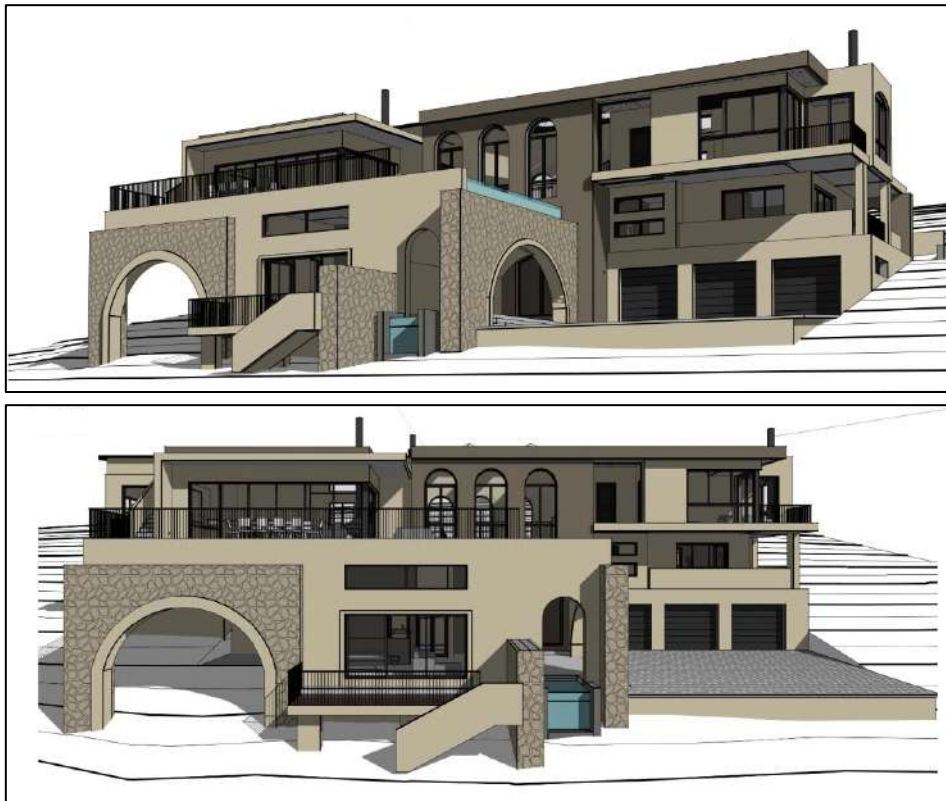


WILDERNESS ERF 2003

APPLICATION FOR:

PERMANENT DEPARTURE & THE APPROVAL OF A SITE DEVELOPMENT PLAN



CLIENT:
PREPARED BY:

WENTZEL CHRISTOFFEL COETZER & WESSEL PHILIPPUS WESSELS
MARIKE VREKEN URBAN & ENVIRONMENTAL PLANNERS



JULY 2026

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SECTION A :**BACKGROUND****1. BACKGROUND**

Wilderness Erf 2003 is currently zoned "Open Space Zone III (OSZIII)" in terms of the George Integrated Zoning Scheme by Law, 2023 and is 2,8135 Ha in extent. The property is currently vacant. Access to the application area is obtained via an access servitude road that runs over Wilderness Erf 2002.

On 25 August 1994, the Wilderness Local Council approved an application for rezoning to subdivisional area for the subdivision of Wilderness Erf 1 into 3x portions (Erf 2002, 2003 & 2004) and a remainder with conditions of approval, that restricted each new property to one dwelling unit. A copy of the letter of approval of this subdivision is attached as **ANNEXURE A**.

On 25 September 2026, the Department of Environmental Affairs and Development Planning issued an Environmental Authorisation to allow for the construction of a primary dwelling and associated infrastructure for a development footprint which may not exceed an area of 742m². A copy of the letter of Environmental Authorisation is attached as **ANNEXURE B**.

An application for a permission required in terms of a zoning scheme to allow for the approval of a site development plan was submitted on 23 February 2026. On 06 March 2026, George Municipality provided an incomplete notification, resulting in additional application required for a height departure. A copy of the Section 40 letter is attached as **ANNEXURE C**.

The proposal is to construct a dwelling house on the subject property to implement the Environmental ROD. The zoning (Open Space Zone III) requires that an SDP be submitted for approval showing compliance with the prescribed development parameters. Due to the irregular slope; it was not possible to stay within the 6.5m wall plate height, and the Architect had to rely on design to be within the 8.5m skyline protection, therefore a departure from the prescribed 6.5m wall-plate height parameter must be made to allow the proposed dwelling house.

To allow for the proposal, an application must be made for a permanent departure in terms of Section 15(2)(b) and the approval of a site development plan in terms of Section 15(2)(g) of George Municipality Land Use Planning By-Law, 2023.

A pre-application was submitted to George Municipality for discussion at the pre-application meeting. On the 05 May 2026, it was confirmed that a pre-application consultation in terms of Section 37 of the George Municipality Land Use Planning By-Law, 2023, is not required. Refer to attached **ANNEXURE D**.

2. THE APPLICATION

Marika Vreken Urban and Environmental Planners have been appointed by **WENTZEL CHRISTOFFEL COETZER & WESSEL PHILIPPUS WESSELS** to prepare and submit the required application documentation (refer to **ANNEXURE E** for the Signed Power of attorney and **ANNEXURE F**: Application Form) for:

- (i) A permanent departure to allow a relaxation from the prescribed 6.5m wall-plate height parameter from 6.5m to 8.5m to allow for the proposed dwelling house on Wilderness Erf 2003, in terms of Section 15(2)(b) of the George Municipality Land Use Planning By-Law, 2023; and
- (ii) Application in terms of Section 15(2)(g) of the George Municipality Land Use Planning By-Law, 2023, for a permission required in terms of the zoning scheme to approve the Site Development Plan for Wilderness Erf 2003.

3. PROPERTY DESCRIPTION, SIZE AND OWNERSHIP

A copy of the Title Deed (TT22528/2020) which includes all the information outlined below is contained in **ANNEXURE G**. The SG Diagram (SG 7730/1995 - Erf 2003) for the application area is contained in **ANNEXURE H**. The SG Diagram (SG 7729/1995 – Erf 2002) and Servitude Diagram (SG 7410-1987 - Servitude over Hoekwil Erf 317) indicating the right of way servitudes from which the application area obtains access is contained in **ANNEXURE I**.

PROPERTY DESCRIPTION:	Erf 2003, Wilderness, in the Municipality and Division of George, Province of the Western Cape
TITLE DEED NO:	T22528/2020
PROPERTY OWNER:	1. Wentzel Christoffel Coetzer 2. Wessel Philippus Wessels
PROPERTY SIZE:	2,8135 (Two Comma Eight One Three Five) Hectares
TITLE DEED RESTRICTIONS:	The Title Deed contains no restrictive title deed conditions that prevent the proposed development.
SERVITUDES:	There are no servitudes registered over this property. Entitled to right of way access over Hoekwill Erf 317 (12m wide) Entitled to right of way access over Wilderness Erf 2002.
BONDS:	None.

SECTION B :**DEVELOPMENT PROPOSAL****4. DEVELOPMENT SPECIFICATIONS**

(Refer to **Plan 3: Architectural Plans** - 'Ellipsis Architecture' dated 23 June 2026

The development entails the construction of one (1x) dwelling house with a package plant sewer system. The remainder of the property will be preserved, remain untouched forest and continue to be utilised for conservation purposes. Dwelling footprint: 382m², Driveway: 236m², Foot paths: 84m². This is a total footprint of 702m² and a coverage of 1.3% for the dwelling and 2.5% for the total disturbed area.

The proposal also entails fencing the property along the western boundary with clear-vue fencing for safety for tourists and the owners. No physical boundaries will be erected along the property boundaries as per requirements from George Municipality restricting the movement of natural fauna.

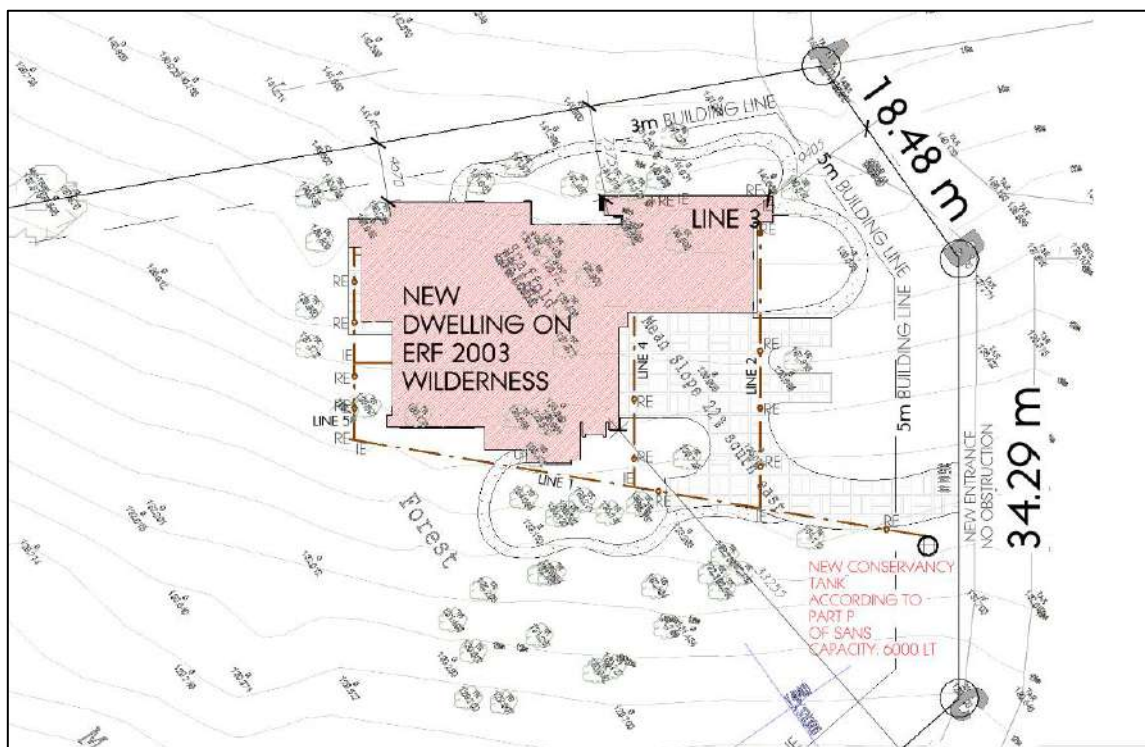


FIGURE 1: EXTRACT SITE PLAN

The style of the main house will be modern but light to fit in with the natural environment. In this area the dwelling house are proposed the visual impact will be insignificant. The proposed development area is relatively well hidden. The proposed house will not be seen from the "Map of Africa" road nor from the main road coming from Knysna which is blocked by a hill in front of that section.

Wilderness Erf 2003 is currently zoned "Open Space Zone III" in terms of the George Integrated Zoning Scheme By Law, 2023. The primary rights for properties zoned "Open Space Zone III (OSZIII)" is 'nature conservation area' that allows for one 'dwelling house' as a primary right.

"nature conservation area"

Land use description: "nature conservation area" means the use and management of land with the objective of preserving the natural biophysical characteristics of that land, such as the fauna and flora and -

- (a) includes one (1) dwelling house if no dwelling house exists on another portion of the land unit zoned for agriculture purposes or if the full extent of the land unit is zoned Open Space III;
- (b) does not include tourist facilities, tourist accommodation or agriculture.

Development parameters:

- (a) The Municipality may require an environmental management plan to be submitted for its approval.
- (b) The Municipality must determine the land use restrictions and the development parameters for the property based on the objectives of this zoning, the particular circumstances of the property and, where applicable, in accordance with an approved environmental management plan.
- (c) When a consent use to provide tourist facilities in a "nature conservation area" is approved, it is subject to conditions laid down by the Municipality with regard to layout, landscaping and building design.
- (d) A site development plan must be submitted to the Municipality for its approval, clearly indicating the position of all structures, services and internal roads.

"dwelling house"

Land use description: "dwelling house" means a building containing only one dwelling unit, together with such outbuildings as are ordinarily used with a dwelling house, including:

- (a) a storeroom and garaging;
- (b) a second dwelling unit;
- (c) a braai room;
- (d) home occupation;
- (e) letting to lodgers;
- (f) a bed and breakfast establishment;
- (g) home child care; and
- (h) greenhouse

"dwelling unit" means a self-contained, inter-leading group of rooms with a uniform architectural style approved by the Municipality used for the living accommodation and housing of one family, together with such outbuildings as are ordinarily used with such a dwelling unit —

- (a) with not more than one kitchen;
- (b) provided that a maximum of two habitable rooms which are not inter-leading with the main dwelling unit and do not include a kitchen, are permissible and an outbuilding is not an inter-leading room;
- (c) does not include tourist accommodation or accommodation used as part of a hotel; and
- (d) including the conducting of an office based work-related activity of a professional, clerical, or administrative nature by an employee of a company from their place of residence, which excludes a home occupation, and does not result in additional trip generation;

The zoning (Open Space Zone III) requires that an SDP be submitted for approval showing compliance with the prescribed development parameters. Due to the irregular slope; it was not possible to stay within the 6.5m wall plate height, and the Architect had to rely on design to be within the 8.5m skyline protection, therefore a departure from the prescribed 6.5m wall-plate height parameter must be made to allow the proposed dwelling house.

4.1. Height Departure

According to the George Integrated Zoning Scheme By-Law, 2023, 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

[illegible]

The subject property is characterized by a severe and irregular slope. As indicated on the land surveyor plan (attached as **ANNEXURE M**), the site features a mean slope of 41% south-west and 28% south-east. Over a minimal width of 6m (double garage) it is not possible to stay within the 6.5m wall plate height, and we had to rely on design to be within the 8.5m skyline protection.

PAGE 5

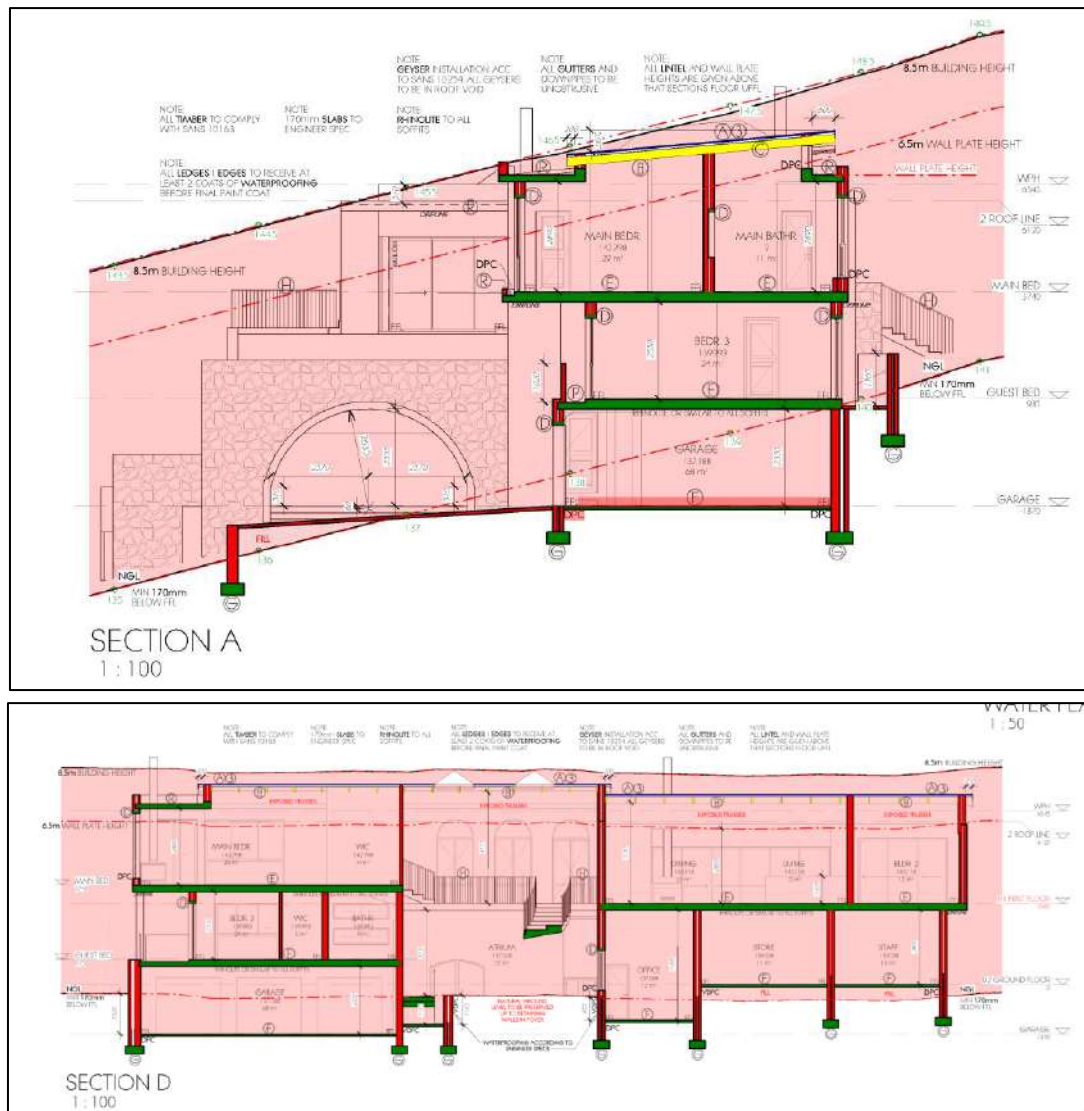


FIGURE 3: EXTRACT ARCHITECT PLANS - SECTIONS A & D

What is important to note is that the **actual building height is 8.5m**, which matches the Permissible Height. Because the structure remains within the 6.5m wall-plate limit on the high side, the overall impact on the "skyline" and neighbours is minimal. That being said there is no neighbours above the subject site and the proposed dwelling is well within the treeline. with a coverage of only 1.3% and a Floor Area Ratio (FAR) of 0.02, the building does not overwhelm the site despite the technical wall-plate height on the lower side.

The proposed dwelling complies with the core development parameters of the George Integrated Zoning Scheme. We believe the severe slope constitutes a valid "special circumstance" for the Municipality to grant a departure from the 6.5m wall-plate restriction specifically for the lower side of the slope, as the overall roof height remains fully compliant.

4.2. Access

Access to Erf 2003 is obtained from the existing access servitude that runs over Hoekwil Erf 317 & the existing access servitude road that runs over Wilderness Erf 2002 as indicated on the SG diagram extracts below.

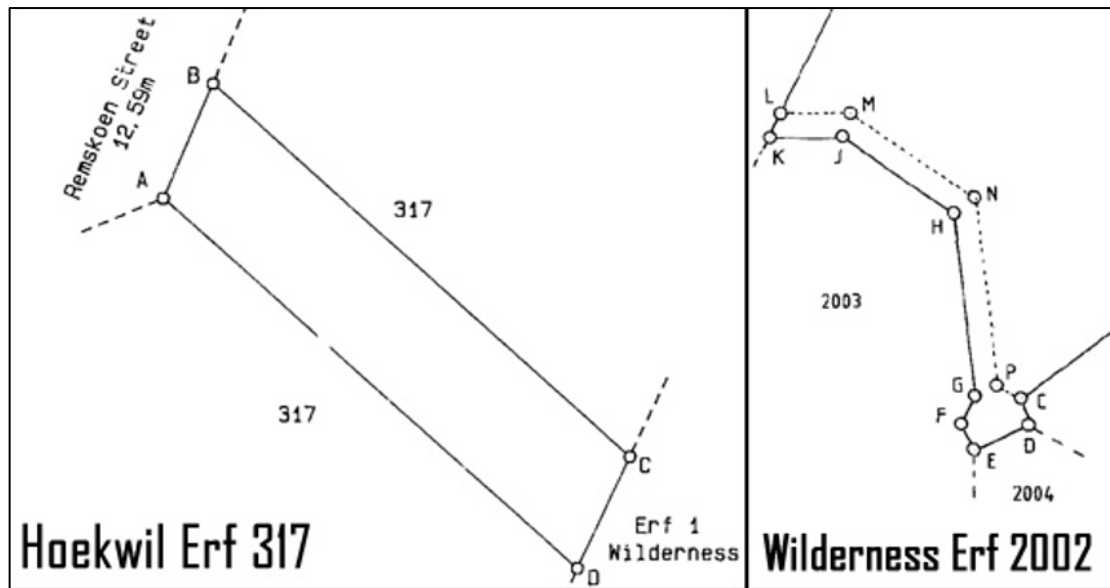


FIGURE 4: EXTRACTS SG DIAGRAMS - EXISTING SERVITUDES

These access servitudes are accessed directly off the public road 'Remskoer Street' that runs along the northern boundary of Hoekwil Erf 317. This road is also the access road to the 'The Map of Africa' lookout point.



FIGURE 5: EXISTING ACCESS TO ERF 2003



FIGURE 6: EXITING ACCESS TO AND FROM SERVITUDE ROAD

4.3. Environmental Management Programme (EMPr)

On 25 September 2026, the Department of Environmental Affairs and Development Planning issued an Environmental Authorisation to allow for the construction of a primary dwelling and associated infrastructure for a development footprint which may not exceed an area of 742m². The proposal is to construct a dwelling house on the subject property to implement the Environmental ROD.

The zoning category requires that an environmental management plan to be submitted for its approval. In accordance with the Integrated Environmental Management Guidelines published by the Department of Environmental Affairs & Tourism (DEAT) in 1992, the purpose of an Environmental Management Programme (EMPr) is “to describe how negative environmental impacts will be managed, rehabilitated or monitored and how positive impacts will be maximised”.

Eco Route Environmental Consultancy has been appointed as independent environmental practitioners, to ensure the lawful construction of a residential dwelling and associated infrastructure on Erf 2003 Wilderness in terms of the National Environmental Management

Act (Act 107 of 1998). Refer to attached **ANNEXURE J** for the Environmental Management Programme dated April 2026 submitted to the Department of Environmental Affairs and Development Planning (DEADP) for approval.

On 4 May 2026 DEADP, acknowledged receipt of the amended environmental management programme for the proposed main dwelling, and associated infrastructure on Erf 2003. Refer to **ANNEXURE K**.

5. STATUTORY SPECIFICATIONS

The following land development applications are lodged in terms of the George Municipality By-Law on Municipal Land Use Planning (2023) to achieve the desired outcome.

5.1. Permanent Departure

According to the George Integrated Zoning Scheme By-Law, 2023, 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.

Therefore, a new land use planning to allow the proposed wall plate height of 8.5m, a permanent departure application must be submitted to George Municipality, in terms of in terms of Section 15(2)(b) of the George Municipality Land Use Planning By-Law, 2023.

5.2. Permission required in terms of the zoning scheme (SDP)

To allow for the approval of the site development plan an application must be made for a permission required in terms of the zoning scheme to approve the Site Development Plan for Wilderness Erf 2003 in terms of Section 15(2)(g) of the George Municipality Land Use Planning By-Law, 2023.

5.3. George Integrated Zoning Scheme By-law, 2023

A summary of the prescribed development parameters and a comparison of the proposal's compliance are shown in the table below:

DEVELOPMENT PARAMETER	PRESCRIBED	PROPOSAL	COMMENT
Height	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.	8.5m above NGL 8.5mm to the to the wall plate	DEPARTURE REQUIRED
Coverage	500 m ² or 40%, whichever is greater	1.3% 382m ²	COMPLY
Street Building Line	5m	9.40m	COMPLY
Side Building lines	3m	4.67m	COMPLY
Parking	2x Parking Bays per unit	2+ parking bays provided	COMPLY
NATURE CONSERVATION			
Environmental Management Plan		Attached as ANNEXURE J & submitted to DEADP for final approval.	COMPLY
A site development plan must be submitted for approval.		Application made in terms of 15(2)(g).	Permission required in terms of the zoning scheme

6. CIVIL SERVICES INFRASTRUCTURE

There is an existing municipal 50mm Class 12 uPVC pipe located on the western side of Remskoek Street. Refer to figure below for the position.

It is proposed that a 25mm connection is made to supply the proposed development with both domestic and fire water. The internal water reticulation network of the proposed development must comply with the minimum specification as given in the Red Book - Guidelines for Human Settlement Planning and Design and the minimum standards of George Municipality.

Currently there is no sewer reticulation in close proximity to the site. In light of this it is proposed that a package plant is installed to accommodate the sewerage generated on site.



FIGURE 7: EXISTING SERVICES

BEPAC 5C design is provided or a Kingspan Klargestar Biodisc. Both of these package plants produce effluent treated to a general limit. The BEPAC 5C is a system installed partially above ground, while the Kingspan Klargestar Biodisc is installed below ground. Taking into consideration the total running cost of each package plant over 20 years, the Kingspan Package Plant will be more cost effective. See the table below for a summary of the total cost (capital and operational) over a 20-year cycle.

SECTION C :**CONTEXTUAL INFORMANTS****7. LOCALITY**

(Refer to **Plan 1: Locality Plan**)

Wilderness Erf 2003 is located in Remskoek Road, Wilderness and approximately 150m from the "Map of Africa Viewpoint". The GPS coordinates for the centre of the property is 33°59'40.34"S & 22°33'43.10"E.



FIGURE 8: LOCALITY

8. CURRENT ZONING & LAND USE**8.1. Zoning**

Wilderness Erf 2003 is currently zoned "Open Space Zone III (OSZIII)" in terms of the George Integrated Zoning Scheme by Law, 2023.

8.2. Land Use

Wilderness Erf 2003 is currently vacant and currently covered with natural forest. The vegetation variant on-site includes a mix of Southern Afro temperate forest and Goukamma Dune thicket vegetation.



FIGURE 9: EXISTING LAND USE – LOCATION OF THE PROPOSED DWELLING

9. SITE CHARACTERISTICS

9.1. Topography

(Refer to **ANNEXURE M: Topo-Cadastral Survey Plan**)

The topography of the application area (northern section) is characterised by moderately sloping topography. The height of the application area drops from approximately 155m above Mean Sea Level (MSL) to approximately 116m above MSL in a south-eastern direction as per the Topo-Cadastral survey done by 'Africa Survey'. The subject property is characterized by a severe and irregular slope; the site features a mean slope of 41% south-west and 28% south-east.

The southern portion of the property has very steep slopes and was not surveyed as this portion is not suitable for development. The average slope percentage for this portion of the land is within the 30%+ category which is NOT suitable for further development.

10. CHARACTER OF THE AREA

(Refer to **Plan 2: Land Use Plan**)

The surrounding land uses are predominantly rural, with a mixture of tourist facilities, tourist accommodation, rural residential, agricultural, vacant sites. Remskoene road provides access to numerous uses in the area. The most recognizable landmark in the area is the Map of Africa Viewpoint which is located northwest of the application area. The area has retained its mainly rural character despite its diversified land uses.



FIGURE 10: SURROUNDING LAND USES

The proposed development site is surrounded by natural areas, areas degraded by invasive alien trees, and small pockets of urban areas along the coastline. The proposal in this area can be regarded as highly consistent with the existing mixed land use character of the area. The newly proposed building is designed in such a way to be incorporate with the surrounding area with minimal visual impact.

11. EXISTING POLICY FRAMEWORKS

11.1. Western Cape Provincial SDF (2014)

The Western Cape Provincial SDF was approved in 2014 by the Western Cape Parliament and serves as a strategic spatial planning tool that “communicates the provinces spatial planning agenda”.

The PSDF sets out a policy framework within which the Western Cape Government will carry out its spatial planning responsibilities. Each of the three spatial themes contributes to the achievement of the Western Capes's strategic objectives. These policies are categorised into three themes, namely:

- **Resources:** Sustainable use of spatial assets and resources
- **Space Economy:** Opening up opportunities in the Space Economy
- **Settlement:** Developing Integrated and sustainable settlements

However, it is important to note some of the key policies laid down by the PSDF have a bearing on the proposed development.

POLICY R1: PROTECT BIODIVERSITY AND ECOSYSTEM SERVICES

POLICY STATEMENT	DEVELOPMENT'S RESPONSE
1. Continue to use CBA mapping to inform spatial planning and land use management decisions in the Province.	▪ <i>The entire property is a Critical Biodiversity Area as identified according to a desktop study.</i> ▪ <i>An Environmental Authorisation was issued for the proposal.</i> ▪ <i>The objective of this is to "...Maintain in a natural or near-natural state, with minimal loss of natural habitat. Degraded areas should be rehabilitated.</i>

POLICY R5: SAFEGUARD CULTURAL AND SCENIC ASSETS

POLICY STATEMENT	DEVELOPMENT'S RESPONSE
5. Priority focus areas proposed for conservation or protection include: a. Rural landscapes of scenic and cultural significance situated on major urban edges and under increasing development pressure, e.g. Cape Winelands b. Undeveloped coastal landscapes under major development pressure c. Landscapes under pressure for large scale infrastructural developments such as wind farms, solar energy facilities, transmission lines and fracking, e.g. Central Karoo d. Vulnerable historic mountain passes and 'poorts'	▪ <i>We are a "rural landscape of scenic and cultural significance" –</i> ▪ <i>The proposal will not comprise the preservation of indigenous vegetation and upkeep of the property ie. alien clearing. Also, the preservation of the natural forest and the design is to incorporate with the natural area.</i>

POLICY S1: PROTECT, MANAGE AND ENHANCE SENSE OF PLACE, CULTURAL AND SCENIC LANDSCAPES

POLICY STATEMENT	DEVELOPMENT'S RESPONSE
5. Conservation strategies, detailed place-specific guidelines and explicit development parameters must supplement urban edges to ensure the effective management of settlement and landscape quality and form.	▪ <i>The proposed development is in line with this policy statement.</i> ▪ <i>The property is in line with its demarcation being utilised for conservation purposes outside the urban edge ensuring the effective management of settlement and landscape quality and form.</i>

Planning Implication:

The application area is outside the demarcated urban edge, but the proposal is in line with the current land use rights considered conservation purposes and allows for the construction of a dwelling house. The proposal is in line with the provisions of this spatial document and is consistent with the strategic objectives and policies as set out by the Western Cape Spatial Development Framework.

11.2. Garden Route District Municipality: Spatial Development Framework (2025)

Garden Route District Municipal Council formally adopted the Spatial Development Framework 2025 on 25 February 2026 at a Council meeting.

The Garden Route District Municipality Spatial Development Framework (GRDM SDF) 2025 is the statutory long-term spatial planning framework for the Garden Route District. It provides a strategic spatial vision and development framework to guide future growth, land use management, infrastructure investment, environmental protection, and economic development across the district over the next 10–20 years. It also serves as a coordinating framework for the local municipalities within the district, ensuring that development occurs in a coherent and sustainable manner.

4.2 SPATIAL VISION AND DEVELOPMENT PRINCIPLES

The long-term vision for Garden Route District Municipality is to be:

“a leading, enabling and inclusive district, characterised by equitable, sustainable development, high quality of life and equal opportunities for all”

FIGURE 11: EXTRACT SD - SPATIAL VISION

The reviewed SDF for the GRDM will seek to address spatial, environmental and socio-economic issues confronting the district. It will also assist the municipality to efficiently

manage current spatial development processes and pressures and strategically prepare for projected future developments in the municipal area.

The role of a District SDF is to bridge the gap between provincial and local spatial planning. It ensures that the local municipal SDFs within a district are coherent, aligned with broader regional infrastructure strategies, and that spatial development is coordinated across municipal boundaries

More specifically, the SDF of the GRDM will aim towards achieving the following objectives:

- Providing a spatial representation of the land development policies, strategies and objectives of the district in the context of local, provincial and national directives;
- Coordinating and integrating the spatial expression of the sectoral plans of the local and/ or provincial sector departments;
- Addressing inefficient, impoverished and scattered land use patterns where the poor is generally located far away from places of socio-economic opportunities;
- Indicate the desired and intended pattern of land use development in the urban and rural parts of the district, including the delineation of areas in which development in general or development of a particular type would not be appropriate;
- Managing the conflicting demand between agriculture, forestry, urban expansion and biodiversity conservation areas;
- Providing mechanisms for the establishment of a functional relationship between urban and rural areas – both spatially and economically;
- Identifying priority investment areas in urban and rural parts of the municipality;
- Focusing on defining the economic footprint of the municipality and formulating strategies on how this can be enhanced in a sustainable manner;
- Coordination and alignment of the District SDF with the Provincial SDF's, neighbouring municipal SDFs, and any other regional plans applicable;
- Channel public and private investment into priority areas and align the capital investment programs of the municipality and different government departments into these areas in pursuit of the five SPLUMA principles;
- Link all of the above to the Municipal Budget via the GRDM Integrated Development Plan (IDP).

Planning Implication:

The proposal is generally consistent with the Garden Route District Municipality Spatial Development Framework (2025). The application relates solely to the approval of a Site Development Plan for a dwelling house on a Conservation Zone property where the required environmental authorisation for the proposed disturbance has already been obtained. The proposal does not introduce urban expansion, compromise strategic environmental resources beyond the approved impact area, or conflict with the spatial vision of the SDF. Furthermore, the application constitutes an administrative planning process preceding building plan approval and is therefore considered to be aligned with the SDF's objectives of sustainable, managed, and environmentally responsible development.

11.3. George Spatial Development Framework (2023)

The Municipal Spatial Development Framework 2023, for the period May 2023 to May 2027, is now deemed the adopted policy, which guides spatial growth and development in George. The MSDF provides clarity with respect to the manner in which land-use, development, and investment will be supported to build a spatial form which facilitates the vision and strategic objectives of the Municipality.

The George MSDF plays a leading role in the broader municipal planning system. The MSDF is the spatial expression of the IDP while at the same time, the MSDF couches the IDP within a long-term spatial vision for the municipal area that seeks to implement the vision, principles and policy directives set out in national and provincial legislation, strategies, policies and plans. Therefore, decisions made by sectors, spheres and entities of the public sector should be consistent with and work towards realising the vision, spatial strategies and plan set out in the MSDF.

George Municipality's vision, as encapsulated in its 2022 – 2027 Integrated Development Plan (IDP), is to be "a city for a sustainable future". To this end, the following 5 Strategic goals are identified within the George SDF:

- ✚ Develop and grow George;
- ✚ Safe, clean and green;
- ✚ Affordable quality services;
- ✚ Good governance and human capital; and
- ✚ Ensure good governance and human capital in George.



FIGURE 12: EXTRACT GEORGE SDF

According to the George SDF, the application area is located outside the urban edge of the George Municipal Area.

The MSDP's implementation is supported by a series of Local Spatial Development Frameworks currently in place. The Wilderness, Lakes and Hoekwil LSDF, 2015 structure plan applies to the application area and compliance therefore described in the paragraph below.

Planning Implication:

The Spatial Development Framework for the George Municipal area set our broad guidelines and policies to manage urbanisation and any future developments. To summarise the findings the Spatial Development Framework, highlight the importance to balance the attention between the urban and rural areas, to protect the rural areas from unwanted development and urbanisation into the rural areas that would impact the character of the area. The detailed structure plans specify proposals and demarcations for each area, and the applicable local SDF for the application area is the Wilderness Lakes Hoekwil Local Spatial Development Framework, 2015 as described below.

Section 19 (2) of the Western Cape Land Use Planning Act states the following:

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

Therefore, this proposed development is regarded as being consistent with the George Spatial Development Framework as it does not conflict with the purpose of the relevant designation in the spatial development framework and urban development is supported.

11.4. Wilderness Lakes Hoekwil Local Spatial Development Framework, 2015

Wilderness and The Lakes area, including Hoekwil and the agricultural areas to the north, have a specific and unique character that defines the area, attracts vast numbers of tourists to our area and contains very sensitive and valuable landscapes. To assist decision-makers and developers to manage the future development of this area, the George Town Council approved guidelines to ensure the sustainable use and protection of the positive landscape characteristics of this area.

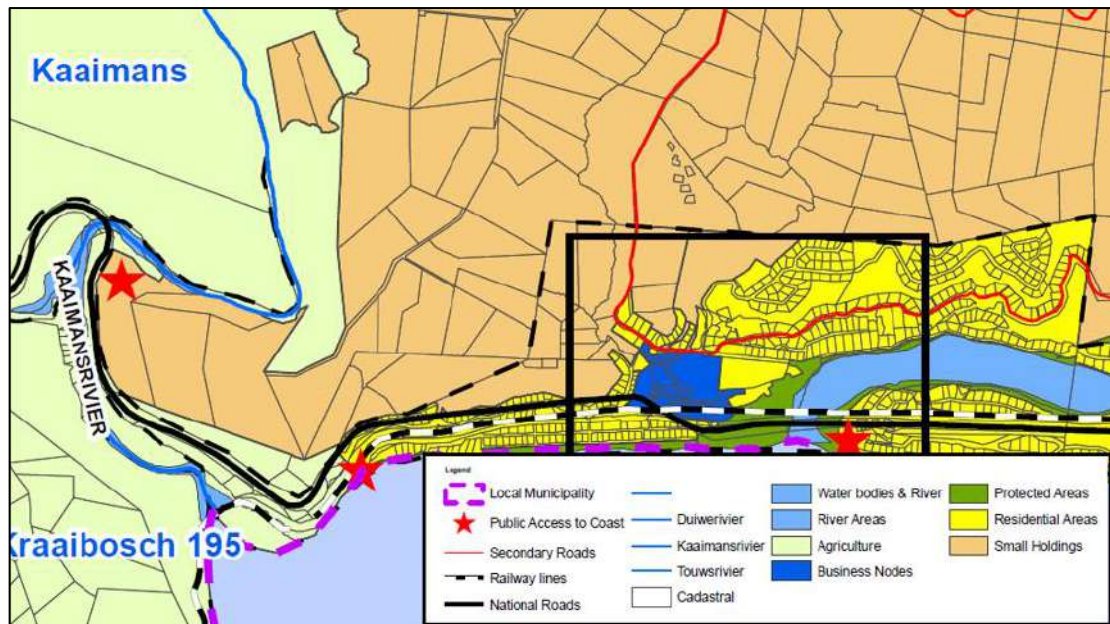


FIGURE 13: EXTRACT WILDERNESS LAKES SDF

According to the Wilderness Lakes Hoekwil Local Spatial Development Framework, 2015 the subject property is earmarked for “**Small Holdings**”:

- Smallholdings: The main goal of the local spatial development framework as far as existing smallholding precincts are concerned is to *ensure that the character and ambience of these areas are protected* and to ensure that the overall landscape character of the study area is retained and improved through appropriate measures.
- Secondly, the approach is to prevent further development of smallholdings or extensive residential lifestyle properties in the rural landscape.
- No further extensions to the demarcated smallholding areas should be considered.
- This SDF states that the following uses are considered desirable for smallholdings subject to the overarching principles contained in section 4.2: riding school, plant nursery, commercial kennel, intensive animal farming, and intensive horticulture, subject to these activities not causing excessive water usage, undue noise, light pollution, effluent generation or odours. In addition to the primary rights, the smallholding area should also cater for certain tourist facilities such as second dwelling units, guest houses, bed and breakfast establishments, tourist facilities, also subject to these activities not causing excessive water usage, undue noise, light pollution, effluent generation or odours.

Planning Implication:

The Wilderness Lakes SDF has a strong emphasis that is to ensure that the character and ambience of these areas are protected and to prevent further development of smallholdings. However, the SDF states that in addition to the primary rights smallholdings in the area should cater for certain tourist facilities that are not harmful to the environment or the character of the area. The proposal will have minimal impact on the environment, service requirements and will aim to preserve the character of the area. The guidelines for

implementation allowing for the proposed development will have to be strictly adhered to, to ensure compliance therewith whilst being in line with the character of the surrounding area.

11.5. George Integrated Development Plan (2022-2027)

The George Council opted to adopt a new five-year IDP for the period 2022 – 2027. The IDP is a municipal planning instrument that drives the process to address the socio-economic challenges as well as the service delivery and infrastructure backlogs experienced by communities in the municipality's area of jurisdiction. The IDP is the municipality's principal five-year strategic plan that deals with the most critical development needs of the municipal area (external focus) as well as the most critical governance needs of the organisation (internal focus).



FIGURE 14: GEORGE IDP: VISION, MISSION & VALUES

The application area is located in **WARD 4** of the George Municipal Area. None of the identified ward-based needs and priorities has a direct bearing or any reference to the proposal.

Planning Implication:

The IDP is a municipal planning tool to integrates municipal planning and allocates municipal funding to achieve strategic objectives that will contribute to the overall municipal vision. The proposal will provide new and additional economic growth prospects.

The proposed land development application will not directly contribute to any of the Ward-based issues/priorities but is important to note that the proposal does not contradict any of them or the desired outcome for this ward. This project will start with investment into local construction companies and their workforce. All local suppliers involved. The proposal can be considered to be in line with the IDP enabling an economic environment through local economic development initiatives.

