



Stads- en Streekbeplanners
Town and Regional Planners

Yorkstraat 56 York Street | Posbus 1186/P.O. Box 1186 | George 6530 | Tel: (044) 874 5207 | Fax: (044) 8736354
Cell: 082 569 2438 E-pos/E-mail: neldek@mweb.co.za

13 August 2026

The Municipal Manager
P.O. Box 19
George
6530

Sir

PROPOSED ADMINISTRATOR'S CONSENT AND PERMANENT DEPARTURES
FOR ERF 226, HOEKWIL, SITUATED IN THE MUNICIPALITY AND
ADMINISTRATIVE DISTRICT OF GEORGE.

Duly authorized by the registered owners of Erf 226, Hoekwil, application is being made for the following:

1. Administrators Consent in accordance with Condition G.(b) of Deed of Transfer No. T21550/2026 to permit a second dwelling unit on the property; and
2. Permanent Departure in terms of Section 15.(2)(b) of the Land Use Planning By-Law of George Municipality, 2023, to permit the following building line relaxations:
 - 2.1. Relaxation of the Northern common boundary building line from 30.0m to ± 13.0 m for the existing non-interleading bedrooms;
 - 2.2. Relaxation of the Western street boundary building line from 30.0m to ± 2.25 m, ± 7.315 m ± 6.845 m and ± 1.0 m for the existing non-interleading bedrooms, water reservoir, dwelling house and garage respectively; and
 - 2.3. Relaxation of the Southern common boundary building line from 30.0m to ± 3.07 m for an existing second dwelling unit and water tank.

In support of the application, the following documentation is attached for your consideration:

- a) Application form fully completed and signed **(Annexure 1)**;
- b) Power of Attorney by the Registered Owner **(Annexure 2)**;
- c) Motivation Report **(Annexure 3)**;

In diens van die Suid-Kaap sedert 1985 – Kususela ngo 1985 – Serving the South Cape since 1985
Direkteur/Director: G.A. (Deon) Nel Pr. Pln A/520/1987 BA(Stel), M(S&S)(Stell).

- d) Copy of the Surveyor General Plan No. 8092/62 (**Annexure 4**);
- e) Locality Map (**Annexure 5**);
- f) Site Development Plan No. CL 5525/1 and building plans by New Architectural Design (**Annexure 6**);
- g) Proof of Payment will be provided in due course as it is made available to the applicant (**Annexure 7**);
- h) Copy of Title Deed T21550/2026 (**Annexure 8**);
- i) Conveyancer Certificate by Louwhanda Luisa Kilian (**Annexure 9**);
- j) Directly affected neighbour's consent (**Annexure 10**); and
- k) Previous approval dd. 18 July 1990 (**Annexure 11**).

Should there be any ambiguity or additional information be required you are kindly requested to contact us.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Havenga', enclosed within a circular scribble.

Nel & de Kock Town and Regional Planners
Per: Alexander Havenga A/3313/2023



Application Form for Application(s) Submitted in terms of the Land Use Planning By-Law for George Municipality

NOTE: Please complete this form by using: Font: Calibri; Size: 11

PART A: APPLICANT DETAILS

First name(s)	Alexander				
Surname	Havenga				
SACPLAN Reg No. (if applicable)	Pr. Pln A/3313/2023				
Company name (if applicable)	Nel & de Kock Town and Regional Planners				
Postal Address	P.O. Box 1186,				
	George	Postal Code	6530		
Email	neldek@mweb.co.za				
Tel	044 874 5207	Fax	n/a	Cell	079 513 3530

PART B: REGISTERED OWNER(S) DETAILS (if different from applicant)

Registered owner	Giovanni Carlo Fantozzi and Brenda Joyce Fantozzi				
Address	Erf 226, Tien Myl Avenue, Hoekwil				
	George	Postal code	6538		
E-mail	jonnyfant@gmail.com				
Tel	n/a	Fax	n/a	Cell	083 375 0023

PART C: PROPERTY DETAILS (in accordance with Title Deed)

Property	Erf 226, Hoekwil
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Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]											
Physical Address	Erf 226, Tien Myl Avenue, Hoekwil										
GPS Coordinates	33°57'49.96"S 22°35'31.16"E					Town/City		Hoekwil			
Current Zoning	Agricultural Zone II			Extent		9.9985ha		Are there existing buildings?		Y	N
Current Land Use	Smallholding										
Title Deed number & date	T21550/2026										
Any restrictive conditions prohibiting application?	Y	N	If Yes, list condition number(s).			Condition G.(b) of Deed of Transfer No. T21550/2026					
Are the restrictive conditions in favour of a third party(ies)?	Y	N	If Yes, list the party(ies).								
Is the property encumbered by a bond?	Y	N	If Yes, list Bondholder(s)?								
Has the Municipality already decided on the application(s)?	Y	N	If yes, list reference number(s)?			14/7/2/411					
Any existing unauthorized buildings and/or land use on the subject property(ies)?						Y	N	If yes, is this application to legalize the building / land use?		Y	N
Are there any pending court case / order relating to the subject property(ies)?						Y	N	Are there any land claim(s) registered on the subject property(ies)?		Y	N
PART D: PRE-APPLICATION CONSULTATION											
Has there been any pre-application consultation?			Y	N	If Yes, please complete the information below and attach the minutes.						
Official's name	n/a		Reference number		n/a		Date of consultation		n/a		
PART E: LAND USE APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY & APPLICATION FEES PAYABLE											

***Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany the application.**

BANKING DETAILS

Name: George Municipality
Bank: First National Bank (FNB)
Branch no.: 210554
Account no.: 62869623150
Type: Public Sector Cheque Account
Swift Code: FIRNZAJJ
VAT Registration Nr: 4630193664
E-MAIL: msbrits@george.gov.za
***Payment reference:** Erven ____, George/Wilderness/Hoekwil...

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

Application is being made for the following with regard to Erf 226, Hoekwil:

1. Administrators Consent in accordance with Condition G.(b) of Deed of Transfer No. T21550/2026 to permit a second dwelling unit on the property; and
2. Permanent Departure in terms of Section 15.(2)(b) of the Land Use Planning By-Law of George Municipality, 2023, to permit the following building line relaxations:
 - 2.1. Relaxation of the Northern common boundary building line from 30.0m to ± 13.0 m for the existing non-interleading bedrooms;
 - 2.2. Relaxation of the Western street boundary building line from 30.0m to ± 2.25 m, ± 7.315 m ± 6.845 m and ± 1.0 m for the existing non-interleading bedrooms, water reservoir, dwelling house and garage respectively; and
 - 2.3. Relaxation of the Southern common boundary building line from 30.0m to ± 3.07 m for an existing second dwelling unit and water tank.

PART G: ATTACHMENTS & SUPPORTING INFORMATION FOR LAND USE PLANNING APPLICATIONS

Please complete the following checklist and attach all the information relevant to the proposal. Failure to submit all information required will result in the application being deemed incomplete.

Is the following compulsory information attached?

Y	N	Completed application form	Y	N	Pre-application Checklist (where applicable)
Y	N	Power of Attorney / Owner's consent if applicant is not owner	Y	N	Bondholder's consent
Y	N	Motivation report / letter	Y	N	Proof of payment of fees
Y	N	Full copy of the Title Deed	Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Locality Plan	Y	N	Site layout plan

Minimum and additional requirements:									
Y	N	N/A	Conveyancer's Certificate		Y	N	N/A	Land Use Plan / Zoning plan	
Y	N	N/A	Proposed Subdivision Plan (including street names and numbers)		Y	N	N/A	Phasing Plan	
Y	N	N/A	Consolidation Plan		Y	N	N/A	Copy of original approval letter (if applicable)	
Y	N	N/A	Site Development Plan		Y	N	N/A	Landscaping / Tree Plan	
Y	N	N/A	Abutting owner's consent		Y	N	N/A	Home Owners' Association consent	
Y	N	N/A	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)		Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report)	
Y	N	N/A	Services Report or indication of all municipal services / registered servitudes		Y	N	N/A	Required number of documentation copies 2 copies	
Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes		Y	N	N/A	Other (specify)	

PART H: AUTHORISATION(S) IN TERMS OF OTHER LEGISLATION

Y	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)		Y	N/A	Specific Environmental Management Act(s) (SEMA)
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)				(e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004),
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)				National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008),
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)				National Environmental Management: Waste Act, 2008 (Act 59 of 2008),
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations				National Water Act, 1998 (Act 36 of 1998)
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)		Y	N/A	(strikethrough irrelevant)
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)		Y	N/A	Other (specify)
Y	N/A	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc. N/A				

Y	N	<i>If required, do you want to follow an integrated application procedure in terms of section 44(1) of the Land-Use Planning By-law for George Municipality?</i>
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SECTION I: DECLARATION

I hereby wish to confirm the following:

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. The Municipality has not already decided on the application.
3. I'm aware that it is an offense in terms of section 86(1)(d) to supply particulars, information or answers in an application, knowing it to be false, incorrect or misleading or not believing them to be correct.
4. I am properly authorized to make this application on behalf of the owner and (where applicable) copies of such full relevant Powers of Attorney/Consent are attached hereto.
5. I have been appointed to submit this application on behalf of the owner and it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to me as the authorised agent and the owner will regularly consult with the agent in this regard (where applicable).
6. That this submission includes all necessary land use planning applications required to enable the development proposed herein.
7. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/amendment/suspension forms part of this submission.
8. I am aware of the status of the existing bulk services and infrastructure in the subject area and that I am liable for any possible development charges which may be payable as a result of the proposed development.
9. I acknowledge that in terms of the Protection of Personal Information Act (POPIA) all correspondence will be communicated directly and only to myself (the applicant). No information will be given to any third party and/or landowner (if the landowner is not the applicant). I herewith take responsibility to convey all correspondence to the relevant parties.



Applicant's signature:

Date:

13 August 2026

Full name:

Alexander Havenga

Professional capacity:

Registered Professional Planner

SACPLAN Reg. Nr:

Pr. Pln A/3313/2023

POWER OF ATTORNEY

We, the undersigned,

Giovanni Carlo Fantozzi

&

Brenda Joyce Fantozzi

In our capacity as the registered owners of Erf 226, Hoekwil, situated in the Municipality and division of George, Province of the Western Cape.

hereby nominate and appoint:

NEL & DE KOCK TOWN & REGIONAL PLANNERS

With power of substitution, to be our true and lawful Agent in our name, place and stead, to apply to the George Municipality for an **administrators consent and permanent departure relating to building line relaxations on Erf 226, Hoekwil**, and we hereby ratify, allow and confirm, and promise and agree to ratify, allow and confirm all and whatsoever our said Agent shall lawfully do or cause to be done by virtue of these presents.

SIGNED at Wilderness on this 30th June 2026 in the presence of the under mentioned witnesses.


.....
Giovanni Carlo Fantozzi
(ID: 530531 5066 18 1)


.....
Brenda Joyce Fantozzi
(ID: 630523 0074 08 7)

AS WITNESSES:

1.

2.

MOTIVATION REPORT

PROPOSED ADMINISTRATORS CONSENT AND
PERMANENT DEPARTURE
FOR
ERF 226, HOEKWIL SITUATED IN THE MUNICIPALITY AND
DIVISION OF GEORGE
FOR
THE REGISTERED OWNERS



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Town and Regional Planners

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1. APPLICATION

Application is being made for the following with regard to Erf 226, Hoekwil:

1. Administrators Consent in accordance with Condition G.(b) of Deed of Transfer No. T21550/2026 to permit a second dwelling unit on the property; and
2. Permanent Departure in terms of Section 15.(2)(b) of the Land Use Planning By-Law of George Municipality, 2023, to permit the following building line relaxations:
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 - 2.2. Relaxation of the Western street boundary building line from 30.0m to $\pm 2.25\text{m}$, $\pm 7.315\text{m}$ $\pm 6.845\text{m}$ and $\pm 1.0\text{m}$ for the existing non-interleading bedrooms, water reservoir, dwelling house and garage respectively; and
 - 2.3. Relaxation of the Southern common boundary building line from 30.0m to $\pm 3.07\text{m}$ for an existing second dwelling unit and water tank.

2. BACKGROUND

The registered owner of Erf 226, Hoekwil, recently acquired the property from the previous owner. It is understood that the previous owner likewise acquired the property with the existing structures already erected thereon, having purchased the property in 2023. Historic aerial imagery confirms that the structures were already in existence prior to his acquisition.

During the transfer process to the current owner, it was established that the George Municipality was unable to locate any approved building plans for the existing structures on the property. As part of the subsequent investigation, a historic building line relaxation application relating to the property's previous description, namely Portion 3 of the Farm Wildernishoogte No. 157, was identified in the Municipality's records.

The approved plans associated with that application, dated 1990, confirm that the existing dwelling house was already established at the time. However, the plans covered only a portion of the property and did not extend to the areas where the existing non-interleading bedrooms and second dwelling unit are situated. Consequently, these structures were not reflected on the approved drawings.

The Municipality subsequently advised that, should sufficient evidence be provided demonstrating that the additional structures were already in existence during the relevant period, it would consider the submission of as-built building plans for record and regularisation purposes. In response, the applicant submitted historic aerial imagery depicting the development of the property over time. The Municipality, however, indicated that the aerial imagery did not constitute sufficient evidence to verify the existence and extent of the structures.

Accordingly, in order to regularise the existing development and facilitate the submission and consideration of as-built building plans, the present application for Administrator's Consent and Permanent Departure is required.

