27) 66 431 3116
info@arcco.co.za

ARCCO & CO

ANNEXURE 9

LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

PLEASE NOTE:

Pre-application consultation is an advisory session and is required prior to submission of an application for rezoning, consent use, temporary departure and subdivision. It does not in any way pre-empt the outcome of any future application which may be submitted to the Municipality.

PART A: PARTICULARS

Reference number: 4140474

Purpose of consultation: To discuss proposed land use application

Brief proposal: Proposed Removal of Restrictions & Rezoning

Property(ies) description: Erf 979 Wilderness

Date: 4 March 2026

Attendees:

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

Documentation provided for discussion:

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

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

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

YES	NO
-----	----

Comprehensive overview of proposal:

Erf 979 Wilderness is a Single Residential Zone I (dwelling house)-property, ±1429m in extent and located in the Wilderness neighbourhood known as Die Duin. The current owner took ownership in 2021 and was let to believe that the property has approval for guest accommodation purposes. The property was neglected and the new owner significantly upgraded the property, in keeping with what is found on Die Duin.

The following land use application is currently under consideration for the property due to additions on the western side of the property:

- **Administrator's consent** in terms of Section 39(4) of the Western Cape Land Use Planning Act, 2014 (LUPA) for the relaxation of the building lines contained in Paragraph E.6.(b) as follows:
 - for a new garage and hobby room to be up to 1.1m from the western side boundary;
 - for an existing lean-to from 5.0m to 2.2m & 4.0m from the southeastern street building line;
 - for an existing swimming from 1.0m to 0.7m from the northern street building line.
- **Permanent departure** in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-law (2023) for the relaxation of the following:
 - western side boundary building line from 3.0m to 1.1m for the proposed hobby room;
 - southeastern street building line from 5.0m to 2.2m & 4.0m for a existing lean-to;
 - northern street building line from 5.0m to 0.7m for an existing swimming pool.

Following comments received with the above land use application, it was found that the property does not have approval for guest accommodation purposes. When the current owner took transfer, the self-catering units already existed. It has been upgraded due to the neglected state of the property on transfer. The existing swimming pool also existed in its position when transfer took place.

It is therefore proposed to rezone the property to General Residential Zone V (guest lodge) to accommodate about 5 guest rooms, each with a kitchenette. These rooms are located on the eastern side of the structure. The western side of the dwelling accommodates two bedrooms utilised by the owner.

Ample parking can be provided within the boundaries of the property, complying with the relevant parameters from the zoning by-law.

Restrictive conditions are found in par 6 of the title deed. It is proposed to remove the entire paragraph so that only the provisions of the zoning by-law apply.

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

SUBMISSION

Draft By-Law on Municipal Land Use Planning

(Workflow)