SECTION D :**MOTIVATION****12. ASSESSMENT OF APPLICATIONS****12.1. Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)**

Section 42 of SPLUMA prescribes certain aspects that have to be taken into consideration when deciding on an application. These are:

- (1). Development principles set out in Chapter 2 of SPLUMA
- (2). Protect and promote the sustainable use of agricultural land
- (3). National and provincial government policies the municipal spatial development framework, and take into account: —
 - (i) the public interest.
 - (ii) the constitutional transformation imperatives and the related duties of the State.
 - (iii) the facts and circumstances relevant to the application.
 - (iv) the respective rights and obligations of all those affected.
 - (v) the state and impact of engineering services, social infrastructure, and open space requirements.
 - (vi) any factors that may be prescribed, including timeframes for making decisions.

12.2. George Municipality Bylaw on Municipal Land Use Planning (2023)

The George Municipality Bylaw on Municipal Land Use Planning (2023) as promulgated by G.N 8747 dated 21 April 2023 states in Section 65 the general criteria necessary for considering an application by the municipality.

It must be noted that the application has not undergone the notice phase of the application process and that the information below is the necessary information required by the municipality to process the application. The following criteria must be considered when evaluating the desirability of this land development application:

CRITERIA	REFERENCE IN REPORT
The impact of the proposed land development on municipal engineering services .	Par.6
The integrated development plan , including the municipal spatial development framework.	Par.11.5
The applicable local spatial development frameworks adopted by the Municipality.	Par.11.3
The applicable structure plans .	Par.11.4

CRITERIA	REFERENCE IN REPORT
The applicable policies of the Municipality that guide decision-making .	Par.12.2
The provincial spatial development framework .	Par.11.1
Where applicable, a regional spatial development framework contemplated in section 18 of the Spatial Planning and Land Use Management Act or provincial regional spatial development framework.	Par.11.2
The policies, principles and the planning and development norms and criteria set by the national and provincial government.	Par.12.1
The matters referred to in Section 42 of the Spatial Planning and Land Use Management Act. Principles referred to in Chapter VI (6) of the Western Cape Land Use Planning Act .	Par.18
Applicable provisions of the zoning scheme .	Par.5.3
any restrictive condition applicable to the land concerned	N/A

13. CONSISTENCY WITH SPATIAL PLANNING POLICIES

As described in **Par.11** of this report, the proposal is consistent with the relevant spatial planning policies.

14. CONSISTENCY WITH THE SURROUNDING AREA

The surrounding area is characterised by a predominantly rural setting comprising a mixture of tourist facilities, tourist accommodation, rural residential properties, agricultural land, and vacant sites, all accessed via Remskoek Road. The nearby Map of Africa Viewpoint is a prominent landmark that contributes to the area's identity. Despite the diversity of land uses, the area has retained its rural character. The proposed single dwelling house is appropriately scaled and sensitively located within the authorised development footprint, ensuring that it complements the existing character of the area while minimising disturbance to the surrounding forest environment. As such, it will maintain the visual and environmental character of the area while complementing the existing pattern of low-density rural residential development.

15. NO IMPACT ON EXISTING RIGHTS

The proposed dwelling house will not adversely affect the existing or future land use rights of surrounding property owners. The development is limited to a single residential dwelling within the approved development footprint and is consistent with the property's existing land use rights. Furthermore, the Environmental Authorisation and accompanying Environmental Management Plan ensure that construction and operational impacts are appropriately managed, thereby safeguarding the environmental character of the area and protecting the amenity and rights of neighbouring landowners.

16. REASON FOR APPLICATION

The zoning (Open Space Zone III) requires that an SDP be submitted for approval showing compliance with the prescribed development parameters.

According to the George Integrated Zoning Scheme By-Law, 2023, 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 subject property is characterized by a severe and irregular slope. As indicated on the land surveyor plan (attached as **ANNEXURE M**), the site features a mean slope of 41% south-west and 28% south-east. Over a minimal width of 6m (double garage) it is not possible to stay within the 6.5m wall plate height, and we had to rely on design to be within the 8.5m skyline protection.

It must be emphasized that on the highest side of the slope, where the building is at NGL the building is 100% compliant with the 6.5m wall-plate height parameter. However, as demonstrated in Section A and Section D, maintaining a functional internal floor level across such a steep gradient makes a uniform 6.5m wall-plate height "curtain" across the entire footprint impractical and undoable especially taking into account the max coverage allowed on this site.

What is important to note is that the **actual building height is 8.5m**, which matches the Permissible Height. Because the structure remains within the 6.5m wall-plate limit on the high side, the overall impact on the "skyline" and neighbours is minimal. That being said there is no neighbours above the subject site and the proposed dwelling is well within the treeline. with a coverage of only 1.3% and a Floor Area Ratio (FAR) of 0.02, the building does not overwhelm the site despite the technical wall-plate height on the lower side.

The proposed dwelling complies with the core development parameters of the George Integrated Zoning Scheme. We believe the severe slope constitutes a valid "special circumstance" for the Municipality to grant a departure from the 6.5m wall-plate restriction specifically for the lower side of the slope, as the overall roof height remains fully compliant.

17. ENVIRONMENTAL AUTHORISATION

On 25 September 2026, the Department of Environmental Affairs and Development Planning issued an Environmental Authorisation to allow for the construction of a primary dwelling and associated infrastructure for a development footprint which may not exceed an area of 742m². The proposal is to construct a dwelling house on the subject property to implement the Environmental ROD.

Eco Route Environmental Consultancy has been appointed as independent environmental practitioners, to ensure the lawful construction of a residential dwelling and associated infrastructure on Erf 2003 Wilderness in terms of the National Environmental Management Act (Act 107 of 1998). The Environmental Management Programme dated April 2026 was submitted to the Department of Environmental Affairs and Development Planning (DEADP) for approval and on 4 May 2026 DEADP, acknowledged receipt of the amended environmental management programme for the proposed main dwelling, and associated infrastructure on Erf 2003.

The proposed dwelling house is consistent with the development rights applicable to the property and has been designed in accordance with the approved environmental authorisation and associated Environmental Management Plan (EMP). The site plan demonstrates that environmental sensitivities have been appropriately considered and that mitigation measures are in place to minimise impacts on the surrounding forest environment. The proposal represents a responsible

and sustainable form of development that balances environmental protection with the reasonable use and enjoyment of the property and therefore warrants approval.

18. WESTERN CAPE LAND USE PLANNING ACT, 2014 (ACT 3 OF 2014)

The purpose of this Provincial legislation is to consolidate legislation in the Province pertaining to provincial planning, regional planning and development, urban and rural development, regulation, support and monitoring of municipal planning and regulation of public places and municipal roads arising from subdivisions; to make provision for provincial spatial development frameworks; to provide for minimum standards for, and the efficient coordination of, spatial development frameworks; to provide for minimum norms and standards for effective municipal development management; to regulate provincial development management; to regulate the effect of land development on agriculture; to provide for land use planning principles; to repeal certain old-order laws, and to provide for matters incidental thereto.

Section 59 of this Act prescribe the Land Use Planning Principles that apply to all land development in the province. These are summarised in the tables below. The tables below aim to summarise how the proposed development on Wilderness Erf 2003 complies with these planning principles.

18.1. Spatial Justice

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
Past spatial and other development imbalances must be redressed through improved access to and use of land.	N/A	<i>This policy does not apply to the application area.</i>
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.	N/A	<i>This policy is not applicable to the application area.</i> <i>Not a Spatial Development Framework or Policy.</i>
Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.	N/A	<i>This policy is not applicable to the application area.</i>

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
Land use management systems should include all areas of a municipality and specifically include provisions that are flexible and appropriate for the management of disadvantaged areas and informal settlements.	N/A	<i>This policy is not applicable to the application area.</i>
Land development procedures must include provisions that accommodate access to, and facilitation of, the security of tenure and the incremental upgrading of informal areas.	Applicable to George Municipality	<i>The municipality should process this application within the prescribed guidelines of the Land Use Planning By-Law for George Municipality, 2023.</i>
A competent authority contemplated in this Act or other relevant authority considering an application before it, may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land or property will be affected by the outcome of the application.	Applicable to George Municipality	<i>The municipality should process this application within the prescribed guidelines of the Land Use Planning By-Law for George Municipality, 2023.</i>
The right of owners to develop land in accordance with current use rights should be recognised.	COMPLY	<i>The applicant wants to develop the land in line with the current land use rights.</i>

18.2. Spatial Sustainability

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
Promote land development that is spatially compact, resource-frugal and within the fiscal, institutional, and administrative means of the relevant competent authority in terms of this Act or other relevant authority.	COMPLY	<i>The proposal will allow for a septic tank as no municipal sewer connection is available in the area.</i> <i>There is existing water and electricity available that will be utilised and be adequate.</i> <i>Electricity provision will also be augmented with solar power as well as rainwater harvesting complying with these criteria.</i>
Ensure that special consideration is given to the protection of prime, unique, and high potential agricultural land.	N/A	<i>Not Agricultural land</i>
Uphold consistency of land use measures in accordance with environmental management instruments.	COMPLY	<i>Environmental Authorisation issued and attached as ANNEXURE B.</i>

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
Promote and stimulate the effective and equitable functioning of land markets.	COMPLY	The functioning of the land markets in the area will not be impacted in such a way that any of the surrounding properties landowners will be unfairly impacted and negatively impact the 'functioning of land markets.
Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.	COMPLY	The existing infrastructure is adequate and any service upgrades (if required) are at the cost of the landowners.
Promote land development in locations that are sustainable and limit urban sprawl.	COMPLY	- The proposal is in line with 'suitable development' outside the urban edge as well as the demarcation as per the various spatial planning documents. - The application area is earmarked as a "small holding area" in the spatial plans, and no subdivision of further expansion of the small holding area is proposed.
Result in communities that are viable.	COMPLY	- The proposal will not detract from the existing character of the area. - Contributes to a more viable community by allowing the property owners to fully utilise the land and allow for more efficient management of their property.
Strive to ensure that the basic needs of all citizens are met in an affordable way.	N/A	This principle is not applicable to the applicant or this development.
The sustained protection of the environment should be ensured.	COMPLY	Environmental Authorisation issued and attached as ANNEXURE B.

18.3. Spatial Efficiency

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
Land development optimises the use of existing resources and infrastructure.	COMPLY	- The proposal will require and fully utilise the existing municipal infrastructure. - Any service upgrades will be at the cost of the applicant.
Integrated cities and towns should be developed.	COMPLY	Will allow for the construction of a dwelling house, which is a primary land use right. Where landowners can exercise primary land use rights in line with the zoning and demarcations (SDF) leads to a more integrated town as a whole.

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
Policy, administrative practice, and legislation should promote speedy land development.	Applicable to George Municipality	The municipality should process this application within the prescribed time frames of the George Municipality By-Law on Municipal Land Use Planning (2023)

18.4. Spatial Resilience

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
Flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks	COMPLY	- The proposal is in line with all the various spatial plans, the zoning scheme and policies, as motivated by the report. - It will have no negative impact on the livelihood of the community but uplift the community. - The proposed application complies with the requirements of the George Municipality By-Law on Municipal Land Use Planning (2023)

18.5. Good Administration

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
All spheres of government should ensure an integrated approach to land use planning.	Applicable to George Municipality	- This principle has no direct bearing on the application; however, the George Municipality is obligated to consider the application fairly and within the timeframes provided in terms of the municipal planning bylaw. - What is however important is that all decision-making is aligned with sound policies based on nation, provincial and local development policies.
All government departments must provide their sector inputs and comply with any other statutory requirements during the preparation or amendment of spatial development frameworks.		
The requirements of any law relating to land development and land use must be met timeously.		
The preparation and amendment of spatial plans, policy, zoning schemes and procedures for land development and land use applications, should include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them.		
The legislation, procedures and administrative practice relating to land development should be clear,		

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
promote predictability, trust, and acceptance in order to inform and empower members of the public.		
A spatial development framework, zoning scheme or policy should be developed in phases and each phase in the development thereof should include consultation with the public and relevant organs of state and should be endorsed by the relevant competent authority.		
Decision-making procedures should be designed to minimise negative financial, social, economic, or environmental impacts.		
Development application procedures should be efficient and streamlined and timeframes should be adhered to by all parties.		
Decision-making in all spheres of government should be guided by and give effect to statutory land use planning systems.		

19. CONCLUSION

In light of this motivation, and the information contained in the foregoing report, it is clear that the application for:

- (i) A permanent departure to allow a relaxation from the prescribed 6.5m wall-plate height parameter from 6.5m to 8.5m to allow for the proposed dwelling house on Wilderness Erf 2003, in terms of Section 15(2)(b) of the George Municipality Land Use Planning By-Law, 2023; and
- (ii) Application in terms of Section 15(2)(g) of the George Municipality Land Use Planning By-Law, 2023, for a permission required in terms of the zoning scheme to approve the Site Development Plan for Wilderness Erf 2003.

Meets the criteria as set out in The Spatial Planning and Land Use Management Act (SPLUMA) and the George Municipality By-Law on Municipal Land Use Planning (2023) and is desirable. It is therefore recommended that the application be supported by the relevant authorities and approved by George Municipality.

Mariké Vreken Urban and Environmental Planners
 July 2026

ANNEXURE A:

*Wilderness Local Council Rezoning &
Subdivision approval dated 25 August 1994*

Plaaslike Raad WILDERNESS Local Council

Yorkstraat 54 York Street

✉ 12, GEORGE, 6530

☎ 0441-744040 Fax 0441-746626

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Verw/Ref 14/7/2/927
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Enquiries D VILJOEN
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25 Augustus 1994

Gesertifiseerde Pos

Mnre Nel & de Kock
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GEORGE
6530

0441-683 6626
Kess. Gen. 7/91

Mencer

ORDONNANSIE 15/1985 : AANSOEK OM HERSONERING EN ONDERVERDELING VAN ERF 1, WILDERNESS : I K ALDER

1. U aansoek met betrekking tot bogenoemde verwys.
2. My Raad het ingevolge Artikel 16 van Ordonnansie 15/1985, saamgelees met Artikel 42(1) (indien van toepassing) goedkeuring verleen vir die hersonering en onderverdeling van erf 1 Wilderness, soos aangetoon op Plan Nr W/D/212/1, onderhewig aan die volgende voorwaardes:
 - 2.1 Dat die voorwaardes neergelê deur Departemente nagekom word.
 - 2.2 Dat die voorwaardes neergelê deur die Hoof: Paaie en Hoof: Gesondheid- en Gemeenskapsdienste nagekom word.
 - 2.3 Dat 'n geotegniese ondersoek gedoen en aan die Raad voorgelê word om te bepaal of die eiendom vir ontwikkeling geskik is, en geen ontwikkeling (insluitend terrein voorbereiding) mag plaasvind alvorens so 'n ondersoek afgehandel is nie. ✓
 - 2.4 Dat die presiese plasing van strukture en belyning van toegangspaaie (opritte) tot tevredenheid en in samewerking met Natuurbewaring sal geskied, alvorens bouplanne goedgekeur word. ✓
 - 2.5 Dat die minimum versteuring van plantegroei asook terreinwerke toegelaat sal word, ook tydens die opmeting van die eiendom. ✓

2.6 Dat die ontwerp van die eenhede van so 'n aard moet wees dat die profiel van die topografie gevolg word, dus sal gesplete vlak strukture gebruik word. In hierdie verband sal die nodige planne (aansig sketse) aan die Raad voorgelê moet word vir oorweging alvorens bouplanne oorweeg sal word. Slegs materiale met natuurlike kleure mag gebruik word. ✓

2.7 Dat geen fisiese grense tussen die eiendomme opgerig mag word nie. ✓

2.8 Dat geen verdere onderverdeling van die eiendom toegelaat word nie. ✓

2.9 Dat Gedeelte 1, 2, 3 en die Restant sal in geheel as Bewaringsone soneer word. ✓

(a) HOOF: PAAIE

Toegang tot die eiendom word verkry vanaf die Kaart van Afrika Ondergeskikte Pad by wyse van 'n 12 m serwituut van weg oor die aangrensende Erf 317, Hoekwil, geleë in die Plaaslike Raadsgebied van Wildernishoogte.

Toegang tot die onderskeie onderverdelings sal verkry word deur die verlenging van die bestaande serwituut toegang, op 6 m wydte, op die grens tussen die voorgestelde Gedeeltes 1 en 2. Indien die serwituut-toegang afgekamp gaan word, kan probleme voorsien word met die beperkte wydte.

Tydens 'n vorige aansoek, met aansienlik meer wooneenhede, is kommer uitgespreek oor die verkeerstoename op die Kaart van Afrika pad. Die huidige aansoek maak egter melding van slegs 4 wooneenhede en geen noemenswaardige probleme word hiermee voorsien nie.

Die aansoek kan aanbeveel word onderhewig aan die volgende voorwaardes:

(i) Die registrasie van die verlengde serwituut reg van weg soos aangedui in die aansoek (oorweging moet geskenk word aan die verbreding van die wydte na 8 m indien dit afgekamp gaan word). ✓

(ii) Die aanbring van 'n permanente oppervlak op die serwituut reg van weg. ✓

(iii) Dat daar in totaal nie meer as 4 wooneenhede opgerig sal word nie. ✓

(b) HOOF: GESONDHEID- EN GEMEENSKAPSDIENSTE

Daar is geen beswaar teen die voorgestelde onderverdeling nie, onderhewig aan die volgende voorwaardes:

Watervoorsiening

Watervoorsiening sal geskied uit die hooftoevoerpylyn van Akela na Wilderness en is aan die seekant van die spoorlyn gelê. Wateronttrekking vanaf die hooftoevoerlyn kan slegs onder die volgende voorwaardes toegelaat word: *

- (i) Dat 'n opgaarreservoir op die eiendom gebou sal word deur die aansoeker met 'n stoorkapasiteit vir 'n minimum van 72 uur. ✓
- (ii) Dat 'n drukverminderingssklep sowel as 'n vloeibeheersklep aangebring sal word op die toevoerlyn na die reservoir. Die vloeibeheersklep sal so gestel word dat 'n maksimum van ,02 l/s per wooneenheid gelewer word. ✓
- (iii) Dat die ontwikkelaar met Spoornet ~~sowel as Departement van Vervoer~~ sal onderhandel om die pyplyn ~~onder~~ deur die spoorlyn en die Nasionale Pad te kan lê. Hierdie goedkeuring ~~moet~~ aan die Plaaslike Raad voorgelê word. *
- (iv) Dat servitute ten opsigte van die reservoir ~~en pyplyne~~ oor die eiendomme geregistreer sal word deur ~~die aansoeker~~. *
- (v) Dat die reservoir en pyplyne deur 'n geregistreerde ingenieur ontwerp en onder sy toetsig gekonstrueer sal word. ✓
- (vi) Dat die aansoeker die toepaslike kapitale hydraes aan die Plaaslike Raad sal vereffen alvorens enige water beskikbaar gestel sal word. ✓
- (vii) Dat die ingenieur 'n voltooiingsertifikaat sal uitreik aan die Plaaslike Raad na voltooiing van alle pypleidings en die reservoir. ✓

Rioolbeskikking

Weens die grootte van die erwe kan daar van septiese tenkstelsels gebruik gemaak word as metode van rioolwegdoening. Daar sal egter voordat die stelsel geïnstalleer word, eers syfertoets van die terrein uitgevoer moet word om te bepaal of die wegsyferingsvermoë van die terrein voldoen aan die vereistes soos bepaal in terme van die Wet op Nasionale Boustandaarde en Bouregulasies (Wet 208 van 1977). Indien die spesifieke terrein nie aan die neergelegde vereistes voldoen nie, moet na 'n geskikte terrein gesoek word waar die stapelriool geïnstalleer kan word.

Vullisverwydering

Die betrokke eienaars moet van die bestaande vullisverwyderingsdiens gebruik maak. Vullis wat verwyder moet word sal egter op so 'n plek geplaas moet word dat dit toeganklik vir die Raad se vullisverwyderingsvoertuie is. ✓

- 3. U aandag word ook gevestig op die bepalinge van Artikel 16(2)(a)(i) van Ordonnansie 15/1985 ingevolge waarvan hierdie goedkeuring sal verval indien dit nie binne 2 jaar vanaf datum hiervan uitgeoefen word nie.
- 4. Verder is dit belangrik om daarop te let dat die beswaarmakers teen u aansoek, ingevolge Artikel 44 van Ordonnansie 15/1985, 'n reg van appèl het teen hierdie goedkeuring, welke reg binne twee weke van die datum waarop die Raad se besluit aan hom/hulle bekend gemaak is, uitgeoefen moet word.
- 5. 'n Afskrif van hierdie brief word aan die beswaarmakers gestuur.

6. Ek tree verder hieroor met u in verbinding na verstryking van die twee weke tydperk waarna in paragraaf 4 hierbo verwys word.

Die uwe


C ZIETSMAN
HOOF-UITVOERENDE BEAMPTTE

DV/tg

Efforts to create a harmonious character between the existing business centre, the proposed Public Open Space (mentioned in paragraph 1.4.1 above) and the proposed business development must be illustrated and motivated to the satisfaction of Council.

- 1.4.4 The development plan to be submitted prior to development shall indicate details with regards to access/egress, parking massing of buildings and pedestrian linkages. An integrated scheme is strived for.

2. REZONING AND SUBDIVISION - REMAINDER ERF 1

- 2.1 We consider this application as a worthy effort to create a balance between conservation and development and as such we recommend that it be approved subject to the conditions set out in paragraph 4 of the Chief Town and Regional Planner's report dated 11 May 1994. However, we recommend that the following conditions be included :

- 2.1.1 No further subdivision of Portions 1 and 3 shall be allowed.
- 2.1.2 Portion 2 and the Remainder may only be further subdivided into one additional portion each after access to these additional portions has been provided to the satisfaction of the relevant Departments and authorities (including Local Council).
- 2.1.3 Further subdivision of Portion 2 and the Remainder as stated in paragraph 2.1.2 above, shall be subject to the standard town planning application procedures including full advertising and the conditions stated in the Chief Town and Regional Planner's report mentioned in paragraph 2.1 above, or any additional conditions as may be deemed necessary, shall be complied with.
- 2.1.4 Portions 1, 2, 3 and the Remainder as well as the possible two additional portions as mentioned in paragraphs 2.1.2 and 2.1.3 above, shall in its entirety, be zoned Conservation Zone.

3. REZONING OF ERF 1776

- 3.1 In principle, the rezoning of Erf 1776 to be utilised for group housing is supported on the basis set out below and to the satisfaction of the Local Council:

- 3.2 The entire Erf is rezoned to Special Zone 5, (a new zone in the Substitution Scheme, Plan W/F/201/1, drawn up by Nel & De Kock, where it is indicated as Special Zone 3). The following conditions must be imposed:

- 3.2.1 A Development Plan as set out below must be drawn up for the entire site (see section 3.3 below). The existing guest house and the proposed restaurant site must be included.

- 3.2.2 A maximum coverage of 25 percent for all buildings is prescribed (as per General Residential Zone, Section 3.3 of the Town Planning Scheme Regulations). The existing buildings, the proposed restaurant and garages for the residential units must also be included.

- 3.2.3 A maximum height of 8 m is prescribed for any building structure(s) and a bulk factor of 0,5.

- 3.2.4 Parking bays must be provided on-site in the ratio of 1,5 parking bays per dwelling unit (additional parking is required for the guest house and restaurant, as prescribed in 3.2.8 and 3.2.9 below).

- 3.2.5 The massing of buildings must be to the satisfaction of the Local Council. A continuous

LINE OF SIGHT =

ANNEXURE B:

*DEADP Environmental Authorisation dated 25
September 2024*



REFERENCE NUMBER: 16/3/3/1/D2/55/0001/24
NEAS REFERENCE NUMBER: WCP/EIA/0001392/2024
DATE OF ISSUE: 25 September 2024

Messrs. Wentzel Christoffel Coetzer & Wessel Philippus Wessels
PO Box 26
GROOT-MARICO
North-West Province
2850

Cell: +267 71 306 763
E-mail: wentzel@work.co.bw

Dear Sirs,

APPLICATION FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014: PROPOSED MAIN DWELLING, 4 SELF-CATERING COTTAGES AND ASSOCIATED INFRASTRUCTURE ON ERF 2003, WILDERNESS SKY, WILDERNESS

1. With reference to the above application, this Department hereby notifies you of its decision to **grant Environmental Authorisation in respect of part of the activities applied for**, attached herewith, together with the reasons for the decision.
2. In terms of Regulation 4 of the Environmental Impact Assessment Regulations, 2014, you are instructed to ensure, within 14 days of the date of the Environmental Authorisation, that all registered interested and affected parties ("I&APs") are provided with access to and reasons for the decision, and that all registered I&APs are notified of their right to appeal.
3. Your attention is drawn to Chapter 2 of the Appeal Regulations, 2014, which prescribes the appeal procedure to be followed. This procedure is summarized in the attached Environmental Authorisation.

Yours faithfully

Gavin Benjamin

Digitally signed by Gavin Benjamin
Date: 2024.09.25 08:52:28 +02'00'

DIRECTOR: DEVELOPMENT MANAGEMENT

WCG: DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

Copied to:

EAP: Ms. Samantha Teeluckdhari (EcoRoute)
Ms. Janet Ebersohn (Eco-Route)
Mr. Clinton Petersen (George Municipality)

Email: samantha@ecoroute.co.za
Email: janet@ecoroute.co.za
Email: Cpetersen@george.gov.za

REFERENCE NUMBER: 16/3/3/1/D2/55/0001/24
NEAS REFERENCE NUMBER: WCP/EIA/0001392/2024
DATE OF ISSUE: 25 September 2024

ENVIRONMENTAL AUTHORISATION

APPLICATION FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014: PROPOSED MAIN DWELLING, 4 SELF-CATERING COTTAGES AND ASSOCIATED INFRASTRUCTURE ON ERF 2003, WILDERNESS SKY, WILDERNESS

With reference to your application for the abovementioned, find below the outcome with respect to this application.

DECISION

By virtue of the powers conferred on it by the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA") and the Environmental Impact Assessment ("EIA") Regulations, 2014, the Competent Authority herewith—

- **grants Environmental Authorisation in part** for to the applicant to undertake the listed activity specified in the section B below with respect to part of the *Preferred Layout Alternative*, which entails the development of a primary dwelling and associated infrastructure including *Design Alternative 2* for the storage and collection of sewage, and the development footprint may not exceed an area of 742m² on the site, as described in the Final Basic Assessment Report ("FBAR") dated June 2024, prepared and submitted by the appointed environmental assessment practitioner ("EAP"), Ms. Samantha Teeluckdhari (EAPASA No: 2023/6443), of Eco Route Environmental Consultancy.
- **refuses Environmental Authorisation** for Activity no. 6 of the Environmental Impact Assessment Regulations Listing Notice 3 of 2014 (GN No. R985 of 4 December 2014, as amended) as it relates to the development of 4 self-catering tourism accommodation facilities with decks, a boardwalk and parking areas as described in the FBAR, dated June 2024, prepared and submitted by the appointed environmental assessment practitioner ("EAP"), Ms. Samantha Teeluckdhari (EAPASA No: 2023/6443), of Eco Route Environmental Consultancy.

The applicant for this Environmental Authorisation is required to comply with the conditions set out in section E below.

A. DETAILS OF THE APPLICANT FOR THIS ENVIRONMENTAL AUTHORISATION

Mr. Wentzel Christoffel Coetzer and Mr. Wessel Philippus Wessels
PO Box 26
GROOT-MARICO
North-West Province
2850

E-mail: wentzel@work.co.bw
Cell: +267 71 306 763 (Botswana)

The abovementioned applicant is the holder of this Environmental Authorisation (hereinafter referred to as "**the Holder**").

B. LIST OF ACTIVITIES AUTHORISED

Listed Activities	Activity/Project Description
Environmental Impact Assessment Regulations Listing Notice 3 of 2014 Government Notice No. 985 of 4 December 2014	
Activity Number: 12 Activity Description: <i>The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan.</i> i. Western Cape <i>i. Within any critically endangered or endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004</i> <i>ii. Within critical biodiversity areas identified in bioregional plans;</i> <i>iii. Within the littoral active zone or 100 metres inland from high water mark of the sea or an estuarine functional zone, whichever distance is the greater, excluding where such removal will occur behind the development setback line on even in urban areas;</i> <i>iv. On land, where, at the time of the coming into effect of this Notice or thereafter such land was zoned open space, conservation or had an equivalent zoning; or</i> <i>v. On land designated for protection or conservation purposes in an Environmental Management Framework adopted in the prescribed manner, or a Spatial Development Framework adopted by the MEC or Minister.</i>	The proposal will include the clearance of more than 300 square metres of Endangered: Garden Route Shale Fynbos for the establishment of the primary dwelling and infrastructure directly related thereto, which may not exceed an area of 742m².

The abovementioned list is hereinafter referred to as "**the listed activity**".

The Holder is herein authorised to undertake the following alternatives that includes the listed activity as it relates to the development and development footprint.

Layout Alternative (i.e., Only part of the Preferred Alternative)

The development of a primary dwelling and associated infrastructure (driveway, parking area, pool, deck, and conservancy tank) with a footprint not exceeding 742m².

This authorisation excludes the self-catering tourism accommodation facilities with decks, the boardwalk and parking areas associated with the 4 self catering units on the above-mentioned property.

Design Alternative 2:

The development of a conservancy tank for the storage and collection of sewage. The sewage will be disposed of at a licenced waster water treatment facility.

The above development will be implemented approximate to the site development plan contained in Annexure 2 of this authorisation, but excluding the 4 self-catering tourism accommodation units with decks, the boardwalk and parking areas.

C. SITE DESCRIPTION AND LOCATION

The development will be located on erf 2003, Wilderness. The site is currently vacant, has a zoning of Open space III and contains pristine indigenous vegetation and forest. Access to the site will be gained via the existing access servitude that runs over Hoekwil Erf 317.

Coordinates:

Latitude (S)	Longitude (E)
33° 39' 35.54" South	22° 33 ' 44.7" East

SG 21 Code:

Property	SG21 Code
Erf 2003, Wilderness	C 0 2 7 0 0 0 9 0 0 0 0 2 0 0 3 0 0 0 0 0

Refer to Annexure 1: Locality Plan and Annexure 2: Site Development Plan of this Environmental Authorisation.

The above is hereinafter referred to as "**the site**".

D. DETAILS OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER (EAP)

Ms. Samantha Teeluckdhari
EAPASA No: 2023/6443
E-mail: samantha@ecoroute.co.za
Cell: 072 773 5397

Eco Route Environmental Consultancy

PO Box 1252
SEDGEFIELD
6573

E-mail: info@ecoroute.co.za
Tel: 082 557 7122
Web: <https://www.ecoroute.co.za/>

E. CONDITIONS OF AUTHORISATION

Scope and Validity Period of authorisation

1. This Environmental Authorisation is granted for the period from date of issue until **25 September 2029** (validity period), during which period the Holder must ensure that the—
 - (a) physical implementation of all the authorised listed activities is started with and concluded;
 - (b) construction monitoring and reporting requirements are undertaken and submitted to the Competent Authority in time to allow said authority to process such documents timeously;
 - (c) post construction rehabilitation and monitoring requirements is undertaken and completed; and
 - (d) environmental auditing requirements are complied with; and that such auditing is finalised in time to allow the competent authority to be able to process the environmental audits timeously within the specified validity period.

Failing which, this Environmental Authorisation shall lapse, unless the environmental authorisation is amended in accordance with the relevant process contemplated in the Environmental Impact Assessment Regulations promulgated under the National Environmental Management Act, 1998 (Act no. 107 of 1998).

2. The Holder is authorised to undertake the listed activities specified in Section B above in accordance with the Departmentally approved Alternative, as described in Section C above.

The development of a primary dwelling and associated infrastructure (driveway, conservancy tank, parking area, deck etc.) with a footprint not exceeding 742m². This authorisation excludes the self-catering tourism accommodation units with decks, the boardwalk and parking areas associated with the 4 self catering units on the above-mentioned property.

The development will be implemented approximate to the part of site development plan contained in Annexure 2 of this authorisation but excluding the 4 self-catering tourism accommodation units with decks, the boardwalk and parking areas.

3. This Environmental Authorisation may only be implemented in accordance with an approved Environmental Management Programme ("EMPr").
4. The Holder shall be responsible for ensuring compliance with the conditions by any person acting on his/her behalf, including an agent, sub-contractor, employee or any person rendering a service to the Holder.
5. Any changes to, or deviations from the scope of the alternative described in section B above must be accepted or approved, in writing, by the Competent Authority, before such changes or deviations may be implemented. In assessing whether to grant such acceptance/approval or not, the Competent Authority may request information in order to evaluate the significance and impacts of such changes or deviations, and it may be necessary for the Holder to apply for further authorisation in terms of the applicable legislation.

Notification and administration of appeal

6. The Holder must in writing, within 14 (fourteen) calendar days of the date of this decision—

- 6.1. notify all registered Interested and Affected Parties ("I&APs") of –
 - 6.1.1. the decision reached on the application;
 - 6.1.2. the reasons for the decision as included in Annexure 4;
 - 6.1.3. the date of the decision; and
 - 6.1.4. the date when the decision was issued.
- 6.2. draw the attention of all registered I&APs to the fact that an appeal may be lodged against the decision in terms of the National Appeal Regulations, 2014 (as amended) detailed in Section G below;
- 6.3. draw the attention of all registered I&APs to the manner in which they may access the decision;
- 6.4. provide the registered I&APs with the:
 - 6.4.1. name of the Holder (entity) of this Environmental Authorisation,
 - 6.4.2. name of the responsible person for this Environmental Authorisation,
 - 6.4.3. postal address of the Holder,
 - 6.4.4. telephonic and fax details of the Holder,
 - 6.4.5. e-mail address, if any, of the Holder,
 - 6.4.6. contact details (postal and/or physical address, contact number, facsimile and e-mail address) of the decision-maker and all registered I&APs in the event that an appeal is lodged in terms of the 2014 National Appeals Regulations (as amended).
- 6.5. The listed activities, including site preparation, must not commence within 20 (twenty) calendar days from the date the applicant notified the registered I&APs of this decision.
- 6.6. In the event that an appeal is lodged with the Appeal Authority, the effect of this Environmental Authorisation is suspended until the appeal is decided i.e. the listed activities, including site preparation, must not commence until the appeal is decided.

Written notice to the Competent Authority

7. Seven calendar days' notice, in writing, must be given to the Competent Authority before commencement of any activities.
 - 7.1. The notice must make clear reference to the site details and EIA Reference number given above.
 - 7.2. The notice must also include proof of compliance with the following conditions described herein:

Conditions Number: 6, 12, 20.2; & 20.3.

Management of activity

8. The Environmental Management Programme ("EMPr") submitted as part of the application for Environmental Authorisation is hereby approved subject to the inclusion of an amended site development plan which gives effect to this environmental authorisation. The amended EMPr must be submitted to this Department for record-keeping purposes.
9. The requirements for the avoidance, management, mitigation, monitoring, rehabilitation and reporting of the impacts of the activity on the environment, which have been identified in this Environmental Authorisation additional to those contained in the approved EMPr, must be implemented together with the EMPr.
10. The EMPr must be updated to incorporate all the conditions contained in this Environmental Authorisation and all those measures for the avoidance, management, mitigation, monitoring, rehabilitation and reporting as identified in this Environmental Authorisation additional to those contained in the approved EMPr.

The updated EMPr must be re-submitted to the Competent Authority prior to commencement of the construction activities.

11. The approved EMPr (including the additional measures for the avoidance, management, mitigation, monitoring and reporting identified in the Environmental Authorisation) must be included in all contract documentation for all phases of implementation.

Monitoring

12. The Holder must appoint a suitably experienced Environmental Control Officer ("ECO"), for the duration of the construction and rehabilitation phases.
13. The ECO must–
 - 13.1. be appointed prior to commencement of any works (i.e. removal and movement of soil and / or rubble or construction activities commencing;
 - 13.2. ensure compliance with the EMPr and the conditions contained herein;
 - 13.3. keep record of all activities on the site; problems identified; transgressions noted and a task schedule of tasks undertaken by the ECO;
 - 13.4. remain employed until all development activities are concluded, and the post construction rehabilitation and monitoring requirements are finalised.
14. A copy of the Environmental Authorisation, EMPr, any independent assessments of financial provision for rehabilitation and environmental liability, closure plans, audit reports and compliance monitoring reports must be kept at the site of the authorised activities and be made available to anyone on request, and where the Holder has a website, such documents must be made available on such publicly accessible website.
15. Access to the site referred to in Section C must be granted, and the environmental reports mentioned above must be produced, to any authorised official representing the Competent Authority who requests to see it for the purposes of assessing and/or monitoring compliance with the conditions contained herein.

Auditing

16. The Holder must, for the period during which the environmental authorisation and EMPr remain valid ensure the compliance with the conditions of the environmental authorisation and the EMPr, is audited.
17. The frequency of auditing of compliance with the conditions of the environmental authorisation and of compliance with the EMPr, must adhere to the following programme:
 - 17.1. During the period which the activities have been commenced with on site until construction of has been completed on site, the Holder must undertake annual environmental audit(s) and submit the Environmental Audit Report(s) to the Competent Authority.

A final Environmental Audit Report must be submitted to the Competent Authority within **three (3)** months of completion of the construction and the post construction rehabilitation and monitoring requirements thereof.

Note: The final auditing requirements should be completed at least three months prior to expiry of the validity period of the environmental authorisation to ensure the Holder is able to comply

with all the environmental auditing and reporting requirements and for the competent authority to be able to process it timeously.

18. The Environmental Audit Report(s), must –

- 18.1. be prepared and submitted to the Competent Authority, by an independent person with the relevant environmental auditing expertise. Such person may not be the ECO or EAP who conducted the EIA process;
- 18.2. provide verifiable findings, in a structured and systematic manner, on–
 - 18.2.1. the level of compliance with the conditions of the environmental authorisation and the EMPr and whether this is sufficient or not; and
 - 18.2.2. the ability of the measures contained in the EMPr to sufficiently provide for the avoidance, management and mitigation of environmental impacts associated with the undertaking of the activity.
- 18.3. identify and assess any new impacts and risks as a result of undertaking the activity;
- 18.4. evaluate the effectiveness of the EMPr;
- 18.5. identify shortcomings in the EMPr;
- 18.6. identify the need for any changes to the avoidance, management and mitigation measures provided for in the EMPr;
- 18.7. indicate the date on which the construction work was commenced with and completed or in the case where the development is incomplete, the progress of the development and rehabilitation;
- 18.8. indicate the date on which the operational phase was commenced with and the progress of the rehabilitation;
- 18.9. include a photographic record of the site applicable to the audit; and
- 18.10. be informed by the ECO reports.

19. The Holder must, within 7 calendar days of the submission of the audit report to the Competent Authority, notify all potential and registered I&APs of the submission and make the report available to anyone on request and on a publicly accessible website (if applicable).

Specific Conditions

20. The clearance of indigenous vegetation must be restricted to the area approved for the development footprint of 742m².

Further to this—

- 20.1. The remainder of the property (i.e., outside of the development footprint) must remain undisturbed, and no indigenous vegetation or forest may be cleared without the necessary environmental authorisation and permits. This area must be treated as a “no-go” area and managed for a conservation use.
- 20.2. The perimeter of the area approved for the development footprint, namely the development of a house and associated infrastructure on an area of 742m², must be geo-referenced, and the information incorporated in the layout plan to be submitted to this Directorate (for recordkeeping purposes) along with the amended EMPr.
- 20.3. The development footprint must be demarcated prior to commencement of construction/clearance activities. All areas outside of this demarcated area must be considered as a “no-go area” and no indigenous vegetation outside of demarcated area may be cleared, unless authorised by the Competent Authority.

20.4. No fences may be erected along the western boundary or around the remainder of the property, without first obtaining authorisation to do so.

Note: A security fence may be erected on the perimeter of the approved development footprint.

21. A search and rescue for plant and animal species must be undertaken prior to commencement of any land clearance.

Note: Such species may be subject to permit requirements from CapeNature.

22. Areas which have been identified for rehabilitation, must be rehabilitated to indigenous vegetation within the validity period of the environmental authorisation.

23. Should any heritage remains be exposed during excavations or any other actions on the site, these must immediately be reported to the Provincial Heritage Resources Authority of the Western Cape, Heritage Western Cape. Heritage remains uncovered or disturbed during earthworks must not be further disturbed until the necessary approval has been obtained from Heritage Western Cape. Heritage remains may only be disturbed by a suitably qualified heritage specialist working under a directive from the relevant Heritage Resources Authority.