3. PURPOSE

The purpose of this application is to obtain the necessary land use approvals to regularise the existing encroachment of the prescribed building lines by the existing non-interleading bedrooms, water reservoir, dwelling house, garage and second dwelling unit situated on Erf 226, Hoekwil. Approval of the application will facilitate the submission and consideration of building plans for the existing structures, thereby enabling the development on the property to be regularised in accordance with the requirements of George Municipality. The application therefore seeks to ensure that the existing development complies with the applicable planning and statutory requirements and that the necessary municipal approvals are obtained for the structures currently located on the property.

4. MOTIVATION

4.1 NEED

The need for this application arises from the fact that a number of existing structures on Erf 226, Hoekwil, were erected by previous owners and encroach into the prescribed building lines applicable to the property. Furthermore, no approved building plans for the existing structures could be located in the records of George Municipality, although a previous building line relaxation application was identified which confirmed the dwelling house as an existing structure at the time.

It is important to note that the current owner did not erect the structures giving rise to the present application, but acquired the property with the existing development already in place. The current owner therefore seeks to regularise and formalise an established development rather than facilitate new construction or an expansion of the existing development footprint.

The location of the structures is also largely place-bound by the topography of the property. The property is characterised by sloping terrain and the existing structures were positioned on portions of the property that provided relatively flatter, accessible areas for development. Their location can therefore be attributed, at least in part, to the physical constraints of the property and the practical need to utilise areas requiring less extensive earthworks and construction intervention.

As the existing development includes building line encroachments and a second dwelling unit, it cannot be regularised through the building plan approval process alone. The required land use approvals must first be obtained to formalise the existing building line encroachments and permit the retention of the second dwelling

unit. Approval of this application will accordingly enable the submission and consideration of as-built building plans for the existing structures and facilitate the formalisation of the development in accordance with the Municipality's planning and building control requirements.

4.2 DESIRABILITY

PHYSICAL CONDITION:

4.2.1 TOPOGRAPHY

Erf 226, Hoekwil, has a pronounced sloping topography. The property abuts Tien Myl Avenue, which is situated along the crest of a hill, with land sloping downward in both an easterly direction.

The existing dwelling house, garage and non-interleading bedrooms are located adjacent to Tien Myl Avenue on the flattest and most accessible portion of the property. It is likely that these structures were positioned in this location by previous owners to minimise the extent of earthworks, cut and fill and associated construction costs. From Tien Myl Avenue, the land slopes eastwards towards the Tows River, while the existing second dwelling unit is situated adjacent to an access road leading to the lower-lying portion of the property.

The existing building line encroachments can therefore largely be attributed to the physical constraints imposed by the site's topography. The location of the structures reflects a practical response to the sloping terrain by utilising the more level and accessible building platforms available on the property. Consequently, the requested building line relaxations are considered to be site-specific in nature and are directly influenced by the unique topographical characteristics of the property.

4.2.2 BOTTOM CONDITIONS

The bottom conditions on Erf 226, Hoekwil, appear to be stable. To the knowledge of the current and previous owners, no structural defects or stability-related issues attributable to the underlying ground conditions have been experienced since acquiring the property. It is furthermore important to note that the approval of this application will not facilitate any additional development or construction on the property. The application merely seeks to regularise the existing structures and obtain the necessary land use approvals to enable the submission and consideration of building plans for development that has already taken place.

4.2.3 VEGETATION

Approval of this application will not result in the clearance or disturbance of any vegetation, as all the structures forming the subject of the application are existing. Consequently, no sensitive or conservation-worthy vegetation will be negatively

affected by the proposed land use approvals. As the application merely seeks to regularise existing development and does not entail any new construction or site disturbance, it is not anticipated that any impacts on the natural vegetation or ecological environment will arise. Accordingly, no further assessment in this regard is considered necessary.

4.2.4 FLOOD LINES

The existing dwelling house, non-interleading bedrooms and garage are situated on the highest portion of Erf 226, Hoekwil, at an elevation of approximately 189m above mean sea level. The existing second dwelling unit is located at an elevation of approximately 155m above mean sea level, while the adjacent Touws River is situated at an elevation of approximately 68m above mean sea level.

The dwelling house, non-interleading bedrooms and garage are located approximately 300m from the Touws River, with the second dwelling unit situated approximately 160m from the river. Given the substantial separation from the watercourse, together with the significant difference in elevation between the existing structures and the river, the property is not considered to be susceptible to flooding from the Touws River.

Furthermore, as this application seeks only to regularise existing structures and does not propose any additional development or earthworks, the approval of the application will not increase flood risk or adversely affect the property's flood characteristics. Accordingly, flood conditions are not considered to be a constraint to the approval of this application.

4.2.5 SENSITIVITIES

No environmental, physical, or other site sensitivities have been identified that would be adversely affected by the approval of this application. The application relates solely to the regularisation of existing structures on the property and does not involve any new development, earthworks, or expansion of the existing building footprint.

Accordingly, the approval of the application is not expected to have any detrimental impact on the site's environmental or physical characteristics. As no identified sensitivities will be affected, no further assessment in this regard is considered necessary.

4.2.6 WATER TABLE

Although the Touws River abuts Erf 226, Hoekwil, neither the previous owner nor the current owner has experienced any problems associated with the water table on the

property. Furthermore, this application does not propose any new development or excavation, but merely seeks to regularise existing structures already established on the property. As such, the approval of the application is not expected to have any impact on groundwater conditions or the water table. Accordingly, the water table is not considered to be a constraint to the proposed application and no further assessment in this regard is considered necessary.

4.2.7 DRAINAGE PATTERN

The existing structures on Erf 226, Hoekwil, were designed and constructed in a manner that does not appear to have adversely affected the natural drainage characteristics of the property. To the knowledge of the current owner, no drainage or stormwater-related problems have been experienced as a result of the existing development. Furthermore, this application seeks only to regularise existing structures and does not propose any additional building work or alterations that would affect the property's drainage pattern. The design and adequacy of the stormwater management associated with the existing structures will be assessed by the Municipality as part of the building plan approval process to ensure compliance with the applicable building regulations and the Municipality's Stormwater By-Law. Accordingly, the approval of this application is not expected to have any detrimental impact on the existing drainage pattern or stormwater management of the property.

4.2.8 FILLINGS AND EXCAVATIONS

This application seeks approval to regularise the existing building line encroachments associated with structures that have already been constructed on Erf 226, Hoekwil. The application does not propose any new development, additions, or alterations that would necessitate filling, excavation, or other earthworks. Accordingly, the approval of this application will not result in any additional filling or excavation activities on the property. Should the owner wish to undertake any future additions or alterations to the existing development, the necessary building plans will be submitted to the George Municipality for consideration and approval. At that stage, the Municipality will be afforded the opportunity to assess any proposed earthworks and determine whether they are acceptable and comply with the applicable legislative and engineering requirements.

4.3 EXISTING PLANNING AND LEGISLATION

4.3.1 SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013, (S.P.L.U.M.A.)

4.3.1.1 SPATIAL JUSTICE

- **Past spatial and other development imbalances must be redressed through improved access to and use of land.**

The application seeks only to regularise existing structures on the property and does not alter land ownership, access to land, or existing land use rights. As such, the application has no material impact on this principle of spatial justice.

- **Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation.**

This objective is not directly applicable to the proposed application, which seeks only to regularise existing structures on a privately owned property.

- **Spatial Planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.**

This principle is not directly applicable to the proposed application, which seeks only to regularise existing structures on a privately owned property and does not affect access to or ownership of land.

- **Land use management systems must include all areas of a Municipality and specifically include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homeland areas.**

As this application concerns the regularisation of existing development on a single property, it does not influence the implementation of this broader spatial planning principle.

- **Land development procedures must include provisions that accommodate access to secure tenure and the incremental upgrading of informal areas.**

This aspect has already been discussed above.

- **A Municipal Planning Tribunal considering an application before it, may not be implemented or restricted in the exercise of its discretion solely on the ground that the value of land or property is affected by the outcome of the application.**

This provision does not apply to this application.

4.3.1.2 PRINCIPLE OF SPATIAL SUSTAINABILITY

- **Promote land development that is within the fiscal, institutional and administrative means of the Republic.**

The application relates solely to the regularisation of existing structures on privately owned land and will not place any additional fiscal, institutional or

administrative burden on the State. The proposal will enable the current owner to continue utilising the property in a lawful manner without the need for additional public resources or infrastructure. Accordingly, the application is considered to be consistent with this principle.

- **Ensure that special consideration is given to the protection of prime and unique agricultural land.**

The application seeks only to regularise existing structures on an already developed portion of the property and will not result in the loss of any additional agricultural land. Furthermore, although the property is zoned Agricultural Zone II, its relatively limited size and sloping topography constrain its agricultural potential. Accordingly, the proposal will not prejudice the protection or productive use of prime or unique agricultural land.

- **Uphold consistency of land use measures in accordance with the environmental management instruments.**

The application seeks to regularise existing structures and does not involve any activities requiring specific environmental management measures. The proposal is therefore considered consistent with the applicable environmental management framework.

- **Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.**

The application relates to the regularisation of existing structures and will not generate any additional demand for infrastructure or social services. Accordingly, no additional costs to the Municipality or other service providers are anticipated.

- **Promote land development in locations that are sustainable and limit urban sprawl.**

The application seeks only to regularise existing structures on an already developed property and does not facilitate any further expansion or contribute to urban sprawl. By enabling the current owners to continue utilising the property in a lawful manner, the proposal accommodates their needs within the existing development footprint and supports the efficient use of already developed land.

- **Result in communities that are viable.**

The application will regularise existing development on the property, thereby promoting orderly land use management and ensuring that the existing structures comply with the Municipality's planning framework. The proposal will therefore have a positive, albeit localised, contribution to the viability of the surrounding community.

4.3.1.3 PRINCIPLE OF EFFICIENCY

- **Land development optimises the use of existing resources and infrastructure.**

The application relates to existing development and makes use of the infrastructure already available to the property. As no additional development is proposed, the application will not require the provision of additional municipal resources or infrastructure.

- **Decision-making procedures are designed to minimise negative financial, social, economic, or environmental impacts.**

Approval of the application will regularise existing structures without resulting in any additional financial, social, economic, or environmental impacts. The proposal is therefore considered consistent with this principle.

- **Development applications procedures are efficient and streamlined and timeframes are adhered to by all parties.**

The applicant has complied with the prescribed application procedures and will continue to cooperate throughout the assessment process. The efficient processing of the application will ultimately depend on compliance with the statutory timeframes by all parties involved.

4.3.1.4 PRINCIPLE OF SPATIAL RESILIENCE

This principle is not directly applicable to the proposed application, as it relates solely to the regularisation of existing structures on a privately owned property and does not affect the resilience of the surrounding community or the built environment.

4.3.1.5 PRINCIPLE OF GOOD ADMINISTRATION

- **All spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act.**

The application will be assessed in accordance with the George Municipality's spatial planning and land use management framework. Where required, the relevant municipal departments will provide input to ensure an integrated decision-making process.

- **Policies, legislation and procedures must be clearly set in order to inform and empower members of the public.**

The application will be processed in accordance with the public participation requirements prescribed by the George Municipality and the applicable legislation, thereby ensuring that interested and affected parties are afforded an opportunity to participate in the decision-making process.

4.3.2 LAND USE PLANNING ACT, 2014, (LUPA)

As far as the proposed application is concerned, the development principles contained in the Western Cape Land Use Planning Act (LUPA) substantially overlap with the SPLUMA principles of spatial justice, sustainability, resilience and good administration discussed in Section 4.3.1 above. To avoid unnecessary repetition, these principles are not discussed separately, as the assessment and conclusions reached under the SPLUMA principles are equally applicable to this application.

4.3.3 NATIONAL, PROVINCIAL AND LOCAL GOVERNMENT POLICIES AND MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK

National, Provincial and Local Government policies provide a coherent planning framework to guide municipalities in fulfilling their municipal planning mandate in accordance with national and provincial objectives. As this application is made in terms of Section 15 of the George Municipality Land Use Planning By-Law, 2023, it is appropriate to assess the proposal primarily against the George Municipal Spatial Development Framework, 2023 (MSDF), which gives effect to the broader national and provincial planning framework.

The application seeks approval for building line relaxations to regularise existing structures and Administrator's Consent to permit an existing second dwelling unit. The proposal does not alter the existing land use of the property or introduce additional development. Historical evidence confirms that the dwelling house and garage were already in existence in 1990, while this application seeks to formalise the remaining structures for which no previous approvals could be traced. The structures have been erected on the most suitable and accessible portions of the property, taking into account the site's topography and serve the functional needs of the property. Furthermore, written consent has been obtained from the owner of the only directly affected neighbouring property (Erf 233). Accordingly, the proposal is considered to be consistent with the objectives of the applicable planning policy framework and no further discussion is considered necessary.

4.3.4 WESTERN CAPE LAND USE PLANNING GUIDELINES FOR RURAL AREAS, 2019

The Western Cape Land Use Planning Guidelines for Rural Areas recognise the provision of additional dwelling opportunities within appropriate rural contexts. In particular, the Guidelines identify smallholdings on the urban fringe as an appropriate location for a second dwelling, thereby acknowledging the need to accommodate additional residential opportunities within established rural residential areas.

The Guidelines further indicate that additional dwelling units should be appropriately located, should not detract from the rural character of the surrounding area and

should be supported by suitable infrastructure and services. The subject second dwelling unit is an existing structure situated on an established smallholding and its retention will not result in the creation of a new residential footprint or further fragmentation of the rural landscape.

Although the second dwelling unit is not immediately adjacent to the primary dwelling house, both structures are situated on the same 9.9985ha land unit and form part of the established residential development associated with the property. The second dwelling is therefore not situated on a separate land unit, does not constitute a separate residential node and does not result in the fragmentation of the property for residential purposes. In this regard, the clustering of the residential development should be considered at the scale of the land unit, where both dwelling units remain associated with the same smallholding and existing development.