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

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

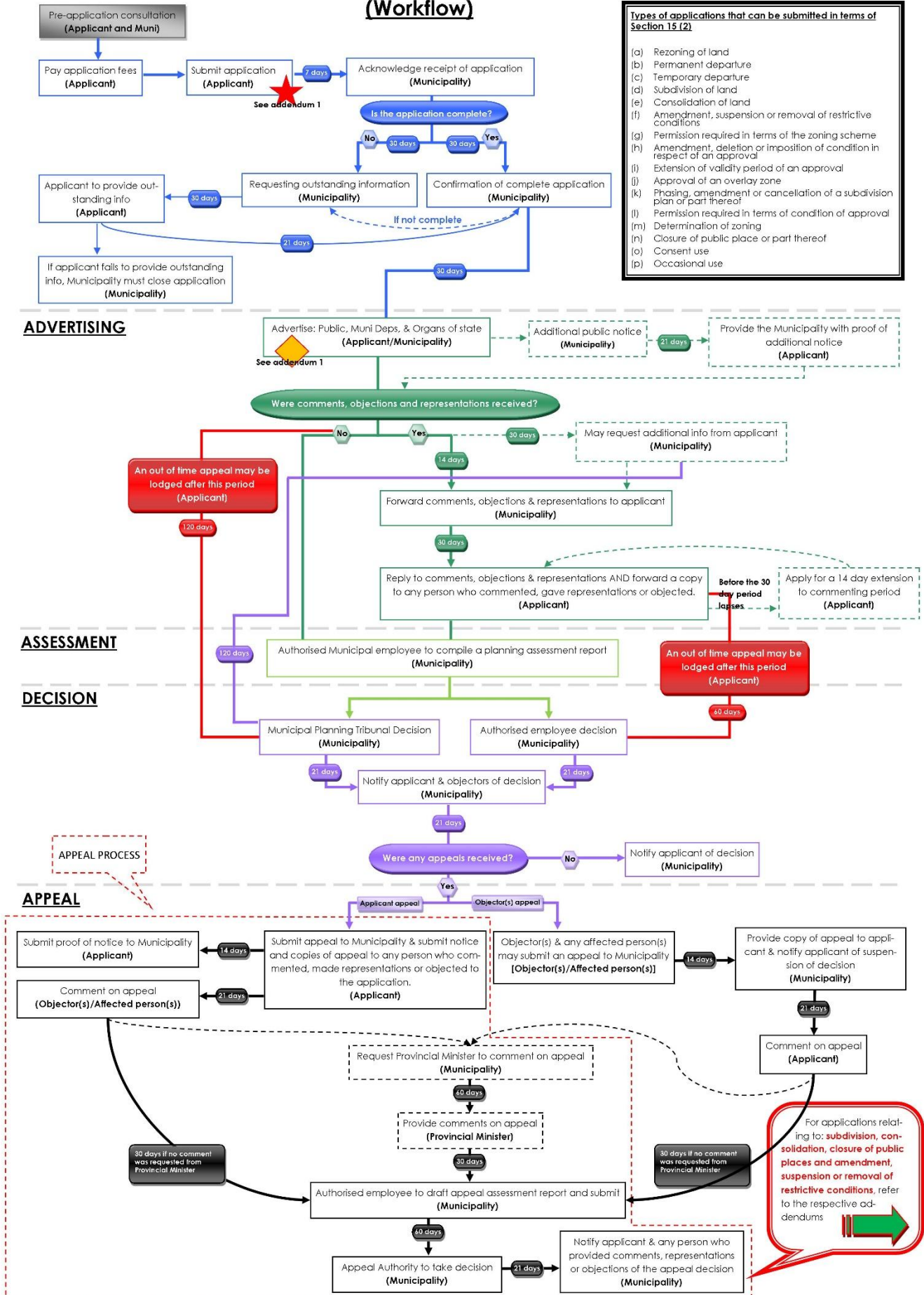
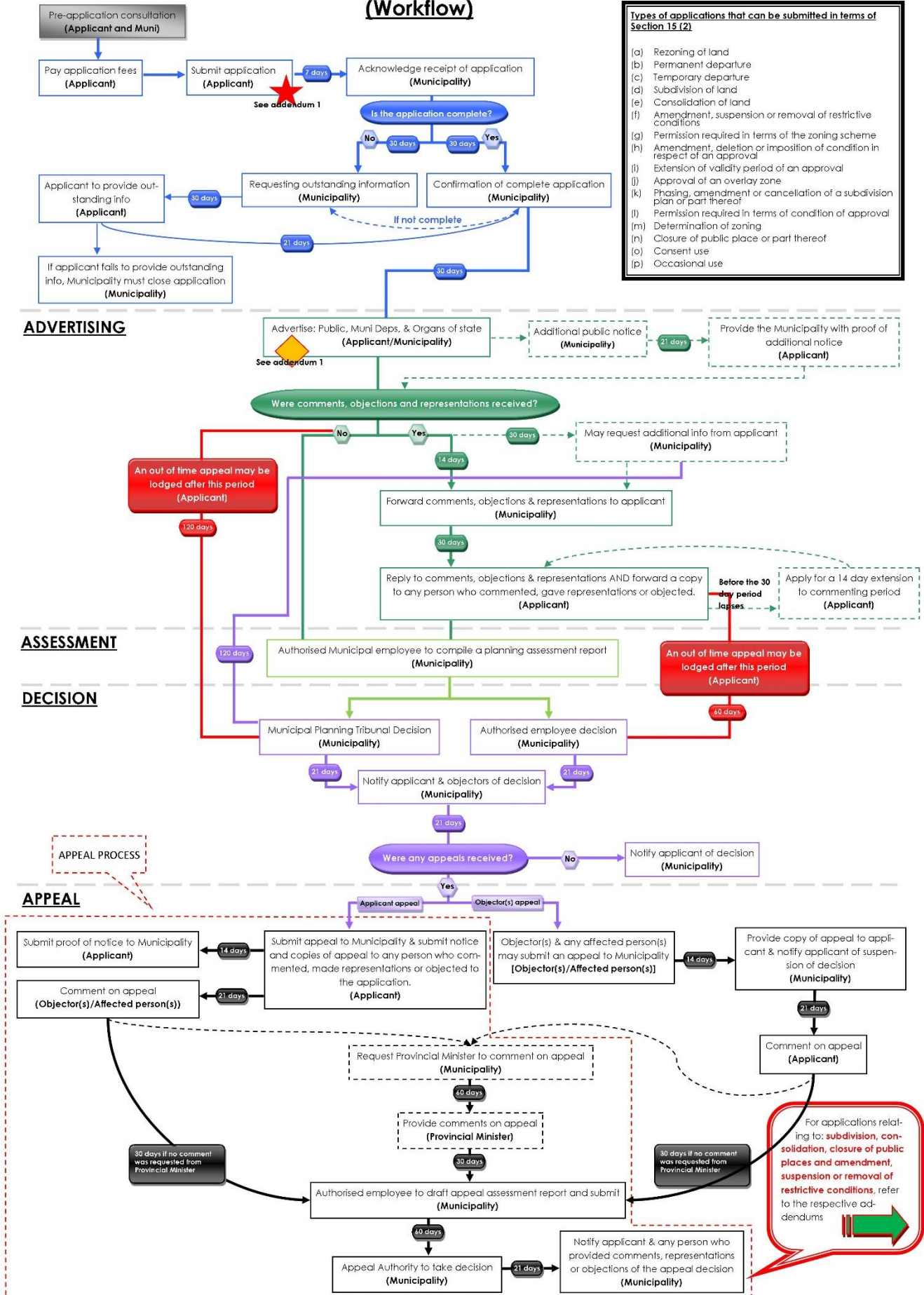
ADVERTISING