Heritage remains include: meteorites, archaeological and/or paleontological remains (including fossil shells and trace fossils); coins; indigenous and/or colonial ceramics; any articles of value or antiquity; marine shell heaps; stone artefacts and bone remains; structures and other built features with heritage significance; rock art and rock engravings; shipwrecks; and/or graves or unmarked human burials including grave goods and/or associated burial material.

F. GENERAL MATTERS

1. Notwithstanding this Environmental Authorisation, the Holder must comply with any other statutory requirements that may be applicable when undertaking the listed activities.

Amendment of Environmental Authorisation and EMPr

2. If the Holder does not start with all listed activities and exceed the threshold of each listed activity within the period referred to in Section G, this Environmental Authorisation shall lapse for that activity, and a new application for Environmental Authorisation must be submitted to the relevant Competent Authority.

If the Holder wishes to extend a validity period specified in the Environmental Authorisation, an application for amendment in this regard must be made to the relevant Competent Authority prior to the expiry date of such a period.

Note:

- (a) Failure to lodge an application for amendment prior to the expiry of the validity period of the Environmental Authorisation will result in the lapsing of the Environmental Authorisation.
- (b) It is an offence in terms of Section 49A(1)(a) of NEMA for a person to commence with a listed activity if the competent authority has not granted an Environmental Authorisation for the undertaking of the activity.

- (c) An environmental authorisation may be amended where it relates to a change of ownership or transfer of rights and obligations.
 - (d) On application, if the competent authority decides to grant environmental authorisation, the competent authority may issue a single environmental authorisation or multiple environmental authorisations in the name of the same or different applicants covering all aspects for which authorisation is granted.
3. The Holder is required to notify the Competent Authority where any detail with respect to the Environmental Authorisation must be amended, added, substituted, corrected, removed or updated.

In assessing whether to amend or correct the EA, the Competent Authority may request information to evaluate the significance and impacts of such changes or deviations, and it may be necessary for the Holder to apply for further authorisation in terms of the applicable legislation.

The onus is on the Holder to verify whether such changes to the environmental authorisation must be approved in writing by the relevant competent authority prior to the implementation thereof.

Note: An environmental authorisation may be amended or replaced without following a procedural requirement contained in the Regulations if the purpose is to correct an error and the correction does not change the rights and duties of any person materially

4. The manner and frequency for updating the EMPr is as follows:
- (a) Any further amendments to the EMPr, other than those mentioned above, must be approved in writing by the relevant competent authority.
 - (b) An application for amendment to the EMPr must be submitted to the Competent Authority if any amendments are to be made to the impact management outcomes of the EMPr. Such amendment(s) may only be implemented once the amended EMPr has been approved by the competent authority.

The onus is however on the Holder to confirm the legislative process requirements for the above scenarios at that time.

5. Where an amendment to the impact management outcomes of an EMPr is required before an environmental audit is required in terms of the environmental authorisation, an EMPr may be amended on application by the Holder of the environmental authorisation.

Compliance with Environmental Authorisation and EMPr

6. Non-compliance with a condition of this environmental authorisation or EMPr is an offence in terms of Section 49A(1)(c) of the National Environmental Management Act, 1998 (Act no. 107 of 1998, as amended).
7. This Environmental Authorisation is granted for a set period from the date of issue, during which period all the listed activities must be commenced with and concluded, including the post-construction rehabilitation; monitoring requirements and environmental auditing requirements which must be concluded.

The validity period and conditions of the environmental authorisation has been structured to promote the effective administration and implementation of the environmental authorisation and guidance has been provided to ensure the compliance thereof within the validity period, for example:

- ❖ Failure to complete the post construction rehabilitation and monitoring requirements at least six months prior to expiry of the validity period of an environmental authorisation may result in the Holder not being able to comply with the environmental auditing requirements in time.
 - ❖ Failure to complete the auditing requirements at least three months prior to expiry of the validity period of the environmental authorisation may result in the Holder not being able to comply with all the environmental auditing and reporting requirements and may result in the competent authority not being able to process the audit timeously.
8. This Environmental Authorisation is subject to compliance with all the peremptory conditions (i.e. 6, 12, 20.2 & 20.3 of Section E above). Failure to comply with all the peremptory conditions prior to the physical implementation of the activities (including site preparation) will render the entire EA null and void. Such physical activities shall be regarded to fall outside the scope of the Environmental Authorisation and shall be viewed as an offence in terms of Section 49A(1)(a) of NEMA.
 9. In the event that the Environmental Authorisation should lapse, it is an offence in terms of Section 49A(1)(a) of NEMA for a person to commence with a listed activity, unless the competent authority has granted an Environmental Authorisation for the undertaking of the activity.
 10. Offences in terms of the NEMA and the Environmental Impact Assessment Regulations, 2014, will render the offender liable for criminal prosecution.

G. APPEALS

1. An appellant (if the holder of the decision) must, within 20 (twenty) calendar days from the date the notification of the decision was sent to the holder by the Competent Authority –
 - 1.1. Submit an appeal in accordance with Regulation 4 of the National Appeal Regulations 2014 (as amended) to the Appeal Administrator; and
 - 1.2. Submit a copy of the appeal to any registered I&APs, any Organ of State with interest in the matter and the decision-maker i.e. the Competent Authority that issued the decision.
2. An appellant (if NOT the holder of the decision) must, within 20 (twenty) calendar days from the date the holder of the decision sent notification of the decision to the registered I&APs–
 - 2.1. Submit an appeal in accordance with Regulation 4 of the National Appeal Regulations 2014 (as amended) to the Appeal Administrator; and
 - 2.2. Submit a copy of the appeal to the holder of the decision, any registered I&AP, any Organ of State with interest in the matter and the decision-maker i.e. the Competent Authority that issued the decision.
3. The holder of the decision (if not the appellant), the decision-maker that issued the decision, the registered I&AP and the Organ of State must submit their responding statements, if any, to the appeal authority and the appellant within 20 (twenty) calendar days from the date of receipt of the appeal submission.
4. The appeal and the responding statement must be submitted to the Appeal Administrator at the address listed below:

By post: Western Cape Ministry of Local Government, Environmental Affairs and
Development Planning
Private Bag X9186

CAPE TOWN
8000

By facsimile: (021) 483 4174; or

By hand: Appeal Administrator
Attention: Mr Marius Venter (Tel: 021 483 3721)
Room 809
8th Floor Utilitas Building, 1 Dorp Street, Cape Town, 8001

Note: For purposes of electronic database management, you are also requested to submit electronic copies (Microsoft Word format) of the appeal, responding statement and any supporting documents to the Appeal Authority to the address listed above and/ or via e-mail to DEADP.Appeals@westerncape.gov.za.

5. A prescribed appeal form as well as assistance regarding the appeal processes is obtainable from the Appeal Administrator at: Tel. (021) 483 3721, E-mail DEADP.Appeals@westerncape.gov.za or URL <http://www.westerncape.gov.za/eadp>.

H. DISCLAIMER

The Western Cape Government, the Local Authority, committees or any other public authority or organisation appointed in terms of the conditions of this Environmental Authorisation shall not be responsible for any damages or losses suffered by the Holder, developer or his/her successor in any instance where construction or operation subsequent to construction is temporarily or permanently stopped for reasons of non-compliance with the conditions as set out herein or any other subsequent document or legal action emanating from this decision.

Your interest in the future of our environment is appreciated.

Yours faithfully

Gavin Benjamin

Digitally signed by Gavin
Benjamin
Date: 2024.09.25 08:54:56
+02'00'

DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 3)

WCG: DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

DATE OF DECISION: 25 SEPTEMBER 2024

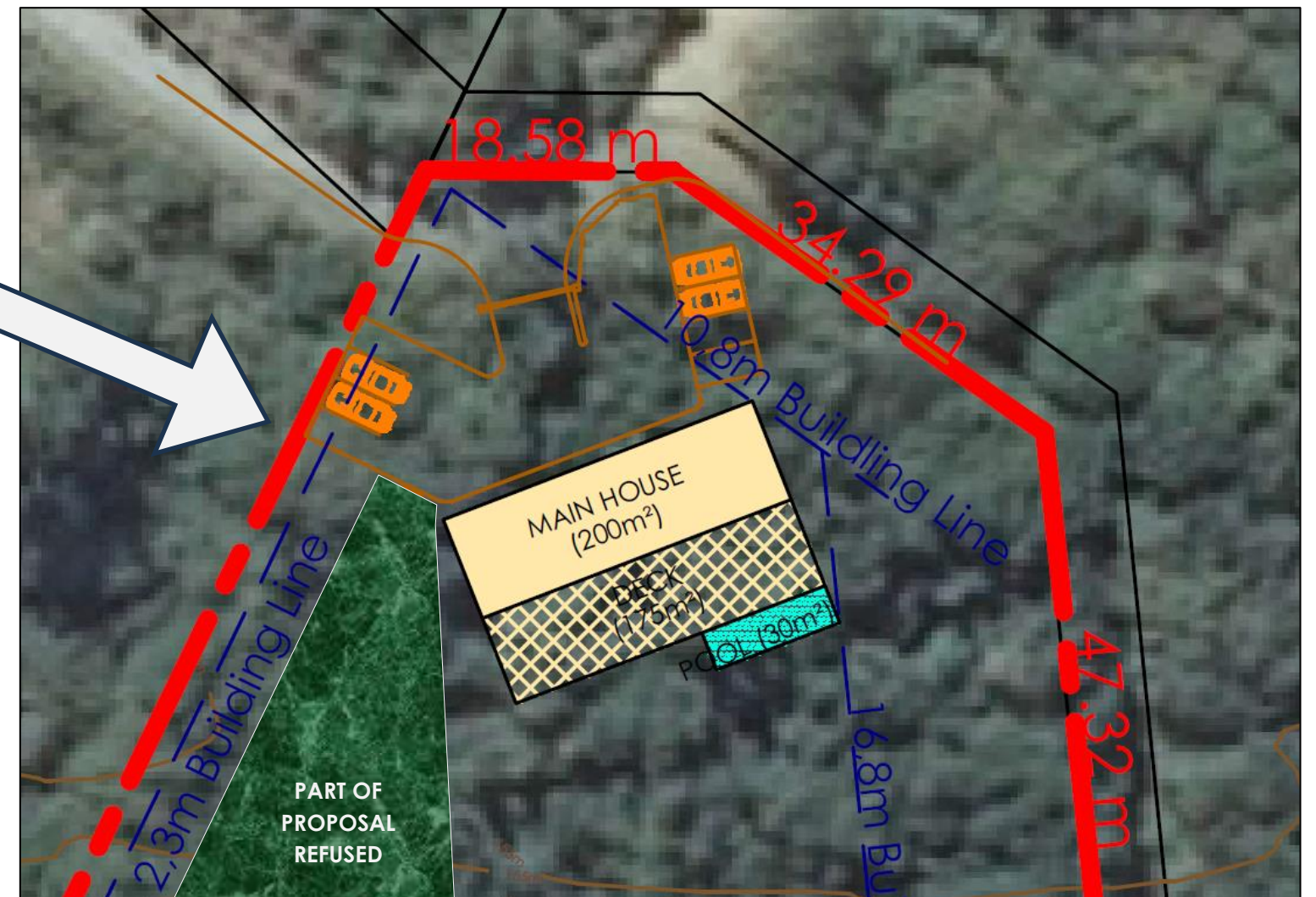
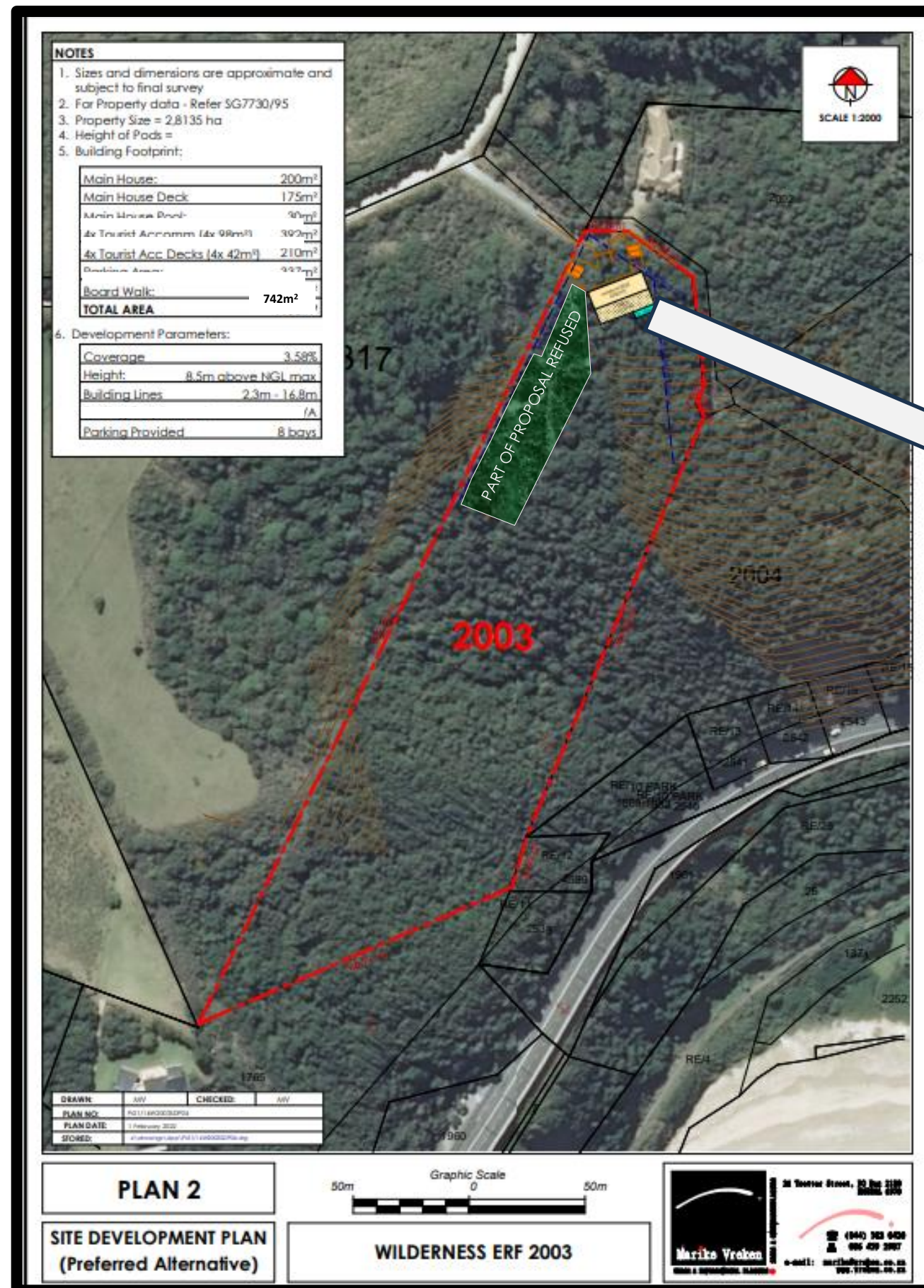
FOR OFFICE USE ONLY

DATE OF ISSUE: This decision
REFERENCE NUMBER: 16/3/3/1/D2/55/0001/24
NEAS REFERENCE NUMBER: WCP/EIA/0001392/2024

ANNEXURE 1: LOCALITY MAP



ANNEXURE 2: SITE DEVELOPMENT PLAN (ALTERNATIVE APPROVED IN PART)



ANNEXURE 3: REASONS FOR THE DECISION

In reaching its decision, the Competent Authority considered, *inter alia*, the following:

- a) The information contained in the Application Form received on 11 January 2024, the Final Basic Assessment Report (FBAR) and EMPr submitted together with the Revised BAR dated June 2024;
- b) Relevant information contained in the Departmental information base, including the Guidelines on Public Participation, Alternatives (dated March 2013);
- c) The objectives and requirements of relevant legislation, policies and guidelines, including section 2 of the National Environmental Management Act, 1998 (Act No. 107 of 1998);
- d) The comments received from I&APs and responses to these, included in the FBAR dated June 2024;
- e) The balancing of negative and positive impacts and proposed mitigation measures;
- f) Adequate/Sufficient information was made available in the report to understand the environmental and spatial context and the case officer is familiar with the area; and
- g) Date of Site Inspection: 7 August 2024
Persons present: Francois Naude and Dorien Werth from this Department
Joclyn Marshall from Eco Route Environmental Consultancy

All information presented to the Competent Authority was taken into account in the consideration of the application for Environmental Authorisation. A summary of the issues that were considered to be the most significant for the decision is set out below.

1. Other relevant legislative considerations

■ Listed activity applied for but not authorised in this Environmental Authorisation:

The original application included Activity no. 6 of Environmental Impact Assessment Regulations Listing Notice 3 of 2014 (GN No. R985 of 4 December 2014, as amended) which relates to the development of tourism accommodation facilities. The application has only been authorised in part, and Activity no. 6, which relates to the development of tourism accommodation facility, has been refused.

2. Public Participation

A sufficient public participation process was undertaken, and the applicant has satisfied the minimum requirements as prescribed in the EIA Regulation 2014 for public involvement. The public participation process included:

- Identification of and engagement with interested and affected parties (I&APs) including organs of state which have jurisdiction in respect of the activity to which the application relates;
- Letter drops to adjacent landowners on 17 January 2024;
- Giving written notice to the owners and occupiers of land adjacent to the site and any alternative site where the listed activities are to be undertaken;
- Email notifications were also sent to all relevant parties informing them of the 30-day commenting period from 19 January 2024 until 19 February 2024;
- Draft BAR was available for 30 days from 19 January 2024;
- The Revised BAR was made available for 30 days from 19 January 2024;
- Site Notices were placed on at the corner of Remskoek Avenue and servitude as well as at the Map of Africa Viewpoint;
- Notices were given to the municipality and ward councillor, and the various organs of state having jurisdiction in respect of any aspect of the listed activities;
- The placing of a newspaper advertisement in the 'George Herald' on 18 January 2024;
- The following parties were notified on the proposal:

State Departments:

- Department of Environmental Affairs and Development Planning (DEA&DP) (Development Management and Coastal Management Unit)
- Department of Agriculture Western Cape
- Department of Fisheries, Forestry and Environment (DFFE)
- Department of Economic Development and Tourism Western Cape
- South African Roads Agency Limited (SANRAL)

Organs of State:

- Cape Nature
- Heritage Western Cape
- SANParks
- Breede-Olifants Catchment Management Agency (BOCMA)
- SANRAL
- South African Civil Aviation Authority (SACAA)

The following Organs of State provided comment on the proposal:

- Department of Environmental Affairs and Development Planning. Directorate: Development Management, Region 3: Development Management
- Department of Environmental Affairs and Development Planning: Biodiversity and Coastal Management
- Department of Fisheries and Forestry and Environment (DFFE)
- Breede Olifants Catchment Management Agency
- CapeNature

The Department of Infrastructure indicated that due to the location of the site, the proposed development does not have any effect on the branch and therefore they do not have any objection to the proposed development.

Heritage Western Cape provided comment stating that there is no reason to believe that the proposed development will have any impact on any heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required. This Directorate accepts this input and way forward.

The Breede Olifants Catchment Management Agency (BOCMA) provide very general comment on the proposal; however, they did recommend that a conservancy tank system instead of a septic tank system be implemented. This Directorate supports this recommendation.

DFFE strongly objects to the proposed development and requested that the developmental footprint be kept to an absolute minimum, only supporting the development and maintenance of one dwelling on the property. It was also suggested by DFFE that a Bed and Breakfast be considered within the parameters of the one dwelling unit. Although it can be agreed that this was considered, it was not an alternative that was adequately assessed as no site development plan or assessments in terms of the impacts were presented in the BAR, making it difficult to approve such an alternative, hence the partial approval.

SANParks has indicated that they do not have any objection to the construction of the main dwelling/ house, but they do object to the 4 self-catering units within a CBA1 containing endangered Garden Route Shale Fynbos, and within intact Greenfield undisturbed forest areas. SANParks also highlighted that the approval of the 4 self-catering units will lead to fragmentation of the landscape and will result in unacceptable biodiversity loss. This Department is in agreement herewith as the CBA which

erf 2003 forms part of also links up with a larger connectivity corridor that extends well beyond the property boundary.

SANParks also indicated the need for a formal Biodiversity Stewardship Agreement. Despite this also being reiterated by this Directorate, no written confirmation of the willingness of either the applicant or a conservation body to enter into an agreement was submitted along with the final BAR.

CapeNature emphasized that the property is of high conservation value and that the proposed development may disrupt the ecological integrity the CBA. This Directorate agrees with this.

This Directorate is therefore satisfied that the partial approval as well as the mitigation measures proposed will effectively address the concerns raised by I&APs to ensure that the impacts on the receiving environment will be insignificant.

3. Consideration of Alternatives

Three alternatives, including the no-go alternative were considered.

(a) Layout Alternatives:

● **“Preferred Layout Alternative”** (Applicant's preferred alternative)

This alternative entails the development of the following:

- A main dwelling;
- 4 self-catering units for tourism accommodation;
- A parking area consisting of 4 parking bays;
- An additional parking area adjacent to the main dwelling house;
- A wooden walkway raised 1.5 meters above the forest floor is proposed from the parking bays joining the main dwelling house and the 4 (cottages) tourism accommodation units;
- An on-site package plant for the storage and treatment of sewage resulting from the proposed development; and
- Fencing the property along the western boundary with clear-vue fencing for safety for tourists and the owners. No physical boundaries will be erected along the property boundaries

The alternative as described above has not been approved; however only part thereof has been considered and approved.

● **Layout Alternative 1**

This alternative entails the development of the following:

- A main dwelling;
- 5 self-catering units for tourism accommodation;
- A parking area consisting of 5 parking bays;
- An additional parking area adjacent to the main dwelling house;
- A wooden walkway raised 1.5 meters above the forest floor is proposed from the parking bays joining the main dwelling house and the 5 tourism accommodation units (cottages);
- An on-site sewage package plant to accommodate sewage resulting from the proposed development; and
- The proposal also entails fencing the property along the western boundary with clear-vue fencing for safety for tourists and the owners. No physical boundaries will be erected along the property boundaries.

This is not the applicant's preferred alternative as it will result in more disturbance than the preferred alternative.

● **Layout Alternative 2**

This Alternative was proposed by the DFFE: Forestry, SANParks, CapeNature and WALEAF. This alternative entails the development of the main dwelling to accommodate a single guest house and the tree-top pods (tourism accommodation units) are omitted.

Services proposed:

Infrastructure & Services which form part of this alternative include:

- Sewage storage and disposal will be accommodated by means of developing a conservancy tank;
- Water provision - It is proposed that a connection is made to the existing municipal pipeline located on the western side of Remskoek Street to supply the proposed development with both domestic and fire water.
- Electricity provision will be made by means of municipal connection (if available).
- A deck and a 30m² swimming pool.
- There will be designated parking areas in the northwestern section of the property that also makes provision for a total of 10x vehicles.
- The exact size of the house has not been decided upon at this stage; however, it will need to increase to accommodate the same number of guests as Alternative 1.

This alternative does not address the primary use associated with the parcel of land and the lack of assessment and information on the size of the single building is critical. Although only a single building will be developed, this alternative has not been considered viable or approved.

(b) Design Alternatives: Sewage Treatment

● **Alternative 1: Closed Sewage Treatment System** (Applicant's preferred alternative)

The applicant has opted for a closed sewage treatment system referred to as the Clarus Fusion® by Re Source Water Solutions. The process sequence promotes good nitrification, denitrification, and biological phosphate removal, with foreign solids removal at the head of the works and final disinfection available in an Ultraviolet lamp process or chlorine. Interlinked stages in the process include anaerobic sedimentation settling, anoxic secondary settling, aerobic oxidation, final clarification, and disinfection, with electrical control monitoring of the system. Recirculation and backwashed sludge return via the bio ball filter material and floating media bed re-invigorates the bacterial action by returning circulation from the clarifier to the sedimentation chamber and backwashing from the aerobic bioreactor to the primary settler.

Considering the comments received and impacts described in the FBAR, this alternative has not been considered appropriate or approved.

● **Alternative 2: Conservancy Tank** (herewith approved)

This alternative entails the development of a conservancy tank for the on-site storage and collection of sewage. Once the sewage is collected it will be disposed of at licenced wastewater treatment works (WWTW). This alternative may include the development of an associated sewage pump and conservancy storage facility as per the Engineering Services Report, 6 July 2022. The latter may be required to address the challenges of sewerage collection should trucks be unable to access the site. It is therefore proposed that a conservancy tank with a pump system and 110mm rising main is installed. This will pump sewerage from the lower lying (secondary conservancy tank) to the primary conservancy tank, located on the property boundary along Remskoek Street. Inline the SANS 10400 P

requirements, the size of the conservancy tanks will be 5.1m³ requiring to be serviced every alternate day. The internal sewer reticulation network of the proposed development will comply with the minimum specification as given in the Red Book - *Guidelines for Human Settlement Planning and Design* and the minimum standards of the George Municipality.

This

(c) “No-Go” Alternative

This Alternative entails maintaining the status quo and not allowing any development. Although the environmental and biodiversity benefits will be great by retaining and conserving the pristine fynbos and forest vegetation on site and keeping the CBA intact, it is acknowledged that the applicant should be able to establish a primary dwelling on the property, hence, the approval of the approved alternative. This alternative is not regarded to be the best practicable environmental option.

(d) Approved Alternative: (i.e., Part of the Preferred Layout Alternative and Design Alternative 2)

This alternative entails the development of a primary dwelling and associated infrastructure (i.e., driveway, parking area, water reticulation including connection to the existing Municipal potable water supply, sewage reticulation and conservancy tanks, deck etc.) with a footprint not exceeding 742m². This authorisation excludes the self-catering cottages with decks, the boardwalk and parking areas on the property.

Sewage will be handled by the installation of a conservancy tanks as described in Design Alternative 2 above.

The development will be implemented approximate to the site development plan contained in Annexure 2 of this authorisation,

This alternative is regarded to be the best practicable environmental option as the holder will be able to develop his primary dwelling in such a way as to least impact on the receiving environment and the integrity of the site.

4. Impact Assessment and Mitigation Measures

4.1 Biodiversity and Conservation aspects:

Erf 2003, Wilderness, is situated in the Buffer Zone of the Garden Route National Park (GRNP). The vegetation mapped on the property is *Garden Route Shale Fynbos* vegetation, which currently has an ecosystem threat status of “endangered” (EN); however, most of the vegetation present on the site is forest / forest species due to the lack of- or prevention of the required fire regime, causing a transition from fynbos to forest.

The site falls entirely within a critical biodiversity area (CBA) and forms part of a continuous CBA corridor towards the east. CBAs are defined as areas in a natural condition that are required to meet biodiversity targets, for species, ecosystems or ecological processes and infrastructure. The biodiversity management objective for a CBA is to maintain in it in a natural or near-natural state, with no further loss of natural habitat. Degraded areas should be rehabilitated. Only low-impact, biodiversity-sensitive land uses are appropriate. Approving the development preferred alternative proposal will lead to a larger degree of fragmentation of CBA.

The lower portion of the property forms part of the National Protected Areas Expansion Strategy (NPAES), which further emphasises the importance of the biodiversity on this property.

The competent authority has applied a risk averse and cautious approach in considering the application and only the main dwelling and associated infrastructure has been approved as the house is proposed on the northern section of the property, close to the existing access road. There will be no need for additional roads and boardwalks or parking areas which will increase the fragmentation of the CBA and may disrupt the ecological integrity of the forest or Garden Route Shale Fynbos.

4.2 Biodiversity and Vegetation

The entire site is within a CBA consisting of two categories, namely Category 1 CBA: Terrestrial and Category 2: CBA: Forest. The CBA extends beyond the site to the east as well as the south-west, and also extends northwards along a main drainage valley that runs through the site. The boundary of this CBA1 area runs along the north- western boundary of the site (except for the drainage line location). The management objectives for CBA1 areas are to maintain in a natural or near natural state, with no further loss of natural habitat. Degraded areas should be rehabilitated and only low-impact, biodiversity-sensitive land uses are appropriate. The proposed development has been designed to avoid transformation impacts as much as possible, and to locate infrastructure along the edge of the CBA.

The mapped vegetation type is Garden Route Shale Fynbos (a listed threatened ecosystem), but on the basis of vegetation structure and species composition, it can be more accurately described as Southern Afrotemperate Forest with elements of Goukamma Dune Thicket. This is mainly due to the absence of a fire regime and the presence of alien vegetation that the forest has mostly taken over the site. The presence of three protected tree species (*Curtisia dendata*, *Sideroxylon inerme*, and *Pittosporum viridiflorum*). With the ongoing alien management and the holder joining the Southern Cape Fire Protection Agency, this impact can be managed, and the vegetation type can return to what it previously was. The presence of three (3) listed animal species (*Knysna Warbler*, *Duthie's Golden Mole*, and a small antelope) demonstrates that the required habitat is present on site/property for such species and the importance of limiting the loss of biodiversity and managing the property for a conservation use, is further emphasised.

This Directorate is of the opinion that the preferred alternative will compromise the biodiversity/land management objectives, but the approved alternative will minimise the fragmentation of the CBA as the proposed house will be located as close to the existing road as possible. By limiting the proposed fencing to the edge of the development footprint, will also contribute to minimising the impact and the loss of biodiversity.

It is strongly advised that the holder becomes a member of the Southern Cape Fire Protection Association and the further clearance of vegetation (specifically forest) be avoided at all cost.

4.3 Aquatic

According to the BAR, the site contains a drainage valley area which is confirmed by relevant GIS data, however, the report states that the proposed development will have little to no impact on the drainage area as it will be located far from the drainage area. Furthermore, no watercourses or wetlands were observed within 32-metres of the main dwelling site. The botanical specialist concluded that the drainage valley is an important for hydrological function of the site and that the proposed development will not have an impact on this system. Considering the above and given the proposed location of the main dwelling and the proposed stormwater management measures, the competent authority is satisfied that there will be no significant aquatic impacts that will result from the proposed development.

4.4 *Geotechnical constraints*

The geotechnical sensitivity of the site evident from the steep slopes and type of soils present. This could be further exacerbated by construction occurring on the moderate to steep slopes, and by the proximity of the drainage valley (cumulatively), by stormwater runoff, all compounded by climate change impacts. The geotechnical report concludes that the site is potentially suitable for development but there are some geotechnical constraints, such as difficult access, restricted construction space, steep slopes and shallow/irregular rock, which may have an impact on the engineering design and construction costs. The geology of the site is unstable as the soil erodibility is moderate and removing vegetation will destabilise the soil and could result in land slipping. The approved alternative significantly aims to avoid the impacts and risks and reduces these challenges as the main dwelling will be located on the northern portion of the site, close to the access road on an area that is relevantly flat.

4.5 *Services*

There is an existing municipal 50mm Class 12 uPVC pipe located on the western side of Remskoen Street to which the proposed development will connect for water. It is proposed that a 25mm connection is made to supply the proposed development with both domestic and fire water.

This Department is in favour that sewage generated as a result of a proposed development should preferably be disposed of by means of a waterborne gravity sewer network connected to the existing municipal sewer network and disposed of at a licensed wastewater management facility / sewage treatment plant with sufficient unallocated sewage treatment capacity. Currently there is no sewer reticulation in close proximity to the site and it appears that there are currently no plans to upgrade the sewer reticulation in this area. Although the applicant has proposed that a closed sewage treatment system be installed on site, the engineering services report has demonstrated that sewage can be handled by means of a conservancy tank system and disposed of at the licensed wastewater management facility. This will avoid any risk of contamination of the site.

4.6 *Stormwater management*

The management of stormwater on the subject property is critical, as the property is characterised by a prominent drainage valley and channel, which drains water and surface runoff down towards the N2 national road that runs below it with very slippery sandy and clayey slopes that have collapsed on numerous occasions in the past, due to disturbance activities occurring at the top. The cumulative effect of activities occurring at the top of mountainous properties or slopes can have a detrimental impact on both ecological or man-made infrastructure and therefore the development authorised is significantly reduced in order to mitigate these expected impacts.

4.7 *Visual Impact*

The site is steep in places and has high visual sensitivity, due to its proximity to the N2, a recognised tourism corridor. The visual impact assessment found that the development, as authorised now will have the lowest visual impact and is therefore preferred from a visual perspective. According to the visual specialist, every attempt should be made to design the proposed development so that buildings, structures, and other improvements do not extend above the existing ridgelines (high visual sensitivity area) or alter the ridge profile significantly when viewed from the public streets, roads, water bodies or facilities. Structures should be sited below the ridgeline to preserve a natural topographic and vegetative profile. The placement of the primary dwelling will ensure that the development complies with the aforementioned.

4.8 Need and Desirability

The current George SDF highlights the importance to balance the attention between the urban and rural areas, to protect the rural areas from unwanted development and urbanisation into the rural areas that would impact the character of the area. In terms of the vision identified by the spatial development for the area where the site is located, it is important that the environment is protected and preserved as much as possible. The BAR motivates the need for the proposed development by stating that the proposal will provide employment opportunities in the George Municipality and Tourism opportunities in South Africa as a whole. Although this might be accurate in a sense, these benefits are outweighed by the impact of the proposal on the environmental integrity of the site, being a CBA.

4.9 Planning Considerations

According to the Western Cape Spatial Development Framework (PSDF) Land transformation (i.e. conversion from natural to manmade landscapes), is the primary cause of biodiversity loss and deteriorating ecosystems health. According to the BAR, the southern slopes of the hills north of the Wilderness Lakes areas, as viewed from the current N2, should be safeguarded against development to maintain the green backdrop and 'wilderness' trademark. Only dwelling houses with restricted outbuildings should be allowed in sensitively placed areas on individual properties.

The site is located outside the urban edge of George as per the George Spatial development framework. One of the aims of the George Spatial Development Framework is to prioritize the environment and Sensitive natural environments and protect it from unnecessary degradation. Based on the fact that the site is a CBA and contains endangered garden route fynbos vegetation, this Directorate took a risk averse and cautious approach to just partially approve the development, keeping most of the site undeveloped.

In terms of the George SDF, land use in the area must be managed in such a manner as to protect natural resources and ecological functioning. The application has not adequately demonstrated the preferred alternative will comply with or promote this objective as the development of the self-catering units will lead to degradation and fragmentation of the CBA.

Further to the above, the property is zoned as Open Space III (OSZIII) in accordance with the George Municipality's "George Integrated Zoning Scheme Bylaw (2017)". The objective of this zone is to provide for the conservation of natural resources in areas that have not been proclaimed as nature areas (non-statutory conservation), in order to sustain flora and fauna and protect areas of undeveloped landscape including woodlands, ridges, wetlands and the coastline. The primary use of this zone is "nature conservation area" which includes a dwelling house on a property zoned solely Open Space Zone III but does not include tourist facilities, tourist accommodation or agriculture. However, a range of consent uses is provided in the scheme under this zone to supplement and support the main objective of this zone. The application has not demonstrated that any further development (as may be provided for in terms of such consent uses) will promote the objective of this zone on this property. The development of a primary dwelling is permitted on land zoned as Open Space III.

It has been stated that the preferred alternative will result in the development of only 3.94% of the total property. However, the application fails to provide context to this statement as the total developable area (i.e., limitations such as steep slopes or the available areas with a gradient of 1:5; the presence of sensitive vegetation, zoning etc.). As such this typical argument, usually presented in a land-use application where the percentage coverage of the land is motivated, needs to be critically assessed as the receiving environment and limiting factors do not allow for the expected coverage. This motivation or argument, is not accepted.

4.10 Heritage / Archaeological Aspects

Heritage Western Cape has confirmed that no further heritage studies were required. The competent authority is satisfied that the evaluation fulfils the requirements of the relevant heritage resources authority in terms of the National Heritage Resources Act, 1999 and the comments and recommendations of the relevant heritage resources authority with regard to the proposed development have been taken into account.

5. Scope and Validity Period of authorisation

This environmental authorisation does not define specific operational aspects. The applicant has not provided a clear implementation programme indicating how long the construction would take; however, the development should be fully implemented within 5-years from the date of issue of this environmental authorisation.

Where the activity has been commenced with, the EIA Regulations, 2014 allow that (upon application) the period for which the environmental authorisation is granted may be extended for a further period of 5-years.

6. National Environmental Management Act Principles

6.1 National Environmental Management Principles

The National Environmental Management Principles (set out in section 2 of the NEMA, which apply to the actions of all organs of state, serve as guidelines by reference to which any organ of state must exercise any function when taking any decision, and which must guide the interpretation, administration and implementation of any other law concerned with the protection or management of the environment), inter alia, provides for:

- the effects of decisions on all aspects of the environment must be taken into account;
- the consideration, assessment and evaluation of the social, economic and environmental impacts of activities (disadvantages and benefits), and for decisions to be appropriate in the light of such consideration and assessment. Whereas development must be socially, environmentally and economically sustainable;
- the co-ordination and harmonisation of policies, legislation and actions relating to the environment;
- the resolving of actual or potential conflicts of interest between organs of state through conflict resolution procedures;
- the avoidance, minimisation or remediation of the disturbance of landscapes and sites that constitute the nation's cultural heritage and/or National estate;
- specific attention is required in the management and planning procedures relating to sensitive, vulnerable, highly dynamic or stressed ecosystems, especially where they are subject to significant human resource usage and development pressure; and
- the selection of the best practicable environmental option.

7. Conclusion

After consideration of the information and factors listed above, the Department made the following findings:

- (a) The identification and assessment of impacts that are detailed in the FBAR dated June 2024 is sufficient.
- (b) The procedure followed for the impact assessment is adequate for the decision-making process.
- (c) The proposed mitigation of impacts identified and assessed, curtails the identified negative impacts.
- (d) The proposed mitigation measures included in the EMPr for the pre-construction, construction and rehabilitation phases of the development is considered adequate.

In view of the above, the NEMA principles, compliance with the conditions stipulated in this Environmental Authorisation, and compliance with the mitigation measures contained in the EMPr, the Competent Authority is satisfied that the proposed listed activities will not conflict with the general objectives of integrated environmental management stipulated in Chapter 5 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) and that any potentially detrimental environmental impacts resulting from the listed activities can be mitigated to acceptable levels.

----- END -----

ANNEXURE C:

*George Mun Section 40 Letter dated 06 March
2026*

APPLICATION REFERENCE: 4575441
INTERNAL REFERENCE: 4045141

DATE: 2026-03-06

APPLICANT NAME: Therese van Deventer
EMAIL ADDRESS: megan@ellipsisarc.com

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

LETTER (1) IN TERMS OF SECTION 40 OF LUP BY-LAW, 2023

APPROVAL OF A SITE DEVELOPMENT PLAN IN TERMS OF SECTIONS 15(2)(g) OF THE LAND USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY, 2023 ON ERF 2003, WILDERNESS.

Property Description: Erf 2003, Wilderness
Application: Approval of a site development plan to allow for a dwelling on a property that is zoned for "Nature Conservation Area".

The above-mentioned application(s) submitted per email dated **2026-02-23** do not comply with Section 38 of the Land Use Planning By-law for George Municipality, 2023 and is deemed to be incomplete.

The following is outstanding and/or needs to be amended:

Other - letter from ECO confirming alignment with ROD;

All enquiries follow ups and documentation submissions need to be directed to the relevant case officer as marked below. The relevant Town Planner **Fakazile Vava**, should be copied in the e-mail: fvava@george.gov.za as well as the relevant Senior Town Planners, Naudica Swanepoel (even erf numbers) nswanepoel@george.gov.za or Ilane Huyser (uneven erf numbers) ihuyser@george.gov.za.

General Town Planning Comments

Applicant to submit outstanding info and address the comments below:

The proposal seems to have 3 dwelling units, which is not in line with zoning of property, the ROD and the conditions of approval of the letter dated 25 August 1994;

Applicant must appoint an ECO ensure that the proposal aligns with the ROD. Position of proposed structure must align with the environmental authorization;

The height of the structure must be clearly depicted;

Previous conditions as mentioned above (letter dated 25 Aug 1994) must be adhered to, specifically in terms of height and the number of units in each of the subdivision portions.

The relevant case officer for this project is:
Primrose Nako email: pnako@george.gov.za

Please amend the application accordingly and upload the amended application/supporting document on the Portal within 14 days from the date of letter and notify the relevant Town Planner and Case Officer per email. A request for extension may be submitted to the relevant Town Planner as well as the Senior Town Planner for consideration.

Should the application/supporting documents not be uploaded within 14 days, or an extension be granted, the application will be closed in terms of Section 41(3) read with 41(4) of the Land Use Planning By-law for George Municipality, 2023.