The location of the second dwelling unit is furthermore influenced by the physical characteristics of the property. The property has a sloping topography, with the existing structures positioned on portions of the property that are relatively suitable and accessible for development. The second dwelling unit is situated closer to the road leading towards the lower-lying portion of the property. Its existing location therefore represents a practical use of the landform and does not require the disturbance of additional portions of the property. Given that the application seeks to regularise an existing structure, relocating the second dwelling to achieve physical proximity to the primary dwelling would not necessarily constitute a more appropriate planning outcome.

The second dwelling unit is also modest in scale, with a floor area of approximately 69.04m² and a height of approximately 3.56m and is designed in a similar architectural style to the primary dwelling house. It is therefore compatible with the existing development on the property and does not introduce a visually intrusive or disproportionate structure into the rural landscape.

Furthermore, the existing second dwelling unit is already adequately serviced and does not require the extension of municipal infrastructure or the provision of additional services. This is consistent with the Guidelines' approach that rural development should make efficient use of existing infrastructure and should not create unnecessary demands on municipal resources.

Importantly, the application does not propose the establishment of a new second dwelling unit, but seeks to regularise an existing dwelling that has been established on the property for many years. Approval will therefore not encourage additional residential development in the rural landscape, but will merely formalise an existing land use within an established smallholding.

The Guidelines also state that additional dwelling units should generally be limited to one unit per 10ha, up to a maximum of five units, in the relevant agricultural context. In this instance, the application concerns a single existing second dwelling unit, while

the property is 9.9985ha in extent. The proposal is therefore closely aligned with the scale and intent of the rural accommodation framework, particularly when considered in conjunction with the fact that no additional dwelling units are proposed.

It is further submitted that the intent of the Guidelines' clustering principle is achieved in this instance. Although the second dwelling unit is physically separated from the primary dwelling house, both dwellings form part of a single established residential development on the same land unit. The proposal will therefore not result in dispersed residential development across separate land units or create a fragmented rural settlement pattern. Rather, it provides for the continued use of an existing residential component within an established smallholding.

Having regard to the above, the retention and regularisation of the existing second dwelling unit is considered compatible with the objectives and intent of the Western Cape Land Use Planning Guidelines for Rural Areas. It accommodates an established residential need on an existing smallholding, makes use of existing infrastructure, does not result in further subdivision or fragmentation of the land unit and will not adversely affect the rural character of the surrounding environment. The fact that the second dwelling unit is not immediately adjacent to the primary dwelling house is considered justified by the site's topography and existing development pattern and does not, in the circumstances, undermine the objective of clustering rural residential development.

4.3.5 BY-LAW ON MUNICIPAL LAND USE PLANNING OF GEORGE MUNICIPALITY, 2023

4.3.5.1 According to Section 38(1), the following documents are required in support of the application:

4.3.5.1.1 **Annexure 1**, Application form fully completed and signed;

4.3.5.1.2 **Annexure 2**, Power of Attorney to Nel & de Kock Town and Regional Planners by the registered owner to prepare and submit this application;

4.3.5.1.3 **Annexure 3**, Motivation Report by Nel & de Kock Town and Regional Planners;

4.3.5.1.4 **Annexure 4**, Copy of the Surveyor General Plan No. 8092/62 is attached to this application;

4.3.5.1.5 **Annexure 5**, Locality Map is attached to this application;

4.3.5.1.6 **Annexure 6**, Site Development Plan No. CL 5525/1 and building plans by New Architectural Design is attached to this application;

4.3.5.1.7 **Annexure 7**, Proof of Payment will be provided in due course as it is made available to the applicant;

4.3.5.1.8 **Annexure 8**, Copy of Title Deed T21550/2026 is attached to this application;

4.3.5.1.9 **Annexure 9**, Conveyancer Certificate by Louwhanda Luisa Kilian is attached to this application;

4.3.5.1.10 **Annexure 10**, Directly affected neighbour's consent; and

4.3.5.1.11 **Annexure 11**, Previous approval dd. 18 July 1990.

4.3.5.2 Dwelling House: Current and proposed development controls (Development Parameters)

4.3.5.2.1 Building lines:

The building lines for properties zoned as smallholdings are 30 metres from any boundary in respect of properties larger than 4 hectares.

- Application is made in terms of Section 15.(2)(b) of the George Municipality Land Use Planning By-Law, 2023, for the relaxation of the prescribed building lines to accommodate the existing non-interleading bedrooms, dwelling house, garage and second dwelling unit. The existing water tank serving the second dwelling unit is likewise situated within the prescribed southern common boundary building line and is therefore included in the requested relaxation from 30.0m to approximately 3.07m. Similarly, the existing water reservoir is situated within the western street boundary building line and is included in the requested relaxation from 30.0m to approximately 7.315m. Both the water tank and water reservoir are existing structures forming part of the established service infrastructure associated with the existing development. Their inclusion in the application ensures that all existing structures encroaching into the prescribed building lines are addressed comprehensively as part of a single land use application. The justification for the requested building line relaxations, including the site-specific circumstances arising from the property's topography and the existing location of the structures, is addressed throughout this Motivation Report. Accordingly, the proposed departures are considered appropriately motivated.

4.3.5.2.2 Height:

The height restriction applicable to “dwelling house” shall apply to all structures erected for accommodation purposes.

The height of a dwelling house may not exceed 6.5 metres to the wall plate in all cases and 8.5 metres to the ridge of the roof in the case of a pitched roof,

provided that if the intention is to utilise any area above the roof for recreational or entertainment purposes, the height may not exceed 6.5 metres.

- The George Municipality Land Use Planning By-Law, 2023, prescribes a maximum building height of 6.5m to the wall plate and 8.5m to the ridge in the case of a pitched roof. As reflected on the accompanying building plans, the existing dwelling house has a height of 5.205m, the second dwelling unit 3.560m, and the non-interleading bedrooms 3.655m. The existing structures therefore comply with the prescribed height parameter.

4.3.5.2.3 Site development plan

For any development in this zone, including any part of the land not zoned Agricultural, it may be requested that a site development plan be submitted to the Municipality for its approval taking specific cognisance of visual impact given the size and scale of the agricultural buildings and facilities and their location in a rural landscape, and in their proximity to tourist routes.

- A Site Development Plan is attached hereto as Annexure 6 to illustrate the location of the existing structures and to enable the Municipality to assess the requested departures. It should further be noted that the structures are existing in nature and that the owner of the only directly affected neighbouring property has provided written consent to the application, Annexure 11. Accordingly, no further discussion is considered necessary in this regard.

4.3.5.2.4 Farm shop, camping site:

Where a farm shop and a camping site are operated from the same property the combined floor area of the farm shop and convenience store may not exceed 100m².

- The subject property is not utilised for a farm shop or camping site, nor does this application propose either of these land uses. Accordingly, this parameter is not applicable to the proposed application and no further discussion is considered necessary.

4.3.5.2.5 Agricultural Industry:

In addition to the above, the parking requirements for “industry” apply.

- This application does not propose or involve an agricultural industry. Accordingly, this development parameter is not applicable to the proposed application and no further discussion is considered necessary.

4.3.5.2.6 Development charges:

The Municipality may impose development charges in accordance with the provisions of Section 52.

- This development parameter is noted. Should the Municipality determine that development charges are applicable, the owner will comply with the relevant requirements.

4.3.5.3 Second Dwelling Unit: Current and proposed development controls (Development Parameters)

4.3.4.3.1 The total floor space of a second dwelling unit may not exceed 175m², which includes the floor space of all ancillary buildings.

- As reflected on the attached building plans, Annexure 6, the existing second dwelling unit has a floor area of 69.04m², which complies with the applicable development parameter. Accordingly, no further discussion is considered necessary in this regard.

4.3.5.3.2 A second dwelling must be constructed in a style that is similar to the architecture of the main dwelling house, unless otherwise permitted by the Municipality.

- The existing second dwelling unit is architecturally consistent with the primary dwelling house in terms of its building materials, openings and roof form. Both structures are plastered and painted in the same colour scheme, while the windows and doors are of a similar design. Furthermore, both structures have a similar roof style, resulting in a cohesive architectural appearance between the primary dwelling house and second dwelling unit. The second dwelling unit therefore complies with the intent and requirements of this development parameter.

4.3.5.3.3 A second dwelling that is a separate structure to a dwelling house may not exceed a height of 6,5 metres to the top of the roof.

- The existing second dwelling unit has a height of approximately 3.56m, which complies with the applicable height restriction. Accordingly, the proposal complies with this development parameter.

4.3.5.3.4 A second dwelling that is contained within the same building as a dwelling house must be designed so that the building appears to be a single dwelling house; both units may have a ground floor, or one unit may be on the ground floor and the other unit above.

- The existing second dwelling unit is a detached, free-standing structure. Accordingly, this development parameter is not applicable to the proposed application.

4.3.5.3.5 The existence of a second dwelling may not in itself be sufficient reason for the Municipality to grant an application in terms of planning law to subdivide the land unit containing the dwelling units.

- The application does not propose the subdivision of the property. Accordingly, this development parameter is not applicable to the proposed application.

4.3.5.3.6 The construction of a second dwelling may be subject to the Municipality's municipal services department certifying that adequate services network capacity is available to serve the needs of the second dwelling.

- The existing second dwelling unit is already serviced, as discussed in Paragraph 4.7 below. As the structure is existing in nature, no additional municipal services are required as part of this application. The Municipality will, however, be able to verify the adequacy of the available services network during the assessment of the application.

4.3.6 TITLE DEED

According to Title Deed No. T21550/2026, attached as Annexure 8, Giovanni Carlo Fantozzi and Brenda Joyce Fantozzi are the registered owner of Erf 226, Hoekwil. A Power of Attorney authorising Nel & de Kock Town and Regional Planners to prepare and submit this application on behalf of the registered owners is attached as Annexure 2.

The application includes a request for Administrator's Consent in terms of Condition G.(b) of the Title Deed to permit the existing second dwelling unit on the property. A conveyancer's certificate, attached as Annexure 9, confirms that the Title Deed contains no restrictive conditions, other than Condition G.(b), that would affect the proposed application. The certificate further confirms that no mortgage bonds are registered against the property.

The need for the Administrator's Consent arises from the fact that Condition G.(b) prohibits the erection of a second dwelling without the prior consent of the

Administrator. This condition was originally imposed under Clause 196 of Ordinance 15 of 1952 during the subdivision of the farm Wildernishoogte.

Since the imposition of this condition, land use management powers have been assigned to municipalities, which now regulate development through their own planning legislation and zoning schemes. Within the George Municipal area, development is governed by the George Municipality Integrated Zoning Scheme By-Law, 2023, which permits a second dwelling unit as a primary right on properties zoned Agricultural Zone II (Smallholding). Accordingly, the proposed second dwelling complies with the current land use management framework and the only outstanding approval required is the Administrator's Consent contained in the Title Deed.

Application is therefore made for the required Administrator's Consent as set out in Paragraph 1 above.

In terms of Section 33.(4) of the George Municipality Land Use Planning By-Law, 2023, the Municipality must consider the following factors when assessing an application relating to a restrictive condition:

“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;”

- The applicant is not aware of any financial or other value attached to the restrictive condition for the benefit of any third party.

“the personal benefits which accrue to the holder of rights in terms of the restrictive condition;”

- The restrictive condition was intended to protect the character of the area and the amenity of adjoining properties. The existing second dwelling has been established for many years and will not adversely affect the character of the area or the amenities enjoyed by neighbouring properties.

“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;”

- Approval of the application will enable the existing second dwelling unit to be lawfully retained and regularised, thereby facilitating the submission and approval of building plans for structures erected by previous owners.

“the social benefit of the restrictive condition remaining in place in its existing form;”

- As this application seeks Administrator's Consent only, the restrictive condition will remain unchanged and continue to apply to the property.

“the social benefit of the removal, suspension or amendment of the restrictive condition; and”

- The proposal facilitates the regularisation of existing development without altering the established character of the area or creating adverse planning impacts.

“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.”

- The application does not seek the removal, suspension or amendment of the restrictive condition and will therefore not diminish any rights that may be enjoyed by beneficiaries of the condition.

4.4 CHARACTER OF THE ENVIRONMENT

The subject property is situated within a rural area of Hoekwil and is zoned Agricultural Zone II (Smallholding). This application seeks only to regularise existing structures that have been established on the property for many years and are utilised solely for residential purposes ancillary to the primary use of the property.

The proposal will not alter the existing rural character of the area, introduce additional development, or intensify the use of the property. The existing dwelling house has been present for more than 30 years, while the remaining structures have likewise existed for a considerable period. Furthermore, the owner of the only directly affected neighbouring property has provided written consent to the application (Annexure 10), indicating that the existing structures do not adversely affect neighbouring properties.

It is therefore submitted that the proposed application will preserve the existing character of the environment and is compatible with the surrounding rural context.

4.5 POTENTIAL OF THE PROPERTY

4.5.1 AGRICULTURE

The subject property is zoned Agricultural Zone II (Smallholding), on which rural residential use and small-scale agricultural activities are permitted. Owing to the relatively limited size of the property and its sloping topography, the land has limited agricultural potential.

The application does not propose the conversion of agricultural land or any additional development that would further reduce the property's agricultural potential. It merely seeks to regularise existing structures that have been established on the property for many years. Accordingly, the proposal will not have a detrimental impact on the agricultural use or potential of the land.