ASSESSMENT

DECISION

APPEAL PROCESS

APPEAL



SECTION A:

DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES

Tick if relevant		What land use planning applications are required?	Application fees payable
x	2(a)	a rezoning of land;	To be determined
	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
x	2(f)	a removal, suspension, or amendment of restrictive conditions in respect of a land unit;	To be determined
	2(g)	a permission required in terms of the zoning scheme;	R
	2(h)	an amendment, deletion, or imposition of conditions in respect of an existing approval;	R
	2(i)	an extension of the validity period of an approval;	R
	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;	R
	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
	2(l)	a permission required in terms of a condition of approval;	R
	2(m)	A determination of a zoning;	R
	2(n)	A closure of a public place or part thereof;	R
	2(o)	a consent use contemplated in the zoning scheme;	R
	2(p)	an occasional use of land;	R
	2(q)	to disestablish a homeowner's association;	R
	2(r)	to rectify a failure by a homeowner's association to meet its obligations in respect of the control over or maintenance of services;	R
	2(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building	R
Tick if relevant		What prescribed notice and advertisement procedures will be required?	Advertising fees payable
Y	N	Serving of notices (i.e. registered letters etc.)	R
Y	N	Publication of notices (i.e. Provincial Gazette, Local Newspaper(s) etc.)	R
Y	N	Additional publication of notices (i.e. Site notice, public meeting, local radio, website, letters of consent etc.)	R
Y	N	Placing of final notice (i.e. Provincial Gazette etc.)	R
TOTAL APPLICATION FEE* (VAT excluded):			To be determined

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

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

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

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

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

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Is/was the property(ies) utilised for agricultural purposes?		X		Western Cape Provincial Department of Agriculture
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		X		National Department of Agriculture
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?		X		Western Cape Provincial Department of Environmental Affairs & Development Planning (DEA&DP)
Will the proposal require authorisation in terms of Specific Environmental Management Act(s) (SEMA)? (National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003) (NEM:PAA) / National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004) (NEM:BA) / National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004) (NEM:AQA) / National Environmental Management: Integrated Coastal Management Act, 2008 (Act 24 of 2008) (NEM:ICM) / National Environmental Management: Waste Act, 2008 (Act 59 of 2008) (NEM:WA) (strikethrough irrelevant)		X		National Department of Environmental Affairs (DEA) & DEA&DP
Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?		X		National Department of Water & Sanitation (DWS)
Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?		X		South African Heritage Resources Agency (SAHRA) & Heritage Western Cape (HWC)
Will the proposal have an impact on any National or Provincial roads?		X		National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & Western Cape Provincial Department of Infrastructure (RNM)

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

**SECTION D:
SERVICE REQUIREMENTS**

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

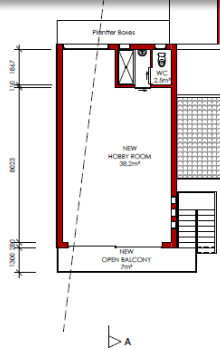
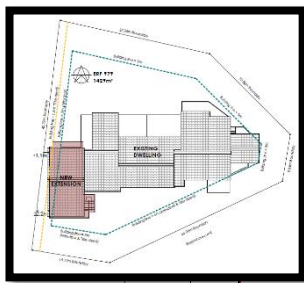
Development charges:			X	
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PART D: COPIES OF PLANS / DOCUMENTS TO BE SUBMITTED AS PART OF THE APPLICATION