Yours faithfully



Fakazile Vava

Town Planner

Planning and Development

ANNEXURE D:

Pre-Application feedback dated 05 April 2026

From: Naudica Swanepoel <nswanepoel@george.gov.za>
Sent: Tuesday, 05 May 2026 12:09 PM
To: dale@vreken.co.za; ILANE HUYSER
Cc: 'Bianca Lotz'; marike@vreken.co.za
Subject: RE: Pr2114 - Wildernes Erf 2003-Pre-application
Attachments: General Submission Guidelines _ September 2024.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Good day

From the brief it seems this is only for a SDP and departure – please note these applications do not require a pre-app – please see attached our guidelines for ease of reference.

Kind regards

Naudica Swanepoel (Pr. Pln. A/2237/2015)
Department Town Planning: Senior Town Planner

Office: 044 801 9138
Internal Extension: x1290
E-mail: nswanepoel@george.gov.za
46 Market Street (Old York Hostel Building), George, 6529



📍 71 York Street, George

☎ 044 801 9111

✉ gmun@george.gov.za

🌐 www.george.gov.za



From: dale@vreken.co.za <dale@vreken.co.za>
Sent: Monday, 04 May 2026 12:00
To: Naudica Swanepoel <nswanepoel@george.gov.za>; ILANE HUYSER <ihuyser@george.gov.za>
Cc: dale@vreken.co.za; 'Bianca Lotz' <info@vreken.co.za>; marike@vreken.co.za
Subject: Pr2114 - Wildernes Erf 2003-Pre-application

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

Good day,

Please find attached a pre-application for discussion at the next consultation meeting. ANNEXURE E (Proposed development plans) to be sent in a follow up email.

Kind Regards

Dale

	Dale Bastian C/8341/2017 Marike Vreken Town Planners CC PO Box 2180, Knysna, 6570 tel. +27 (0)44 382 0420 cell. +27 (0)81 480 9640 fax. +27 (0)86 459 2987
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ANNEXURE E:

Signed Power of Attorney dated 06 May 2026

SPECIAL POWER OF ATTORNEY

We WENTZEL CHRISTOFFEL COETZER & WESSEL PHILIPPUS WESSELS

the undersigned,

do hereby nominate, constitute and appoint
THE AUTHORISED AGENTS OF MARIKE VREKEN TOWN & REGIONAL PLANNERS CC and duly
authorised employees of Marike Vreken Town Planners CC
with power of Substitution to be *my/our lawful representatives in *my/our application for:

PERMANENT DEPARTURE & SITE DEVELOPMENT PLAN APPROVAL

on

WILDERNESS ERF 2003

In addition to apply for such amendments of any zoning schemes / structure plans / Removal of Title Deed Restrictions as may be deemed necessary and to make other necessary application and further to represent *me/us at any inquiry in relation to the abovementioned matters and generally do whatever may be necessary or desirable to procure the approval of the application, by virtue of those present and whatever our said representative have to date done herein.

Signed at GABORONE on this 06 day of May 2026

SIGNED:

SIGNED:

SIGNED:

In the presence of the undersigned witnesses:

AS WITNESSES:

1. WSS
2. B

ANNEXURE F:

Application Form



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)	Marike		
Surname	Vreken		
SACPLAN Reg No. (if applicable)	Pr. Pln A/1101/1999		
Company name (if applicable)	Marike Vreken Town Planners CC		
Postal Address	P.O. Box 2180		
	Knysna	Postal Code	6570
Email	info@vreken.co.za		
Tel	044-382-0420	Fax	
		Cell	082-927-5310

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

Registered owner	WENTZEL CHRISTOFFEL COETZER & WESSEL PHILIPPUS WESSELS		
Address			
		Postal code	
E-mail			
Tel		Fax	
		Cell	

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

Property Description [Erf / Erven / Portion(s) and	Erf 2003, Wilderness, in the Municipality and Division of George, Province of the Western Cape
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<i>Farm number(s), allotment area.]</i>											
<i>Physical Address</i>	Wilderness Erf 2003 is located in Remskoek Road, Wilderness and approximately 115m from the "Map of Africa Viewpoint".										
<i>GPS Coordinates</i>	33°59'40.34"S & 22°33'43.10"E.				<i>Town/City</i>		Wilderness				
<i>Current Zoning</i>	Open Space Zone III			<i>Extent</i>	2,8135 Hectares			<i>Are there existing buildings?</i>	<i>Y</i>	<i>N</i>	
<i>Current Land Use</i>	vacant										
<i>Title Deed number & date</i>	T22528/2020										
<i>Any restrictive conditions prohibiting application?</i>	<i>Y</i>	<i>N</i>	<i>If Yes, list condition number(s).</i>								
<i>Are the restrictive conditions in favour of a third party(ies)?</i>	<i>Y</i>	<i>N</i>	<i>If Yes, list the party(ies).</i>								
<i>Is the property encumbered by a bond?</i>	<i>Y</i>	<i>N</i>	<i>If Yes, list Bondholder(s)?</i>								
<i>Has the Municipality already decided on the application(s)?</i>	<i>Y</i>	<i>N</i>	<i>If yes, list reference number(s)?</i>								
<i>Any existing unauthorized buildings and/or land use on the subject property(ies)?</i>					<i>Y</i>	<i>N</i>	<i>If yes, is this application to legalize the building / land use?</i>			<i>Y</i>	<i>N</i>
<i>Are there any pending court case / order relating to the subject property(ies)?</i>					<i>Y</i>	<i>N</i>	<i>Are there any land claim(s) registered on the subject property(ies)?</i>			<i>Y</i>	<i>N</i>
PART D: PRE-APPLICATION CONSULTATION											
<i>Has there been any pre-application consultation?</i>			<i>Y</i>	<i>N</i>	<i>A pre-application was submitted to George Municipality for discussion at the pre-application meeting. On the 05 May 2026, it was confirmed that a pre-application consultation in terms of Section 37 of the George Municipality Land Use Planning By-Law, 2023, is not required.</i>						
<i>Official's name</i>	-			<i>Reference number</i>	-		<i>Date of consultation</i>	-			

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:

The application for entails the following:

- (i) A permanent departure to allow a relaxation from the prescribed 6.5m wall-plate height parameter from 6.5m to 8.5m to allow for the proposed dwelling house on Wilderness Erf 2003, in terms of Section 15(2)(b) of the George Municipality Land Use Planning By-Law, 2023; and
- (ii) Application in terms of Section 15(2)(g) of the George Municipality Land Use Planning By-Law, 2023, for a permission required in terms of the zoning scheme to approve the Site Development Plan for Wilderness Erf 2003.

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) (strikethrough irrelevant)		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) (strikethrough irrelevant)
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)		Y	N/A	Other (specify)
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc. N/A				

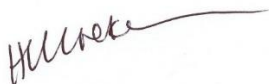
Y	N	<i>If required, do you want to follow an integrated application procedure in terms of section 44(1) of the Land-Use Planning By-law for George Municipality?</i>
---	---	--

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:

03 July 2026

Full name:

Hendrika Maria Vreken

Professional capacity:

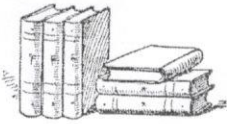
Town Planner

SACPLAN Reg. Nr:

Pr. Pln A/1101/1999

ANNEXURE G:

Title Deed Wilderness Erf 2003 – T22528/2020



TRIEGAARDTS *Prokureurs/Attorneys*

Van Kervelstraat 18
Loerie Park
George
6529

Posbus 2172
George
6530

Tel: 044 871 1172
Fax: 086-5473317

E-pos: admin@triegaardts.co.za

www.triegaardts.co.za

ONS VERW: CG Triegaardt/ft/VD0011

U VERWYS: WESSEL WESSELS

16 November 2020

MNR WC COETZER & WP WESSELS
PLOT 41, UNIT 6
GABORONE INDUSTRIAL COMMERCIAL PARK
GABORONE
BOTSWANA

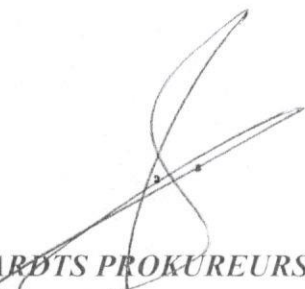
PER KOERIER

Menere

TRANSPORT: ERF 2003, WILDERNISS
LENE TRUST, KOSS SMIT TRUST & SF VAN DEVENTER // WC COETZER & WP WESSELS

Die bogemelde aangeleentheid verwys en heg ons die **oorspronklike** Titelakte hierby aan vir u veilige bewaring.

Die uwe



TRIEGAARDTS PROKUREURS
Per: CG Triegaardt

VISAGIEVOS INC.

153

VisagieVos Inc.
181 Vasco Boulevard, Goodwood, 7460

Prepared by me,


Conveyancer
DAVID ERASMUS ROUX

Fee endorsement		
	Amount	Office fee
Price, Value	R. 2 550 000.00	R. 1691.00
Stamp duty Capital	R.	R.
Reason for exemption	Exempt i.t. o.	
	Cat.	section. Act.

DEED OF TRANSFER NR T

T 000022528 / 2020

KNOW ALL MEN WHOM IT MAY CONCERN:

THAT **ELENE GOOSEN**

appeared before me, Registrar of Deeds, at Cape Town, the said Appearer, being duly authorised thereto by a Power of Attorney, granted to him/her, by

1. THE TRUSTEES FOR THE TIME BEING OF
LENÉ TRUST
NUMBER IT1338/95
2. THE TRUSTEES FOR THE TIME BEING OF
KOOS SMIT TRUST
NUMBER IT702/96
3. SIMON FREDERIK VAN DEVENTER
IDENTITY NUMBER 580423 5095 080
UNMARRIED

dated the 7th July 2020 and signed at BLOEMFONTEIN
and dated the 13th July 2020 and signed at GEORGE



DATA / VERIFY
2 - -10- 2020

DATA / CAPTURE
25-08-2020
PHUMELELA MCHAMATA

And the said Appearer declared that the transferor/s had on **4 June 2020** truly and legally sold by Private Treaty, and that he/she, in his/her capacity aforesaid, did by these presents, cede and transfer to and on behalf of

1. **WENTZEL CHRISTOFFEL COETZER**
IDENTITY NUMER 720304 5118 083
UNMARRIED
2. **WESSEL PHILIPPUS WESSELS**
IDENTITY NUMBER 640513 5087 182
UNMARRIED

their Heirs, Executors, Administrators or Assigns,

in full and free property

**ERF 2003 WILDERNESS, IN THE MUNICIPALITY AND DIVISION OF
GEORGE, PROVINCE OF THE WESTERN CAPE**

IN EXTENT: 2,8135 (TWO COMMA EIGHT ONE THREE FIVE) HECTARES

FIRST REGISTERED by Certificate of Registered Title Nr T2997/1996 with Diagram Nr SG 7730/95 relating thereto and held by Deed of Transfer Nr T87242/2007.

- A. **SUBJECT** to the conditions referred to in Deed of Transfer No. T4632/1905.
- B. **SUBJECT FURTHER** to a special condition contained in Annexure "X" attached to Deed of Transfer No. T14200/1920, which reads as follows:

".... and the properties hereby transferred shall be subject to the further special conditions that the transferor shall be entitled to take from the Silver River or any of its tributaries and the Kaaiman's River at any point on the properties hereby transferred such quantity of water as the transferor may be entitled to or may obtain under the Irrigation and Conservation of Waters Act 1912, which the right to lead such water 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 and for the purposes of laying and maintaining the pipes and exercising the other rights in the clause mentioned, the transferor shall have the right of ingress and egress to and from the properties hereby transferred with the right to make such excavations and to 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."

- C. **SUBJECT FURTHER** to the special conditions in an endorsement dated 22 April 1907 on Deed of Transfer No. T4632/1905, reading as follows:
- "By Deeds of Transfer Nos 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."
- The remaining special conditions not being applicable to the above lot.
- D. **SUBJECT FURTHER** to the terms of an endorsement dated 5 August 1971 on Deed of Transfer No. 5501/1925, which conditions read as follows:
- "The within described land is subject to a servitude with regard to apportionment of water in terms of an Order of the Water Court (Water Court District, Cape) dated 26/5/71, as will more fully appear on reference to the copy of said Order annexed to Attach. Cav. 256/71."
- E. **SUBJECT FURTHER** to an endorsement dated 26-7-1989 on Certificate of Registered Title No. T29964/1987, which reads as follows:
- "Kragtens Notariële Serwituutakte Nr 668/89 gedateer 28/2/1989 en geregistreer hede is die binnegemelde eiendom geregtig op 'n reg van weg 12 meter wyd, waarvan die suidwestelike grens aangedui word deur die lyn AD op Serwituutkaart Nr 7410-87 geheg aan gesegde Notariële Serwituutakte, oor Erf 317 Hoekwil, Groot 7,1548 ha, gehou kragtens Akte van Transport T61196/87 onderhewig aan sekere bepalinge en voorwaardes, soos meer volledig sal blyk uit gesegde Notariële Akte en Kaart Nr 74510/87 daaraan geheg."
- F. **SUBJECT FURTHER** to the following condition contained in Deed of Transfer No. T13945/1996 imposed by the Transferor, namely that the property hereby transferred shall not be sold or transferred in any way without the written consent of The Dolphin's Leap Home Owners' Association of which the transferee shall become a member.
- G. **ENTITLED** to the benefit of the following servitude contained in Deed of Transfer No. T2996/1996, namely:
- "A servitude right of way represented by the figure LMNPCDEFGHJK on Diagram No. SG 7729/95 annexed to Deed of Transfer No. T2996/1996 over, Erf 2002 Wilderness situate in the Area of the Wilderness District Council, Administrative District George, Western Cape Province, in extent 1,3391 (one comma three three nine one) hectares."

WHEREFORE the Appearer, renouncing all the rights and title

1. THE TRUSTEES FOR THE TIME BEING OF
LENÉ TRUST
NUMBER IT1338/95
2. THE TRUSTEES FOR THE TIME BEING OF
KOOS SMIT TRUST
NUMBER IT702/96
3. SIMON FREDERIK VAN DEVENTER

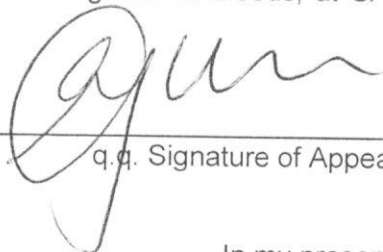
heretofore had to the premises, did, in consequence, also acknowledge the transferor/s to be entirely dispossessed of, and disentitled to the same; and that by virtue of these presents the said

1. WENTZEL CHRISTOFFEL COETZER
2. WESSEL PHILIPPUS WESSELS

their Heirs, Executors, Administrators or Assigns, now is/are and henceforth shall be entitled thereto, conformably to local custom; the State, however, reserving its rights; and finally acknowledging the whole of the purchase price amounting **R2 550 000,00 (Two Million Five Hundred and Fifty Thousand Rand)** to have been duly paid or secured.

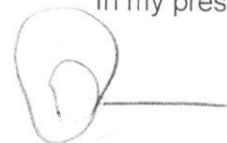
IN WITNESS whereof I, the said Registrar, together with the Appearer, have subscribed to these presents, and have caused my Seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the Registrar of Deeds, at CAPE TOWN on 31 August 2020



q.q. Signature of Appearer

In my presence,



REGISTRAR OF DEEDS





Transfer Duty Declaration

TDREP

Reference Details

Transfer Duty Reference Number: TDE03B6046

Details

Details of Seller / Transferor / Time Share Company

Surname / Registered Name LENE TRUST
Company / CC / Trust Reg No. IT1338-05

Full Name
Marital Status

Details of Seller / Transferor / Time Share Company

Surname / Registered Name KOOS SMIT TRUST
Company / CC / Trust Reg No. IT702 2005

Full Name
Marital Status

Details of Seller / Transferor / Time Share Company

Surname / Registered Name VAN DEVENTER
ID Number 5804235095080
Company / CC / Trust Reg No.

Full Name SIMON FREDERIK
Date of Birth (CCYYMMDD) 1958-04-23
Marital Status NOT MARRIED

Details of Purchaser / Transferee

Full Name WENTZEL CHRISTOFFEL
Date of Birth (CCYYMMDD) 1972-03-04
Marital Status NOT MARRIED

Surname / Registered Name COETZER
ID Number 7203045118083
Spouse Initials

Details of Purchaser / Transferee

Full Name WESSEL PHILIPPUS
Date of Birth (CCYYMMDD) 1964-05-13
Marital Status NOT MARRIED

Surname / Registered Name WESSELS
ID Number 6405135087083
Spouse Initials

Details of the Property

Date of Transaction/Acquisition (CCYYMMDD)

2020-06-04

Total Fair Value

R

2550000.00

Total Consideration

R

2550000.00

Calculation of Duty and Penalty / Interest

Transfer Duty Payable on Natural Person R 2550000.00

Property Description

1 ERF 2003 WILDERNESS, IN THE MUNICIPALITY AND DIVISION OF GEORGE, PROVINCE OF THE WESTERN CAPE, IN EXTENT: 2.8135 (TWO COMMA EIGHT ONE THREE FIVE) HECTARES

Receipt

Receipt Details

Transfer Duty Reference Number TDE03B6046
Receipt Amount R 96500.00

Receipt No. 1200744707

Declaration by Conveyancer / Attorney

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

David ERASMUS ROUX

Date

(CCYYMMDD)

2020 07 23

Please ensure you sign over the 2 lines of 'X's above

871031b5ce6652daf60d9
01013fb3a8c6dd4ed5e

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

ANNEXURE H:

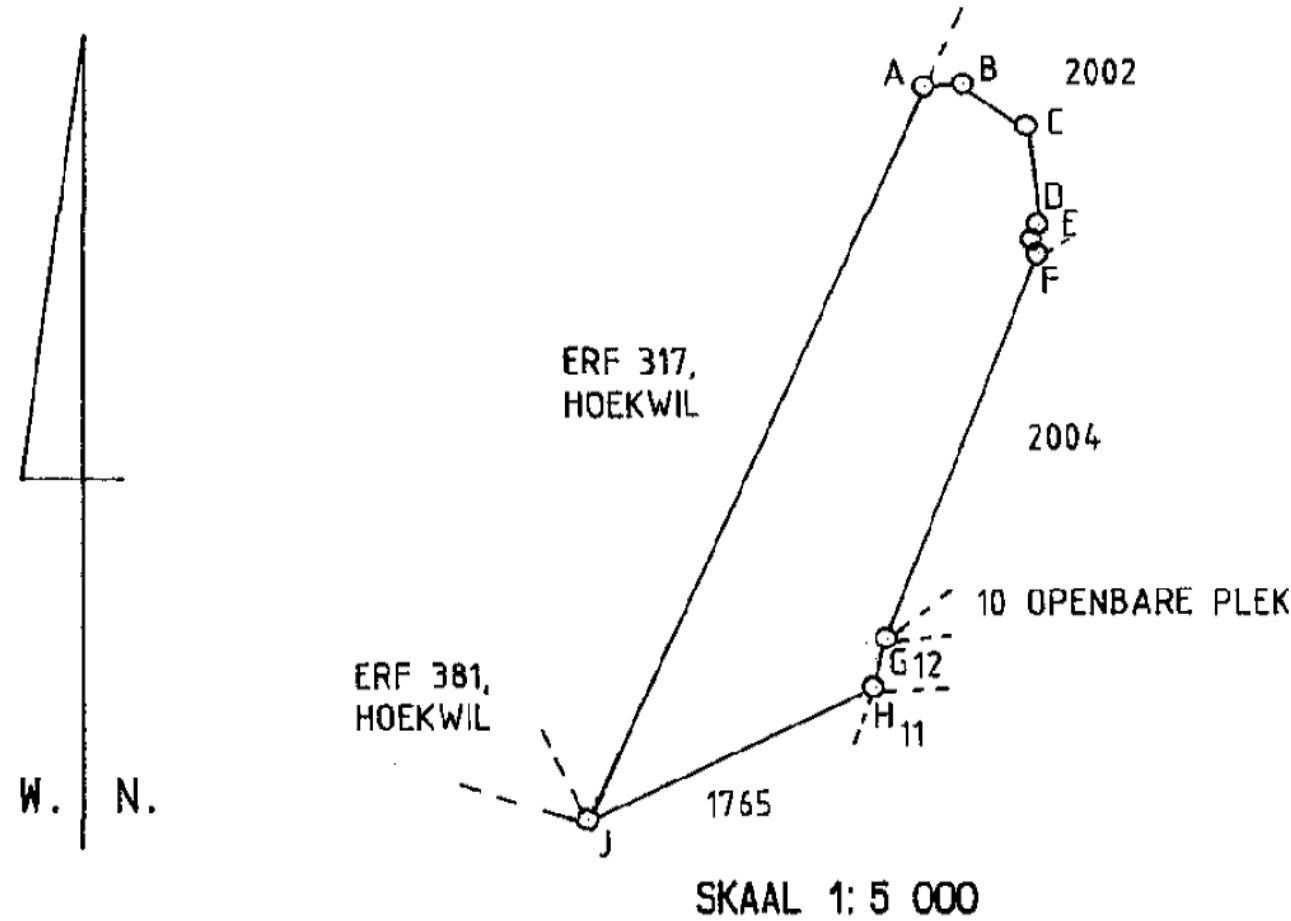
SG Diagram (SG 7730/1995 - Erf 2003)

SYE Meter		RIGTINGS -HOEKE	KOÖRDINATE Y Stelsel Lo.23° X			L.G. Nr. 7730/95
		Konstante		+	0,00	
AB	18,58	269 45 00	A	+	40 391,58	+ 62 673,51
BC	34,29	305 04 40	B	+	40 373,00	+ 62 673,42
CD	47,32	353 42 50	C	+	40 344,94	+ 62 693,13
DE	7,87	22 42 30	D	+	40 339,76	+ 62 740,16
EF	7,07	336 13 00	E	+	40 342,79	+ 62 747,42
FG	196,66	22 10 40	F	+	40 339,94	+ 62 753,89
GH	24,40	15 52 20	G	+	40 414,18	+ 62 936,00
HJ	146,91	65 44 40	H	+	40 420,85	+ 62 959,47
JA	382,85	205 14 00	J	+	40 554,79	+ 63 019,82
Δ (447) LAKES				+	36 514,28	+ 62 961,33
Δ (446) PANORAMA				+	40 551,15	+ 63 021,56

Goedgekeur
[Signature]
Landmeter-Generaal
1995-10-02

BAKENBESKRYWING:

G, H ingeplante ysterpaal
J ingeplante klip
Alle ander bakens is 12mm ysterpen



Die figuur A B C D E F G H J
stel voor 2,8135 hektaar grond synde
ERF 2003'n GEDEELTE VAN ERF 1, WILDERNESS
geleë in die Wildernis Distrikraad Gebied
Administratiewe Distrik George Provinsie Kaap die Goeie Hoop
Opgemeet in November 1991-Januarie 1995
 deur my A.LOUW (PLS0356) Professionele Landmeter

Hierdie kaart is geheg aan Nr. 2997/96 gedateer t.g.v. Registrateur van Aktes	Die oorspronklike kaart is Nr. A1447/1923 Transport Nr. 1925-118-5501	Leër Nr. S/8692 Gen. Plan W71c (3560) M.S. Nr. E 2466/1995 Komp. BL-8CC/Z32 (1762) BL-8CC/Z33 (1763) BL-8CC/Z34 (1764) BL-8CCC (6423)
---	--	---

HIERDIE GEDEELTE IS GOED-
GEKEUR KRAGTENS WET 54
VAN 1971.

GOEDGEKEUR KRAGTENS ART. 25
VAN ORD. 15/1985

VERWYSING 14/7/2/927

DATUM 8-6-1995

ANNEXURE I:

*SG Diagram (SG 7729/1995 – Erf 2002) &
Servitude Diagram (SG 7410-1987 - Servitude
over Hoekwil Erf 317)*

SYE Meter		RIGTINGS -HOEKE	KOÖRDINATE Y Stelsel Lo.23° X			L.G. Nr.	
		Konstante		+	0,00	+3 700 000,00	7729/95
AB	188,58	272 27 00	A	+	40 365,31	+	62 617,77
BC	190,02	52 44 20	B	+	40 176,91	+	62 625,82
CD	7,05	342 55 40	C	+	40 328,14	+	62 740,87
DE	15,23	65 39 20	D	+	40 326,07	+	62 747,61
EF	7,07	156 13 00	E	+	40 339,94	+	62 753,89
FG	7,87	202 42 30	F	+	40 342,79	+	62 747,42
GH	47,32	173 42 50	G	+	40 339,76	+	62 740,16
HJ	34,29	125 04 40	H	+	40 344,94	+	62 693,13
JK	18,58	89 45 00	J	+	40 373,00	+	62 673,42
KA	61,62	205 14 00	K	+	40 391,58	+	62 673,51
SERWITUUTGEGEWENS							
KL	6,65	205 14 00					
LM	17,75	270 01 50	L	+	40 388,75	+	62 667,49
MN	38,76	305 04 40	M	+	40 370,99	+	62 667,50
NP	47,84	353 42 50	N	+	40 339,27	+	62 689,78
PC	6,87	300 58 50	P	+	40 334,03	+	62 737,33
				Δ	(447) LAKES	+	36 514,28
				Δ	(446) PANORAMA	+	40 551,15
						+	62 961,33
						+	63 021,56

Goedgekeur
<i>P. Breunig</i>
^{uus} Landmeter-Generaal
1995-10-02
Bladsy 1 van 2 bladsye

Goedgekeur
P. Louw
Landmeter-Generaal
1995-10-02
Bladsy 1 van 2 bladsy

Die figuur A B C D E F G H J K
stel voor 1,3391 hektaar

grond synde

ERF 2002'n GEDEELTE VAN ERF 1, WILDERNESS

geleë in die Wildernis Distrikraad Gebied
Administratiewe Distrik George

Provinsie Kaap die Goeie Hoop

Opgemeet in November 1991-Januarie 1995

A Louw

deur my

A.LOUW (PLS0356) Professionele Landmeter

Hierdie kaart is geheg aan Nr. 2996/96 gedateer t.g.v. Registrateur van Aktes	Die oorspronklike kaart is Nr.A1447/1923 Transport Nr. 1925-118-5501	Leër Nr. 5/8692 M.S. Nr. E 2466/1995 Komp.BL-8CC/Z32 (1762) Gen. Plan W71c (3560)
---	---	--

B

L.G. Nr.

ERF 2002 in GEDEELTE VAN ERF 1, WILDERNESS

7729/95

Goedgekeur

P. Hancock

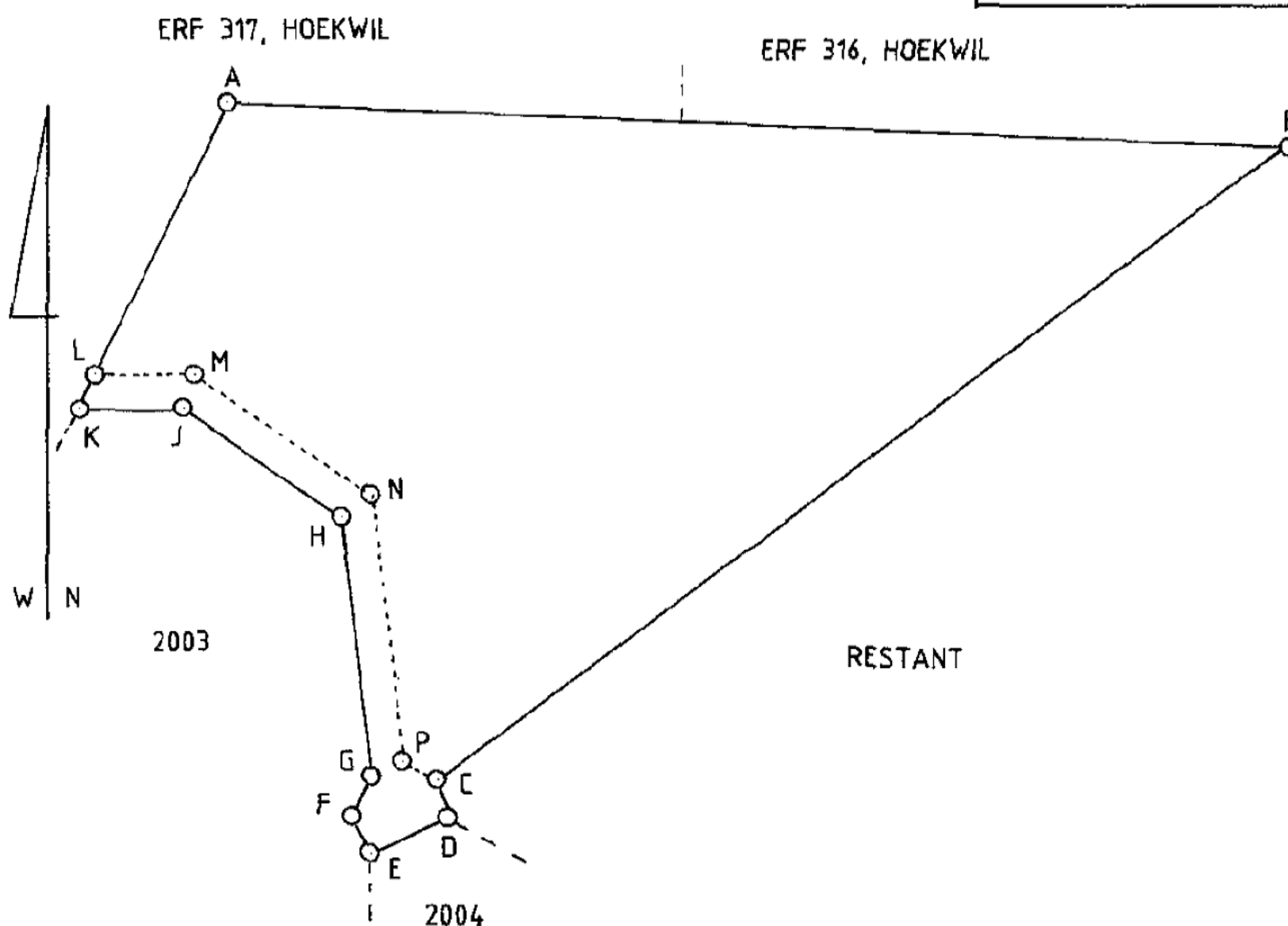
Landmeter-Generaal:

1995-10-02

Bladsy 2 van 2 bladsye

BAKENBESKRYWING:

A	ingeplante klip
L	20mm ysterpen
Alle ander bakens is	12mm ysterpen



Serwitutnota:

Die figuur L M N P C D E F G H J K stel voor 'n reg van wegserwituutgebied

SKAAL 1: 1 500

Opgemeet in November 1991-Januarie 1995

deur my

A.Louw (PLS0356) Professionele Landmeter

2009

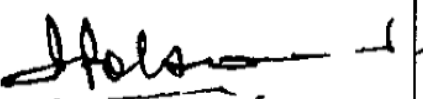
HIERDIE GEDEELTE IS GOED-
GEKEUR KRAGTENS WET 54
VAN 1971.

GOEDGEKEUR KRAGTENS ART. 25
VAN ORD. 15/1985

VERWYSING 14/7/2/927
DATUM 8/6/1995

TREVOR & BAILEY

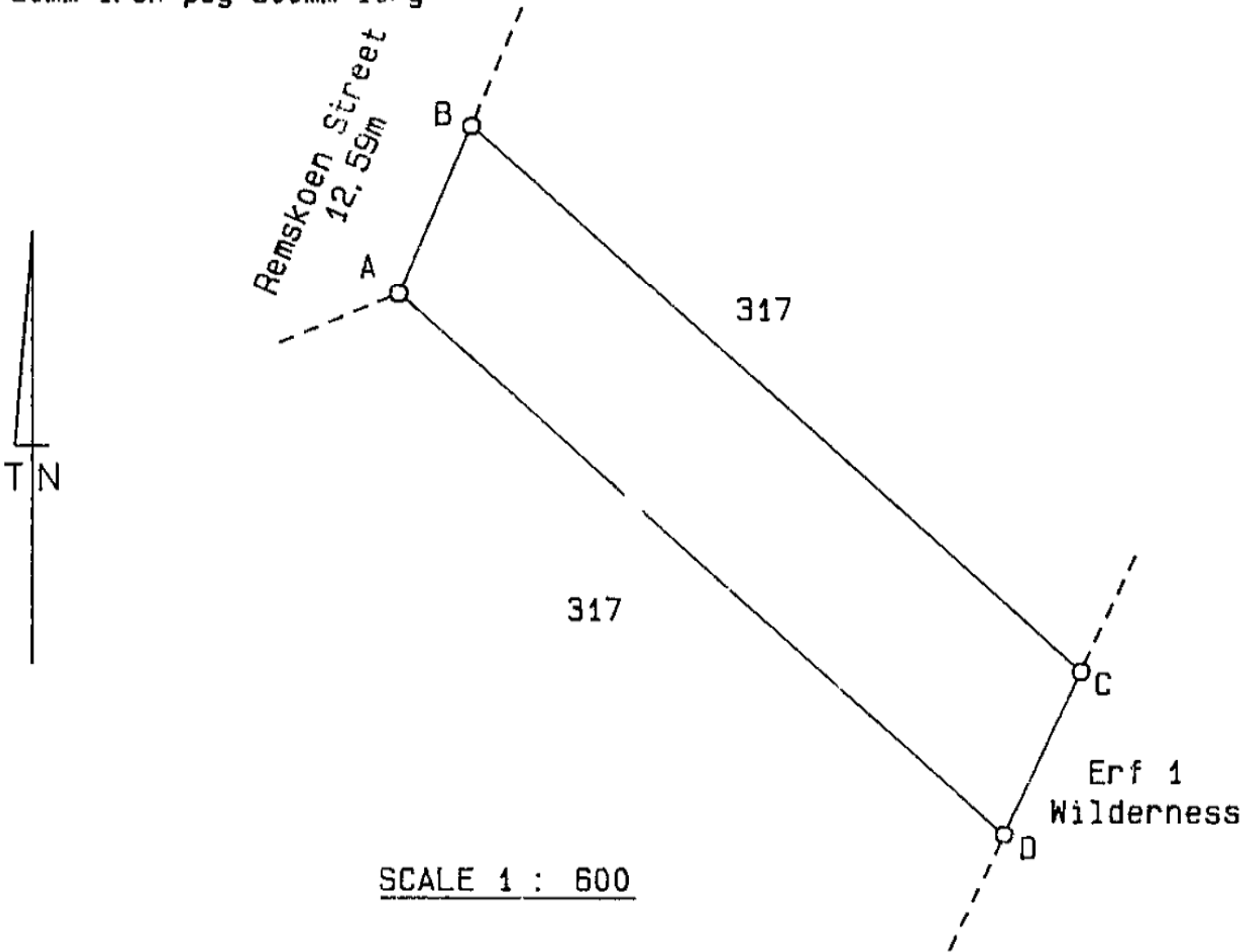
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B C	56,51	312 00 00	B	+	40 430,76	+	62 629,55
C D	12,53	25 13 30	C	+	40 388,77	+	62 667,36
D A	56,01	132 00 00	D	+	40 394,11	+	62 678,70

Approved

Surveyor-General
1987-11-9

231 Knys 34  + 37 341,14 + 62 089,46
108 Berg 14  + 38 455,57 + 55 217,28

Description of Beacons

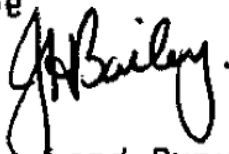
- A 20mm iron peg
- B C D 20mm iron peg 500mm long



The line AD represents the south-western boundary of a servitude right of way 12 metres wide as shown

OVER ERF 317 HOEKWIL

situate in the Local Area of Wildernishoogte
Administrative District of George, Province of Cape of Good Hope
Surveyed in September 1987
by me.


Land Surveyor

This diagram is annexed to	The original diagram is	File No. GEOR 157
No.	No. 2803/1961	S.R. No. B 2346/87
dated	annexed to Transfer	Comp. BL-8CCC (6423)
i.f.o.	No. 1964-76-3756	BL-8CC/Z32 (1762)
Registrar of Deeds		Gen. Plan 1730

ANNEXURE J:

*Eco Route - Environmental Management
Programme dated April 2026*



ECO ROUTE ENVIRONMENTAL CONSULTANCY

ENVIRONMENTAL MANAGEMENT PROGRAMME

**The Construction of a Primary Residential Dwelling and Associated
Infrastructure on Erf 2003, Wilderness, Western Cape**



January 2024 (amended April 2026)

Compiled by:

Samantha Teeluckdhari (EAPASA Reg: 2023/6443)
Eco Route Environmental Consultancy

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Appendix 4 of Regulation 982 of the 2014 EIA Regulations contains the required contents of an Environmental Management Programme (EMPr). The checklist below serves as a summary of these requirements:

(a) Details of (i) the EAP who prepared the EMPr; and (ii) The expertise of that EAP to prepare an EMPr, including a curriculum vitae.	This EMPr was prepared by Samantha Teeluckdhari of Eco Route Environmental Consultancy. Samantha has a BSS degree in Geography and Environmental Management and has 10 years' experience as an Environmental Assessment Practitioner. Please see attached CV of the EAP.
(b) A detailed description of the aspects of the activity that are covered by the EMPr as identified by the project description.	This EMPr covers all aspects involved in the Proposed Construction of a Residential Dwelling and Associated Infrastructure on Erf 2003, Wilderness, George Municipality, Western Cape. Section 2 provides specific project details.
(c) A map at an appropriate scale which superimposes the proposed activity, its associated structures, and infrastructure on the environmental sensitivities of the preferred site, indicating any areas that should be avoided, including buffers	Section 2 provides GIS mapping which superimpose the proposed activity onto environmentally sensitive areas.
(d) A description of the impact management objectives, including management statements, identifying the impacts and risks that need to be avoided, managed and mitigated as identified through the environmental impact assessment process for all the phases of the development including – (i) Planning and design; (ii) Pre-construction activities; (iii) Construction activities; (iv) Rehabilitation of the environment after construction and where applicable post closure; and (v) Where relevant, operation activities	Addressed in Sections 3, 4 and 10.
(e) A description and identification of impact management outcomes required for the aspects contemplated above.	Addressed in Sections 3, 4 and 10.
(f) A description of the proposed impact management actions, identifying the manner	Addressed in Section 10.

in which the impact management objectives and outcomes contemplated above will be achieved and must, where applicable include actions to – (i) Avoid, modify, remedy control or stop any action, activity or process which causes pollution or environmental degradation; (ii) Comply with any prescribed environmental management standards or practises; (iii) Comply with any applicable provisions of the Act regarding closure, where applicable; and (iv) Comply with any provisions of the Act regarding financial provisions for rehabilitation, where applicable.	
(g) The method of monitoring the implantation of the impact management actions contemplated above.	Section 7.1 and 10.
(h) The frequency of monitoring the implementation of the impact management actions contemplated above.	Section 7.2 and 10.
(i) An indication of the persons who will be responsible for the implementation of the impact management actions.	Sections 10 and 14.
(j) The time periods within which the impact management actions must be implemented.	Section 10.
(k) The mechanism for monitoring compliance with the impact management actions.	Section 7.
(l) A program for reporting on compliance, taking into account the requirements as prescribed in the Regulations.	Section 7 and 10.
(m) An environmental awareness plan describing the manner in which – (i) The applicant intends to inform his or her employees of any environmental risk which may result from their work; and (ii) Risks must be dealt with in order to avoid pollution or the degradation of the environment	Sections 10 and 14.

(n) Any specific information that may be required by the competent authority.	All required information has been addressed within this EMPr and annexures.
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1. INTRODUCTION

In accordance with the Integrated Environmental Management Guidelines published by the Department of Environmental Affairs & Tourism (DEAT) in 1992, the purpose of an Environmental Management Programme (EMPr) is "to describe how negative environmental impacts will be managed, rehabilitated or monitored and how positive impacts will be maximised".

National Environmental Management Act, (Act 107 of 1998)

(i) Section 28 of NEMA (National Environmental Management Act, Act 107 of 1998) states that:

Duty of care and remediation of environmental damage

"(1) Every person who causes, has caused, or may cause significant pollution or degradation of the environment must take reasonable measures to prevent such pollution or degradation from occurring, continuing or recurring, or, in so far as such harm to the environment is authorised by law or cannot be reasonably avoided or stopped, to minimise and rectify such pollution or degradation of the environment"

This EMPr must be read in conjunction with the Environmental Impact Assessment Report dated January 2024 and the accompanying specialist reports. All recommendations, relevant conditions and mitigation measures provided in these documents must also be adhered to.

This EMPr must form an integral part of the contract documents, as it outlines the methodology & duties required so that the project objectives can be achieved in an environmentally sustainable manner; with particular reference to the prevention and mitigation of environmental impacts caused by construction activities associated with this project.

These requirements will have a financial impact on the projects costings.