4.5.2 CONSERVATION

The application relates solely to the regularisation of existing structures and does not involve any additional development or vegetation clearance. Accordingly, no conservation-worthy vegetation or environmentally sensitive areas will be affected by the approval of this application, and the proposal raises no conservation concerns.

4.5.3 MINING

To the best of the applicant's knowledge, the subject property does not contain any known exploitable mineral resources, nor does this application involve or facilitate any mining activities. Accordingly, the proposal raises no mining-related considerations.

4.5.4 RECREATION

The subject property is zoned Agricultural Zone II (Smallholding) and is not intended to provide public recreational facilities. The proposed application relates solely to the regularisation of existing residential structures and will have no impact on public recreational opportunities or facilities within the surrounding area.

4.5.5 RESIDENTIAL

The application seeks to regularise existing residential structures on the property, including the dwelling house, second dwelling unit and non-interleading bedrooms. Approval of the application will not increase the residential intensity of the property but will facilitate the lawful retention and formalisation of these existing structures in accordance with the Municipality's planning and building control requirements.

4.6 LOCATION AND ACCESSIBILITY

Erf 226 is situated at 33°57'49.96"S 22°35'31.16"E within the rural area of Hoekwil. The property is accessed from Tien Myl Avenue via an existing entrance approximately 5.0m in width.

The application does not propose any changes to the existing access arrangements. Accordingly, the accessibility of the property will remain unchanged and the proposal will have no impact on the surrounding road network or vehicular access.

4.7 PROVISION OF SERVICES

Erf 226, Hoekwil, is situated within the rural area of Hoekwil and is not serviced by the full range of municipal engineering services typically available in urban areas. The property is, however, adequately served by the existing service infrastructure described below. As this application seeks only to regularise existing structures, no additional demand on municipal services will be created.

4.7.1 Electricity

The property is supplied with electricity via an existing municipal connection and is supplemented by a solar system with battery storage. The solar installation provides the primary source of electricity, while the municipal supply serves as a backup when required. As no additional development is proposed, the application will not increase the existing electricity demand.

4.7.2 Water

The property is supplied with potable water by the George Municipality. As the application relates solely to the regularisation of existing structures, no increase in water demand is anticipated.

4.7.3 Sewerage

The property is not connected to a municipal sewer network, which is typical for a rural Hoekwil area. Sewerage is managed by means of an on-site soakaway system. The application will not increase the existing sewerage load or place any additional demand on municipal infrastructure.

4.7.4 Refuse

The property receives municipal refuse removal services, for which the owners are billed by the George Municipality. As the application does not propose any additional development or intensification of land use, no increase in refuse generation or demand on the municipal service is anticipated.

4.8 CONSTRUCTION PHASE

This application seeks to regularise existing structures, namely the dwelling house, garage, second dwelling unit and non-interleading bedrooms. Approval of the application will enable the submission and consideration of building plans for these existing structures and will not result in any new construction or development.

Accordingly, no construction phase is associated with the proposed application and no further discussion is considered necessary.

5. CONCLUSION

Having regard to the motivation contained in this report, it is submitted that the proposed application is both reasonable and desirable from a planning perspective.

The application seeks only to regularise existing structures that have been established on the property for many years and will not result in any adverse impacts on the character of the area, surrounding properties, municipal services, or the broader public interest.

Approval of the application will enable the existing development to be brought into compliance with the applicable planning framework and facilitate the submission and approval of building plans for the existing structures. It is therefore respectfully submitted that the application satisfies the relevant planning principles and assessment criteria and we trust that it will receive the Municipality's favourable consideration.

Nel & de Kock Town and Regional Planners
Per: Alexander Havenga Pr. Pln A/3313/2023

August 2026

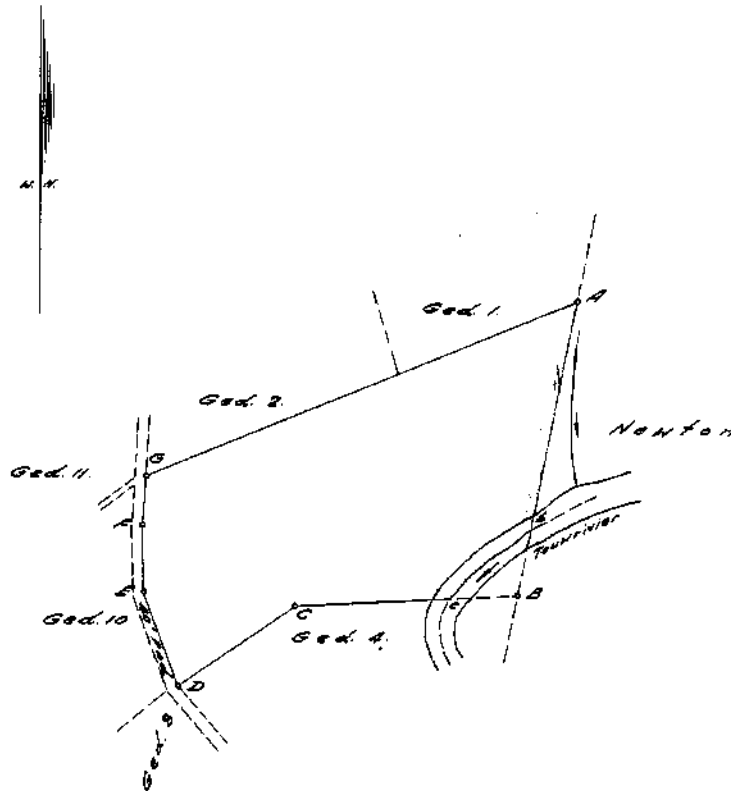
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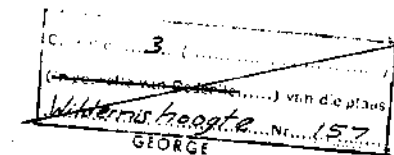
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AB 1021.96	11° 16' 10"	A +38168.85	+39335.06
BC 760.15	87° 28' 10"	B +38368.42	+40326.73
CD 485.60	55° 48' 40"	C +39137.78	+40861.38
DE 337.77	160° 11' 30"	D +39529.46	+40634.25
EF 233.53	179° 07' 00"	E +39643.92	+40316.47
FG 162.99	183° 29' 10"	F +39647.52	+40082.97
GA 1584.78	247° 56' 20"	G +39637.61	+39920.28
AB	191° 16' 10"		
BC	87° 28' 10"		

Goedgekeur.

[Handwritten Signature]
Landmeter-Generaal.
17 10 1960



ERF 226 Hoekwil



Skaal 1: 5000

Die figuur Ab middel van Toumivier e CDEFG

stel voor 11 6732 margo grond, eynde

Gedeelte 3 van die plaas

WILDERNISHOOGTE

geleë in die Afdeling George Provinsie Kaap die Goëis Hoop

Opgemeet in Desember 1958 deur my A. van Waat

Landmeter.

Hierdie kaart is

T/A. 19596/62

Registreseur van Aktes.

Die oorspronklike kaart is
Nr. 4904/89 gehêg aan

Lêer Nr. S/4924

M.S. Nr. E. 1052/59

Alg. Plan 1730^{LD}

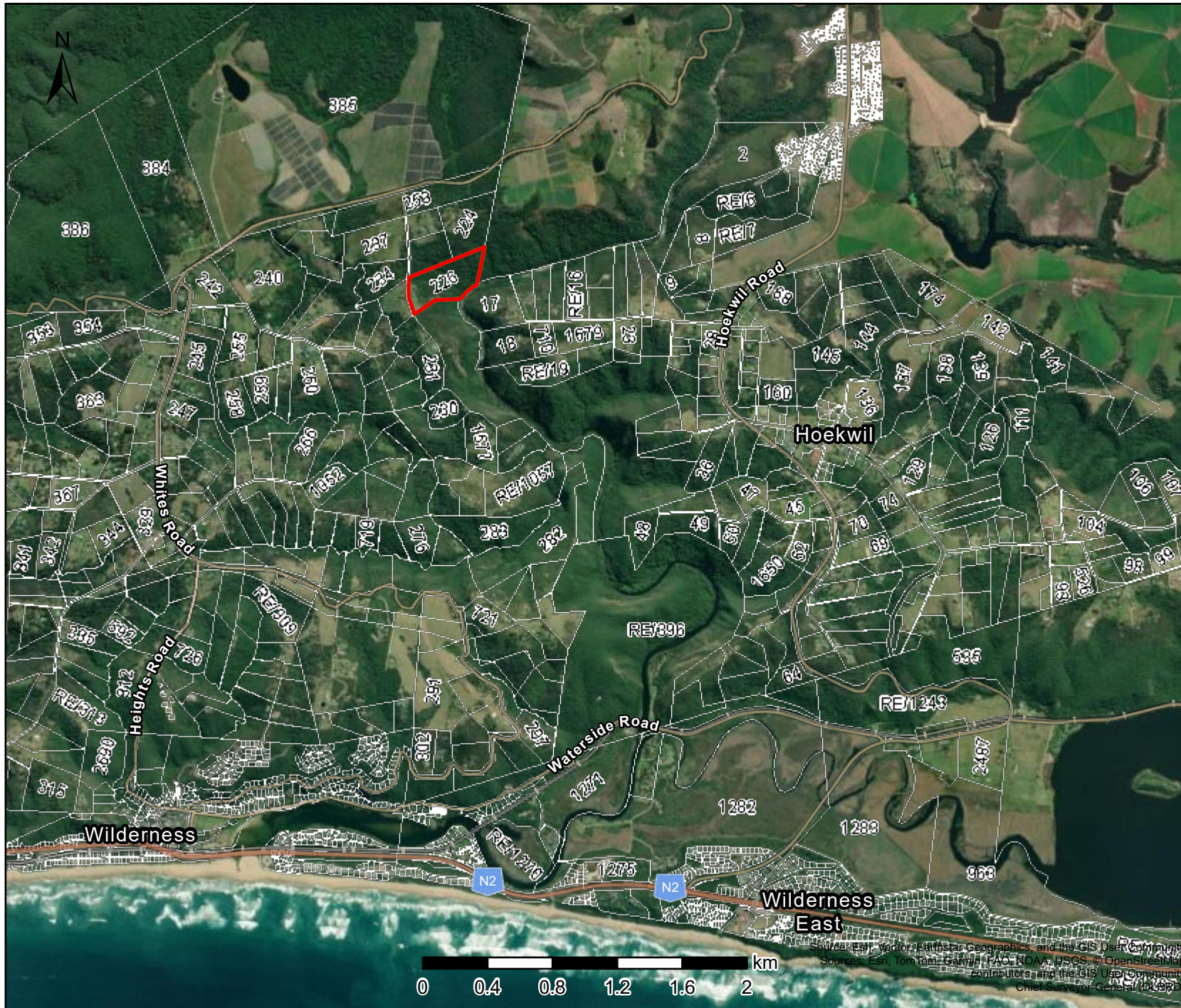
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Grade Vel SL-800

Locality Map - Erf 226, Hoekwil

Annexure 5

Legend



Map Center: Lon: 22°36'16.2"E
Lat: 33°58'33"S

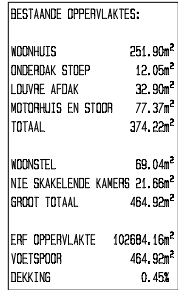
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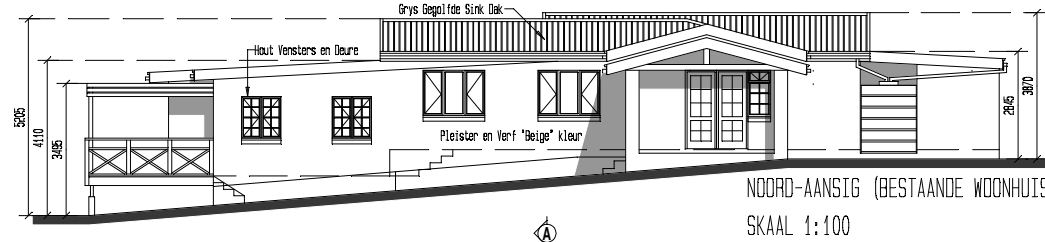
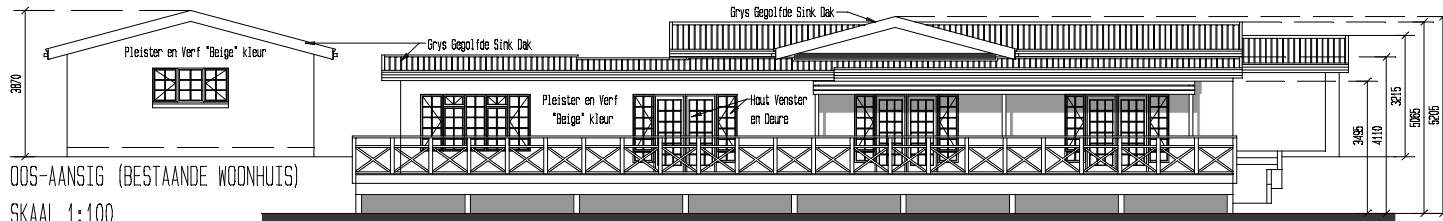
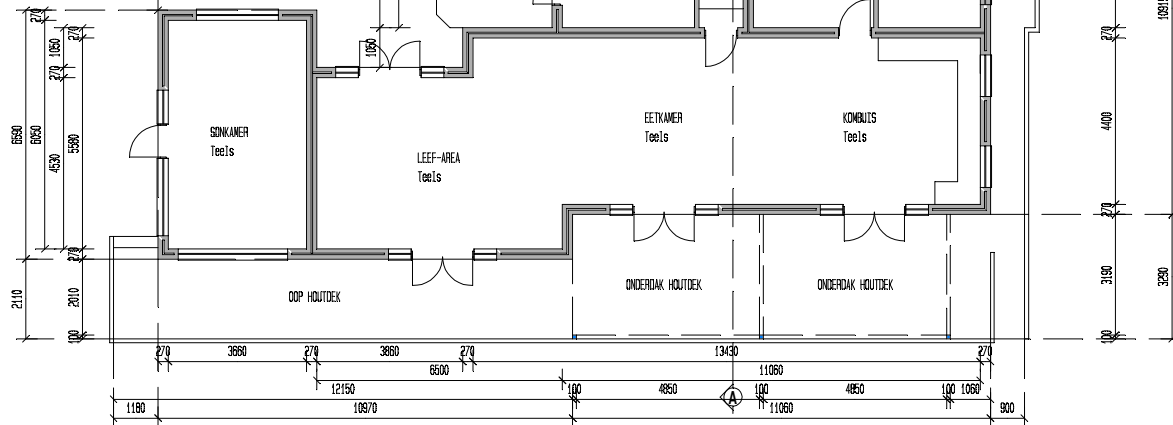
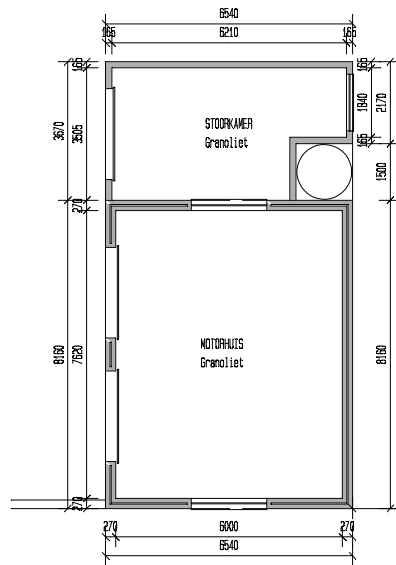