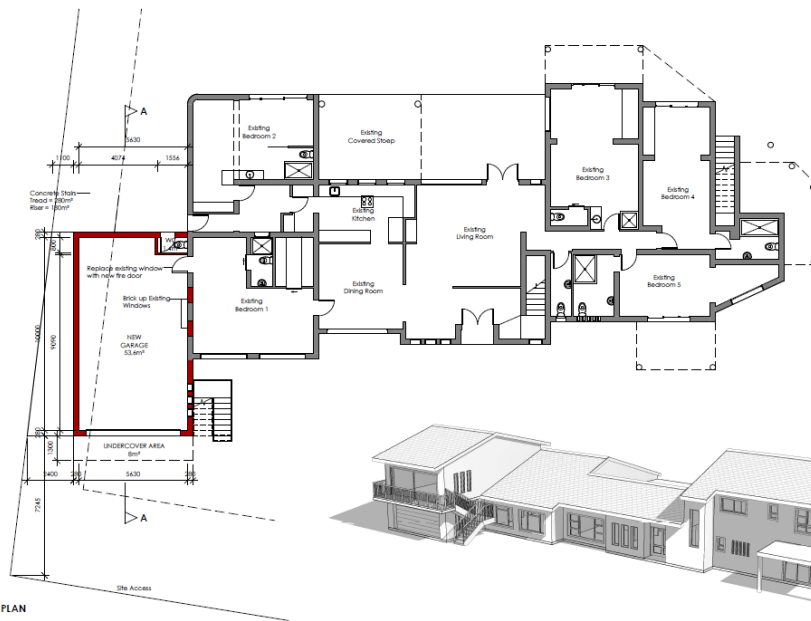
COMPULSORY INFORMATION REQUIRED:					
Y	N	Power of Attorney / Owner's consent if applicant is not owner (if applicable)	Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Motivation report / letter	Y	N	Full copy of the Title Deed
Y	N	Locality Plan	Y	N	Site Layout Plan
Y	N	Proof of payment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

PART E: DISCUSSION

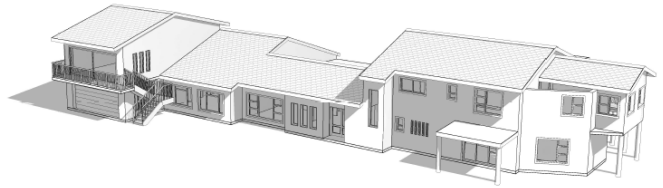
Pre-application as discussed on 4 March 2026 for the proposed Rezoning and Removal of Restrictive title deed conditions on Erf 979, Wilderness in order to operate a guest lodge.



FIRST FLOOR PLAN
Scale 1 : 100



GROUND FLOOR PLAN
Scale 1 : 100



Town planning comments

- The proposal is considered incremental planning. Two applications relating to each other can not run concurrently as it is in essence contradicting. The building line application does not consider all uses on site. Applicant is advised to liaise with applicant who submitted the departure as the application and determine way forward. The 2 applications cannot be considered in isolation.
- A guest lodge at this location needs to be motivated in terms of policy.
- A site layout plan must be submitted and must detail all structures which are proposed on the property, including the swimming pool & deck, all parking requirements, and must address all parameters in terms of the zoning scheme.
- Need to address the retaining structures in the road reserve.
- Applicant to confirm if all existing accesses are compliant with the zoning scheme, specifically the minimum distance from the intersection. These accesses must be shown on the site layout plan.
- All existing trees and vegetation must be maintained as far as possible. Need to indicate if any trees are proposed to be removed.
- Applicant to motivate application in line with the applicable LSDF and MSDF.
- All guest rooms must be appropriately marked, including the manager's accommodation – respective sizes to be shown. Note that the kitchenette to comply with the definition in the zoning scheme and compliance need to be addressed and illustrated on plan / as part of motivation.
- *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.*

CES comments

- Access must adhere to the applicable GIZS 2023. Access is restricted to existing access along Roland Krynauw Street, but access must align with the minimum of 10m spacing from the existing intersection
- All parking, including vehicle movement, must be fully accommodated on-site.
- No parking will be allowed within the road reserve.
- Municipal water & sewer capacity are available, and the developer will have to provide the required services.
- Development charges (DC) will be applicable based on the rates at 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.

PART F: SUMMARY / WAY FORWARD

Refer to comments above.

OFFICIAL: 
Fakazile Vava (Town Planner)

PRE-APPLICANT: Marlize de Bruyn
(FULL NAME)


SIGNED: _____
Ilan  Huyser (Senior Town Planner)

SIGNED: _____

DATE: 2026.03.13

DATE: 2 March 2026

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