This EMPr is a dynamic document that may need to evolve during its implementation period so that it recognises any new issues that may arise; or changes in the parameters of identified issues and can address these issues with the required/amended mitigation.

The Polluter-Pays Principle

This principle provides for "the costs of remedying pollution, environmental degradation and consequent adverse health effects and of preventing, controlling or minimizing further pollution, environmental damage or adverse health effects must be paid for by those responsible for harming the environment." The Polluter Pays Principle will be rigorously applied throughout the construction phase of this project.

2. PROJECT DETAILS

Eco Route Environmental Consultancy has been appointed as independent environmental practitioners by the proponent, Mr Wentzel Coetzer, to ensure the lawful construction of a residential dwelling and associated infrastructure on Erf 2003 Wilderness in terms of the National Environmental Management Act (Act 107 of 1998).

The proposed development property is located at GPS coordinates: 33° 59' 36.52" | 22° 33' 44.74"

Erf 2003 is zoned Open Space III. The property is 28135,6m² in extent and is currently vacant. The development footprint of the preferred layout will be maximum 742m².

The development will entail the following:

Layout Alternative (i.e., Only part of the Preferred Alternative)

The development of a primary dwelling and associated infrastructure (driveway, parking area, pool, deck, and conservancy tank) with a footprint not exceeding 742m².

Design Alternative 2:

The development of a conservancy tank for the storage and collection of sewage. The sewage will be disposed of at a licenced waster water treatment facility.

The above development will be implemented approximate to the approved site development plan.



Figure 1: Locality map of Erf 2003, Wilderness, Western Cape

3. CONDITIONS OF THE ENVIRONMENTAL AUTHORISATION

Scope and Validity Period of authorisation

1. This Environmental Authorisation is granted for the period from date of issue until **25 September 2029** (validity period), during which period the Holder must ensure that the—

- (a) physical implementation of all the authorised listed activities is started with and concluded;
- (b) construction monitoring and reporting requirements are undertaken and submitted to the Competent Authority in time to allow said authority to process such documents timeously;
- (c) post construction rehabilitation and monitoring requirements is undertaken and completed; and
- (d) environmental auditing requirements are complied with; and that such auditing is finalised in time to allow the competent authority to be able to process the environmental audits timeously within the specified validity period.

Failing which, this Environmental Authorisation shall lapse, unless the environmental authorisation is amended in accordance with the relevant process contemplated in the Environmental Impact Assessment Regulations promulgated under the National Environmental Management Act, 1998 (Act no. 107 of 1998).

2. The Holder is authorised to undertake the listed activities specified in Section B above in accordance with the Departmentally approved Alternative, as described in Section C above.

The development of a primary dwelling and associated infrastructure (driveway, conservancy tank, parking area, deck etc.) with a footprint not exceeding 742m². This authorisation excludes the self-catering tourism accommodation units with decks, the boardwalk and parking areas associated with the 4 self catering units on the above-mentioned property.

The development will be implemented approximate to the part of site development plan contained in Annexure 2 of this authorisation but excluding the 4 self-catering tourism accommodation units with decks, the boardwalk and parking areas.

3. This Environmental Authorisation may only be implemented in accordance with an approved Environmental Management Programme ("EMPr").

4. The Holder shall be responsible for ensuring compliance with the conditions by any person acting on his/her behalf, including an agent, sub-contractor, employee or any person rendering a service to the Holder.

5. Any changes to, or deviations from the scope of the alternative described in section B above must be accepted or approved, in writing, by the Competent Authority, before such changes or deviations may be implemented. In assessing whether to grant such acceptance/approval or not, the Competent Authority may request information in order to evaluate the significance and impacts of such changes or deviations, and it may be necessary for the Holder to apply for further authorisation in terms of the applicable legislation.

Written notice to the Competent Authority

Seven calendar days' notice, in writing, must be given to the Competent Authority before commencement of any activities. The notice must make clear reference to the site details and EIA Reference number given above.

The notice must also include proof of compliance with the following conditions described herein:

Conditions Number: 6, 12, 20.2; & 20.3.

Monitoring

The Holder must appoint a suitably experienced Environmental Control Officer ("ECO"), for the duration of the construction and rehabilitation phases.

The ECO must–

- be appointed prior to commencement of any works (i.e. removal and movement of soil and / or rubble or construction activities commencing;
- ensure compliance with the EMPr and the conditions contained herein;
- keep record of all activities on the site; problems identified; transgressions noted and a task schedule of tasks undertaken by the ECO;
- remain employed until all development activities are concluded, and the post construction rehabilitation and monitoring requirements are finalised.

A copy of the Environmental Authorisation, EMPr, any independent assessments of financial provision for rehabilitation and environmental liability, closure plans, audit reports and compliance monitoring reports must be kept at the site of the authorised activities and be made available to anyone on request, and where the Holder has a website, such documents must be made available on such publicly accessible website.

Access to the site referred to in Section C of the EA must be granted, and the environmental reports mentioned above must be produced, to any authorised official representing the Competent Authority who requests to see it for the purposes of assessing and/or monitoring compliance with the conditions contained herein.

Auditing

The Holder must, for the period during which the environmental authorisation and EMPr remain valid ensure the compliance with the conditions of the environmental authorisation and the EMPr, is audited.

The frequency of auditing of compliance with the conditions of the environmental authorisation and of compliance with the EMPr, must adhere to the following programme:

During the period which the activities have been commenced with on site until construction of has been completed on site, the Holder must undertake annual environmental audit(s) and submit the Environmental Audit Report(s) to the Competent Authority.

- A final Environmental Audit Report must be submitted to the Competent Authority within **three (3)** months of completion of the construction and the post construction rehabilitation and monitoring requirements thereof.

Note: The final auditing requirements should be completed at least three months prior to expiry of the validity period of the environmental authorisation to ensure the Holder is able to comply with all the environmental auditing and reporting requirements and for the competent authority to be able to process it timeously.

The Environmental Audit Report(s), must –

- be prepared and submitted to the Competent Authority, by an independent person with the relevant environmental auditing expertise. Such person may not be the ECO or EAP who conducted the EIA process;
- provide verifiable findings, in a structured and systematic manner, on–
 - the level of compliance with the conditions of the environmental authorisation and the EMPr and whether this is sufficient or not; and

- the ability of the measures contained in the EMPr to sufficiently provide for the avoidance, management and mitigation of environmental impacts associated with the undertaking of the activity.
- identify and assess any new impacts and risks as a result of undertaking the activity;
- evaluate the effectiveness of the EMPr;
- identify shortcomings in the EMPr;
- identify the need for any changes to the avoidance, management and mitigation measures provided for in the EMPr;
- indicate the date on which the construction work was commenced with and completed or in the case where the development is incomplete, the progress of the development and rehabilitation;
- indicate the date on which the operational phase was commenced with and the progress of the rehabilitation;
- include a photographic record of the site applicable to the audit; and
- be informed by the ECO reports.

The Holder must, within 7 calendar days of the submission of the audit report to the Competent Authority, notify all potential and registered I&APs of the submission and make the report available to anyone on request and on a publicly accessible website (if applicable).

Specific Conditions

- The clearance of indigenous vegetation must be restricted to the area approved for the development footprint of 742m². The remainder of the property (i.e., outside of the development footprint) must remain undisturbed, and no indigenous vegetation or forest may be cleared without the necessary environmental authorisation and permits. This area must be treated as a "no-go" area and managed for a conservation use.
- The perimeter of the area approved for the development footprint, namely the development of a house and associated infrastructure on an area of 742m², must be geo-referenced, and the information incorporated in the layout plan to be submitted to this Directorate (for recordkeeping purposes) along with the amended EMPr.
- The development footprint must be demarcated prior to commencement of construction/clearance activities. All areas outside of this demarcated area must be considered as a "no-go area" and no indigenous vegetation outside of demarcated area may be cleared, unless authorised by the Competent Authority.
- No fences may be erected along the western boundary or around the remainder of the property, without first obtaining authorisation to do so.

Note: A security fence may be erected on the perimeter of the approved development footprint.

- A search and rescue for plant and animal species must be undertaken prior to commencement of any land clearance.

Note: Such species may be subject to permit requirements from CapeNature.

- Areas which have been identified for rehabilitation, must be rehabilitated to indigenous vegetation within the validity period of the environmental authorisation.
- Should any heritage remains be exposed during excavations or any other actions on the site, these must immediately be reported to the Provincial Heritage Resources Authority of the Western Cape, Heritage Western Cape. Heritage remains uncovered or disturbed during earthworks must not be further disturbed until the necessary approval has been obtained from Heritage Western Cape. Heritage remains may only be disturbed by a suitably qualified heritage specialist working under a directive from the relevant Heritage Resources Authority.

Heritage remains include: meteorites, archaeological and/or paleontological remains (including fossil shells and trace fossils); coins; indigenous and/or colonial ceramics; any articles of value or antiquity; marine shell heaps; stone artefacts and bone remains; structures and other built features with heritage significance; rock art and rock engravings; shipwrecks; and/or graves or unmarked human burials including grave goods and/or associated burial material.

4. IMPACTS ASSOCIATED WITH THE PLANNING/DESIGN, CONSTRUCTION AND OPERATION OF THE ACTIVITY (Preferred Alternative)

Alternative:	Preferred
PLANNING, DESIGN AND DEVELOPMENT PHASE	
Potential impact and risk:	
Potential impacts on geographical and physical aspects:	
Nature of impact:	Soil compaction as a result of the construction. Please note all buildings are on stilts so this impact is minimal. However, the units, residential dwelling and boardwalk will result in a hard surface than a natural environment.
Extent and duration of impact:	Throughout the lifespan of the project
Consequence of impact or risk:	Possible erosion from water runoff if not managed properly
Probability of occurrence:	High
Degree to which the impact can be reversed:	High
Degree to which the impact may cause irreplaceable loss of resources:	No loss of resources anticipated
Cumulative impact prior to mitigation:	Storm Water runoff rustling in erosion
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Medium
Degree to which the impact can be avoided:	Medium
Degree to which impact can be managed:	High
Degree to which the impact can be mitigated:	High
Proposed mitigation:	Typical sustainable drainage systems, often referred to as SuDS, and the associated stormwater infrastructure and management thereof take the following key principles into account: - Storing runoff and releasing it slowly (attenuation) - Harvesting and using the rainwater - Allowing water to soak into the ground (infiltration) - Slowly transporting (conveying) water on the surface - Allowing sediments to settle out by controlling the flow of the water. Each of the above and how they are accommodated/included in the proposed stormwater system are discussed below: Storing runoff: This will be achieved in two ways. Firstly, all runoff from the roofs of the development will be harvested and stored in rainwater tanks next to each unit. Secondly, the remaining surface water from grassed areas, parkings, etc. will be discharged into surrounding vegetation. Harvesting and using the rain close to where it falls: As discussed above, all runoff from the roofs will be harvested by collecting and storing in rain water tanks. Some developments also encourage infiltration within the parking areas through the use of permeable paving, etc.

	Filtering out pollutants: All rainwater from the roofs is to be harvested. This water will be treated on-site prior to use as a potable water. This treatment would remove any pollutants in this water. Water discharging from the remaining surface areas, namely grassed and parking areas, etc., will be discharged onto the vegetation. Any exposed earth must be rehabilitated by planting suitable vegetation to protect the exposed soils; The footprint area of the construction should be kept to a minimum. The footprint area must be clearly demarcated to avoid unnecessary disturbances to adjacent areas;
Residual impacts	No impact is expected after mitigation measures are set in place to redirect water runoff
Cumulative impact post mitigation:	No impact is expected after mitigation measures are set in place to redirect water runoff
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Low

Potential impact on biological aspects:	
Nature of impact:	Disturbance and removal of trees within the natural forest. Loss of vegetation.
Extent and duration of impact:	Throughout the lifespan of the project
Consequence of impact or risk:	Reduced habitat and ecological corridors impact on fauna and flora
Probability of occurrence:	High
Degree to which the impact may cause irreplaceable loss of resources:	Low
Degree to which the impact can be reversed:	High
Indirect impacts:	Loss of fauna and flora due to habitat loss
Cumulative impact prior to mitigation:	Disturbance of natural habitat of birds and small mammals . Loss of ecological corridors
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	High
Degree to which impact can be avoided;	Medium
Degree to which impact can be managed:	Medium
Degree to which the impact can be mitigated:	Medium
Proposed mitigation:	Empty pockets within the forest were identified with the assistance of the appointed biodiversity specialist. All units were placed during the planning phase to mitigated disturbance and removal of large trees. The SDP placed all units along the margin of the CBA1 area. All units and the board walk are placed on stilts above the forest floor encouraging vegetation growth and animal movement beneath these structures. It is imperative that impacts on the continuity of ecological processes and corridors be taken into consideration irrespective of the type of land use proposed or envisaged in the region as a whole. An onsite nursery needs to be established and a plant rescue needs to be carried out prior to any construction activities occurring on site. Suitable forest floor vegetation, including tree recruits in the form of nursery-grown or rescued seedlings, from the same undisturbed forest type environment in the vicinity, should be established on the forest floor, especially in the canopy gaps. (This will be augmented by natural seed dispersal processes.)
Residual impacts:	Loss of trees in the forest

Cumulative impact post mitigation:	No cumulative impacts are foreseen after mitigation measures are implemented.
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Low

Potential impact on biological aspects:	
Nature of impact:	Impact on forest tree roots using pad foundations
Extent and duration of impact:	During the construction phase
Consequence of impact or risk:	Damaging tree roots of trees not to be removed may have a negative impact on forest trees when installing services, and foundations
Probability of occurrence:	High
Degree to which the impact may cause irreplaceable loss of resources:	Medium
Degree to which the impact can be reversed:	High
Indirect impacts:	Health and stability of the forest trees can be impacted
Cumulative impact prior to mitigation:	Disturbance of natural forest vegetation not earmarked for removal
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	High
Degree to which impact can be avoided:	Medium some damage may occur
Degree to which impact can be managed:	High
Degree to which the impact can be mitigated:	High
Proposed mitigation:	To minimize disturbance of tree roots during installing utilities for development alternatives are explored outside of root zone first. If not possible, tunnelling is done by hand. (Figure 1) This method requires patience where care is taken to keep roots intact, and not cut them. Tunnelling is preferably done by hand or smaller hand tools to prevent roots being severed by mechanical equipment. This is done on cooler days, to avoid exposing root during hot, dry weather. Trenches are backfilled with soil as soon as possible to reduce exposure and soaked with water on the same day. If trench is kept open for a longer period, roots are wrapped in hessian until trench is backfilled. If roots need to be cut, no roots larger than 2,5cm are cut. Pad foundations are used instead of strip or raft foundation, to allow for Pad to be moved around tree roots when necessary and reduce the potential impact on the root system. (Figure 12 and 13). No heavy machinery allowed on site, all work to be carried out by hand. When installing services this can be done as per the picture below to protect tree roots.  Figure 12



Figure 13 Pad foundations



Figure 14 Tree roots were protected by pad foundations.

Residual impacts:	Loss of trees in the forest
Cumulative impact post mitigation:	Loss of trees in the forest
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Low

Potential noise impacts:	
Nature of impact:	Impacts associated with general building construction noise
Extent and duration of impact:	Only during construction phase
Probability of occurrence:	High
Degree to which the impact can be reversed:	None
Degree to which the impact may cause irreplaceable loss of resources:	None
Degree to which the impact can be avoided:	None
Degree to which impact can be managed:	Only operate during construction hours
Cumulative impact prior to mitigation:	No cumulative impact foreseen
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Low
Degree to which the impact can be mitigated:	Low
Proposed mitigation:	Construction work and noise generation only allowed during weekday working hours
Cumulative impact post mitigation:	No cumulative impacts are foreseen after mitigation measures are implemented
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Low

Potential impacts on socio-economic aspects:	
Nature of impact:	Creation of temporary employment opportunities through construction
Extent and duration of impact:	Throughout the construction and operational phase of the project
Probability of occurrence:	High
Degree to which the impact can be reversed:	N/A
Degree to which the impact may cause irreplaceable loss of resources:	N/A

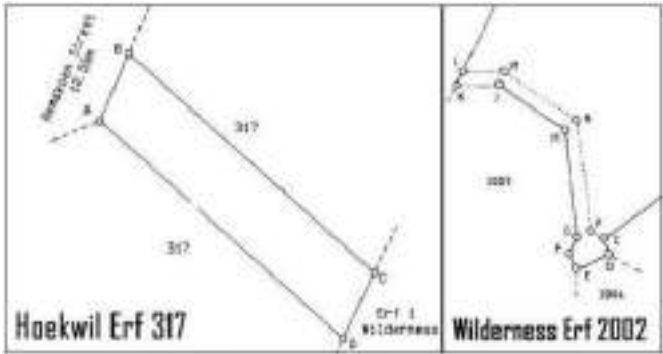
Cumulative impact prior to mitigation:	N/A
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	N/A
Degree to which the impact can be mitigated:	N/A
Proposed mitigation:	N/A
Cumulative impact post mitigation:	N/A
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	N/A

OPERATIONAL PHASE

Potential impact and risk:	
Potential impacts on socio-economic aspects:	
Nature of impact:	Job creation, Increase of revenue in area- Positive Impact. No negative impacts on the socio-economic aspects are foreseen as the proposed construction will create work opportunities during construction and operational phases.
Extent and duration of impact:	During the lifespan of the project
Consequence of impact risk:	No risk. More employment in area.
Probability of occurrence:	High
Degree to which the impact can be reversed:	Not a negative impact on socio-economic aspects
Degree to which the impact may cause irreplaceable loss of resources:	Not applicable
Cumulative impact prior to mitigation:	Not applicable
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	High
Degree to which the impact can be avoided:	Not applicable
Degree to which impact can be managed:	High
Degree to which the impact can be mitigated:	Not applicable
Proposed mitigation:	Not applicable
Cumulative impact post mitigation:	Not applicable
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Not applicable

Potential noise impacts:	
Nature of impact:	Noise impacts associated with accommodation and tourism
Extent and duration of impact:	During the life Span of the proposed development
Probability of occurrence:	High
Degree to which the impact can be reversed:	None
Degree to which the impact may cause irreplaceable loss of resources:	None
Cumulative impact prior to mitigation:	No cumulative impact foreseen
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Low
Degree to which the impact can be mitigated:	High
Proposed mitigation:	Notifications for guest to adhere to no noise and loud music after a certain time at night.
Cumulative impact post mitigation:	No cumulative impacts are foreseen after mitigation measures are implemented
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Low

Potential visual impacts:	
Nature of impact:	Visual impact of development
Extent and duration of impact:	Throughout the lifespan of the project
Probability of occurrence:	Low
Degree to which the impact can be reversed:	High
Degree to which the impact may cause irreplaceable loss of resources:	Low
Cumulative impact prior to mitigation:	N/A
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	N/A
Degree to which the impact can be mitigated:	High
Proposed mitigation:	The proposed development will hardly be visible from neighbouring properties and the N2 as it was place within the forest and designed to blend with the natural environment. Low lighting and using colours that blend into the natural environment during the design phase. Only removal of vegetation within the footprint areas as the vegetation remaining will also act as a natural buffer.
Cumulative impact post mitigation:	N/A
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	N/A

Potential traffic impacts:	
Nature of impact:	Traffic impacts on area and existing roads. Access to the application area is obtained via an access servitude road that runs over Wilderness Erf 2002. These access servitudes are accessed directly off the public road 'Remskoek Street' that runs along the northern boundary of Hoekwil Erf 317. This road is also the access road to the 'The Map of Africa' lookout point.  Figure 15: Existing Servitudes – SG Diagram Extract
Extent and duration of impact:	Throughout the lifespan of the project
Probability of occurrence:	Medium
Degree to which the impact can be reversed:	Low
Degree to which the impact may cause irreplaceable loss of resources:	Low
Cumulative impact prior to mitigation:	N/A
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	N/A
Degree to which the impact can be mitigated:	Low
Proposed mitigation:	Existing Traffic: The current traffic consists of property owners of neighbouring properties, people accessing Remskoek street and tourists visiting the Map of Africa. The dwelling will not create a substantial increase on traffic and the establishment will not be at full capacity all the time.

	No mitigation needed.
Cumulative impact post mitigation:	N/A
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	N/A

5. SPECIALIST RECOMMENDATIONS/MANAGEMENT ACTIONS

5.1 Iain Paton Consulting Geotechnical Engineers and Engineering Geologists Soil specialist:

Recommendations: Earthworks & materials: The site is moderately sloping, becoming steep towards the west, and access/vegetation clearing will be challenging unless a minimal footprint area is adopted. Earthworks required to create level platforms (if any) may encounter shallow rock, mainly on the western side of the proposed development. Shallow excavations for the proposed development are unlikely to have any significant effect on the general stability of the site, but excavations should be assessed by a competent person as excavations progress. Excavations shallower than 1.5m are likely to be fairly stable at near-vertical angles for short periods (temporary works). Insitu granular soils (sandy/gravelly soils, not clay), less any large rock fragments >150mm diameter, obtained from excavations may be suitable for reuse as bulk filling material under floors and behind retaining walls but should be approved by the engineer before placement. Any unsuitable soil obtained from excavations should be spoiled in suitable location on site (e.g. as landscaping fill). Allowance should be made for imported high quality materials (e.g. G5) for final selected fill layers under concrete surface beds. Imported free-draining fill material (coarse sand/crusher run/stone) will be required for drainage medium behind retaining walls (if any).

All structures will be on stilts therefore no deep excavations are expected.

Foundations & floors: The recommended foundation type for single or double storey masonry or timber structures is reinforced strip and/or pad foundations placed on dense/stiff soil horizons or preferably bedrock at minimum nominal depth of 0.8m below NGL. The recommended maximum bearing pressure for foundations is 125kPa. Structures founded at the correct levels on suitable bedrock or stiff/dense soil horizons are unlikely to induce or become susceptible to slope instability. Competent supervision in this regard is important. All foundations should be inspected by the engineer before placing reinforcement.

An Engineer will be appointed during construction phase. However, it is advised to rather use Pad foundations as the impact on tree roots will be mitigated.

Driveway & parking areas: The proposed driveway onto the site with parking area will be a challenge due to the dense indigenous vegetation, which may be environmentally sensitive. Construction of the driveway may involve minor cutting and filling to achieve the correct line and levels. The insitu soils are generally poor quality in terms of road-building and it is recommended that an allowance is made for the importation of SSG gravel material to improve access during construction, in addition to the final subbase and paving layer works.

The EAP agrees, it must be noted that stormwater must be redirected off hardened surfaces onto natural vegetation to ensure no erosion on site.

Drainage: The soil has a low permeability and vertical infiltration will be restricted by the presence of shallow rock and dense soils, so stormwater will tend run off site after heavy rainfall. Effective stormwater management systems are required to collect and discharge stormwater in controlled manner down slopes. Subsoil drains are recommended behind retaining walls as standard.

The SUDS principles to be adhered too. Rainwater tanks will be placed next to each unit for re-use.

The investigation indicates that the site is potentially suitable for development but there are some geotechnical constraints, such as difficult access, restricted construction space, steep slopes and shallow/irregular rock, which may have an impact on the engineering design and construction costs. Some recommendations are offered for consideration by the structural engineer.

5.2 Dr David Hoare - David Hoare Consulting (Pty) Ltd) Biodiversity specialist

Based on the botanical assessment, this section of the report provides recommendations for the project. The following recommendations are made:

- The proposed development will result in loss of relatively small areas of natural habitat. This is not considered to be a significant threat to the habitat or threatened plant or animal species on site or in neighbouring areas. On the basis of having a minimal impact on natural features, it is recommended that the proposed development be approved but on condition that surrounding indigenous forest is ecologically managed to enhance the biodiversity value and protected from damage.
- 96% of the site has been designated as a no-go area and to remain natural. Only alien vegetation clearing will be permitted within this area.
- Remaining areas of thicket in surrounding areas is dominated by the protected tree, *Sideroxylon inerme*, and also contains individuals of the protected tree, *Pittosporum viridiflorum* and *Curtisia dentata*. In the event that there are any impacts on individuals of any of these species, it would require a permit in terms of the National Forests Act.
- Department of Forestry has been asked to provide comments during the PPP process, as this is seen as natural protected forest a Forestry licence to disturb indigenous trees within the National Forest will be obtained prior to construction commencing.
- If possible, no significant trees must be damaged by the proposed development. The proposal to raise units above the forest floor is supported, especially if these footprint areas are allowed to return to forest understorey. It would be preferable if no formal gardens are developed around the proposed units, but that the indigenous forest vegetation is retained as a feature of the development.
- The drainage area (as mapped here), as well as a buffer of 30 m, should not be impacted upon.



Figure 3 - Drainage areas and protected milkwood trees on site

- This area is marked in the no-go area
- It is recommended that pre-emptive control of alien invasive species is undertaken using registered control methods and that an Alien Invasive Management Plan is implemented to control potential invasions on site and in neighbouring areas, especially within areas of remaining natural habitat.
- Alien management as per NEMBA will be implemented.

6. LEGISLATIVE REQUIREMENTS

6.1 Signing of the EMPr

The acknowledgement form at the back of the approved EMPr is to be signed by the holder of the Environmental Authorisation (the Proponent), the Site Manager and the ECO; acknowledging that all parties are familiar with the requirements of the EMPr. All employees, especially the machine and equipment operators, are to be made aware of the conditions as contained in the EMPr as well as the contractual conditions relating to the environment as contained in the contract document.

6.2 Legislation

Of importance are all national, provincial and municipal by-laws and regulations. Statutes are amended periodically, and it is the Proponent's responsibility to identify legislation relevant to the proposed activity.

Title of legislation, policy or guideline:	Administering authority:	Date:
Constitution of the Republic of South Africa. (Act 108 of 1996)	All State and Provincial Departments as well as Local Authorities that have been identified as relevant Competent Authorities.	Relevant Consideration

Environmental Conservation Act (Act 73 of 1989)	Department of Environmental Affairs and Development Planning	Relevant Consideration
National Environmental Management Act (Act 107 of 1998)	Department of Environmental Affairs and Development Planning	Authorization
National Environmental Management: Biodiversity Act (Act 10 of 2004)	Department of Environmental Affairs and Development Planning and CapeNature	Relevant Consideration
Water Services Act (Act 108 of 1997)	Department of Water and Sanitation/ BOCMA	Relevant Consideration
National Heritage Resources Act (Act 25 of 1999)	Heritage Western Cape	Comment/ Relevant Consideration
Government Notice No 19493, Outeniqua Sensitive Coastal Area Extensions (OSCAE PERMIT)	George Local Municipality	Permit

6.3 Project Responsibilities

Responsibility for the implementation of the EMPr lies with the Proponent who must retain the services of a suitably experienced Environmental Control Officer (ECO) who will monitor the construction processes and activities periodically.

The ECO's responsibilities must include, *inter alia*:

- ❖ Identify suitable areas for construction access and laydown of materials/equipment with consultation with the relevant appointed specialists.
- ❖ Secure the protection and rehabilitation of the environment.
- ❖ Consult with the relevant authority on environmental issues during construction.
- ❖ Guide, advise and consult any sub-contractors, suppliers etc. who will be involved in this project.
- ❖ Revise the EMPr if required and submit the revised document to the Competent Authority for authorisation of the revisions prior to the developer/contractor proceeding with the changes.
- ❖ Ensure that the EMPr has been accepted and understood as a contractually binding document on all parties involved with this project.
- ❖ Ensure staff operating equipment are adequately trained, certified and sensitised to any potential hazards associated with their tasks.

- ❖ Educate staff as to the need to refrain from indiscriminate waste disposal and/or pollution of local soil and water resources, ensure that they (the staff) have received the necessary safety training, and are aware of the importance of a "clean-site policy".
- ❖ The management guidelines contained in this document must form part of the contractual agreements between the Proponent, Site Manager and the ECO. A tabulated synopsis of relevant responsibilities is appended hereto.

7. REPORTING PROCEDURES

7.1 Documentation

The following documentation must be kept on site in order to record compliance with the EMPr:

An Environmental File which includes:

- ❖ Copy of the EMPr;
- ❖ Copy of the EA;
- ❖ Copy of all other licences/permits;
- ❖ Environmental Method Statements;
- ❖ Non-conformance Reports;
- ❖ Environmental register, which must include:
 - Communications Register – including records of complaints, minutes and attendance registers of all environmental meetings;
 - Monitoring Results – including environmental monitoring reports, register of audits, non-conformance reports; and
 - Incident book – including copies of notification of Emergencies and Incidents, this must be accompanied by a photographic record.
- ❖ Waste Documentation such as, but not necessarily limited to: Waste Manifest Documents;
- ❖ Material Safety Data Sheets (MSDSs) for any hazardous substances; and
- ❖ Written Corrective Action Instructions.

7.2 Environmental Register

The Proponent will put in place an Environmental Register and will ensure that the following information is recorded for all complaints / incidents:

- ❖ Nature of complaint / incident.
- ❖ Causes of complaint / incident.
- ❖ Party/parties responsible for causing complaint / incident.
- ❖ Immediate actions undertaken to stop / reduce / contain the causes of the complaint / incident.

- ❖ Additional corrective or remedial action taken and/or to be taken to address and to prevent reoccurrence of the complaint / incident.
- ❖ Timeframes and the parties responsible for the implementation of the corrective or remedial actions.
- ❖ Procedures to be undertaken and/or penalties to be applied if corrective or remedial actions are not implemented.
- ❖ Copies of all correspondence received regarding complaints/incidents.

7.3 Non-Conformance Report

A Non-Conformance Report (NCR) will be issued to the Proponent as a final step towards rectifying a failure in complying with a requirement of the EMPr. This will be issued by the ECO to the Proponent in writing. Preceding the issuing of a NCR, the Proponent must be given an opportunity to rectify the issue.

Should the ECO assess an incident or issue and find it to be significant (e.g. non-repairable damage to the environment), it will be reported to the relevant authorities and immediately escalated to the level of a NCR. The following information should be recorded in the NCR:

- ❖ Details of non-conformance;
- ❖ Any plant or equipment involved;
- ❖ Any chemicals or hazardous substances involved;
- ❖ Work procedures not followed;
- ❖ Any other physical aspects;
- ❖ Nature of the risk;
- ❖ Actions agreed to by all parties following consultation to adequately address the non-conformance in terms of specific control measures and should take the hierarchy of controls into account;
- ❖ Agreed timeframe by which the actions documented in the NCR must be carried out; and
- ❖ ECO should verify that the agreed actions have taken place by the agreed completion date, when completed satisfactorily; the ECO and Proponent should sign the Close-Out portion of the Non-Conformance Form and file it with the contract documentation.

7.4 Emergency Response

The Proponents environmental emergency procedures must ensure appropriate responses to unexpected / accidental actions / incidents that could cause environmental impacts.

The Environmental Emergency Response Plan is separate to the Health and Safety Plan as it is aimed at responding specifically to environmental incidents and must ensure and include the following:

- ❖ Employees shall be adequately trained in terms of incidents and emergency situations;
- ❖ Details of the organisation (i.e. manpower) and responsibilities, accountability and liability of personnel;
- ❖ A list of key personnel and contact numbers;
- ❖ Details of emergency services (e.g. the fire department / on-site fire detail, spill clean-up services) shall be listed;
- ❖ Internal and external communication plans, including prescribed reporting procedures;
- ❖ Actions to be taken in the event of different types of emergencies;
- ❖ Incident recording, progress reporting and remediation measures to be implemented; and

- ❖ Information on any hazardous materials, including the potential impact associated with each, and measures to be taken in the event of accidental release.

8. COMPLIANCE WITH THE EMPr

8.1 Monitoring and Compliance

The monitoring and compliance of the development should take place as follows:

- ❖ The ECO has the authority to instruct the Proponent to cease a particular operation causing or liable to cause significant environmental damage, and issue fines or penalties for non-compliance of the Environmental Management Programme/ EMPr.
- ❖ An Environmental Control Officer (ECO) must monitor the site and compile a monitoring report on a **monthly** basis until rehabilitation is successful.
- ❖ The holder of the environmental authorisation (the Proponent) is responsible to ensure that an environmental monitoring report is submitted to the Department of Environmental Affairs and Development Planning (DEA&DP) as per the timeframes stipulated in the Environmental Authorisation (EA).

8.2 Auditing Process

The terms of reference for the audits must comprise the following:

- ❖ Develop a checklist against which the criteria can be referenced during the audit.
- ❖ During the audit process, key individuals involved with the management of the project are to be given the opportunity to comment on issues being audited and will be invited to accompany the auditor during the site inspection.
- ❖ Compile an audit report on the implementation of the EMPr and compliance to the Environmental Authorisation and submit this report to the competent authority (DEA&DP).

Compliance ratings against which the listed criteria are assessed are as follows:

Symbol	Rating	Interpretation
Y	Yes	Evidence of compliance
P	Partial	Evidence of partial compliance
N	No	Evidence of non-compliance
NR	Not Relevant	The condition or commitment is not relevant at this stage of the development or it is inappropriate
NA	Not Audited	Not audited

8.3 Non-Compliance

Definition

The non-compliance is defined as, and will be issued for:

- ❖ Any deviation by the Proponent from the environmental conditions and requirements as set out in the EA and EMPr - or;
- ❖ Any contravention by the Proponent of environmental legislation - or;
- ❖ Any unforeseen environmental impact resulting from direct or indirect actions or activities on site that would be considered as a significant impact. Significance will be determined by the Environmental Control Officer (ECO) but will be informed by geographic extent, duration, lasting effects of the impact and extent of remediation to the impact.

Types of non-compliances issued

Two types of non-compliances may be issued:

A. Stop Works Non-Compliance

Stop Works Non-Compliance will require that all works as described in the non-compliance will stop immediately and may only continue on a formal written permission from the ECO.

Stop Works Non-Compliance will be issued under the following conditions:

- ❖ Total disregard by the Proponent to the environmental conditions and requirements listed in the EA and EMPr;
- ❖ An activity that if left unattended will escalate the degree, severity or extent of the environmental impact.

B. General Non-Compliance

A general non-compliance will allow work and activity by the receiving party to continue while the corrective action takes place.

8.4 Issuing a Non-Compliance

Non-compliance may be issued to:

- ❖ The Proponent
- ❖ Any representative of the Proponent

8.5 Process of Issuing Non-Compliance

The appointed Environmental Control Officer (ECO) may issue a formal non-compliance to the Proponent. A copy of the non-compliance issued will be placed in the EMPr file. The Proponent will be responsible for returning a formally signed off corrective action (as per template) to the ECO to be placed in the EMPr file. The ECO will be required to sign-off on the corrective action, indicating that it has been completed within the timeframes and to the satisfaction of the ECO.

8.6 Failure to complete corrective actions

In the event that the Proponent fails or refuses to complete the corrective action, either at all or within the allocated timeframe, the ECO shall,

- ❖ Inform DEA&DP in writing that a condition of approval for the project is not being met.

The DEA&DP office is responsible for resolving the impasse with the Proponent.

The Proponent is deemed not to have complied with the EA and EMPr if:

- ❖ Within the boundaries of the site and site extensions there is evidence of contravention of clauses;
- ❖ Environmental damage occurs due to negligence; inappropriate actions taken by the Proponent or any of his staff.

On receiving a notice of non-compliance the Proponent is required to swiftly address the issue/s taking all corrective actions required to rectify the situation. Penalties will be applied for non-compliant situations. Penalties/fines are advocated to ensure corrective measures are successfully undertaken and the necessary standard of rehabilitation is achieved.

The penalty associated with a chemical spill is not a set amount but will depend on the nature and extent of the spill; the cost of any soil and /or groundwater monitoring and any soil and /or groundwater remediation required by authorities will be to the Proponent's account.

The imposition of such a penalties / fines shall not preclude the relevant competent authority from applying an additional penalty in accordance with statutory powers.

Failure to redress the cause shall be reported to the relevant authority for them to deal with the transgression as deemed fit.

8.7 Unlawful Activity/ies

NEMA and its Regulations entitle environmental authorities to administer a fine not exceeding R 5 million or 10 years imprisonment and/or a fine and imprisonment for a person guilty of an unlawful activity. The Act makes allowance for the rectification of unlawful activity and may charge up to R1 million administration fees over and above the remediation costs.

NEMA makes provision for damages to be awarded by the courts where loss or damage has occurred as a result of a contravention of other environmental statutes. Importantly, NEMA provides for the liability of conviction of employees, managers, agents and directors for any offences resulting from the failure to take all the reasonable steps that were necessary under the circumstances to prevent the commission of an offence.

9. AMENDMENTS TO THE EMPr

This EMPr outlines the environmental practices and mitigation measures to be adhered to during the construction and rehabilitation phases in order to curtail and/or minimise potential negative impacts and promote sound environmental practises.

Any major issues not covered in the EMPr as submitted, will be addressed as an addendum to this EMPr, and submitted for approval. The EMPr is a living document and is subject to change from time to time in consultation with the DEA&DP. Any amendments to the EMPr will require approval from the DEA&DP.

10. ENFORCING THE EMPr

The holder of the Environmental Authorisation (EA) has a responsibility to ensure that all those people involved in the project are aware of and familiar with the environmental requirements for the project (this includes casual labour, etc.). The EA and EMPr shall be part of the terms of reference for all stakeholders.

All senior and supervisory staff members shall familiarise themselves with the full contents of the EA and EMPr. They shall know and understand the specifications of the EA and EMPr and shall be able to assist other staff members in matters relating to the EA and EMPr.

11. ENVIRONMENTAL MANAGEMENT PROGRAMME

11.1 CONSTRUCTION PHASE

Activity	Management / Mitigation	Responsibility	Frequency / Timing
Authorisations, Licences and Permits	Environmental Authorisations		
	All necessary authorisations, permits and licences must be obtained by the Proponent prior to construction commencement. This includes permits for the removal of protected vegetation (please see Appendix 2 of the Vegetation and Flora of Erf 2003, Wilderness, George District report, 2021): 1. Aloe arborescens 2. Curtisia dentata 3. Pittosporum viridiflorum 4. Sideroxylon inerme 5. Habenaria arenaria 6. Liparis remota 7. Bonatea speciosa 8. Streptocarpus rexii	Proponent	Once-off Pre-construction
Appointment of Environmental Control Officer	Appointment of Environmental Control Officer		
	An Independent ECO must be appointed at the Proponent's cost to monitor the implementation of the EMPr.	Proponent & ECO	Once-off
	Fourteen (14) days written notice must be given to the Department that the activity will commence. Commencement for the purposes of this condition includes site preparation. The notice must include a date on which it is anticipated that the activity will commence which includes site preparation.		
	The nomination of the ECO must be given to DEA&DP, in writing fourteen (14) days prior to construction commencement. The notification must include contact details for the ECO and details pertaining to the ECO's relevant experience.		

Activity	Management / Mitigation	Responsibility	Frequency / Timing
	Should the ECO for the development change at any time, this must be communicated, in writing, to DEA&DP, within seven (7) days of appointing the new ECO. The notification must include contact details for the ECO, details pertaining to the ECO's relevant experience and reasons for the change in ECO.		As required
Preparation of Method Statements	Method Statements		
	Method Statements must be submitted by the Proponent/ Contractor to the ECO and must be adhered to by the Proponent/ Contractor. These relate to water and stormwater management requirements, solid waste management requirements, the storage of hazardous materials (if applicable), and standard emergency procedures.	Proponent/ Contractor	Prior to commencement of construction and during construction (if necessary)
	The ECO will monitor the implementation of the statements.	ECO	On-going
Notifying Relevant I&APs	Notice of Environmental Authorisation (EA)		
	A written notice must be given to all relevant I&APs notifying them of the EA. The notice must include a date on which the EA was received and the reference number for the EA. Commencement of construction may not begin until 21 days after the notification, provided no appeals have been lodged against the EA.	Proponent	Prior to commencement
Education of Site Staff on General and Environmental Conduct <i>A general regard for the social and ecological wellbeing of the site and adjacent areas is expected of the site staff.</i>	Environmental Awareness and Training		
	Construction staff must be adequately educated by the ECO as to the provisions included in the EMPr, and in terms of general environmentally-friendly practice.	ECO	Once-off and as required
	The ECO must ensure that all staff, and if applicable, Contractors / Sub-contractors / Suppliers / Service Providers are trained on the environmental, occupational safety and/or legal responsibilities expected from them.		
	The training must take into account language and literacy requirements as well as measures to determine the effectiveness of the training. Proof of training must be attached to the ECO's audit reports.		
	Consideration of the implications of the EA and EMPr must form part of the formal site induction for all contractors, sub-contractors and casual labourers, preferably in their native language.		
The induction training will, as a minimum, include the following:			

Activity	Management / Mitigation	Responsibility	Frequency / Timing
	➤ The importance of conformance with all environmental policies; ➤ The environmental impacts, actual or potential, of their work activities; ➤ The environmental benefits of improved personal performance; ➤ Their roles and responsibilities in achieving conformance with the environmental policy and procedures and with the requirement of the Consultant's environmental management systems, including emergency preparedness and response requirements; and ➤ The mitigation measures required to be implemented when carrying out their work activities. ➤ Identify no-go areas and site demarcation around the construction footprint. No damage to the environment is permitted within the no-go areas.		
	All contractors, sub-contractors and casual labourers must acknowledge their understanding of the EMP and environmental responsibilities by signing an induction attendance record.	ECO	Once-off
	Staff, operating equipment, shall be adequately trained and sensitised to any potential hazards associated with their tasks.	Proponent	During staff induction, followed by on-going monitoring
	Translators are to be used where necessary during staff training.	ECO	
	The ECO must be on hand to explain more difficult / technical issues and to answer questions which may be raised.	ECO	
	Staff must be made aware that they are not to make excessive noise e.g. shouting, hooting.	ECO & Proponent	
	All employees must undergo the necessary safety training and wear the necessary protective clothing at all times.		
	No alcohol / drugs to be present on site; no vehicles or machinery are to be operated whilst under the influence of alcohol or drugs.		