Western Cape
Government
FOR YOU

Source: Esri, Garmin, Earthstar Geographics, and the GIS User Community
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community
Chief Surveyor-General (1980)



Ontwerp: Designed:	LL	Datum: Date:	12 Aug 2026
Geteken: Drawn:	CL	Skaal: Scale:	1:100
Nagegaan: Checked:	LL	Oppervlakte: Area:	GEEN NUWE OPPERVLAKTES
Eienaar: Owner:		Plan No.	CL 5525/1



LET WEL:
ALLE MATERIAAL MOET SABS GOEDGEKEUR WEEES.
ALLE MATERIAAL EN WERK MOET VOLGENS SANS
204, SANS 10400 EN BOUREGULASIES WEEES.
GEEN AFMETINGS MOET AFGESKAAL WORD VAN
TERKENING NIE. SLEES MATES GETOON MOET
GEBRUIK WORD. KONTRAKTEUR MOET SEKER MAAK
DAT ALLE GEBOE UITGEST WORD VOLGENS PLAN.
SODAT BOUWLYNE NIE OORSRY WORD NIE.
KONTRAKTEUR MOET ALLE AFMETINGS EN VLAKKE
NAGAAN OP TERREIN. ENIGE TEENSTRYDIGHED
MOET ONDER DIE AANDAG VAN N.A.D. GEBRING
WORD.
*APPOINTED AS ARCHITECTURAL PROFESSIONAL
TO WORK STAGE 4.1 (DOCUMENTATION TO
ACHIEVE MUNICIPAL APPROVAL ONLY) NO
LIABILITY WILL BE ACCEPTED FOR WORK DURING
CONSTRUCTION.
FULL LIABILITY AND RESPONSIBILITY WILL BE
FOR THE OWNER OR BUILDER.*

BESTAANDE OPPERVLAKTES:	
WOONHUIS	251.90m²
ONDERDAK STOEPE	12.05m²
LOUVERE AFDAK	32.90m²
MOTORHUIS EN STOEPE	77.37m²
TOTAAL	374.22m²
WOONSTEL	69.04m²
WERKERS HUIS	21.66m²
GROOT TOTAAL	464.92m²
ERF OPPERVLAKTE	102684.16m²
VOETSPOR	464.92m²
DEKKING	0.45%

VLOERPLAN-BESTAANDE WOONHUIS
SKAAL 1:100

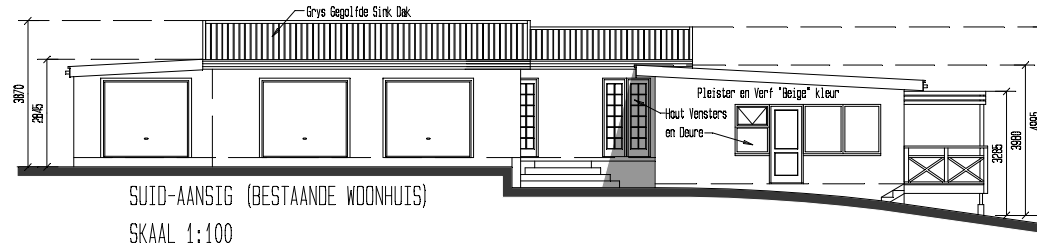
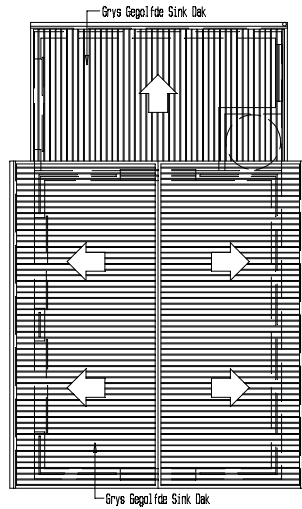


N.A.D.
NEW ARCHITECTURAL DESIGN
LEON LANGEVELDT (PSAT)
AND CO-WORKERS
SACAP STREET 31141
1st FLOOR, EAGLES VIEW BUILDING
5 PROGRESS STREET, GEORGE
TEL: 083 3109 345
E-MAIL: leonard4477@gmail.com

Projek:
Project:

**VOORGESTELDE WOONHUIS
VIR J.FERREIRA OP ERF 226
HOEKWIL
GEORGE**

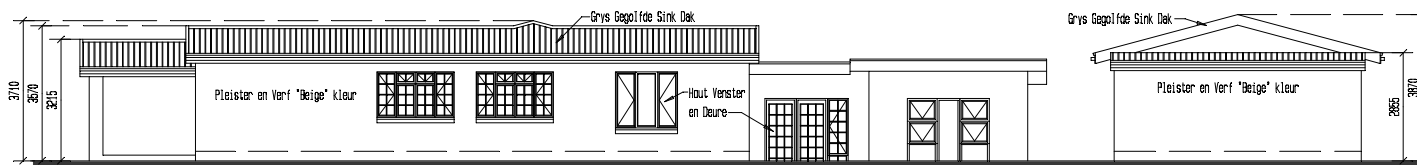
Ontwerp: Designed:	L.L.	Datum: Date:	11 Aug 2026
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Nagegaan: Checked:	L.L.	Oppervlak: Area:	GEEN NUWE OPPERVLAKTES
Elkeen: Owner:		Plan No.	CL 5525/2



SUID-AANSIG (BESTAANDE WOONHUIS)
SKAAL 1:100



DAKPLAN-BESTAANDE WOONHUIS
SKAAL 1:100



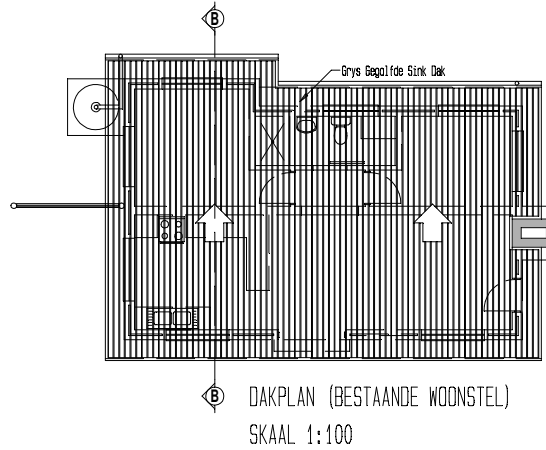
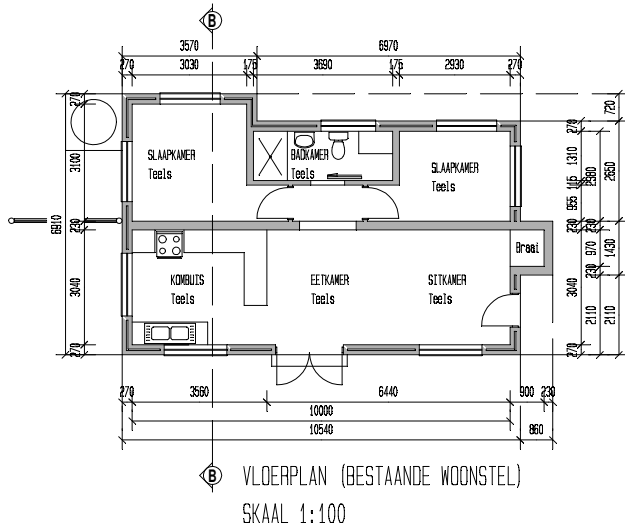
WES-AANSIG (BESTAANDE WOONHUIS)
SKAAL 1:100

LET WEL:
ALLE MATERIAAL MOET SABS GOEDGEKEUR WEES.
ALLE MATERIAAL EN WERK MOET VOLGENS SANS
204, SANS 10400 EN BOUREGULASIES WEES.
GEEN AFMETINGS MOET AFGESKAAL WORD VAN
TEKENING NIE. SLEGS MATES GETOON MOET
GEBRUIK WORD. KONTRAKTEUR MOET SEKER MAAK
DAT ALLE GEBOE UITGESTIT WORD VOLGENS PLAN.
SODAT BOUWLINE NIE OORSKRY WORD NIE.
KONTRAKTEUR MOET ALLE AFMETINGS EN VLAKKE
NAGAAN OP TERREIN. ENIGE TEENSTRYDIGHED
MOET ONDER DIE AANDAG VAN N.A.D. GEBRING
WORD.
*APPOINTED AS ARCHITECTURAL PROFESSIONAL
TO WORK STAGE 4.1 (DOCUMENTATION TO
ACHIEVE MUNICIPAL APPROVAL ONLY) NO
LIABILITY WILL BE ACCEPTED FOR WORK DURING
CONSTRUCTION.
FULL LIABILITY AND RESPONSIBILITY WILL BE
FOR THE OWNER OR BUILDER.*

BESTAANDE OPPERVLAKTES:	
WOONHUIS	251,90m ²
ONDERDAK STOEPE	12,05m ²
LOUVERE AFDAK	32,90m ²
MOTORHUIS EN STOOR	77,37m ²
TOTAAL	374,22m ²
WOONSTEL	69,04m ²
WERKERS HUIS	21,66m ²
GROOT TOTAAL	464,92m ²
ERF OPPERVLAKTE	102684,16m ²
VOETSPOR	464,92m ²
DEKTING	0,45%



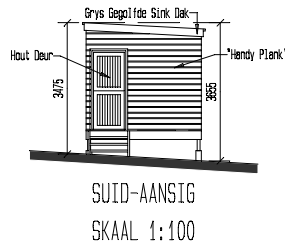
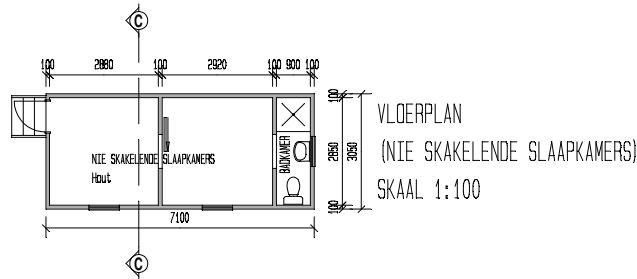
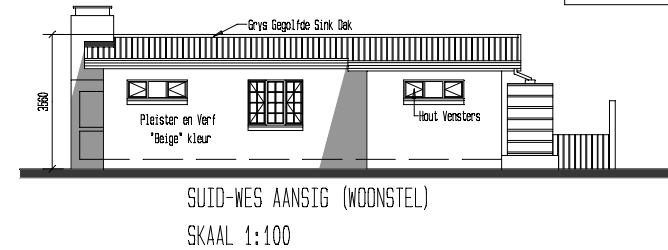
Projek:	VOORGESTELDE WOONHUIS		
Project:	VIR J.FERREIRA OP ERF 226		
	HOEKWIL		
	GEORGE		
Ontwerp:	L.L.	Datum:	11 Aug 2026
Designed:		Date:	
Geteken:	CL	Skaal:	1:100
Drawn:		Scale:	
Nagegaan:	L.L.	Oppervlakte:	GEEN NUWE
Checked:		Oppervlakte:	OPPERVLAKTES
Elkeen:		Plan No.	CL 5525/3
Owner:			



LET WEL:
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 ALLE MATERIAAL EN WERK MOET VOLGENS SANS 204, SANS 10400 EN BOUREGLASIES WEES.
 GEEN AFMETINGS MOET AFGESKAAL WORD VAN TEKENING NIE. SLEGS MATES GETOON MOET GEBRUIK WORD. KONTRAKTEUR MOET SEKER MAAK DAT ALLE GEBOE UITGESIT WORD VOLGENS PLAN, SODAT BOUWLINE NIE OORSRY WORD NIE. KONTRAKTEUR MOET ALLE AFMETINGS EN VLAKKE NAGAAN OP TERREIN. ENIGE TEENSTRYDIGHED MOET ONDER DIE AANDAG VAN N.A.D. GEBRING WORD.

*APPOINTED AS ARCHITECTURAL PROFESSIONAL TO WORK STAGE 4.1 (DOCUMENTATION TO ACHIEVE MUNICIPAL APPROVAL ONLY) NO LIABILITY WILL BE ACCEPTED FOR WORK DURING CONSTRUCTION.
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VOORGESTELDE WOONHUIS
VIR J.FERREIRA OP ERF 226
HOEKWIL
GEORGE

Ontwerp:	L.L.	Datum:	11 Aug 2026
Designed:		Date:	
Geteken:	CL	Skaal:	1:100
Drawn:		Scale:	
Nagegaan:	L.L.	Opervlak:	GEEN NUWE
Checked:		Area:	OPPERVLAKTES
Elkeen:		Plan No.	CL 5525/4
Owner:			



Notification of Payment

Nedbank Limited confirms that the following payment has been made:

Date of Payment : 04/09/2026
Reference Number : 2026-09-04/NEDBANK/005987802171

Beneficiary details

Recipient : George Municipality
Amount : R6012.20
Recipient Reference : LUA924
Bank : FIRST NATIONAL BANK
Account Number : ...623150
Channel : Internet payment

Payer details

Paid from Account Holder : FERREIRA J

Nedbank will never send you an e-mail link to access Verify payments, always go to Online Banking on www.nedbank.co.za and click on Verify payments.

This notification of payment is sent to you by Nedbank Limited Reg No 1951/000009/06. Enquiries regarding this payment notification should be directed to the Nedbank Contact Centre on 0860 555 111. Please contact the payer for enquiries regarding the contents of this notification.

Nedbank Ltd will not be held responsible for the accuracy of the information on this notification and we accept no liability whatsoever arising from the transmission and use of the information.

Payments may take up to three business days. Please check your account to verify the existence of the funds.

Note: We as a bank will never send you an e-mail requesting you to enter your personal details or private identification and authentication details.

Nedbank Limited email

This email and any accompanying attachments may contain confidential and proprietary information. This information is private and protected by law and, accordingly, if you are not the intended recipient, you are requested to delete this entire communication immediately and are notified that any disclosure, copying or distribution of or taking any action based on this information is prohibited. Emails cannot be guaranteed to be secure or free of errors or viruses. The sender does not accept any liability or responsibility for any interception, corruption, destruction, loss, late arrival or incompleteness of or tampering or interference with any of the information contained in this email or for its incorrect delivery or non-delivery for whatsoever reason or for its effect on any electronic device of the recipient. If verification of this email or any attachment is required, please request a hard copy version.

Security Code : 263480D0E1CF9174AD6DC6B8AC1EFD6EB306B101

Knoetze Attorneys Prokureur/Attorney
TEL: 083 395 9632

DEED OF TRANSFER

T21550/2026

in favour of

- 1. GIOVANNI CARLO FANTOZZI**
- 2. BRENDA JOYCE FANTOZZI**

over

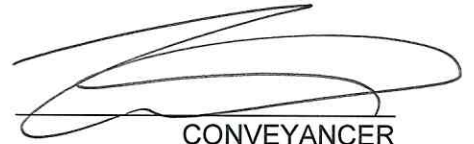
ERF 226 HOEKWIL

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

1082

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

Prepared by me


CONVEYANCER
CHIMONE KNOETZE (94259)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R 8500 000 00	R 4068 00
Reason for exemption	Category Exemption	Exemption i t o. Sec/Reg..... Act/Proc.....

T 000021550 / 2026

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

JANINE FOUCHE

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

The Trustees for the time being of JIMMY FERREIRA TRUST
Registration Number IT2133/2002

which said Power of Attorney was signed at SEDGEFIELD on 11 February 2026



And the appearer declared that his/her said principal had, on 3 February 2026, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

1. **GIOVANNI CARLO FANTOZZI**
Identity Number 530531 5066 18 1
Married out of community of property
2. **BRENDA JOYCE FANTOZZI**
Identity Number 630523 0074 08 7
Married out of community of property

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

ERF 226 HOEKWIL
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT 9,9985 (NINE COMMA NINE NINE EIGHT FIVE) Hectares

FIRST TRANSFERRED by Deed of Transfer Number T19596/1962 with Diagram Number 8092/60 relating thereto and held by Deed of Transfer Number T53802/2023

- A. SUBJECT to the conditions referred to in Certificate of Uniform Title Number T14471/1961.
- B. SUBJECT FURTHER to the terms of an endorsement dated 7 January 1972 on Deed of Transfer Number T19596/1962, namely:

“Registrasie van Serwituut

Die binnegemelde grond is onderhewig aan ‘n serwituut met betrekking tot verdeling van water in terme van ‘n bevel van die Waterhof (Waterhof Distrik Kaap), gedateer 26/5/1971 soos meer volledig sal blyk uit gemelde bevel, waarvan ‘n afskrif geheg is aan Serw. 25/72.”

- C. SUBJECT FURTHER to the following conditions contained in an endorsement dated 22 April 1907 on Deed of Transfer Number T4632/1905 dated 22 May 1905 namely:

“By Deeds of Transfer no 2955 and 2956 – April, 1907, certain water and other rights have been conceded in favour of the land thereby conveyed as will more fully appear on reference to the said Deeds of Transfer.”

- D. SUBJECT FURTHER to the following special conditions contained in the annexure to Deed of Transfer Number T14200/1920 dated 6 October 1920 namely:

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

(a) The properties hereby transferred shall be subject to all conditions, restrictions, reservations and servitudes mentioned or referred to in or endorsed upon the said Deed of Transfer No 4632 or any prior title or otherwise registered in the Deeds Office and in particular to the conditions and servitudes set out in certain two Deeds of Transfer Nos 2955 and 2956 dated 16th April 1907, and in Deed of Transfer passed on the 21st February 1918, to the George Forest Timber Company Ltd., and the properties hereby transferred shall be subject to the further condition that the transferor shall be entitled to take from the Silver River or any of its tributaries and the Kaaيمان's river at any point on the properties hereby transferred, such quantity of water as the transferor may be entitled to or may obtain under the Irrigation and Conservation of Waters Act 1912, with the right to lead such waters across the properties hereby transferred, and for that purpose to lay and maintain such pipes as may be necessary and in the event of the Transferor having or acquiring the right to take water from any river or stream above the ground hereby transferred, then the Transferor shall be entitled to a right of way over the properties hereby transferred for such water, with the right to lay pipes over the property hereby transferred and for the purpose of laying and maintaining the pipes and exercising the other rights in this clause mentioned the Transferor shall have the right to ingress and egress to and from the properties hereby transferred, with the right to make such excavations and do and perform such other works as may be necessary to conduct such water to any part of the Transferor's property, including the said land marked No. 497 called Barbiers Kraal, and these conditions are hereby registered as a servitude against the properties hereby transferred.

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

E. SUBJECT FURTHER to an agreement in respect of the storage and use of water in terms of Act No 13 of 1941 in an endorsement dated 18 December 1951 on Deed of Transfer Number T14200/1920 dated 6 October 1920 namely:

"By Not. Deed No 689/51 dated 14 March 1951 certain agreement relating to the conservation and use of water in terms of Act No 13/41 have been entered into between the owners of the several properties held by para. 2 hereof the Consolidated Title 6957/43 and by T.7987/42 and 20436/47, subject to conditions, as will more fully appear on reference to the said Not. Deed, a copy of which is annexed hereto."

- F. SUBJECT FURTHER to the following joint conditions imposed by the Minister and contained in Certificate of Uniform Title No 14471/1961 and subject to the following right reserved in favour of the State:

"(1)

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

- G. SUBJECT FURTHER to the following conditions contained in Deed of Transfer Number T19596/1962 imposed by the Administrator of the Cape Province in terms of Clause 196 of Ordinance 15 of 1952 as amended, by the subdivision of the farm Wildernishoogte, which condition can be amended or altered by the Administrator, namely:

"(a) Dit mag net vir woon- en landboudoeleindes gebruik word.

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

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

**The Trustees for the time being of JIMMY FERREIRA TRUST
Registration Number IT2133/2002**

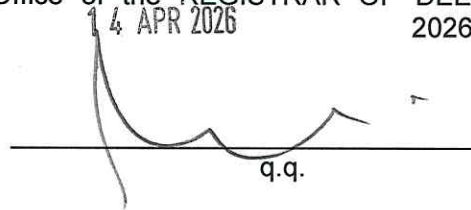
heretofore had to the premises, did in consequence also acknowledge them to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

1. **GIOVANNI CARLO FANTOZZI, Married as aforesaid**
2. **BRENDA JOYCE FANTOZZI, Married as aforesaid**

their Heirs, Executors, Administrators or Assigns, now are and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R8 500 000,00 (EIGHT MILLION FIVE HUNDRED THOUSAND RAND).

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

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS:
WESTERN CAPE at CAPE TOWN on 14 APR 2026 2026


q.q.

In my presence



REGISTRAR OF DEEDS



CONVEYANCER'S CERTIFICATE
IN TERMS OF SECTION 38(1)(n) OF THE GEORGE MUNICIPALITY:
LAND USE PLANNING BY-LAW

APPLICATION DETAILS:

The registered owner of the land is applying for:

- 1) Administrators Consent in accordance with Condition G(b) of Deed of Transfer No. T21550/2026 to permit a **second dwelling unit** on the property.
- 2) **Building Line Relaxation** in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-law (2023), for **permanent departure from the building lines** on the land more fully described below.

PERMANENT DEPARTURE	FROM	TO	PURPOSE
Northern Common Boundary Building Line	30.0m	13.0m	Existing non-interleading rooms
Western Street Boundary Building Line	30.0m	2.25m 6.845m and 1.0m	Existing non-interleading rooms, dwelling house and garage respectively
Southern Common Building Line	30.0m	4.3m	Existing second dwelling unit

Date of Application: To be submitted

I, the undersigned

LOUWHANDA LUISA KILIAN
(LPC NUMBER 85230)

a duly qualified and admitted Conveyancer, practicing at:

SYMINGTON DE KOK INC.
GROUND FLOOR, VINEYARDS SQUARE SOUTH,
THE VINEYARDS OFFICE ESTATE,
99 JIP DE JAGER DRIVE, TYGERVALLEY

do hereby certify as follows:

1. I have perused the following Title Deed/s and conducted a search behind the pivot of the said title deed/s at the Deeds Office, Cape Town: **T21550/2026**

In respect of:



**ERF 226 HOEKWIL
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE;**

IN EXTENT: 9,9985 (NINE COMMA NINE NINE EIGHT FIVE) HECTARES;

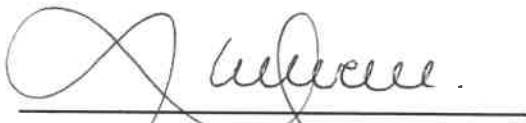
HELD BY DEED OF TRANSFER NO. T21550/2026

REGISTERED in the name of

- 1. GIOVANNI CARLO FANTOZZI**
Identity Number 530531 5066 18 1
Married out of community of property
- 2. BRENDA JOYCE FANTOZZI**
Identity Number 630523 0074 08 7
Married out of community of property

3. I have appraised myself with the details of the abovementioned Application.
4. The abovementioned Title Deed/s contains no conditions restricting the contemplated Land Uses in terms of the abovementioned Land Development Application, as provided to me.
5. No mortgage bond is registered over the abovenamed property.

SIGNED at BELLVILLE on this 23rd day of JULY 2026.



LOUWHANDA LUISA KILIAN
CONVEYANCER

NEIGHBOURS CONSENT/ COMMENT FORM

TO WHOM IT MAY CONCERN

Application is being made for the following with regard to Erf 226, Hoekwil:
1. Administrators Consent in accordance with Condition G.(b) of Deed of Transfer No. T21550/2026 to permit a second dwelling unit on the property; and
2. Permanent Departure in terms of Section 15.(2)(b) of the Land Use Planning By-Law of George Municipality, 2023, to permit the following building line relaxations:
2.1. Relaxation of the Northern common boundary building line from 30.0m to 13.0m for the existing non-interleading rooms;
2.2. Relaxation of the Western street boundary building line from 30.0m to 2.25m 6.845m and 1.0m for the existing non-interleading rooms, dwelling house and garage respectively; and
2.3. Relaxation of the Southern common boundary building line from 30.0m to 4.3m for an existing second dwelling unit.