Activity	Management / Mitigation	Responsibility	Frequency / Timing
	No firearms allowed on site or in vehicles transporting staff to / from the site (unless used by security personnel). No unsocial behaviour will be permitted. Bringing pets onto site is forbidden. Staff must make use of facilities provided for them, as opposed to ad-hoc alternatives (e.g. fires for cooking, the use of surrounding bush as a toilet facility is strictly forbidden). No fires to be permitted on site. Trespassing on private / commercial properties adjoining the site is forbidden. No worker may be forced to do work that is potentially dangerous or for what he / she is not so trained The staff conduct rules are described in a separate table of rules in the EMPr. This is aimed at providing staff with the basic information regarding worker conduct on site.		
Site Management	Access		
	No vehicles may drive onto the adjacent properties and any other no-go areas.	Site Manager	On-going
	Access is restricted to Remskoek Road via the existing servitude.	Site Manager	On-going
	Site Management		
	To ensure that the ecological integrity of the adjacent properties are maintained and preserved, the proponent and contractor must ensure that the construction footprint is limited to the construction area. The extent of the construction must be marked out to satisfaction of the engineer and ECO. A silt screen fence must be erected 1m from the property boundary, to prevent workers from going beyond the work zone.	Proponent/ Contractor/ Site Manager	On-going
	The Contractor must restrict all activities, materials, equipment, and personnel within the area specified or restricted activities to areas that are necessary to undertake the work.		
	The Contractor must ensure that materials are appropriately secured to ensure safe passage between destinations. Loads including, but not limited to, sandstone chips, fine vegetation or refuse should have appropriate cover to prevent pollution of adjacent properties.		
	Adequate drainage and erosion protection must be provided around the site and where necessary.		
	Access points and other cleared surfaces must be dampened whenever necessary and especially in dry and windy conditions to avoid excessive dust. Alternatively, a binding product such as Dustex (supplied by Patch Industrial Supplies) could be used.		

Activity	Management / Mitigation	Responsibility	Frequency / Timing
Sewage and Sanitation	Ablutions		
	Ablution facilities must comply with local authority regulations and must be maintained in a clean and hygienic condition. Their use must be strictly enforced. Ablution facilities must be positioned in an appropriate place, also taking into consideration, gradient of the land.	Site Manager	Immediately & on-going
	The Site Manager must ensure that toilets are cleaned weekly or more regularly, if found to be necessary.		On-going
	Unauthorised spilling of waste into the environment and burying of waste are strictly prohibited.		
Social Impacts	Communication Between Site Manager, Site Staff and I&APs		
	Site signage must be erected to alert the public of construction works and contact details of personnel in charge.	Site Manager	Pre-Construction
	Should the staff be approached by members of the public or other stakeholders, they must assist them in locating the Site Manager, or provide a number on which they may contact the Proponent/ Site Manager.	Site Manager	On-going
	The conduct of the staff when dealing with the public or stakeholders shall be in a manner that is polite and courteous at all times.		
	Drivers of heavy-duty vehicles must exercise care when travelling to and from the site – and adhere to all legally enforceable requirements. Traffic must be managed accordingly.		
Equipment lay-down and storage	Storage Areas		
	Choice of location for equipment lay-down and storage areas must take into account prevailing winds, general on-site topography and water erosion potential of the soil. Impervious surfaces, bunded areas or drip trays must be provided where necessary.	Site Manager	Prior to construction and on-going
	Material stockpiles must be protected against wind, rain and flooding.		
	Equipment lay-down and storage areas must be designated by the ECO and Engineer, demarcated and signed.		
Conservation of the Natural Environment	Erosion and Stormwater Control		
	Soil disturbance during the removal of alien invasive plants must be minimised as much as possible.	Site Manager	Duration of the project

Activity	Management / Mitigation	Responsibility	Frequency / Timing
	Storm water control must be undertaken to prevent soil loss and erosion impacts from the site.		
	Erosion prevention and control measures must be implemented. This may be by the use of mulch bags or silt fences. The engineer must provide a method statement for specific erosion methods prior to construction.		
	Provision shall be made for storm water management measures that will ensure effective run-off control and prevent erosion at run-off points.		
	Continuous monitoring for evidence of erosion must be undertaken around the site.		
	Earth, stone or rubble is to be properly stored or disposed of so as not to obstruct natural water pathways over the site.		
	Fauna and Flora		
	All vegetation outside the boundary of the property is to be recognised as “no-go” areas.	ECO & Site Manager	Immediately
	No natural vegetation may be cleared without prior permission from the ECO and if applicable from any relevant authority. Indigenous vegetation that is removed is to be replanted either back to the point from which it was taken or must be replaced by new relevant indigenous vegetation.		On-going
	Any vegetation removed during the execution of this project may be taken to a green/garden waste chipping facility for composting or be disposed of at an appropriately licenced facility but may not be disposed of on the adjacent land. The municipality must be consulted on options to manage removed vegetation in accordance with its organic waste diversion plan to avoid it ending up landfills.		
	Topsoil must be reserved for rehabilitation works. Stockpiles must not exceed 1.5m in height. Stockpiles must be covered with shade cloth or similar, to prevent erosion and any invasive alien species that begin to grow within it must be removed.	ECO & Site Manager	Immediately and on-going
All alien invasive plant species must be continuously removed around the site. The best way to do this is to remove the plants from the roots by hand and leave the plants in the sun to dry out and die before disposal. Please refer to the Alien Plant Control Programme at the end of this document for further instructions.	ECO & Site Manager	Immediate and On-going	
Disturbance to birds, animals and reptiles and their habitats must be minimized wherever possible.	Site Manager		
Waste Management	On-Site Waste Management		

Activity	Management / Mitigation	Responsibility	Frequency / Timing
	The excavation and use of rubbish pits is forbidden.	Site Manager	On-going
	Burning of waste is forbidden. <i>A possible exception to this may be that the alien invasive vegetation which is removed from the site should be burned to prevent the spread of the plants. The transportation of Alien Invasive Plants is strictly forbidden in terms of the Conservation of Agricultural Resources Act (CARA), especially if in seed; unless stored in a completely sealed container.</i>		On-going and monitored weekly
	Any vegetation removed during the execution of this project may be taken to a green/garden waste chipping facility for composting or be disposed of at an appropriately licenced facility but may not be disposed of on the adjacent land. The municipality must be consulted on options to manage removed vegetation in accordance with its organic waste diversion plan to avoid it ending up landfills.		
	Littering on the site is forbidden and the site shall be cleared of litter at the end of each working day.		On-going monitoring
	An adequate number of general waste bins must be arranged around the site to collect all domestic refuse, and to minimise littering.		
	Solid waste must be managed and separated into recyclable and non-recyclable and disposed of accordingly.		
	Waste must be removed from the site on a weekly basis.		
	All waste generated during construction is to be disposed of at a facility registered in terms of section 20(b) of the National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008).		
	Handling of Hazardous Materials (if necessary)		Hazardous Materials
Material Safety Data Sheets (MSDSs) shall be readily available on site for all chemicals and hazardous substances to be used on site. Where possible and available, MSDSs must additionally include information on ecological impacts and measures to minimize negative environmental impacts during accidental releases or escapes.		Site Manager	On-going
Cement and other potential environmental pollutants must be stored within an impermeable bunded, roofed and sign posted area.			
The mixing of cement must be done on Rhino board.			
All empty contaminated containers must be stored within a hazardous bunded area until collection by a reputable hazardous waste collection company. Waybills must be presented to the ECO for review and filing purposes.			

Activity	Management / Mitigation	Responsibility	Frequency / Timing
	No vehicles transporting hazardous materials to the site may be washed on or near site. They must return to the supplier of such material to be cleaned out.		
Cultural Environment	Archaeology and Palaeontology		
	No structures older than sixty years or parts thereof are allowed to be demolished altered or extended without a permit from Heritage Western Cape.	Site Manager	Immediate and On-going
	If any archaeological or palaeontological sites/materials are exposed, mitigation regarding the finds must be conducted with Heritage Western Cape regarding the destiny of the material. Examples of heritage resources are as follows: • Human remains. • Coins/Gold/Silver • Fossils • Fossils shell middens/ marine shell heaps • Pottery/ceramics		
	If Heritage Western Cape agrees to the removal of the material, an archaeologist must apply for a permit from Heritage Western Cape to scientifically excavate/collect the material.		
	All costs must be financed by the proponent/developer. This may include: All monitoring and mitigation expenses regarding the excavations/collecting of material, travel, accommodation and subsistence, analysis of the material, radiocarbon date(s) of the site(s) and possibly a curation/storage fee.		
Safety and Security	Safety and Security On-Site		
	Material stockpiles or stacks must be stable and well secured to avoid collapse and possible injury to site workers / local residents.	Site Manager	On-going
	Firefighting equipment must be present on site at all times. All equipment on site must be used in accordance with the Occupational Health and Safety Act regulations of South Africa (OHSA), Act No. 85 of 1993; staff must be trained in firefighting procedures.		

Activity	Management / Mitigation	Responsibility	Frequency / Timing
	Section 12 (1) and 2 (a) of National Veld and Forest Act 8 states that an adequate firebreak must be prepared and maintained around the property to reasonably prevent the spread of unwanted fires in the area. Thus, firebreaks must be maintained and managed on the property.		
	No unauthorised person may be permitted to enter the site without prior permission of the site manager.		

11.2 REHABILITATION AND MAINTENANCE

The purpose of the Rehabilitation Plan is to ensure that areas cleared or impacted during construction activities within the development footprint, and that are not required for operation are rehabilitated to their original state before the operation phase commences, and that the risk of erosion from these areas is reduced. The purpose of the Rehabilitation Plan for the site can be summarised as follows:

- Achieve long-term stabilisation of all disturbed areas.
- Re-vegetate all disturbed areas with suitable local plant species.
- Minimise visual impact of disturbed areas.
- Ensure that disturbed areas are rehabilitated to a condition similar to that found prior to disturbance.

The following general management practices should be encouraged or strived for:

- Clearing of invaded areas should be conducted.
- No harvesting of vegetation may be undertaken outside the area to be disturbed by construction activities.
- Indigenous plant material must be kept separate from alien material.
- Indigenous seeds may be harvested for purposes of revegetation in areas that are free of alien invasive vegetation, either at the site prior to clearance or from suitable neighbouring sites.
- Topsoil should be reserved wherever possible on site, to be utilised during rehabilitation.
- Water used for the irrigation of re-vegetated areas should be free of chlorine and other pollutants that might have a detrimental effect on the plants.
- All seeded, planted or sodded grass areas and all shrubs or trees planted are to be irrigated at regular intervals.
- On steep slopes and areas where seed and organic matter retention is low, it is recommended that soil savers are used to stabilise the soil surface. Soil savers are man-made materials, usually constructed of organic material such as hemp or jute and are usually applied in areas where traditional rehabilitation techniques are not likely to succeed.
- In areas where soil saver is used, it should be pegged down to ensure that it captures soil and organic matter flowing over the surface.
- The final rehabilitated area should resemble the current composition and structure of the soil as far as practicably possible.
- Progressive rehabilitation is an important element of the rehabilitation strategy and should be implemented where feasible.
- No construction equipment, vehicles or unauthorised personnel should be allowed onto areas that have been rehabilitated.
- Any erosion runnels, erosion channels or wash-aways developing after revegetation should be backfilled and consolidated and the areas restored to a proper stable condition.
- Re-vegetated areas should be monitored frequently and prepared. Revegetate from scratch should inadequate signs of surface coverage or growth be evident after two growth seasons. Adequate recovery must be assessed by a qualified botanist or rehabilitation specialist.
- Where herbicides are used to clear vegetation, species-specific chemicals should be applied to individual plants only. General spraying should be strictly prohibited, and only the correct herbicide type should be applied.

Monitoring of rehabilitation:

Rehabilitation success, monitoring and follow-up actions are important to achieve the desired cover and soil protection. The following monitoring protocol is recommended:

- Rehabilitation areas should be monitored every 4 months for the first 12 months following construction, or as per the recommendations of the ECO.
- Ensure that steep slopes are not de-vegetated unnecessarily and subsequently become hydrophobic (i.e. have increased runoff and a decreased infiltration rate) increasing the erosion potential.
- Soil loss is related to the length of time that soils are exposed prior to rehabilitation or stabilisation. Therefore, the timeframe between construction activities and rehabilitation should be minimised.
- Any areas showing erosion, should be adaptively managed with particular erosion control measures, depending on the situation.

12. ALIEN PLANT CONTROL PROGRAMME

As per the Vegetation and Flora report (4 September 2021) appended to the BAR: "There is currently no invasion by alien plants on site but the invasive species, *Acacia mearnsii*, *Acacia melanoxylon*, and *Acacia cyclops* occur in nearby areas and have the potential to rapidly colonise disturbed areas and to then displace indigenous vegetation."

Benefits of control

- Elimination of spread of these species into non-affected areas.
- Improvement of water quality and quantity.
- Legal compliance: landowners are required to eradicate or control declared weed and alien invader plants in terms of the Conservation of Agricultural Resources Act 43 of 1983 and the National Environmental Management: Biodiversity Act 10 of 2004.
- Improvement of biodiversity in conservation areas. Fast growing invader plants suppress indigenous flora, with a resultant loss in overall biodiversity.
- Commercial reasons: alien vegetation can spread from conservation areas into production land resulting in greater weed control costs.

Important factors influencing the effectiveness of a control programme

- Timely implementation of control operations is important for alien plants.
- Operations must be directed towards killing alien vegetation. This is best achieved by using an effective herbicide chosen by the ECO and applied by using the "cut-stump; frilling or ring barking methods. Under no circumstances may spraying with a "Rose" or multi-stream nozzle head be done.

Requirements for an effective alien vegetation control programme

- Identify the problem: extent, location and species of problem plant.
- Divide the problem areas into manageable units, taking budget and resource constraints into account.
- Identify any sensitive ecosystems, rare or endangered plants etc. which may be affected by a control programme. Identify the original ecosystem applicable to the area.
- Make provision for a number of follow up operations. The initial clearing operation is only part of the total programme. Failure to follow up will result in a failure of the entire programme.

While the importance of removing or clearing of alien or exotic vegetation is recognised, there should be control over the way in which this takes place. Often what generally appears to be covered by alien vegetation, actually contains pockets of sensitive vegetation or protected species. It is for this reason that clearing of such areas must be undertaken by hand (*Guidelines for the Control and Management of Activities in Sensitive Coastal Areas, first edition, 1998*).

It is important to note that all of the above must be performed with instruction by the ECO, as well as in the presence of an ECO at all times.

12.1 Legislation

The National Environmental Management Act, No 107 of 1998, creates a duty of care towards the environment. Within the preface of this Act, it is stated thus:

"Everyone has the right to have the environment protected, for the benefit of present and future generations, through reasonable legislative and other measures that prevent pollution and ecological degradation; promote conservation; and secure ecologically sustainable development and use of natural resources while promoting justifiable economic and social development: the environment is a functional area of concurrent national and provincial legislative competence, and all spheres of government and all organs of state must co-operate with, consult and support one another."

Any person or business found to be responsible for illegally introducing an invasive plant or species, and allowing it to spread, may be compelled, by this Act to desist with their actions and remove the source of invasion.

The Conservation of Agricultural Resources Act, No 43 Of 1983 (CARA) was passed to protect soil, water resources and vegetation. This included measures to manage and control weeds and invader vegetation species. The CARA regulations declare several species of "weeds" or "invader plants." These species have been divided into three categories:

Category 1a Listed Invasive Species:

Category 1a Listed Invasive Species are those species listed as such by notice in terms of section 70(1)(a) of the National Environmental Management: Biodiversity Act/ NEMBA (Act 10 of 2004) as species which must be combatted and eradicated.

A person in control of a Category 1a Listed Invasive Species must-

- (a) comply with the provisions of section 73(2) of the NEMBA;
- (b) immediately take steps to combat or eradicate listed invasive species in compliance with sections 75(1), (2) and (3) of the NEMBA; and
- (c) allow an authorised official from the Department to enter onto land to monitor, assist with or implement the combatting or eradication of the listed invasive species.

If an Invasive Species Management Programme has been developed in terms of section 75(4) of the NEMBA, a person must combat or eradicate the listed invasive species in accordance with such programme.

Category 1b Listed Invasive Species:

1) Category 1b Listed Invasive Species are those species listed as such by notice in terms of section 70(1)(a) of the NEMBA as species which must be controlled.

2) A person in control of a Category 1b Listed Invasive Species must-

- (a) control the listed invasive species in compliance with sections 75(1), (2) and (3) of the NEMBA.

(b) must allow an authorised official from the Department to enter onto the land to monitor, assist with or implement the control of the listed invasive species, or compliance with the Invasive Species Management Programme contemplated in section 75(4) of NEMBA.

3) If an Invasive Species Management Programme has been developed in terms of section 75(4) of the NEMBA, a person must combat or eradicate the listed invasive species in accordance with such programme.

Category 2 Listed Invasive Species:

1) Category 2 Listed Invasive Species are those species listed by notice in terms of section 70(1)(a) of the NEMBA as species which require a permit to carry out a restricted activity within an area specified in the Notice or an area specified in the permit, as the case may be.

2) Unless otherwise indicated in the Notice, no person may carry out a restricted activity in respect of a Category 2 Listed Invasive Species without a permit.

3) A landowner on whose land Category 2 Listed Invasive Species occurs or person in possession of a permit, must ensure that the specimens of the species do not spread outside of the land or the area specified in the Notice or permit.

4) Unless otherwise specified in the Notice, any species listed as Category 2 Listed Invasive Species that occurs outside the specified area contemplated in sub-regulation (1), must, for purposes of these regulations, be considered to be a Category 1b Listed Invasive Species and must be managed according to Regulation 3 above.

5) Notwithstanding the specific exemptions relating to existing plantations in respect of Listed Invasive Plant Species published in *Government Gazette* No. 37886, Notice 599 of 1 August 2014 (as amended), any person or organ of state must ensure that the specimens of such Listed Invasive Plant Species do not spread outside of the land over which they have control.

6) If an Invasive Species Management Programme has been developed in terms of section 75(4) of the NEMBA, a person must combat or eradicate the listed invasive species in accordance with such programme.

Category 3 Listed Invasive Species:

1) Category 3 Listed Invasive Species are species that are listed by notice in terms of section 70(1)(a) of the NEMBA, as species which are subject to exemptions in terms of section 71(3) and prohibitions in terms of section 71A of the NEMBA, as specified in the Notice.

2) Any plant species identified as a Category 3 Listed Invasive Species that occurs in riparian areas, must, for the purposes of these regulations, be considered to be a Category 1b Listed Invasive Species and must be managed according to regulation 3 below.

3) If an Invasive Species Management Programme has been developed in terms of section 75(4) of the NEMBA, a person must combat or eradicate the listed invasive species in accordance with such programme.

Should any invasive plant species occur, other than those stated in The Act, the land user must control them by species-specific control methods. Caution should ALWAYS be taken when dealing with noxious chemicals, and care should be taken to cause the least amount of harm to the environment.

12.2 Ways to Eradicate Alien Vegetation

This alien eradication and control program comprises the following three steps:

Step 1

The first step of the Alien Plant Eradication Programme will be to undertake an inception and educational meeting, where the people employed to undertake this activity are able to identify the correct species as aliens and the manner in which to remove and control them.

Step 2

The second step will be to identify the Alien Invasive Species and start a process of removing the individuals that occur on the site. The removal of the alien species must be in a stepwise manner and be undertaken within a single area at a time. This will ensure that all individuals are removed at the same time to reduce re-infestations. Below are a number of methods that may be employed to undertake the activity of removing alien plant species. These methods are dependent on the size and nature of the plant that is to be removed.

Mechanical Methods

Hand-pulling

This method of removal is only really an option during the summer months and when the alien plant species that are requiring removal are very small, and their root system is not very well established. The only precautionary note here is that many alien plant species may look similar to indigenous species when they emerge, so the labour force must be extremely well versed in the individuals that will require removal.

Up-rooting

This method is similar to hand-pulling but is undertaken on slightly older individuals of the target species. It only has one drawback; a relatively large area can be disturbed with the soils being altered and opening the area up to re-infestation.

Lasso & Winch

This method is the upgraded version of the up-rooting, with the same principles applying, that is of trying to remove the entire plant with all the root system attached, to prevent re-growth. This can have a serious destabilizing effect on the receiving environment and should definitely not be undertaken on slopes or sandy soils.

Cutting / Slashing

This method is not a suitable method for control and long term management if used as a stand-alone technique because many of the alien plant species will simply coppice or re-sprout during the summer periods. Many, if not most, alien plants species are annual species, and through their natural life strategy (r-selected) are able to withstand disturbance, even extreme disturbance as in this instance.

Ring-barking

This involves the removal of bark in a 30 centimetre band. This technique is used to desiccate the plant through killing the phloem and xylem and thus preventing transpiration. Further it also facilitates pathogen infestation. It is very effective on large trees if undertaken correctly.

Strip-barking

As with ring-barking, just at a larger scale.

Frilling / Girdling

Girdling and frilling are methods of killing standing trees that may be done with or without an herbicide. Girdling involves cutting a groove or notch into the trunk of a tree to interrupt the flow of sap between the roots and crown of the tree. The groove must completely encircle the trunk and should penetrate into the wood to a depth of at least 1.5 centimetres on small trees, and 2.5 to 4 centimetres on larger trees. Girdling can be done with an axe, panga or chain saw. When done with an axe or panga, the girdle is made by striking from above and below along a line around the trunk so that a notch of wood and bark is removed. The width of the notch varies with the size of the tree. Effective girdles may be as narrow as 2.5 to 5 centimetres on small-diameter trees, and as wide as 15 to 20 centimetres on very large-diameter trees. When a chain saw is used to girdle, two horizontal cuts between 5 and 10 centimetres apart are usually made completely around the tree when no herbicide is used and one horizontal cut is made completely around the tree when herbicide is used.

Frilling is a variation of girdling in which a series of downward angled cuts are made completely around the tree, leaving the partially severed bark and wood anchored at the bottom. Frilling is done with an axe or panga.

By themselves, girdling and frilling are physical methods to deaden trees that require very little equipment and may be done without herbicides. Both techniques require considerable time to carry out, particularly with an axe or panga. The effectiveness of girdling and frilling depends on the tree species and on the size and completeness of the girdle or frill. To be effective, girdles and frills must completely encircle the tree. Because frills can heal-over more easily, girdling is usually more effective.

The effectiveness of both girdling and frilling can be increased by using herbicides. With frilling and girdling, water soluble forms of herbicides are most commonly used to get maximum movement of herbicide within the plant. When using water-soluble herbicides, the herbicide/water mixture is commonly applied by squirting it on the girdle or frill until the cut surface is wet. Hand-held, spray bottles, such as those available at local garden stores, are ideal for applying herbicide to the girdle. Again, note that a single, rather than double chain saw girdle is used when a water soluble herbicide is to be applied.

Chemical Methods

The use of chemicals in controlling and removing of alien plant species should not be excluded as a possible option. Once the alien plant species are more manageable the use of chemicals should be reduced or excluded completely. The best option would be to pursue a combination of mechanical and chemical control in the early stages.

The only negative impact of the use of chemicals is that if used incorrectly may result in plant species being able to develop some form of resistance to the herbicide. If herbicides are used as a foliar spray, drift will cause non-target species to be impacted upon. The only method that should be undertaken is the cutting of the plants prior to the treatment of the remaining stems using a "stem painting" technique.

It is imperative that the herbicides used are dye treated or that the end-user add a dye to ensure that all stems that have been treated are easily identified. Note, the application of the chemical solution must follow directly after the cutting of the vegetation. Therefore, a small area should be selected and all cutting and stem painting be undertaken on that area prior to moving to the next area.

Environmental Safety

In order to minimise the impact of the construction on the natural environment the following must be observed.

- ❖ Area contamination must be minimised by careful accurate application with a minimum amount of herbicide to achieve good control.
- ❖ All care must be taken to prevent contamination of any water bodies. This includes due care in storage, application, cleaning equipment and disposal of containers, product and spray mixtures.
- ❖ Equipment should be washed where there is no danger of contaminating water sources and washings carefully disposed of at a suitable site.
- ❖ To avoid damage to indigenous or other desirable vegetation product should be selected that will have the least effect on non-target vegetation.
- ❖ Coarse droplet nozzles should be fitted to avoid drift onto neighbouring vegetation, e.g. TG-1 or equivalent.
- ❖ The correct protective clothing is to be used in line with manufacturer's instructions and / or the Occupational Health & Safety Act, Act 85 of 1993 (and amendments) and,
- ❖ All MSDS sheets are to be made available on site along with a Medical First Aid Kit.

Disposal of Alien Vegetation

- ❖ Plant material should be used beneficially wherever possible, as opposed to disposing of it at a landfill site where it takes up valuable airspace, or let it further propagate on unchecked, vacant land.
- ❖ Woody and dry material, provided no seeds are present, can be chipped and used as mulch or made available to the local community for firewood.
- ❖ Wet material and aquatic weeds should be combined with other organic matter and composed. Alternatively, it may be possible to use it for basket making, animal feed or other uses.
- ❖ Burning of alien vegetation waste material is prohibited.
- ❖ Burying of alien vegetation waste material in or near the stream, drainage lines, dams, wetlands and their buffer zones is prohibited.
- ❖ Any vegetation which is not viable for use must be disposed of at a registered disposal unit.

13. Species Planting List

Potential planting list (please consult a botanist for confirmation):

Vegetation and Flora of Erf 2003, Wilderness, George District		37
Appendix 2: Checklist of plant species found on site		
Species	Category	
Acokanthera oppositifolia		
Aloe arborescens	PROTECTED WC	
Asparagus aethiopicus		
Asparagus asparagoides		
Asparagus macowanii		
Asparagus setaceus		
Asplenium rutifolium		
Bonatea speciosa	PROTECTED WC	
Canthium inerme		
Capparis sepiaria		
Carex lancea		
Carissa bispinosa		
Carpobrotus edulis		
Cassine peragua		
Curtisia dentata	PROTECTED	
Cussonia thyrsoflora		
Cynanchum obtusifolium		
Dovyalis rhamnoides		
Ehrharta erecta		
Elaeodendron croceum		
Euphorbia kraussiana		
Gerbera cordata		
Grewia occidentalis		
Gymnosporia buxifolia		
Gymnosporia nemerosa		
Habenaria arenaria	PROTECTED WC	
Hypoestes forskalii		
Lauridia tetragona		
Liparis remota	PROTECTED WC	
Mystroxydon aethiopicum		
Nidorella ivifolia		
Olea capensis		
Oxalis incarnata		
Pittosporum viridiflorum	PROTECTED	
Polygala myrtifolia		
Pterocelastrus tricuspidatus		
Putterlickia pyracantha		
Rhoicissus digitata		

Rumohra adiantiformis	
Scolopia zeyheri	
Scutia myrtina	
Searsia chirindensis	
Searsia lucida	
Senecio angulatus	
Sideroxylon inerme subsp. inerme	PROTECTED
Stachys aethiopica	
Streptocarpus rexii	PROTECTED WC
Trichocladus crinitus	
Trimeria grandifolia	
Virgilia oroboides	

14. STAFF CONDUCT CONTROL AND INFORMATION SHEET

ALL STAFF MUST OBEY THE FOLLOWING RULES:	
1	DO NOT tamper with or destroy nesting sites, lairs or any other form of animal shelter.
2	DO NOT feed the native animals.
3	DO NOT leave the project site untidy and strewn with rubbish that will attract pests.
4	DO NOT bring any pets onto the project site.
5	DO NOT trespass onto private properties not linked to the project.
6	DO NOT carry a weapon onto the project site or in the vehicles transporting workers to and from the site.
7	DO NOT set fires.
8	DO NOT cause any unnecessary disturbing noise at the project site or at any designated worker collection/drop off points.
9	DO NOT drive a vehicle under the influence of alcohol.
10	DO NOT exceed the national speed limits on public roads or exceed the recommended speed limits in this management plan (where applicable)
11	DO NOT drive a vehicle that is generating excessive noise (noisy vehicles must be reported and repaired as soon as possible).
12	DO NOT litter along the roadsides, including both public and private roads.
13	DO NOT remove or destroy vegetation around the site without the prior consent of the site manager and Environmental Control Officer.
14	DO NOT tamper with, destroy or remove vegetation from any areas that have been fenced off or marked.
15	DO NOT pollute watercourses, whether flowing or not.
16	DO NOT drive through watercourses.
17	DO NOT operate critical items of mechanical equipment without having been trained and certified.
18	ALL employees must undergo the necessary safety training and wear the necessary protective clothing at all times.
19	NO unsocial behaviour will be permitted e.g., excessive shouting, hooting etc.

20	NO ad-hoc activities are to be undertaken e.g. fires for cooking, the use of surrounding bush as a toilet facility is strictly forbidden
21	NO trespassing on private / commercial properties adjoining the site is forbidden.
22	NO worker may be forced to do work that is potentially dangerous or for what he / she is not trained to do.

15. RESPONSIBILITIES

The "Responsibility" column is merely a guide and does not relieve the Proponent of his/her responsibilities in terms of overall compliance with the EA and EMPr.

FUNCTION	RESPONSIBILITY
Proponent	The Proponent is ultimately responsible for the ensuring compliance with all the requirements associated with the construction, operation, rehabilitation and decommissioning phases of the project.
Site Manager	- The Site Manager is responsible to ensure that all necessary communication and submission of required documentation concerning this project is submitted to the relevant authorities. - The site manager is required to adhere to the EMPr and is responsible to ensure that all staff appointed also adhere the EMPr. - Ensures that all staff are made aware of the need to conduct activities in an environmentally responsible manner. (Site Manager) On instruction by the ECO, ensures that storm/surface water controls are established. - Ensures prompt remediation of any sewage spills. - Stockpiles are protected from aeolian effects, stormwater effects, or being driven over by workers. - Ensures that a "clean-site" policy is applicable at all times. - Ensures that all complaints by residents are dealt with promptly. - Is responsible for any contravention/s by staff or any non-compliance with the EMPr.
Environmental Control Officer (ECO)	- The ECO is to have access to the site at all times, for the purpose of inspections to ensure that the environmental conditions of the EMPr as well as the conditions stipulated to in the EA and the recommendations made in the EIR are being implemented and adhered to. - The ECO must report on the environmental aspects of the project to the responsible person/authority at agreed intervals. - The need for any deviations or variations in the environmental conditions must be reported to the DEA&DP for approval prior to these being undertaken.

	The ECO must be fully cognisant with the contents of the Environmental Authorisation as well as this EMPr and any other applicable legislation
Competent Authority	The Compliance Officer appointed by the Competent Authority is responsible for the ensuring that the Proponent, Site Manager and ECO are compliant with the provisions of the EA and EMPr.

ACKNOWLEDGEMENT FORM

Record of signatures providing acknowledgment of being aware of and committed to complying with the contents of this Environmental Management Programme (EMPr), which relates to the environmental mitigation measures for the project outlined below, and the environmental conditions contained in all other contract documents.

PROJECT NAME:

**THE PROPOSED CONSTRUCTION OF A RESIDENTIAL DWELLING AND ASSOCIATED
INFRASTRUCTURE ON ERF 2003, WILDERNESS, WESTERN CAPE**

PROPONENT:

Signed: Date:

SITE MANAGER:

Signed: Date:

ENVIRONMENTAL CONTROL OFFICER

Signed: Date:

Appendix A: AMENDED SITE DEVELOPMENT PLAN



Floor plan of the first floor of the 'Kiln' building. The plan shows various rooms including bedrooms, a foyer, office, storage, and service areas. A legend on the right identifies the color-coding for each room type.

Room	Area (m²)
COV AREA	20 m²
LAUNDRY	10 m²
OFFICE	14 m²
FOYER	90 m²
STAFF	31 m²
STORAGE	14 m²
COV SERVICE AREA	64 m²
FOYER ENTRANCE	29 m²
COV ENTRANCE	29 m²
FOYER ATRIUM	29 m²
LAUNDRY	10 m²
OFFICE	14 m²
BEDR. 3	74 m²
BEDR. 4	63 m²

Legend:

- BEDR. 3
- BEDR. 4
- COV AREA
- COV SERVICE AREA
- COV ENTRANCE
- FOYER
- FOYER ATRIUM
- LAUNDRY
- OFFICE



Floor plan of the garage area. The main area is a large blue rectangle labeled "GARAGE 80 m²". To the right is a legend with color-coded boxes: light green for BEDR. 3, light green for BEDR. 4, light green for COV. ENTRANCE, pink for FOYER ATRIUM, and blue for GARAGE.

AREA SCHEDULE	
NAME	AREA
GARAGE	80 m ²
GARAGE	80 m ²
STAIR	31 m ²
BEDR. 4	63 m ²
LAUNDRY	10 m ²
FOYER	60 m ²
BEDR. 3	74 m ²
COV. ENTRANCE	25 m ²
COV SERVICE AREA	64 m ²
STORAGE	14 m ²
COV AREA	26 m ²
OFFICE	14 m ²
02 GROUND FLOOR	382 m ²
ENTERTAINMENT	30 m ²
LIVING AREA/GUEST 3	103 m ²
MAIN BEDR	75 m ²
FOYER ATRIUM	59 m ²
03 FIRST FLOOR	269 m ²
GRAND TOTAL	731 m ²

ERF SIZE : 28117m²
 COVERAGE : FOOTPRINT OF STRUCTURE/ERF SIZE X 100
 (382/28135) X 100 = 1.3%
 FAR: TOTAL FLOOR AREA/ERF SIZE
 (731/28135) = 0.02

TOTAL ALLOWED DISTURBED AREA: 742m²

TOTAL ACTUAL DISTURBED AREA:
-HOUSE FOOTPRINT: 382m²
-DRIVEWAY/PAVING: 236m²
-FOOT PATHS: 84m²
TOTAL: 702m²

TOTAL UNDISTURBED AREA: 27415m²

NOTE:
STORMWATER
MANAGEMENT
ACCORDING TO
ENGINEER
SPECIFICATIONS

DISCLAIMER NOTE

In no event shall the **architectural professional** be liable to any one for special, collateral, incidental, or consequential damages in connection with or arising out of the use of this drawing. This drawing is intended as a general reference source; accuracy, currency, completeness and relevance for your purpose, and you should obtain any appropriate professional advice relevant to the particular circumstances to this project. You are encouraged to contact the author of this drawing if you have any questions regarding information here on.