NATURE OF CONSENT GIVEN (Tick whichever is applicable)

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

ADJACENT OWNER'S DETAILS

OWNER/S NAME/S	Allan Young	ID NUMBER	6909265568085
ERF NUMBER	Erf 233	EXTENSION AREA	Hoekwil
E-MAIL ADDRESS	acmjyoung@gmail.com	TELEPHONE NUMBER	0784525255
SIGNATURE OF OWNER		DATE	22/07/2026

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

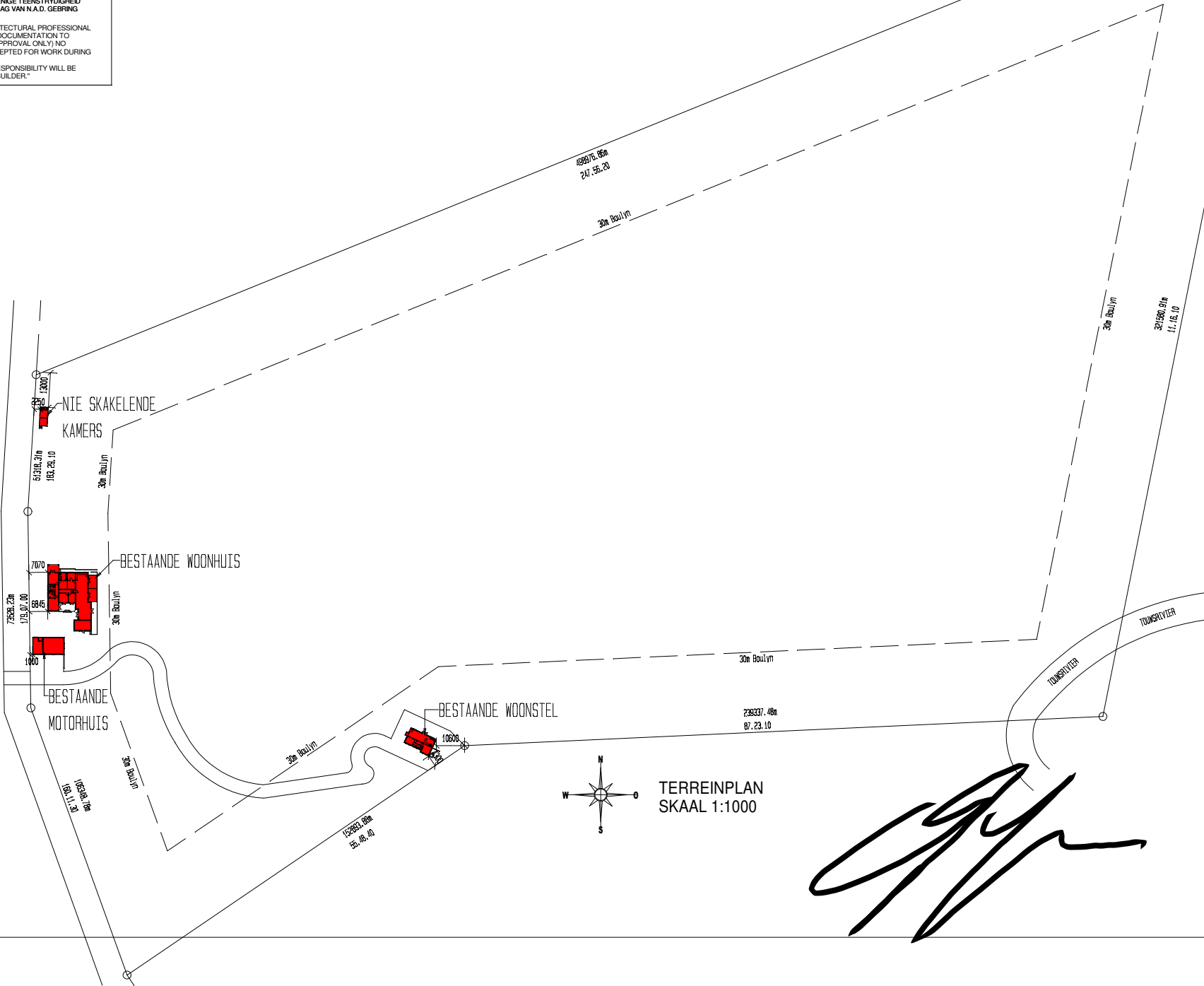
FOR OFFICE USE: INFORMATION REQUIRED FOR SUBMISSION:

IS THE SIGNATORY THE OWNER OF THE PROPERTY (CONFIRMED ON SAMRAS)?	YES	NO
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CHECKED BY		DATE	
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LET WEL:
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ALLE MATERIAAL EN WERK MOET VOLGENS SANS
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MOET ONDER DIE AANDAG VAN N.A.D. GEBRING
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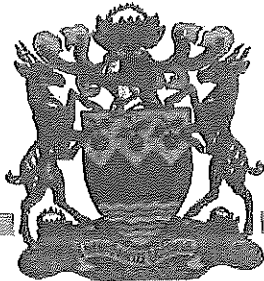
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ERF OPPERVLAKTE	102684.16m ²
VOETSPOOR	464.92m ²
DEKKING	0.45%



N.A.D.
NEW ARCHITECTURAL DESIGN
LEON LANGEVELDT (PSAT)
AND CO-WORKERS
SACAP STREET 51/51, SANAT 31141
1st FLOOR, EAGLES VIEW BUILDING
5 PROGRESS STREET, GEORGE
TEL: 083 3109 345
E-MAIL: leonard4477@gmail.com

Project: **VOORGESTELDE WOONHUIS
VIR J.FERREIRA OP ERF 226
HOEKWIL
GEORGE**

Ontwerp: Designed:	L.L.	Datum: Date:	29 Jun 2026
Geteken: Drawn:	CL	Skaal: Scale:	1:100
Nagegaan: Checked:	L.L.	Oppervlakte: Area:	GEEN NUWE OPPERVLAKTES
Eienaar: Owner:		Plan No.	CL 5525/1

SUID-KAAP STREEKSDIENSTERAAD
SOUTH CAPE REGIONAL SERVICES COUNCILYORKSTRAAT 54
POSBUS 12GEORGE
653054 YORK STREET
P.O. BOX 12VERW: 14/7/2/411
REF:NAVRAE
ENQUIRIES W KellerKANTOOR
OFFICE GEORGETAKKANTOOR
BRANCH OFFICE
POSBUS/P.O. BOX 13
RIVERSDAL/E
6770

	KANTOOR OFFICE
GEORGE	(0441) 744040
KNYSNA	(0445) -
MOSELBAAI/BAY	(04441) -
RIVERSDAL/E	(02933) 32438
HEIDELBERG	(02962) -

PAAIE ROADS	GESONDHEID HEALTH
744040	744040
22691	21157
911518	3503
32438	32438
-	21

FAX

(0441) 746826
-
(02933) 33203
-

18 Julie 1990

Mnr M J Conradie
Posbus 230
WILDERNESS
6560

Meneer

ORDONNANSIE 15 VAN 1985 : AANSOEK OM AFWYKING : GEDEELTE 3 VAN DIE
PLAAS WILDERNISHOOGTE 157

U aansoek gedateer 29 Maart 1990 het betrekking.

My Raad het ingevolge artikel 15(1)(b) van Ordonnansie 15 van 1985,
saamgelees met artikel 42(1) (indien van toepassing), goedkeuring verleen
vir 'n afwyking van die soneringskema vir die verslapping van die straat-
boulyn vanaf 30 m na 12,150 m.

Die uwe

BOUBEHEERBEAMPTTE
GEORGE

Afskrif vir u inligting.

HOOF UITVOERENDE BEAMPTTE

WK/mk

HOOF UITVOERENDE BEAMPTTE

4. GRONDGEBRUIK

4.1 Wildernesshoogte 157/3 : Verslapping van boulyn

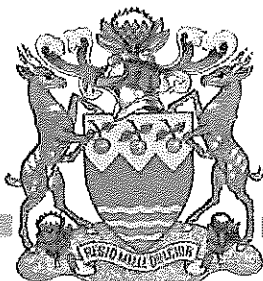
VERWYS Verslag 14/7/2/411 - 26 Junie 1990 met Bylae - Stads-
 en Streekbestuur

BESLUIT

Dat die aansoek vir 'n afwyking van die skemaregulasies ten opsigte van Gedeelte 3 van die plaas Wildernishoogte vir die verslapping van die straatboulyn vanaf 30 m na 12,150 m, goedgekeur word.

Hierdie aanbeveling is deur die raad
bekragtig. Paragraaf 24.1 van
raadsnotule gedateer 9/7/90 verwys





65

SUID-KAAP STREEKSDIENSTERAAD SOUTH CAPE REGIONAL SERVICES COUNCIL

YORKSTRAAT 54
POSBUS 12

GEORGE
6530

54 YORK STREET
P.O. BOX 12

VERW:
REF:

14/7/2/411

NAVRAE
ENQUIRIES

W. Keller

KANTOOR
OFFICE

George

TAKKANTOOR
BRANCH OFFICE
POSBUS/P.O. BOX 13
RIVERSDAL/E
6770

GEORGE
KNYSNA
MOSELBAAI/BAY
RIVERSDAL/E
HEIDELBERG

KANTOOR
OFFICE
(0441) 744040
(0445)
(04441)
(02933) 32438
(02962)

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22891
911518
32438
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GESONDHEID
HEALTH
744040
21157
3503
32438
21

FAX

(0441) 746826
-
(02933) 33203
-

26 Junie 1990

Die Hoof-Uitvoerende Beampte

AFWYKING: GEDEELTE 3 VAN DIE PLAAS WILDERNISHOOGTE:

Aanvraer: M.J. Conradie

Eiendom: Gedeelte 3 van die Plaas Wildernishoogte

Grootte: 9,9985 ha

Ligging: Sien Aanhangsel 1

Sonering: Landbousone I

Aansoek: Verslapping van die straatboulyn vanaf
30 m na 12,150 m

Aanhangsels: 1. Liggingsplan
2. Terreinplan

1. Kommentaar:

Aansoek word gedoen vir die verslapping van die straatboulyn vanaf 30 m na 12,150 m vir die bou van 'n handwerkkamer. Die plasing van die handwerkkamer is aanvaarbaar soos aangetoon op die terreinplan. Die skuins hellings op die eiendom aan die oostelike gedeelte van die perseel maak dit vir die applikant moeilik om die beoogde handwerkkamer verder van die pad te plaas. Die aansoek was geadverteer en geen besware is teen die aansoek ontvang nie. Hierdie departement ondersteun die aansoek vir afwyking.

2. Kommentaar van die Senior Gesondheidsinspekteur:

Hierdie departement het geen beswaar teen die aansoek nie.

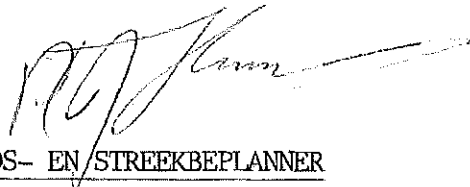
3. Kommentaar van die Hoof: Paaie:

Hierdie departement het geen beswaar teen die aansoek nie.

4. AANBEVELING:

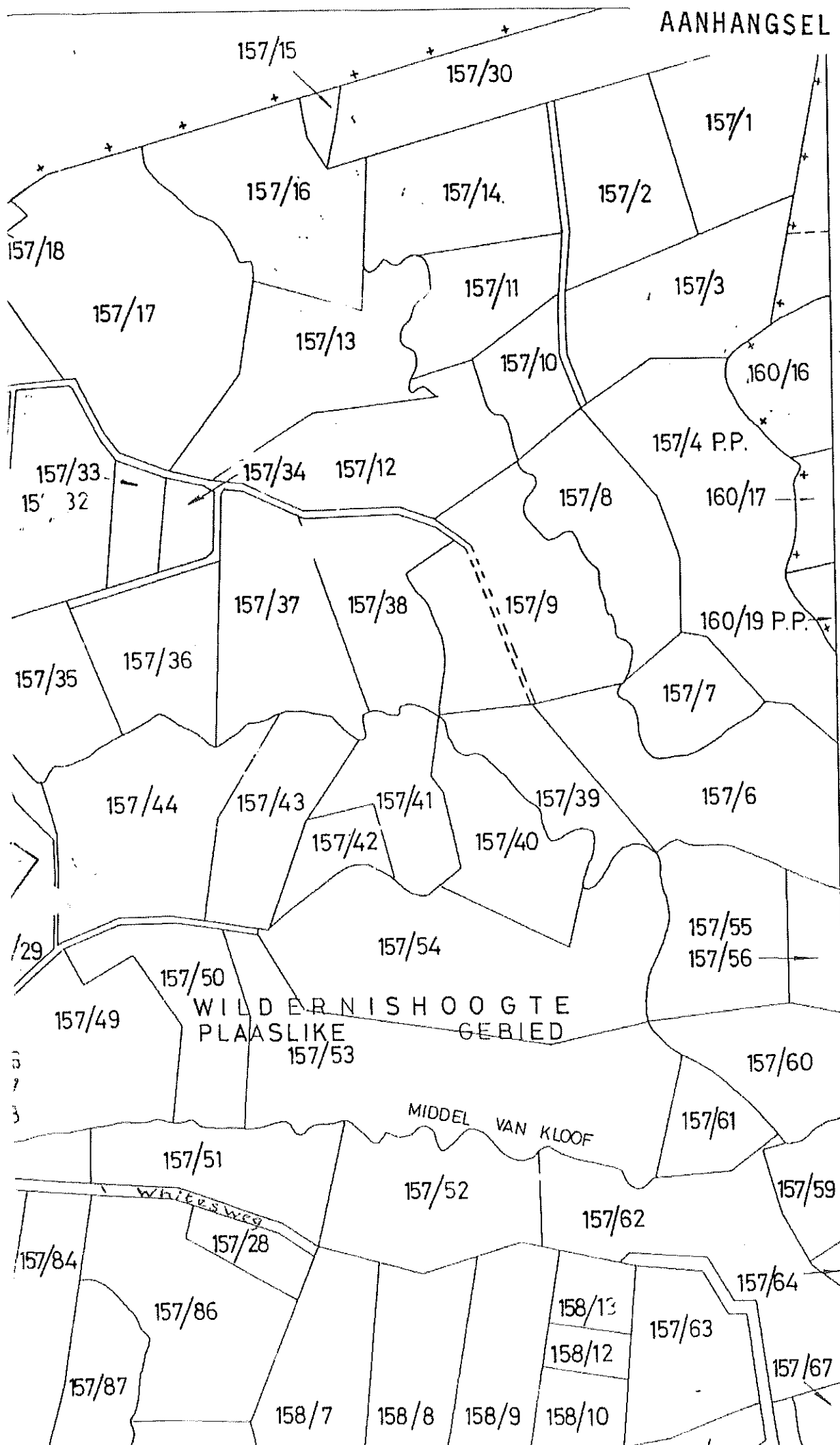
Dat die Raad die aansoek vir 'n afwyking van die skemaregulasies ten opsigte van Gedeelte 3 van die plaas Wildernishoogte vir die verslapping van die straatboulyn vanaf 30 m na 12,150 m, goedkeur.

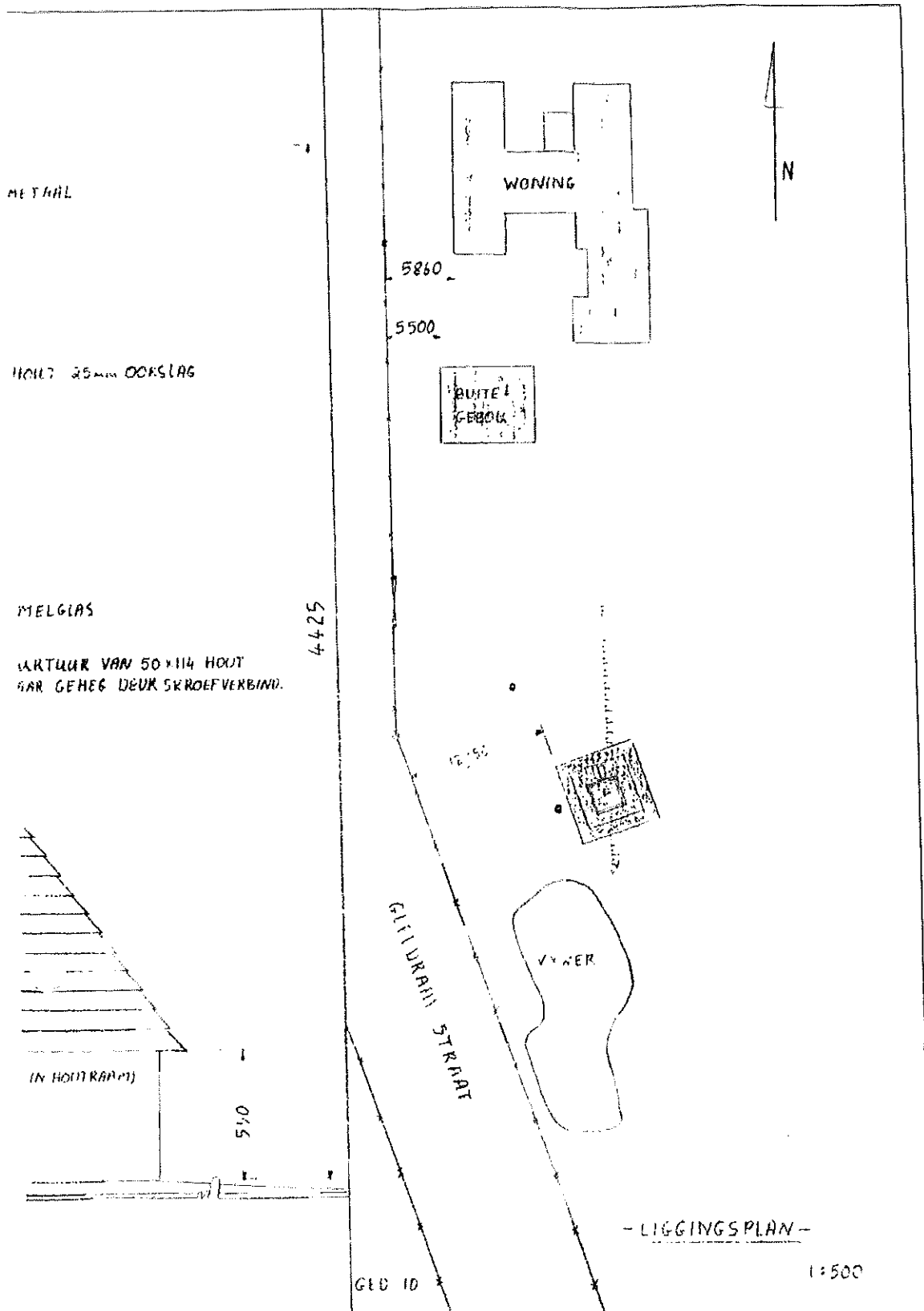
Die uwe



HOOF STADS- EN STREEKBEPLANNER

WK/yh



NOTA:

- ALLE STRUKTUURHOOFD STERKTEGRUP V4 OF BETER
- ALLE STRUKTUURHOOFDVERBINDINGS VOLGENS NATIONALE BOUWREGULASIES
- BINNEAFWERKING : PLAFON - GIPSBOARD
MUUR - GIPSBOARD
VLOER - POLYVINYLCHLORIED

• MATE IN MILLIMETER

• INGEBOLDE KASTE 700 DIEP REGOM TEN BINNEPUUR NIE GIDON NIE

VIERKOPPELVIAH : 25m²

K15



SUID-KAAP STREEKSDIENSTERAAD
SOUTH CAPE REGIONAL SERVICES COUNCIL

YORKSTRAAT 54
POSBUS 12

GEORGE
6530

54 YORK STREET
P.O. BOX 12

VERW
REF.

14/7/2/ 411

NAVRAE
ENQUIRIES

W Keller

KANTOOR
OFFICE

GEORGE

TAKKANTOOR
BRANCH OFFICE
POSBUS/P.O. BOX 13
RIVERSDAL/E
6770

GEORGE
KNYSNA
MOSSSELBAAI/BAY
RIVERSDAL/E
HEIDELBERG

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19 April 1990

UITGESTUUR SOOS PER AANGEHEGTE LYS

Meneer/Dame
Sir/Madam

AANSOEK OM AFWYKING KRAGTENS ORDOMNANSIE 15/1985 :

APPLICATION FOR DEPARTURE IN TERMS OF ORDINANCE 15/1985 :

M J CONRADIE

Kennis geskied hiermee ingevolge die bepalings van artikel 15(2) van Ordonnansie 15 van 1985 dat
Notice is hereby given in terms of the provisions of section 15(2) of Ordinance 15 of 1985 that

hierdie raad 'n aansoek ontvang het om 'n afwyking op 'n gedeelte van gedeelte 3 van
this council has received an application for a departure on a portion of portion 3 of

Wildernishoogte vir die verslapping van die straatboulyn vanaf 30 m na 12,150 m.
Wilderness Heights for the relaxation of the street building line from 30 m to 12,150 m

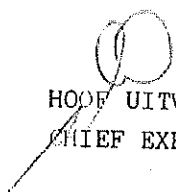
'n Sketsplan waarop die ligging van die eiendom aangedui word, word aangeheg.
A sketch reflecting the location of the property, is attached.

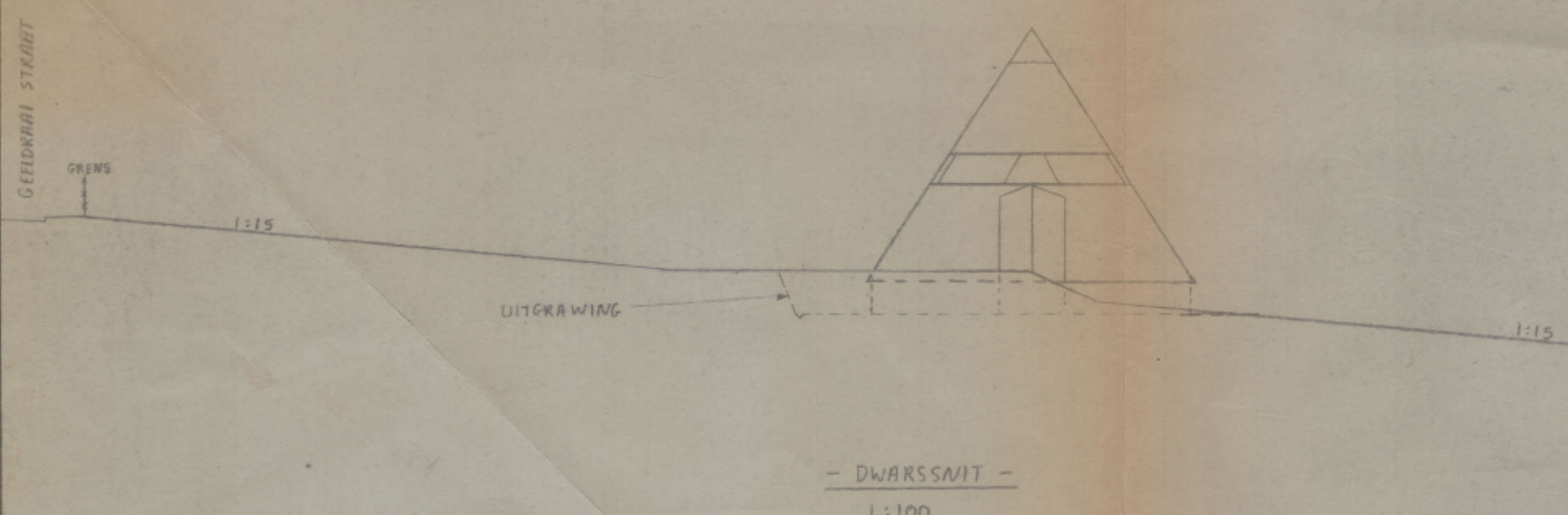
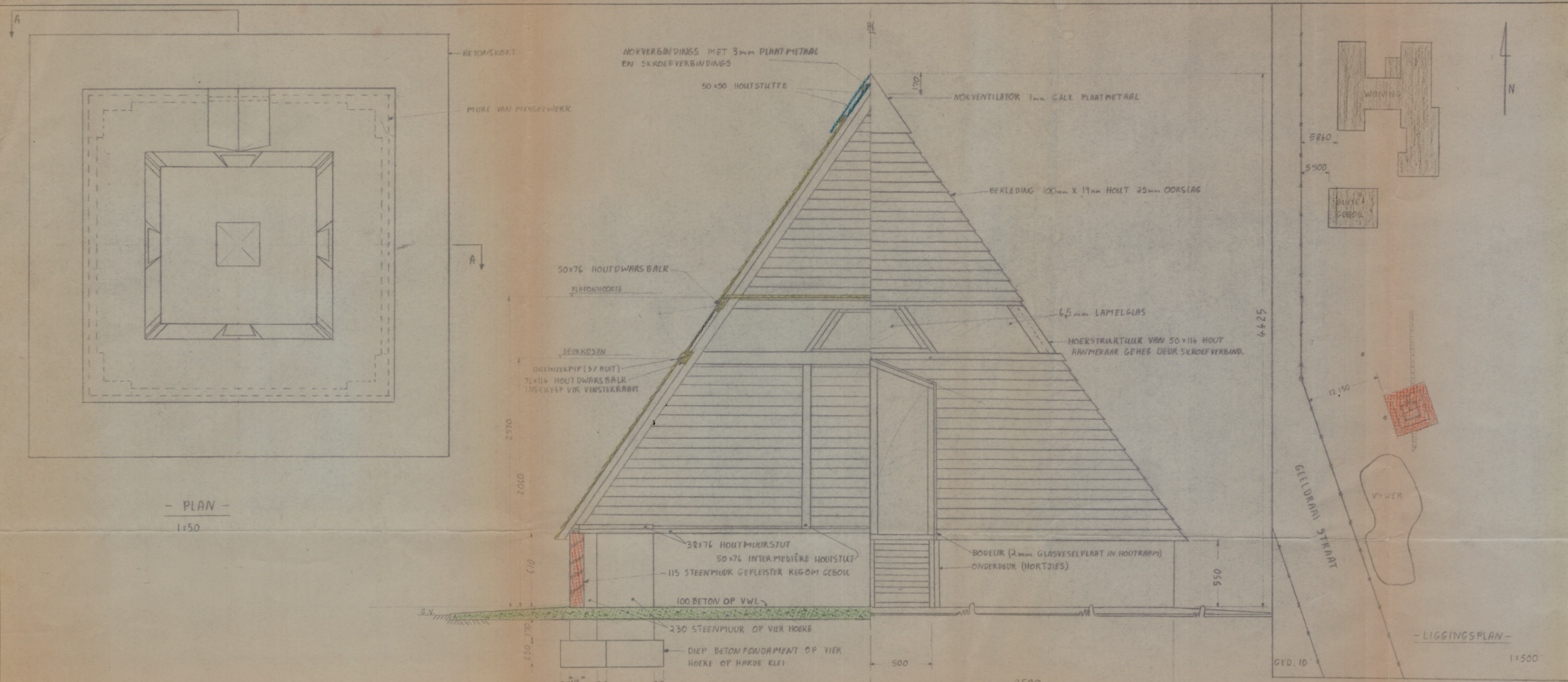
Bogenoemde voorstel sal gedurende gewone kantoorure, Maandag, tot Vrydag, ter insae beskikbaar
The above proposal will be available for inspection at the council's office at 54 York Street,

wees by die raad se kantoor te Yorkstraat 54, George.
George, during normal office hours Mondays to Fridays.

Besware, indien enige, moet skriftelik by die ondergetekende ingedien word teen nie later nie dan 11.5.90.
Objections, if any, must be lodged in writing with the undersigned by not later than 11.5.90.

Die uwe/Yours faithfully


HOOF UITVOERENDE BEAMPTTE/
CHIEF EXECUTIVE OFFICER.



DISTRIK GEORGE			
VOORGESTELDE AANBOUING VAN HANDWERKKAPIER VIR MEV. M. J. CONRADIE, GEDEELTE 3 VAN DIE PLAAS WILDERMISHOOGTE			
GETEKEN	SKAAL	SOOS GETOON	
NAGETREK	LÊER	1 / P	
NAGESIEN	DATUM	26/03/90	
WYSIGINGS		N ^o	

GETEKEN	J. Conradie
NAGESIEN	J. CONRADIE