	HOA STAMP:
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OWNER:	ENGINEER:	COPYRIGHT RESERVED
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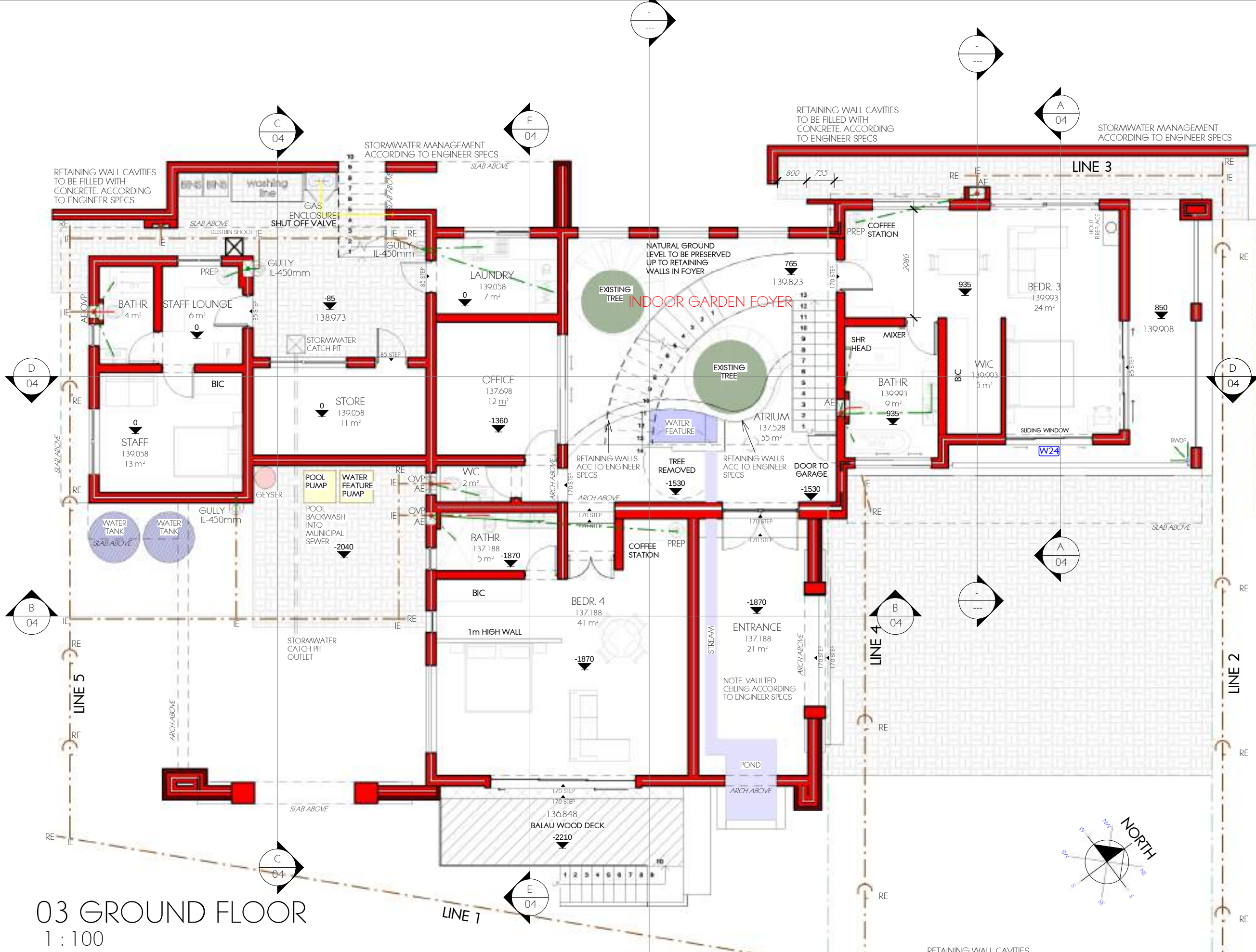
PROJECT:	ADDRESS:
SITE DEVELOPMENT PLAN ON ERF 2003 WILDERNESS FOR WC COETZER & WP WESSELS	REMSKOEN STREET, WILDERNESS, GEORGE, WESTERN CAPE

DRAWING:
SITE DEVELOPMENT PLAN, DETAILS,
3D VIEWS

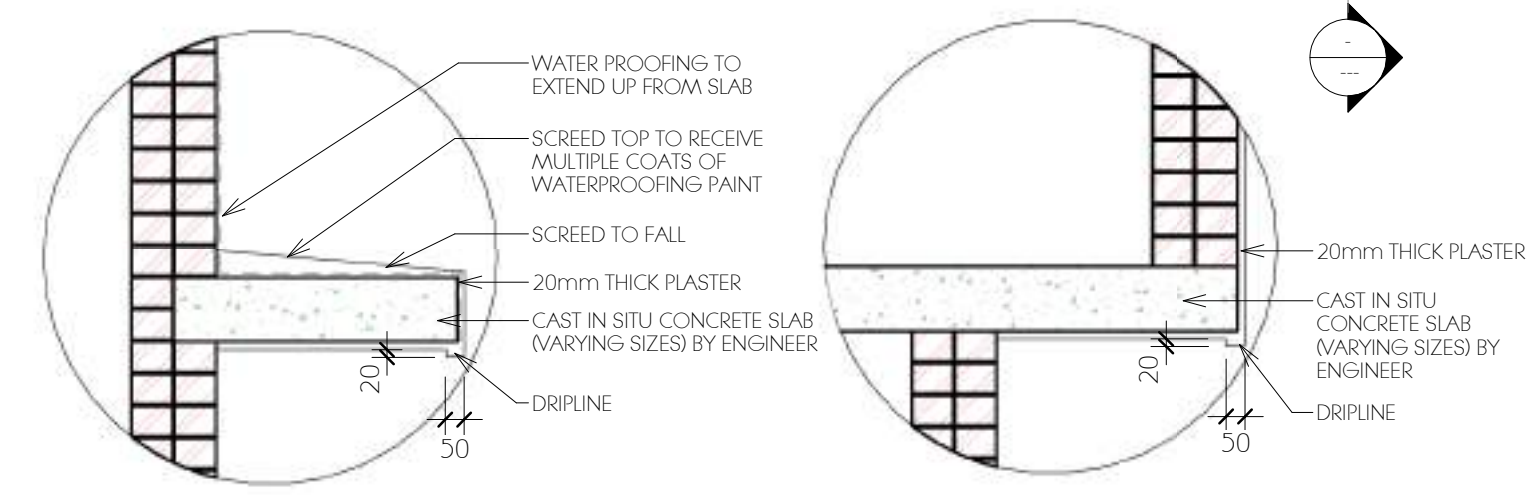
SCALE AS SHOWN

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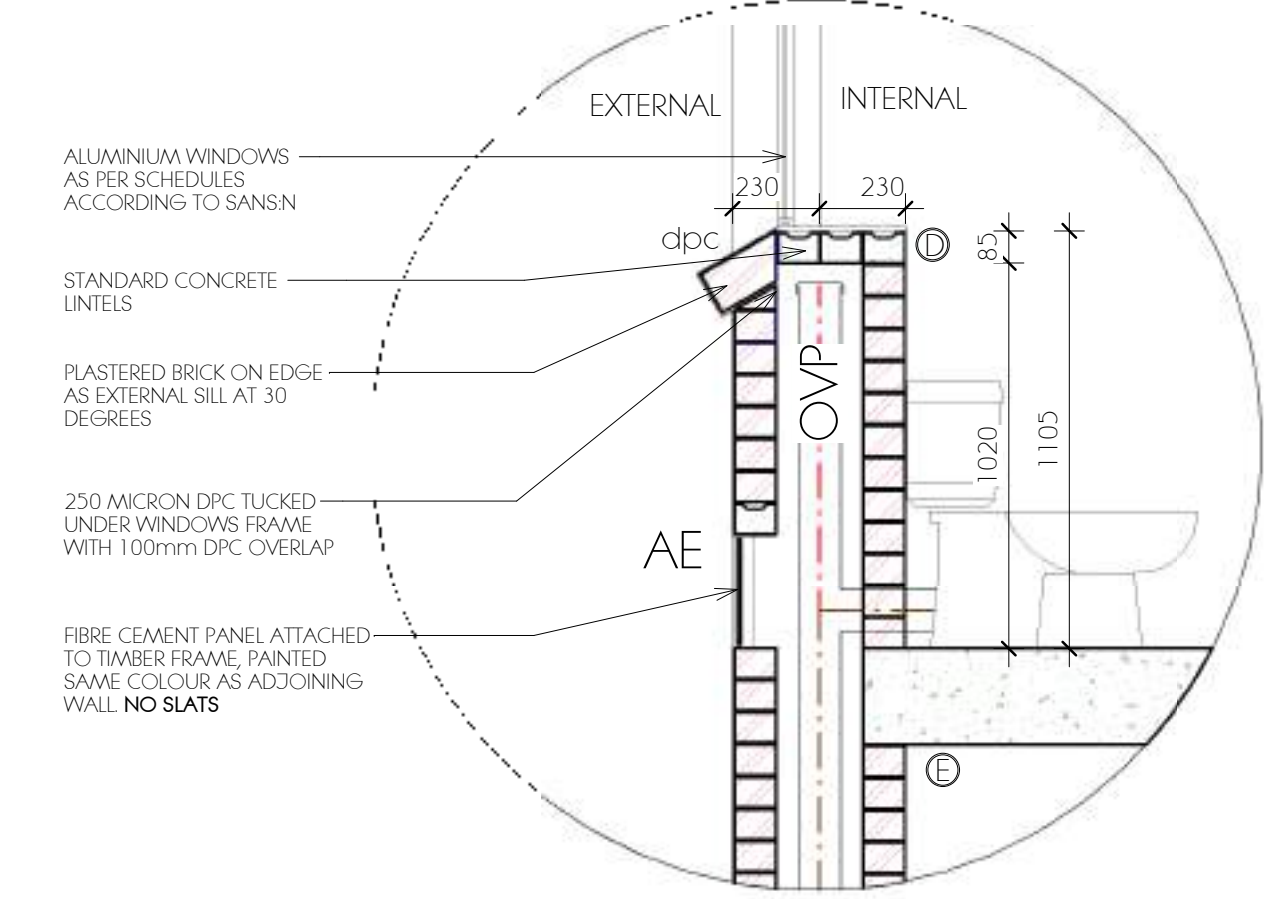
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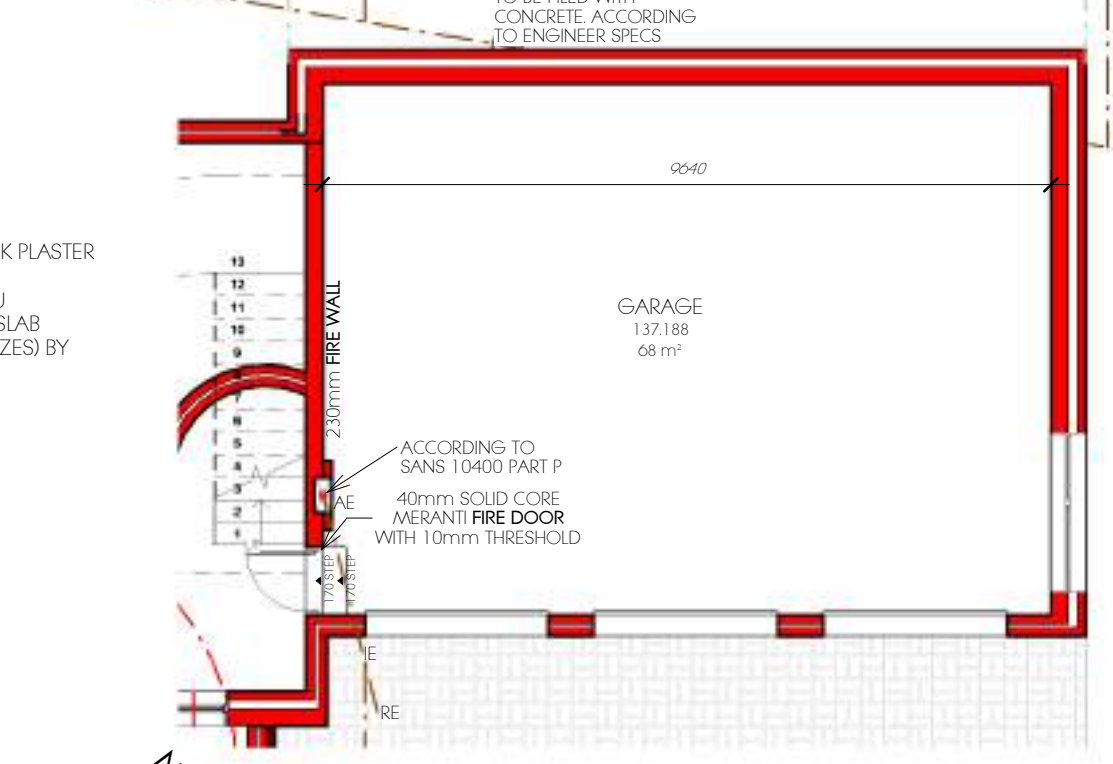
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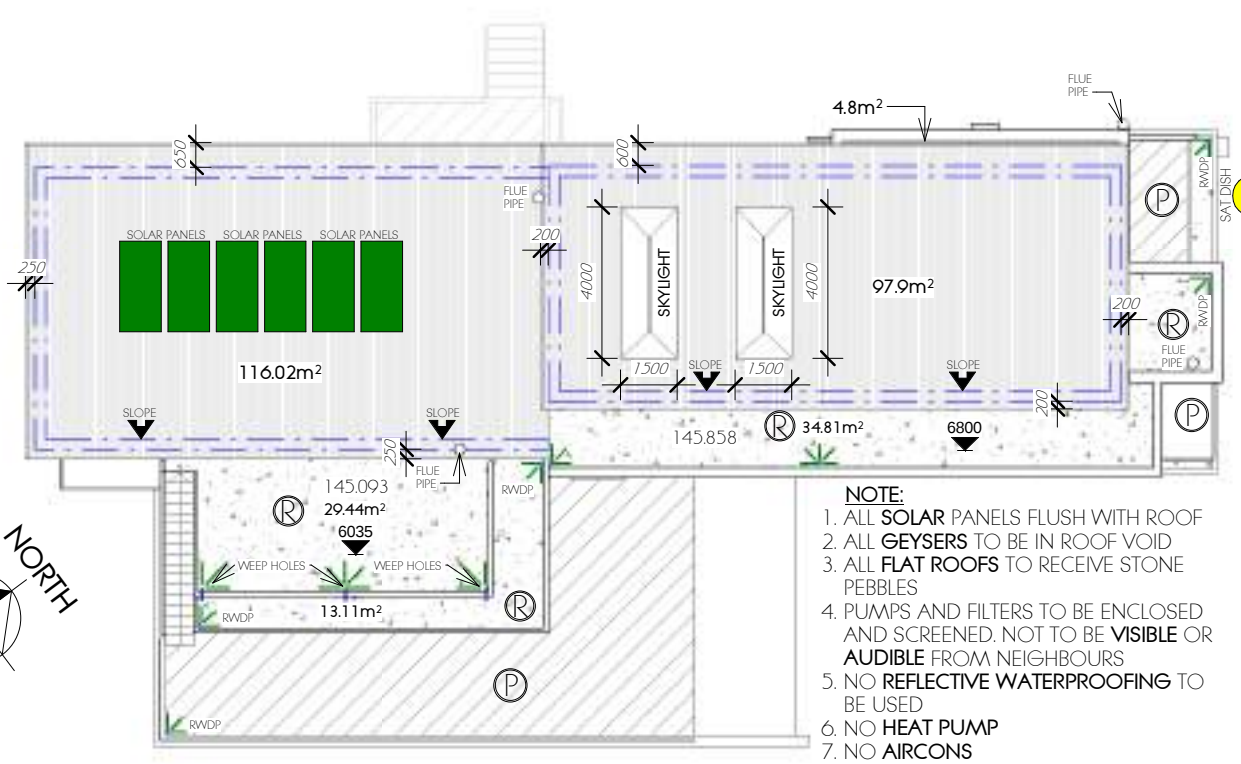
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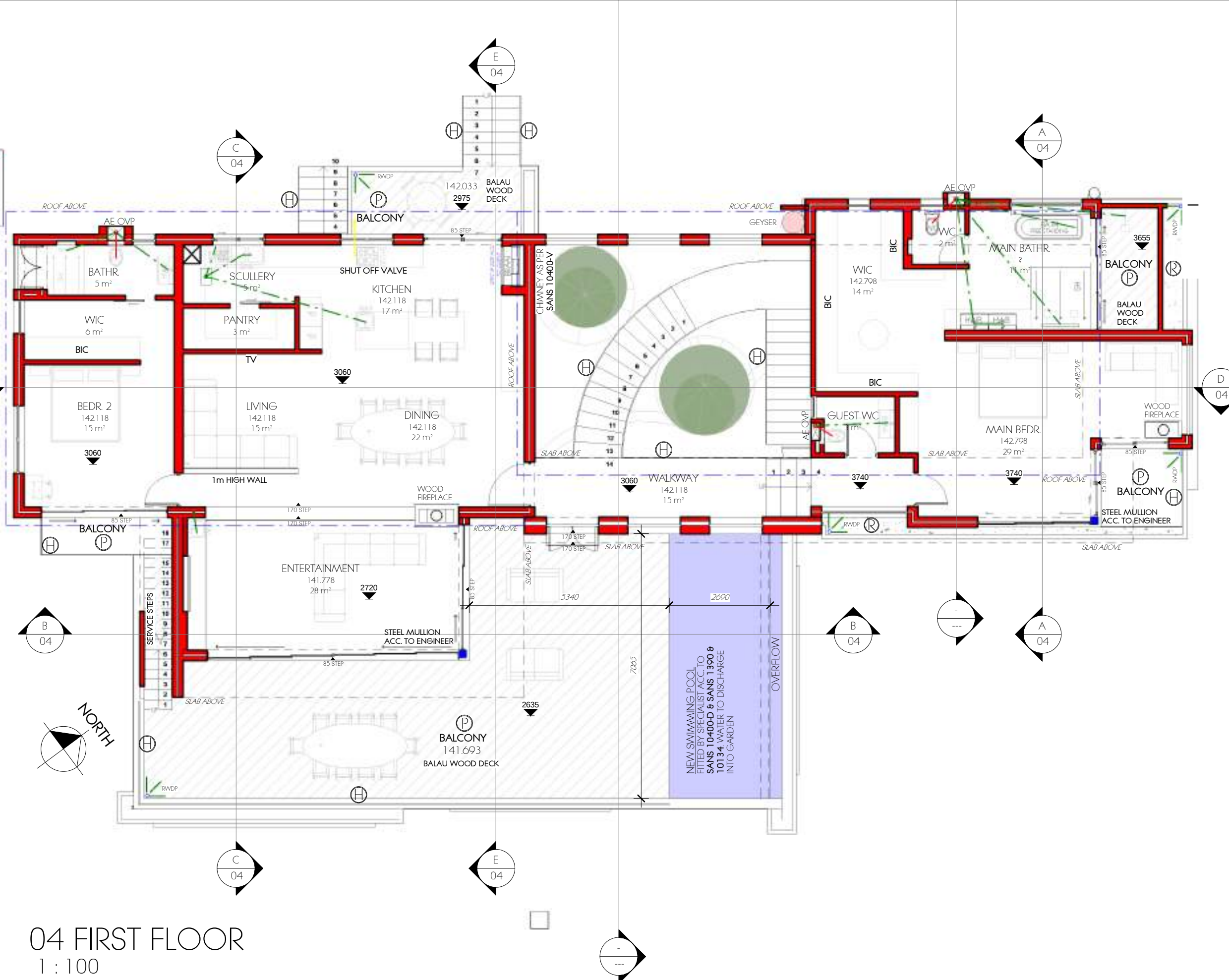
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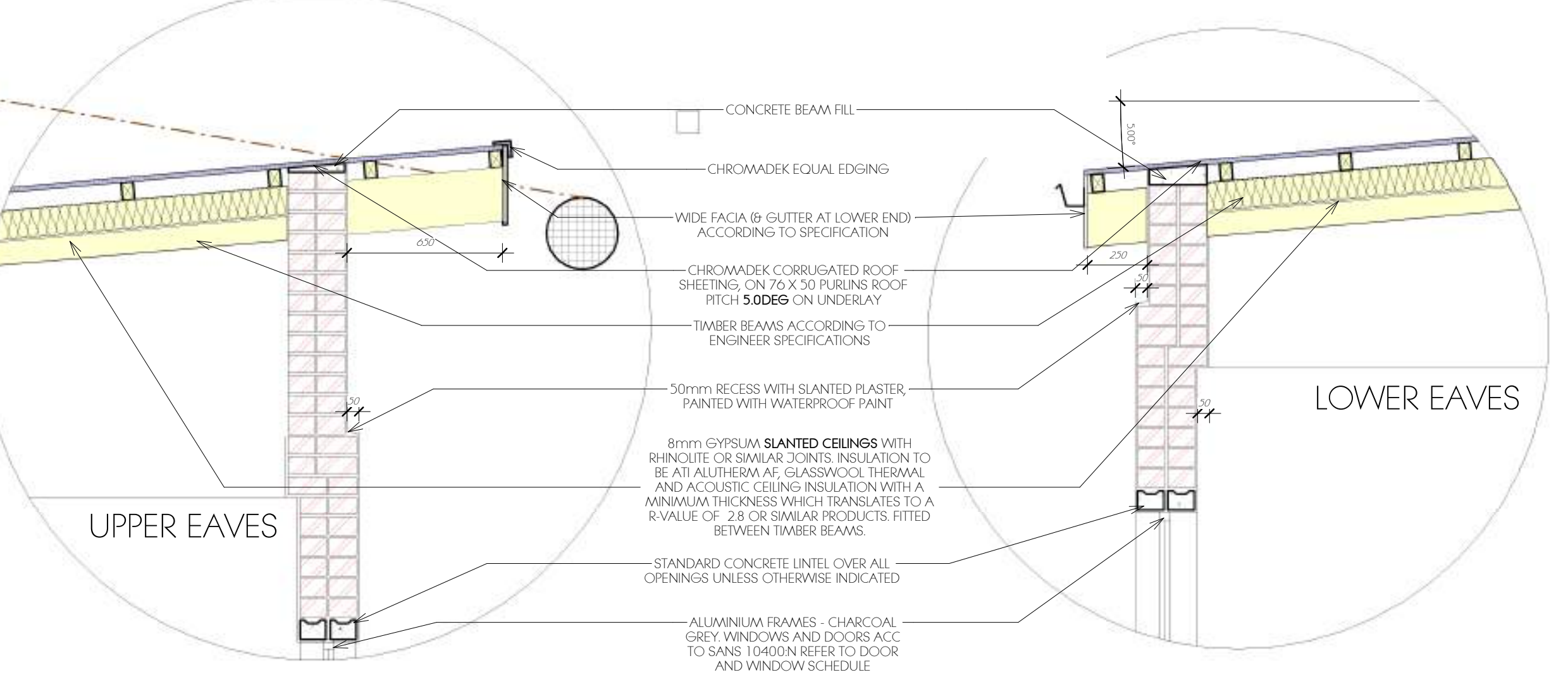
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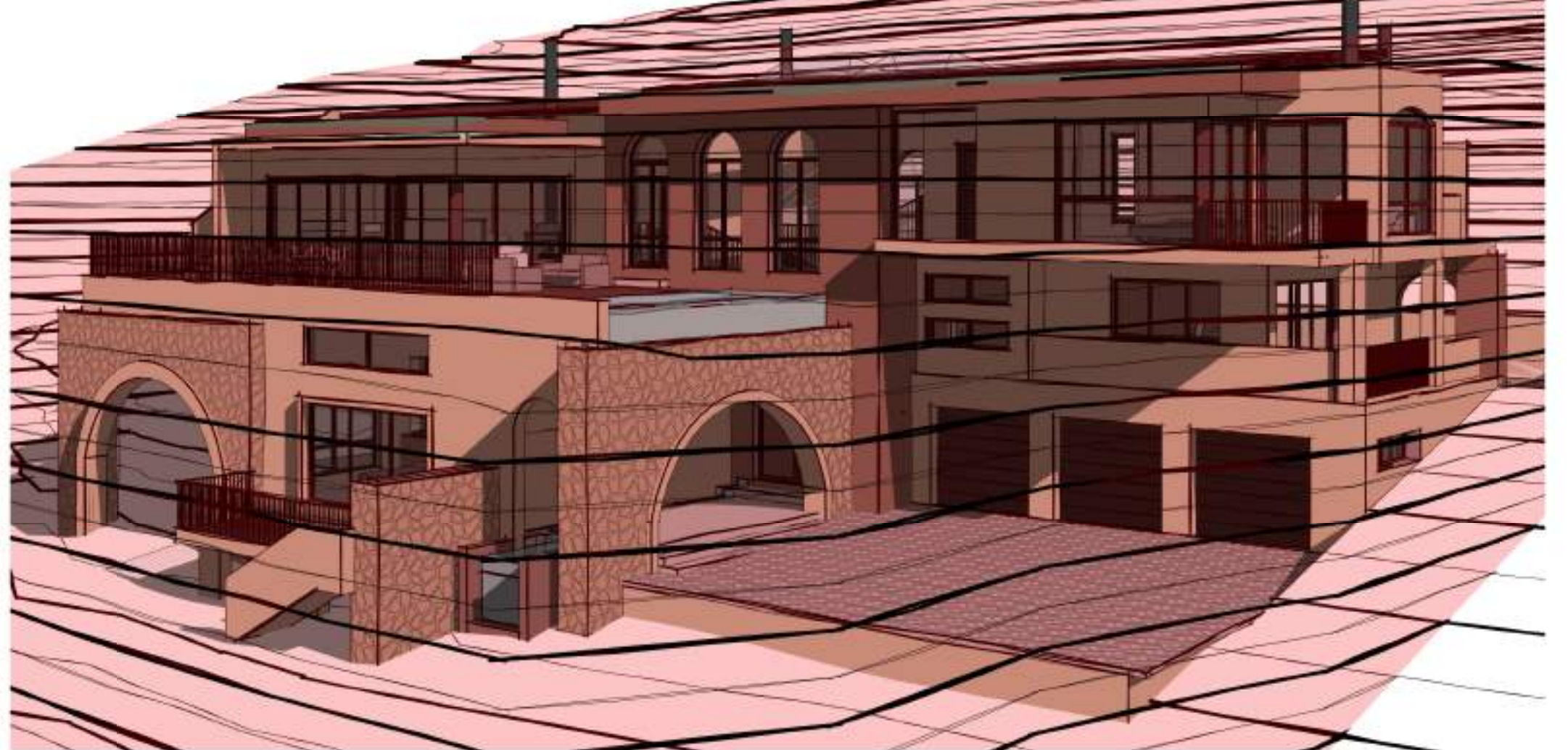
05 ROOF PLAN
1:200



04 FIRST FLOOR
1:100



TYPICAL EAVES DETAIL
1:20



3D IMAGES FOR ARTISTIC IMPRESSION ONLY

NOTES (A-R)

A GENERAL
THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS THAT FORM PART OF THE SET IT IS THE RESPONSIBILITY OF THE READER OF THIS DOCUMENT THAT HE HAS ALL THE DRAWINGS IN THIS SET.

THE DESIGN OF THIS PROJECT, TO THE BEST OF THE AUTHORS KNOWLEDGE COMPLIES WITH REQUIREMENTS OF SANS 10400.

ALL WORK AND TRADES TO COMPLY WITH SANS 10400 (THE APPLICATION OF NATIONAL BUILDING REGULATIONS), THE APPLICABLE SANS2001 CODES AND LOCAL AUTHORITIES BY LAWS.
THE CONTRACTOR (B SUB-CONTRACTOR) SHALL BE FAMILIAR WITH THE CONTENT OF SANS 10400, SPECIFIC SANS CODES AND RELATED SANS 2001 STANDARDS.

BOUNDARY PEGS TO BE POINTED OUT BY OWNER OR PEGGED BY LAND SURVEYOR. CONTRACTOR MUST CHECK ALL LEVELS, DIMENSIONS, STEPS ETC. ON SITE, AND REPORT ALL DISCREPANCIES TO THE ARCHITECTURAL PROFESSIONAL BEFORE CONSTRUCTION COMMENCES.

ALL DIMENSIONS SHOULD BE CONFIRMED ON SITE PRIOR TO THE COMMENCEMENT OF ANY RELATED WORK. ALL DISCREPANCIES MUST BE POINTED OUT TO THE ARCHITECTURAL PROFESSIONAL.
POSITION OF BUILDINGS TO BE CHECKED ON SITE BEFORE ANY WORK COMMENCES. ALL DIMENSIONS SHOULD BE READ FROM DRAWING AND NOT SCALED. ALL DIMENSIONS ARE MILLIMETER UNLESS OTHERWISE INDICATED. THE ARCHITECTURAL PROFESSIONAL SHOULD BE INFORMED IN A TIMELY MANNER IF ADDITIONAL DIMENSIONS ARE REQUIRED.

ALL DRAWINGS REMAIN THE PROPERTY OF THE ARCHITECTURAL PROFESSIONAL AND ARE SUBJECT TO RELEVANT COPYRIGHT LAWS.
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REGISTER THE PROJECT AT NBRIC AND TO PROVIDE A CHEMICAL TEMPORARY TOILET MUST COMPLY WITH SANS 10400 F.

ITS THE RESPONSIBILITY OF CONTRACTOR TO INFORM THE LOCAL AUTHORITY TO INSPECTIONS WORKS DURING CONSTRUCTION AT ALL NECESSARY STAGES IN ORDER TO SIGN OFF COMPLIANCE CERTIFICATES.

CHANGES/DEVIATIONS FROM THE DRAWINGS MUST BE REPORTED TO THE ARCHITECTURAL PROFESSIONAL. THE ARCHITECTURAL PROFESSIONAL ACCEPTS NO RESPONSIBILITY FOR ITEMS CHANGED, ADDED OR DEDUCTED FROM THE CONSTRUCTION DRAWINGS.

THE SPECIFICATION DATA AS DESCRIBED IN THESE DRAWINGS AND SHALL HAVE PRECEDENCE IN THE INTERPRETATION OF ANY AMBIGUITY OR INCONSISTENCY BETWEEN THIS SPECIFICATION AND THE RELEVANT STANDARD.

3D IMAGES/RENDERERS ARE INTENDED AS ARTISTIC IMPRESSIONS ONLY.

B SITE CLEARANCE, SETTING OUT AND LEVELING
SITE CLEARANCE TO COMPLY WITH SANS 2001 (B).
SITE CLEARING TO BE DONE ACCORDING TO DRAWINGS.
MATERIALS FROM GRUBBING AND DEMOLITION OF STRUCTURES TO BE DISPOSED OF AT APPROVED DUMPING SITES.
TREES, PLANTS TO BE REMOVED, REPLANTED OR DISPOSED OF AS INDICATED ON THE DRAWINGS AND/OR AS PER OWNERS APPROVAL.

TOP SOIL SHOULD BE STOCKED FILED ON SITE.

THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR THE ACCURATE SETTING OUT AND LEVELING OF THE WORKS AND FLOORS, AND SHALL PROVIDE ALL NECESSARY INSTRUMENTS AND LABOUR REQUIRED BY THE ARCHITECTURAL PROFESSIONAL FOR CHECKING PURPOSES.

LEVELS TO BE CHECKED AND/OR CONFIRMED BY ARCHITECTURAL PROFESSIONAL BEFORE CONSTRUCTION COMMENCES.
DRAWINGS TO COMPLY WITH SANS 2001.

C FOUNDATIONS, BRICKWORK & PARTITIONS & STRUCTURAL STEEL
ALL FOUNDATIONS MUST COMPLY WITH SANS 10400:1, SANS2001-CM2 AND ENGINEERS DRAWINGS.

TO BE 25 MPA CONCRETE (2 BAGS CEMENT 4 WHEELBARROWS RIVER SAND 5 WHEELBARROWS 22MM STONE) AT LEAST 200 X 600MM MIN 300 UNDER GROUND LEVEL OR TO ENGINEER DRAWINGS.
BOUNDARY WALLS FOUNDATION MUST NOT ENCRoACH ON BOUNDARY LINES AND WALLS ARE TO BE PLASTERED AND PAINTED BOTH SIDES.
PARAPET WALLS TO BE AT LEAST 170 HIGH AND MAX 500MM, WITH BRICK FORCE IN EVERY COURSE AND WATERPROOFING UP TO THE TOP EDGE.
ALL SCREEN WALLS TO COMPLY WITH SANS 10400:K.
UNITS TO BE SUPPORTED MIN 150MM FOR OPENINGS UP TO 3M AND AT LEAST 230MM FOR OPENINGS UP TO 4.8M.
3-5 COURSES BRICK FORCE TO BUILT IN BELOW FLOOR LEVEL AND ABOVE WINDOW LEVEL AND EVERY THIRD COURSE BETWEEN IN CONTINUOUS BANDS.
NO TIEING OR LOCK BONDING WILL BE ALLOWED UNDER ANY CIRCUMSTANCES.
ANY PARTITION TO BE ROOFED PROOF.

VERTICAL DPC TO BE INSTALLED AT ALL LEVEL CHANGES, OVERLAPPING WITH DPM.

ANY STRUCTURAL OR REINFORCING WORK ON NEW OR EXISTING STRUCTURES TO BE EITHER ASSESSED OR DETAILED BY ENGINEER. (THIS INCLUDES RETAINING WALLS, REINFORCED FLOOR SLABS AND STAIRS, UNITS AND FOUNDATIONS, EXISTING AND NEW).

SOIL TESTS TO BE DONE BY ENGINEER AND REFERENCE TO THE GEOTECHNICAL REPORT, BEFORE CONSTRUCTION STARTS IF APPLICABLE. EXPANSION JOINTS TO BE DRAWINGS AND DETAILED BY ENGINEER.

FOUNDATION TRENCHES AND FILLING TO BE TREATED WITH ANTI POISON, TERMITES POISON IF NECESSARY AND CONFORM TO SANS 024, SOIL UNDER PAVING TO BE TREATED WITH WEED KILLER.
ALL CONNECTIONS, FOOTINGS & STEELWORK ACCORDING TO ENGINEERS DRAWINGS.
STRUCTURAL STEEL WORK TO COMPLY WITH SANS2001-C31 AND ENGINEERS DRAWINGS.
CORROSION PROTECTION OF STEEL BY PAINT TO COMPLY WITH SANS12444.

D WALLS
ALL WALLS TO COMPLY WITH SANS 10400:K AND SANS 10400:XA. ALL MASONRY WALLS TO COMPLY WITH 2001-CM, FACE BRICKS TO COMPLY WITH SANS 227.
230MM AND 115MM BRICK WALLS (MINIMUM STRENGTH 7MPa).
STRETCHER COURSE, CLASS 3 MORTAR (MVA).
DPC UNDERNEATH ALL WALL AND WINDOW SILLS.
BRICK FORCE EVERY 3-5 COURSES, AND OVER OPENINGS EVERY SECOND COURSE.
INTERIOR 10-15MM PLASTER AND PAINT OR AS INDICATED.
EXTERIOR 10-15MM PLASTER AND PAINT OR AS INDICATED.
CAVITIES IN CAVITY WALLS SHALL NOT BE LESS THAN 50 MM OR MORE THAN 115 MM WIDE WITH WALL TIES ACCORDING TO SANS 10400K.

E FLOORS & WATERPROOFING
ALL FLOORS MUST COMPLY WITH SANS 10400:J AND SANS 10109.
GROUND FLOOR SLAB: 150MM THICK 25MPa CONCRETE, PERFECTLY LEVEL, MIN 150MM ABOVE NGL ON PROPERLY COMPACTED HARD CORE. 25MM THICK SCREED AND FINISHES AS INDICATED.
WHERE UNDER FLOOR HEATING (UFH) IS SHOWN ON THE PLAN, THE AFFECTED FLOORS MUST BE CAST ON MIN 50MM THICK POLYSTYRENE FOAM AND FOAM IS TO BE INSTALLED AROUND PERIMETER OF ROOM TO INSULATE FLOOR FROM WALL.
SUSPENDED CONCRETE FLOORS TO ENGINEERS DETAILS AND SANS 10400:J.
DPC UNDER ALL WALLS EXCEPT FREE STANDING AND WINDOW SILLS AND TO ALL VERTICAL CHANGES IN FLOOR LEVELS.
ATRIUMS & COURTYARDS TO BE FITTED WITH AT LEAST 1 X 100 DIA. OUTLET PIPE FROM CATCH PIT FITTED WITH GRATING & SILENT TRAP.
PLANTERS TO BE WATERPROOF & DRAINAGE INSTALLED.
SUSPENDED TIMBER FLOORS ACCORDING TO SANS 10082.

CONCRETE WORKS TO COMPLY WITH SANS 2001-C31, SANS 2001-C32 AND ENGINEERS DRAWINGS.
ALL STRUCTURAL TIMBERWORK-FLOORING TO COMPLY WITH SANS2001-CT1.
FLOORS MUST COMPLY WITH SANS 1440:1441 SANS 3006 SANS541.
WOODS MUST COMPLY WITH SANS 10103.
GEYSER AS PER SANS 10254 AND DETAILS.

DISCLAIMER NOTE
I, the undersigned, being a duly qualified Architect, hereby certify that this drawing is a true and correct copy of the original drawing as submitted to me by the client, and that I am not responsible for any errors or omissions in the drawing, and that I am not responsible for any damages or losses arising from the use of this drawing, and that I am not responsible for any claims or actions against me in connection with this drawing.

HOA STAMP:

OWNER:

ENGINEER:

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P.O. Box 508, Chantrelle, 2008

SACAP: PSAT 20755

PROJECT:
SITE DEVELOPMENT PLAN ON ERF
2003 WILDERNESS FOR WC
COETZER & WP WESSELS

ADDRESS:
REMSKOEN STREET, WILDERNESS,
GEORGE, WESTERN CAPE

DRAWING:
FLOOR PLANS & DETAILS

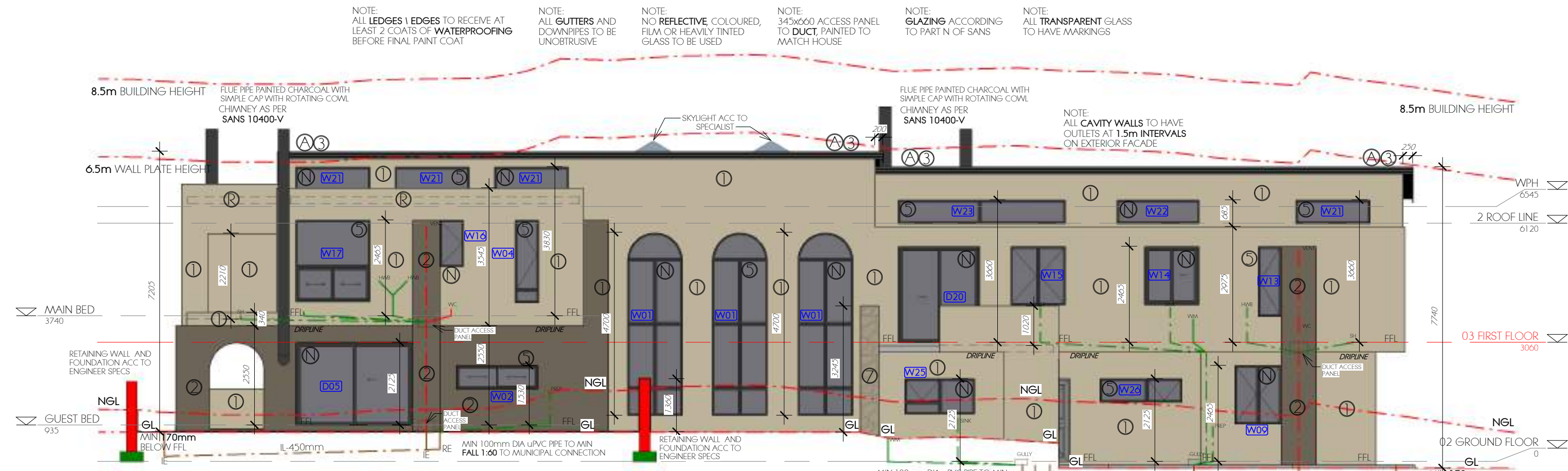
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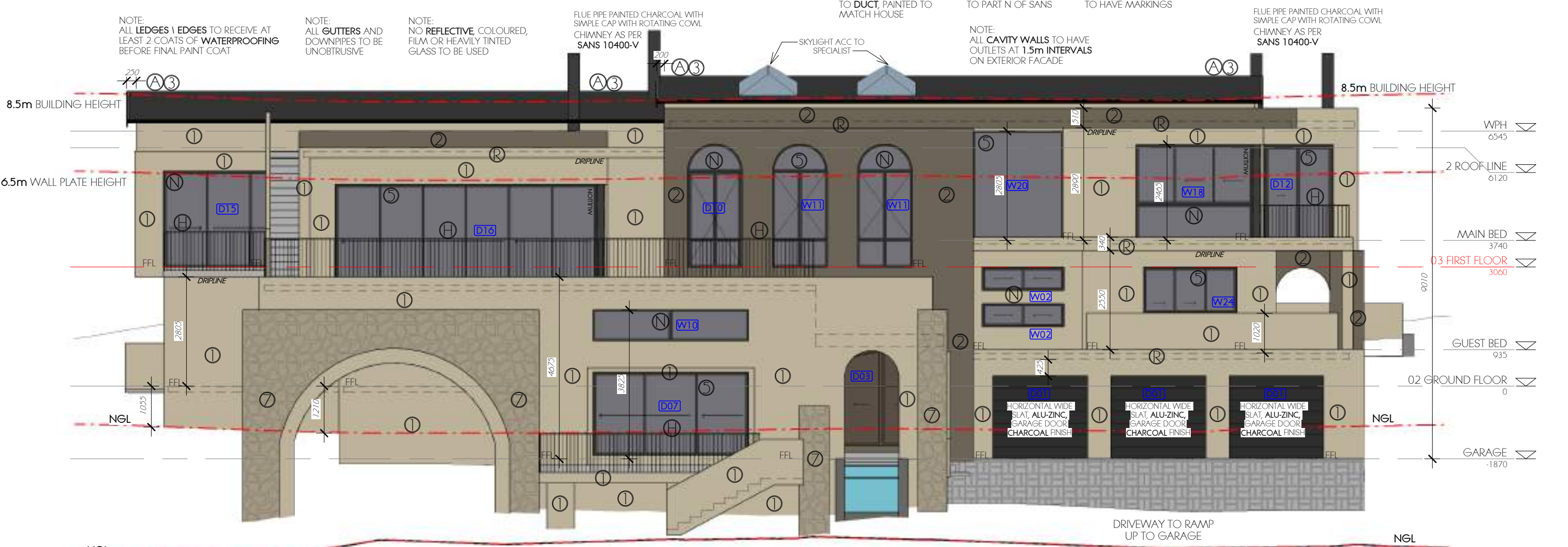
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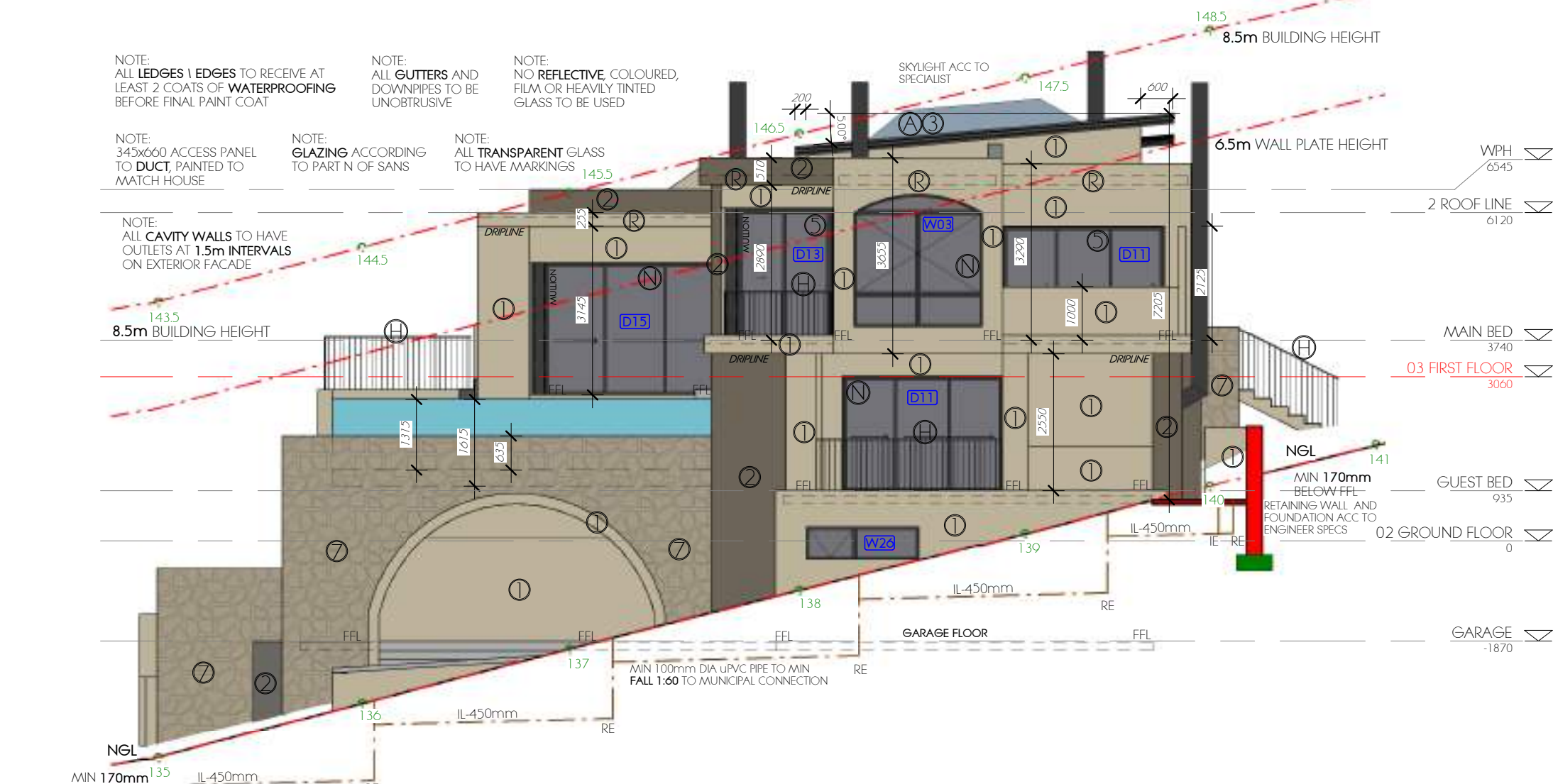
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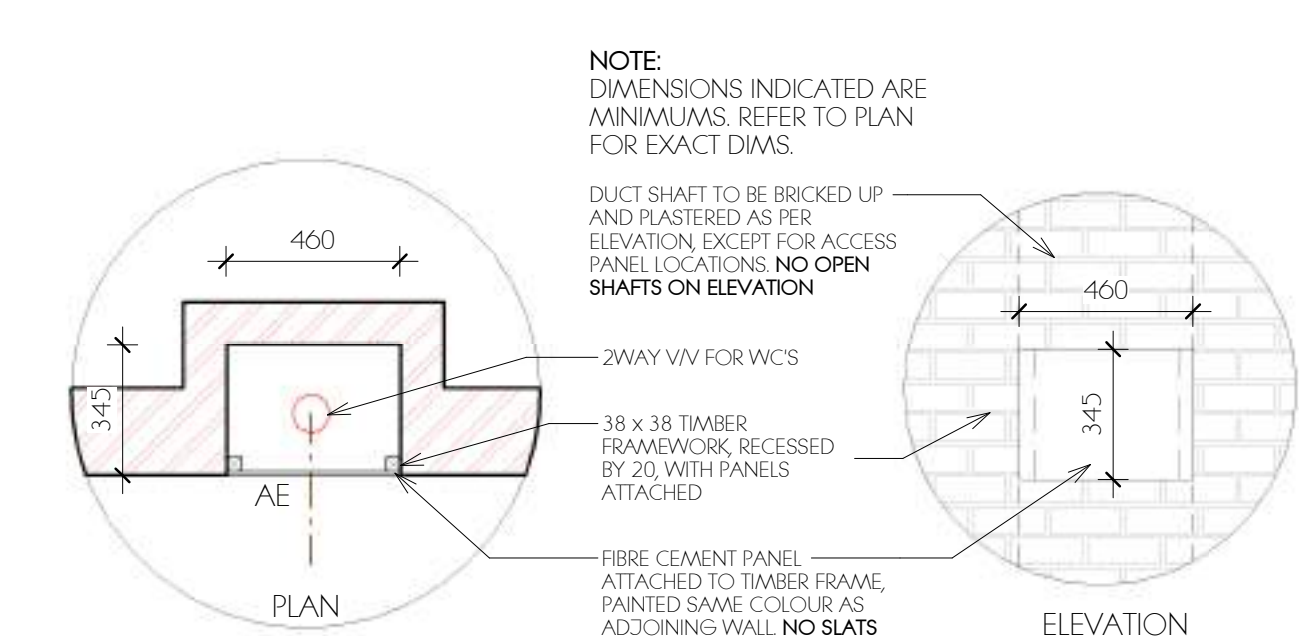
NORTH WEST ELEVATION
1 : 100



SOUTH EAST ELEVATION
1 : 100



NORTH EAST ELEVATION
1 : 100

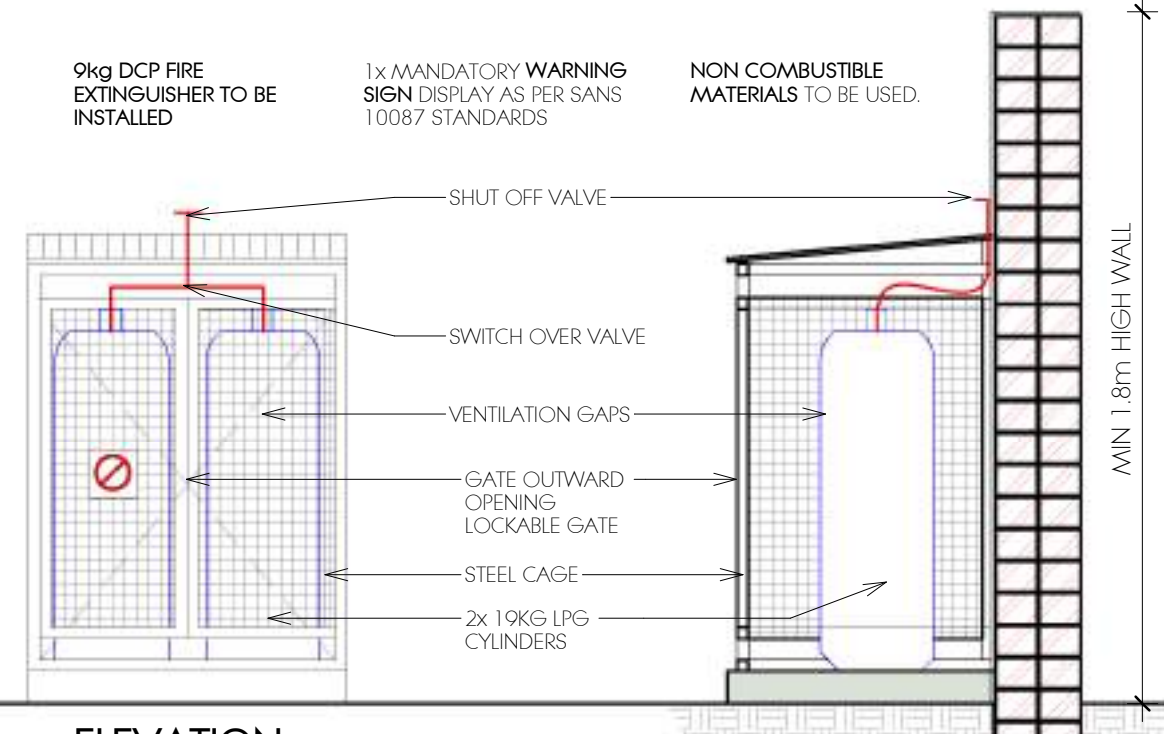


TYPICAL DUCT DETAIL
1 : 20

NOTE REGARDING GAS INSTALLATION

- ARCHITECTURAL OFFICE NOT RESPONSIBLE FOR INSTALLATION OR SUPERVISION OF GAS EQUIPMENT
- ALL SIZES AND SAFETY DISTANCES TO BE CHECKED ON SITE AND IN COMPLIANCE WITH SANS 10087 PART 1 OF 2012
- THIS INSTALLATION IS TO BE SUBJECT TO LOCAL AUTHORITY APPROVAL INCLUDING ALL BY-LAWS
- ALL MANDATORY FIRE EQUIPMENT TO BE PRESENT AT ALL TIMES AND IS TO BE MAINTAINED IN A GOOD WORKING CONDITION
- 3m AREA AROUND CASE TO BE KEPT CLEAR OF ALL COMBUSTIBLE MATERIALS, AND POSSIBLE OBSTACLES WHICH MAY HINDER ACCESS TO SAID FACILITY
- ALL SAFETY AND WARNING NOTICES TO BE PROMINENTLY DISPLAYED
- ALL BUILDING TO COMPLY WITH SANS 10400
- ALL ELECTRICAL WORK TO COMPLY WITH SANS 10108
- 5m AWAY FROM ALL ELECTRICAL SOURCE OF IGNITION (SWITCH BOX, DISTRIBUTION BOARD, MOTOR ETC)
- NO GAS TO BE SUPPLIED UNTIL REGISTRATION APPROVAL BY LOCAL AUTHORITY
- INSTALLATION AS PER REGISTERED INSTALLER

GAS ENCLOSURE
1 : 20



ELEVATION

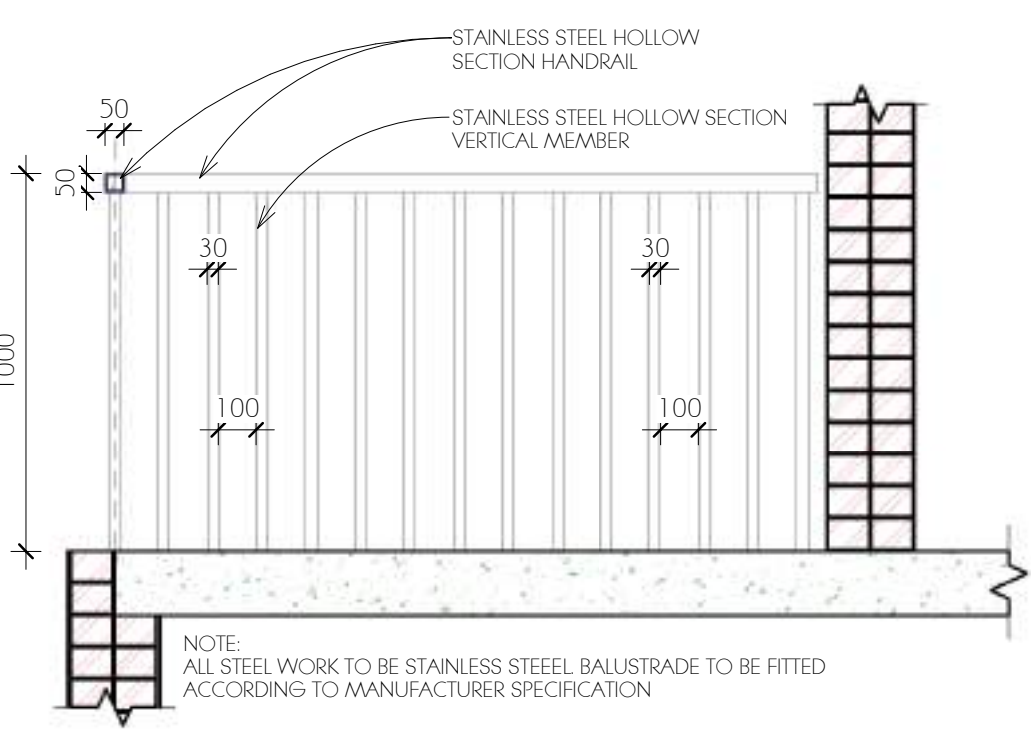
SECTION

GENERAL NOTES FOR INSTALLATION

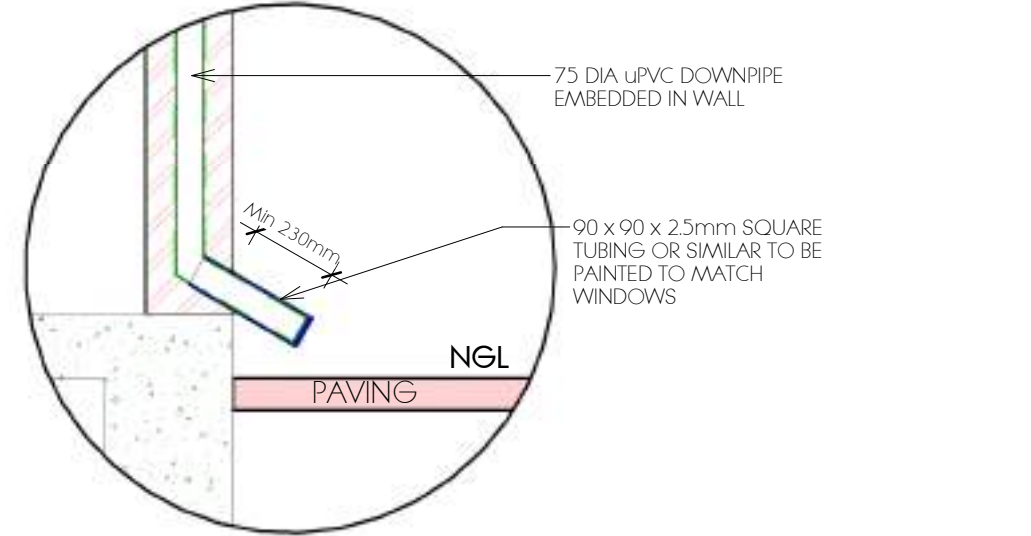
- LOW PRESSURE INSTALLATION
- 15mm COPPER PIPES (CLASS 1 OR HIGHER) TO BE USED
- COPPER FITTINGS TO BE USED
- ALL BURIED PIPES TO BE ENCLOSED IN PROTECTIVE SLEEVE AND TO BE INSTALLED AT A DEPTH OF 300mm FROM THE SURFACE TO THE TOP OF THE PIPE
- WITH PRELINES THAT ARE BURIED, THE BACKFILL SHALL INCORPORATE AN APPROVED MEANS (LIKE CHEVRON TAPE HALF-WAY BETWEEN THE SURFACE AND THE PIPE) TO IDENTIFY THE EXISTENCE OF THE PIPE
- ABOVE GROUND PIPING ALLOWED IF PROTECTED FROM DIRECT SUNLIGHT
- COPPER PIPES SHALL BE PROTECTED FROM CORROSION IN AN APPROVED MANNER
- COPPER PIPES IN CONCRETE SHALL BE EMBEDDED 30mm FROM THE SURFACE OF THE CONCRETE SLAB AND THE TOP OF THE PIPE
- NO MECHANICAL JOINTS TO BE INSTALLED IN PIPES THAT ARE EMBEDDED IN FLOOR SLABS OR WALLS
- 9kg DCP FIRE EXTINGUISHER TO BE INSTALLED

SECTION

SOUTH WEST ELEVATION
1 : 100



BALUSTRADE
1 : 20



TYPICAL DOWN PIPE DETAIL
1 : 20



3D IMAGES FOR ARTISTIC IMPRESSION ONLY

FINISHES

1. WALL FINISH: SMOOTH PLASTER & PLASCON PAINT- GENEVA MORN GR-Y01 OR SIMILAR
2. WALL FINISH: SMOOTH PLASTER & PLASCON PAINT- CRETE SHORE 52 OR SIMILAR
3. ROOF FINISH: CHROMADEK CORRUGATED ROOF SHEETING, CHARCOAL OR SIMILAR ON 70x50mm PURLINS, ROOF PITCH 5DEG.
4. 100x100mm CHROMADEK ALUMINIUM SEAMLESS GUTTER TO MATCH ROOF COLOUR, 135mm FASCIA TO MATCH ROOF COLOUR (NO WHITE)
5. ALUMINIUM WINDOW AND DOOR FRAME - CHARCOAL AS PER MANUFACTURER & SPECIALIST
6. PEDESTRIAN GATE: CHARCOAL TO MATCH ALUMINIUM WINDOW FRAME AND DETAIL
7. WALL FINISH: NATURAL STONE CLADDING FROM STONE LIBRARY - DRYPAK MADIKWE OR SIMILAR STONES, CLEANED CONTINUOUSLY DURING CONSTRUCTION SO NOT TO LEAVE CEMENT MARKS

LEGEND

- A. ROOF FINISH: CHROMADEK CORRUGATED ROOF SHEETING, CHARCOAL OR SIMILAR ON 70x50mm PURLINS, ROOF PITCH 5DEG. ROOF DESIGN ACC TO ENGINEER SPECS.
- B. PRE-MANUFACTURED SA PINE TIMBER TRUSS- GRADE 6 WITH MIN. 15.2mm TIE BEAM AND 11.4mm MEMBERS WITH WALL TIES BUILT INTO WALL, AS PER ENGINEER'S SPECIFICATION
- C. 8mm GYPSUM CEILINGS WITH RHINOLITE OR SIMILAR JOINTS WITH SHADOW LINE & GREYCELS TO ALL CEILINGS AS PER CLIENT SPECIFICATION INSULATION TO BE 'ATI ALUTHERM AP', GLASSWOOL OR SIMILAR THERMAL AND ACOUSTIC CEILING INSULATION WITH A MIN. THICKNESS WHICH TRANSLATES TO A R-VALUE OF 2.8 OR SIMILAR PRODUCTS. BULKHEAD AS SHOWN ON DETAIL
- D. STANDARD CONCRETE LINTEL OVER ALL OPENINGS UNLESS OTHERWISE INDICATED BY ENGINEER'S SPECIFICATION. HEIGHT OF LINTEL MAY VARY
- E. NOMINAL 25mm THICK REINFORCED CONCRETE SLAB AS PER ENGINEER'S SPECIFICATION
- F. 85mm THICK CONCRETE FLOOR SLAB ON DPM, ON 150mm LAYERS WELL COMPACTED SOIL WITH SCREED AND FLOOR FINISH, AS PER ENGINEER'S SPECIFICATION
- G. 600x300mm REINFORCED CONCRETE STRIP FOUNDATION AS PER ENGINEER'S DRAWINGS AND SPECIFICATION
- H. 1000mm HIGH BALUSTRADE ACCORDING TO DETAIL. ALL OPENINGS TO BE MAX 100mm ACCORDING TO SANS 10400-M
- I. WALL STEP BACK BY 50mm TO CREATE RECESSED WALL PAINTED AND PLASTERED ACCORDING TO DETAIL
- J. ALUMINIUM LOUVRES ACCORDING TO MANUFACTURER DETAIL
- K. 100x100mm CHROMADEK ALUMINIUM SEAMLESS GUTTER TO MATCH ROOF COLOUR, 135mm FASCIA TO MATCH ROOF COLOUR (NO WHITE)
- L. ALUMINIUM FRAME CHARCOAL WINDOWS AND DOORS ACCORDING TO SANS 10400-N. REFER TO DOOR AND WINDOW SCHEDULES
- M. BALCONY SLAB: NOMINAL 170mm RC AS PER ENGINEER SPECIFICATION WITH TRAFFICABLE WATERPROOFING AS PER MANUFACTURER. WEEPHOLES, OUTLETS AND DOWNPIPES AS SHOWN
- N. HEIGHT OF DPC ABOVE NGL (GD) TO BE MINIMUM 170mm
- O. CONCRETE ROOF SLAB: NOMINAL 170mm RC SLAB AS PER ENGINEER SPECIFICATION. SCREED TO FALL TO EDGE OR OUTLET. WATERPROOFING TO BE ADDED AS PER MANUFACTURER AND TO RECEIVE STONE PEBBLES.

F. GLAZING

GLAZING MUST COMPLY WITH SANS 10400-N, SANS 10400-V, AND GLAZING EXPOSED TO WIND TO COMPLY WITH CLAUSE 4.3 OF SANS 10137 AND SANS 263

GLAZING IN DOORS: F LESS THAN 1.1M, 6MM GLASS IF MORE THAN 1.1M, 12MM GLASS

SAFETY GLASS TO BE USED IN SHOWERS AND WITH ENCLOSURES IN ALL WINDOWS LESS THAN 500mm ABOVE FFL, IN ALL GLASS WITHIN 2M ABOVE PITCH LINE OF STAIRS, BALUSTRADES AND SKYLIGHTS ALL STAIR GLASS MUST BE SAFETY GLASS ACCORDING TO SANS 10400-M

GLASS IN POSITIONS WHERE NOT APPARENT MARKINGS MUST BE ADDED BATHROOMS WINDOWS ACCORDING TO WINDOW SCHEDULES

GLASS IN POSITIONS WHERE NOT APPARENT MARKINGS MUST BE ADDED BATHROOMS WINDOWS ACCORDING TO WINDOW SCHEDULES

GLASS IN POSITIONS WHERE NOT APPARENT MARKINGS MUST BE ADDED BATHROOMS WINDOWS ACCORDING TO WINDOW SCHEDULES

ORDINARY ANNEALED GLASS IN VERTICAL POSITIONS:

GLASS 3MM MAX PANE SIZE: 0.7M x 1.1M, 6MM GLASS MAX PANE SIZE: 1.2M x 1.2M

GLASS 3MM MAX PANE SIZE: 0.7M x 1.1M, 6MM GLASS MAX PANE SIZE: 1.2M x 1.2M

GLASS 3MM MAX PANE SIZE: 0.7M x 1.1M, 6MM GLASS MAX PANE SIZE: 1.2M x 1.2M

G. DRAINAGE

DRAINAGE DEPTH AND DIRECTION TO COMPLY WITH COUNCIL DRAINAGE, SANS 10400 PART P

ALL DRAINAGE AND WATER SUPPLY TO COMPLY WITH SANS 2001-0P1, SANS 2001-0P2, SANS 2001-0P3, SANS 2001-0P4, SANS 2001-0P5, SANS 2001-0P6 AND SANS 10221

NE NO BACK VENTING REQUIRED

ALL SEWERS TO BE 100MM DIA MIN PVC, MIN FALL 1:60, MAX FALL 1:10

SEWERS AND DOWNPIPES TO BE MIN 2M ABOVE ANY OPENING INTO BUILDING WITHIN A 5M RADIUS. SUB VENTS TO BE FITTED WITH AN APPROVED 2 WAY VENT VALVE. ALL VENTS, STACKS, GEYSERS, DOWN PIPES ETC. TO BE CONCEALED. STACKS IN DUCTS TO BE ACCESSIBLE FOR CLEANING PURPOSES. ALL BENDS AND JUNCTIONS IN SEWER TO BE FITTED WITH E.S. ALL R.E.S. UNDER PAVING TO BE FITTED WITH MARKED COVERS, PROTECT DRAIN UNDER FOUNDATIONS IN ACCORDANCE WITH P224 OF SANS 10400

ALL WASTE FITTINGS TO HAVE RESILY TRAPS AND PIPE TO BE FULLY ACCESSIBLE F UNDER FLOORS, WITH E.S. EITHER END OR CLAMPED TO WALL. ANY SEWER PIPE NOT DEEPER THAN 300MM UNDER GROUND LEVEL (IL 450MM) TO BE COVERED WITH A CONCRETE SLAB WIDE AND STRONG ENOUGH TO PROTECT THE SEWER WITH MIN 100MM SOIL BETWEEN PIPE AND CONCRETE

THE RADIUS AT THE CENTRELINE OF BEND AT THE FOOT OF DISCHARGE STACK, SHALL BE NOT LESS THAN 300MM AND OTHER BENDS 600MM

THE VERTICAL DISTANCE BETWEEN THE INVERT OF THE LOWEST BRANCH DISCHARGE PIPE CONNECTED TO AND THE INVERT OF THE DRAIN AT THE POINT OF CONNECTION OF THE STACK AND THE TRUNK SHALL BE MIN 500MM

WHERE ANY WASTE OR SOIL BRANCHES ARE CONNECTED TO A STACK THE CENTRE LINE OF THE WASTE BRANCH SHALL NOT INTERSECT THE STACK WITHIN 200MM BELOW THE CENTRE LINE OF THE SOIL BRANCH

ALL WASTE BRANCHES TO CONNECT TO THE STACK WHERE A FRENCH DRAIN IS REQUIRED A PERCOLATION TEST SHALL BE DECEUTED COMPLYING WITH SECTION P224 OF SANS 10400, AND THE FRENCH DRAIN SHALL RUN PARALLEL TO THE CONTIGUOUS OF THE SITE

SEWER CONNECTION: AS SHOWN, WITH RE OR MANHOLE WITHIN 1.5M FROM CONNECTION

H. ROOF MATERIAL ON TRUSSES:

ROOF MATERIAL AND ROOF CONSTRUCTION MUST COMPLY WITH SANS 10400-L, SANS 10400-XA AND SANS 10400-V AND ACCORDING TO ENGINEERS DRAWINGS, GUTTERS AND DOWNPIPES MUST COMPLY WITH SANS 10400-R, FINISHES AND PITCH AS PER DRAWINGS

NAIL AND BOLTED MEMBERS MUST COMPLY WITH SANS 10243 AND LAMINATED TIMBER BENTS TO COMPLY WITH SANS 1460

MIN SLOPE OF ROOF TO BE 3 DEG WITH 250MM SEALED OVERHANG, UP TO 30 DEG SLOPE (SEE TABLE 4 PART 1 OF SANS 10400)

ALL MEMBERS TO BE MIN 38 X 114, GR 4, WITH EQUAL BAYS SMALLER THAN 1.5M. APPROVED BRACING MUST PREVENT BUCKLING AND KEEP TRUSSES UPRIGHT

FLASHING AND COUNTER FLASHING TO ALL CHANGES IN ROOF LEVELS, CHIMNEYS, PARAPETS AND ANY PROJECTIONS

VALLEY AND HP BATTENS TO BE GR 30, 2 X 28 SA PINE

LAMINATED TIMBER TO COMPLY WITH SANS 1460

INSULATION MATERIAL AND REFLECTIVE MATERIAL WITH R VALUE AS PER SANS 10400-XA ACCORDING TO CLIMATIC ZONE, INSTALLATION TO BE DONE BY SPECIALIST, AS PER DRAWINGS

INSULATION MATERIAL TO COMPLY WITH RELEVANT SANS 53163, 53164 AND 1463-3

SELECTIVE FOIL TO COMPLY WITH SANS 1381-4 CLASS B INSTALL WITH REFLECTIVE FACE FACING DOWN

ALL CONCRETE ROOFS TO SLOPE AWAY FROM BUILDING AND TO BE WATERPROOFED BY SPECIALIST

CONCRETE ROOF TILES TO COMPLY WITH SANS 542, CLAY ROOF TILE SANS 632

STEEL SHEETING SANS 9304 AND SANS 14788 (COATING TO BE GRADE Z275/Z280)

ROOF FASTENERS ACCORDING TO SANS 1273

THATCH ACCORDING TO SANS 10400

CEILING TO COMPLY WITH SANS 10177, FIRE RESISTANT

STRUCTURAL TIMBERWORK - ROOFING TO COMPLY WITH 2001-C2 AND ENGINEERS DRAWINGS

I. STAIRS AND BALUSTRADES

ALL STAIRS WITH BALUSTRADES AND RAILINGS MUST COMPLY WITH SANS 10400-M

ALL STAIRS TO BE 900MM MIN WIDE, TREADS 270MM MIN, RISERS 170MM MAX, WITH 60MM MAX DEVIATION

1M HIGH BALUSTRADES WITH MAXIMUM 100MM GAPS HORIZONTAL OR VERTICAL AS PER DRAWINGS, GLASS BALUSTRADES TO BE SAFETY GLASS

MAX 3M VERTICAL RISE PER FLIGHT, WINDOWS WHERE SHOWN TO BE AT LEAST 250 WIDE, 450 FROM NARROW CORNER AND ANGLE BETWEEN THE RISERS TO BE CONSTANT

MIN HEADROOM TO BE 2.1M MEASURED FROM PITCH LINE

J. SWIMMING POOLS

ALL SWIMMING POOLS TO COMPLY WITH SANS 10400-D AND SANS 1300 AND SANS 10134, OUTWARD OPENING SELF-CLOSING GATES AND/OR SAFETY NET TO BE INSTALLED BY SPECIALIST

K. CHIMNEY

ALL CHIMNEYS TO COMPLY WITH SANS 10400-V, MINIMUM 1 METER ABOVE ROOF LEVEL AT HIGHEST POINT AS INDICATED OR AS PER DRAWINGS

L. GAS INSTALLATION

GAS INSTALLATION TO COMPLY WITH SANS 10087-1 AND TO BE INSTALLED BY SPECIALIST, INSTALLATION CERTIFICATE TO BE PROVIDED TO OWNER

M. TIMBER

ALL TIMBER TO COMPLY WITH SANS 10163

N. HEALTH

CEILING LEVEL TO BE AT LEAST 2.4M IN HABITABLE ROOMS OR COMPLY WITH SANS 10400-C

WINDOWS TO BE AT LEAST 10% OF OPENING SECTIONS 3% OF THE FLOOR AREA OF HABITABLE AREAS

ALL SPACE, WATER HEATING AND COOKING APPARATUS IN HOUSE AND OUTBUILDINGS TO BE SMOKE FREE

O. STORM WATER

ALL STORM WATER MUST COMPLY WITH SANS 10400-R AND ACCORDING TO THE ENGINEERS DRAWINGS

ALL PIPES UNDER BUILDING TO BE PROTECTED ACCORDING TO ENGINEERS DRAWINGS

P. HOT WATER INSTALLATION & GEYSERS

GEYSER, HOT WATER INSTALLATIONS AND ELECTRICAL WORKS MUST COMPLY WITH SANS 10234, SANS 15118 SANS 10142

ALL GEYSER AND HOT WATER MUST COMPLY WITH SANS 10400-XA AND INSTALLATION BY SPECIALIST

ALL ELECTRICAL GEYSERS TO BE INSTALLED WITH GEYSER PAN AND GEYSER BLANKET

SOLAR WATER HEATER & HEAT PUMP MUST COMPLY WITH SANS 1307

ELECTRICAL WORKS TO COMPLY WITH SANS 10142

ELECTRICAL AND PLUMBING WORKS ARE TO BE PERFORMED BY REGISTERED ARTISANS, GEYSER INSTALLATION MUST COMPLY WITH SANS 10234

Q. PAINT

PAINTING TO COMPLY WITH SANS 10305

R. CERTIFICATES OF COMPLIANCE (FORM 4)

THE EXECUTION OF THESE DRAWINGS ON SITE MUST COMPLY WITH ALL RELEVANT CODES SANS DOCUMENTS SPECIFICATION CONTAINED IN N

ORDER FOR THE CONTRACTOR TO OBTAIN COMPLIANCE CERTIFICATE FORM 4

STRUCTURAL ENGINEERING DRAWINGS TO BE FOLLOWED AND RELEVANT INSPECTION TO BE DONE BY CONTRACTOR/STRUCTURAL COMPLIANCE

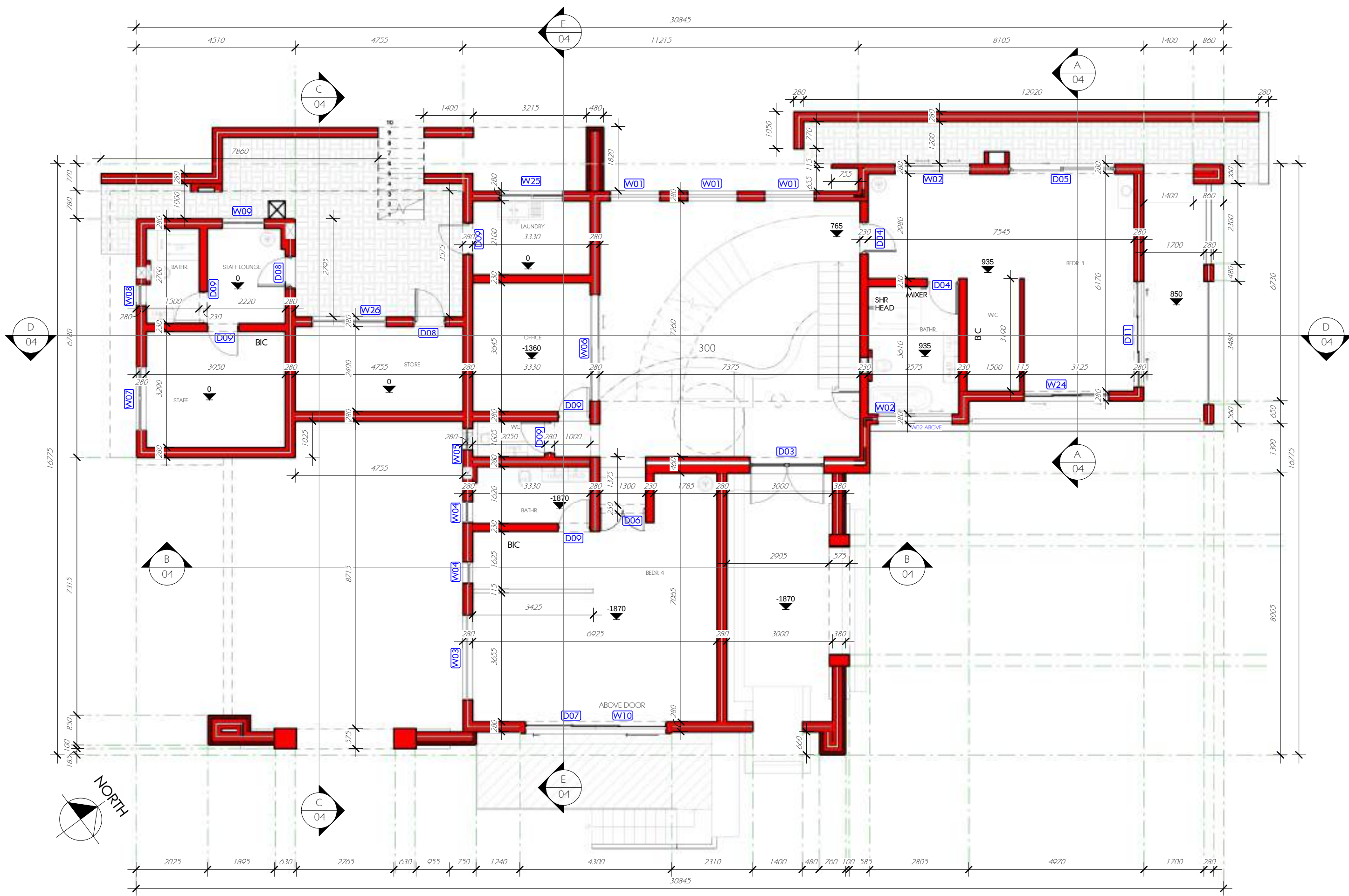
ROOFING CONTRACTORS DRAWINGS TO BE FOLLOWED AND RELEVANT INSPECTION TO BE DONE BY CONTRACTOR/ROOF COMPLIANCE

ENERGY EFFICIENCY SPECIFICATION CONTAINED IN THESE DRAWINGS TO BE FOLLOWED, RELEVANT INSPECTION TO BE DONE BY CONTRACTOR/ENERGY EFFICIENT COMPLIANCE

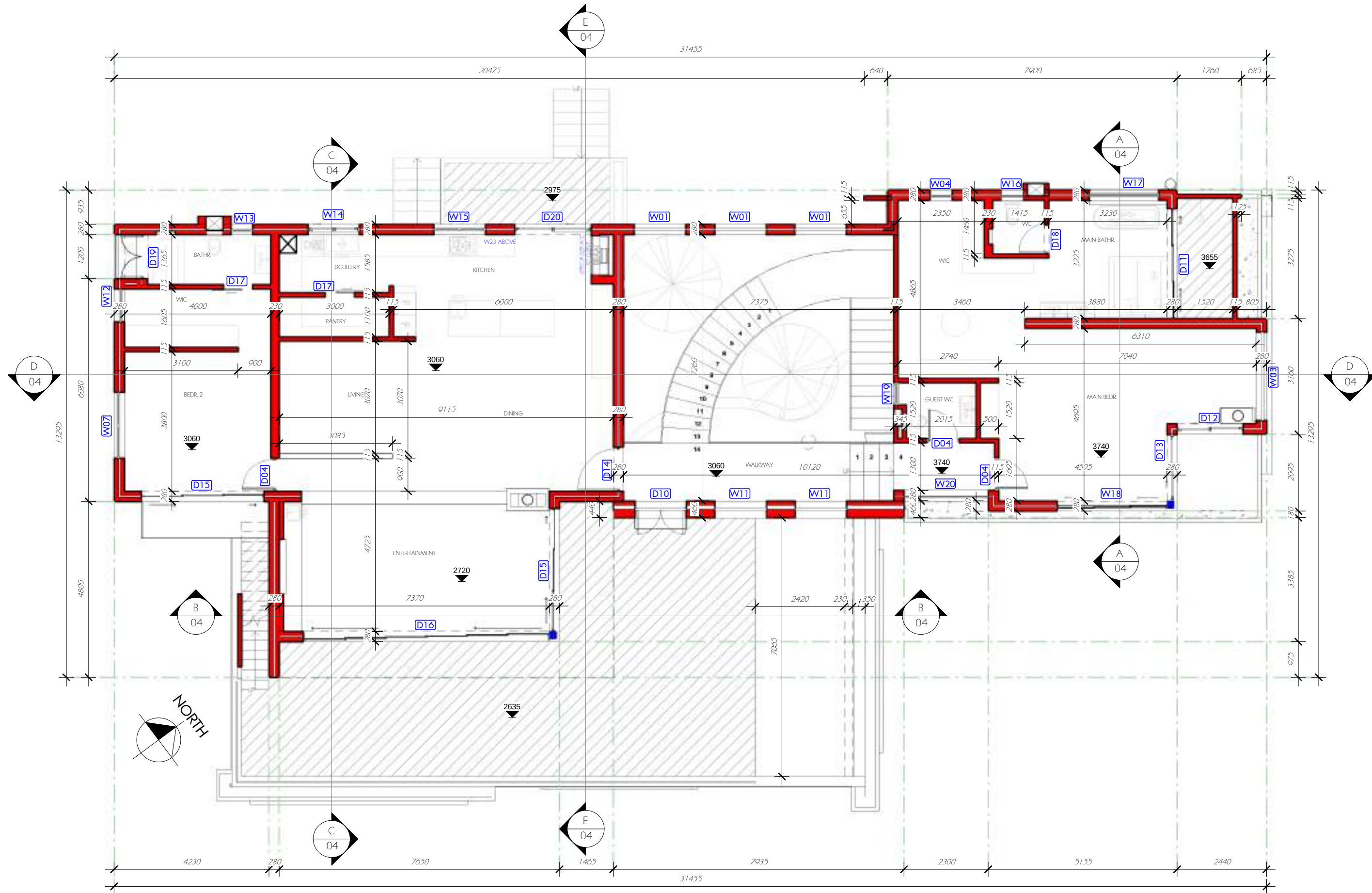
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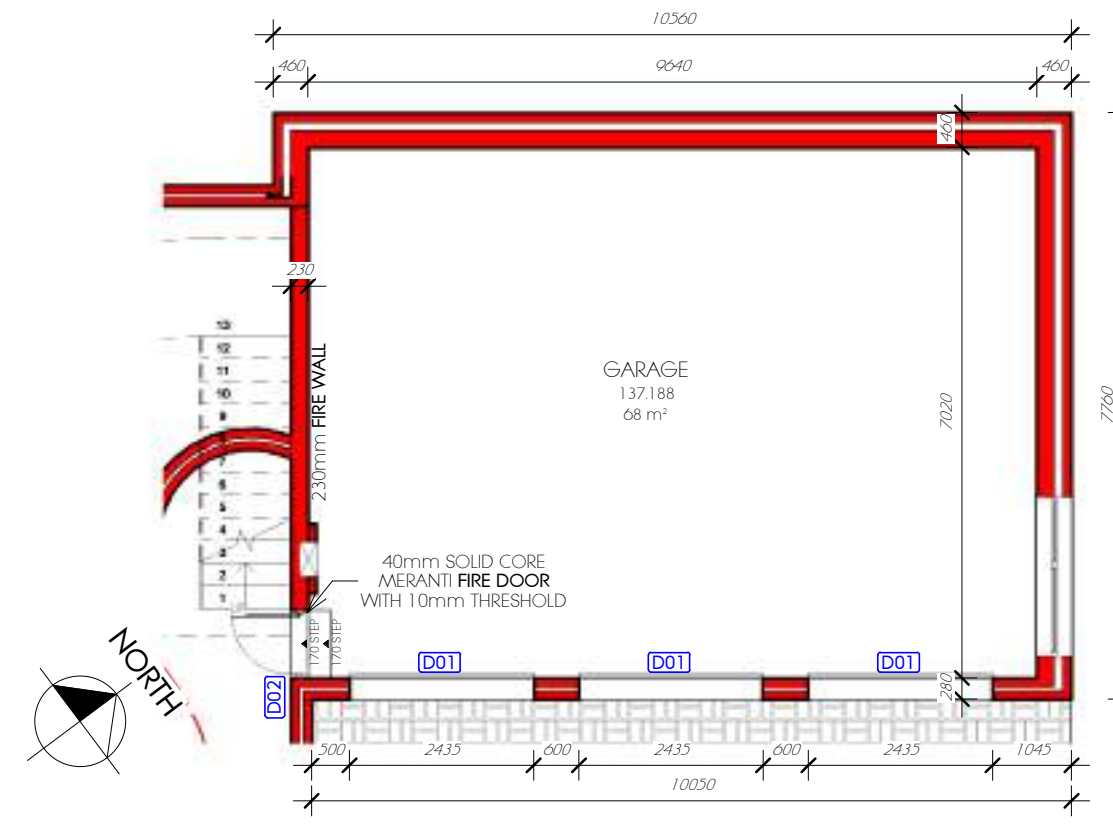
CONTINUATION FROM PAGE 1



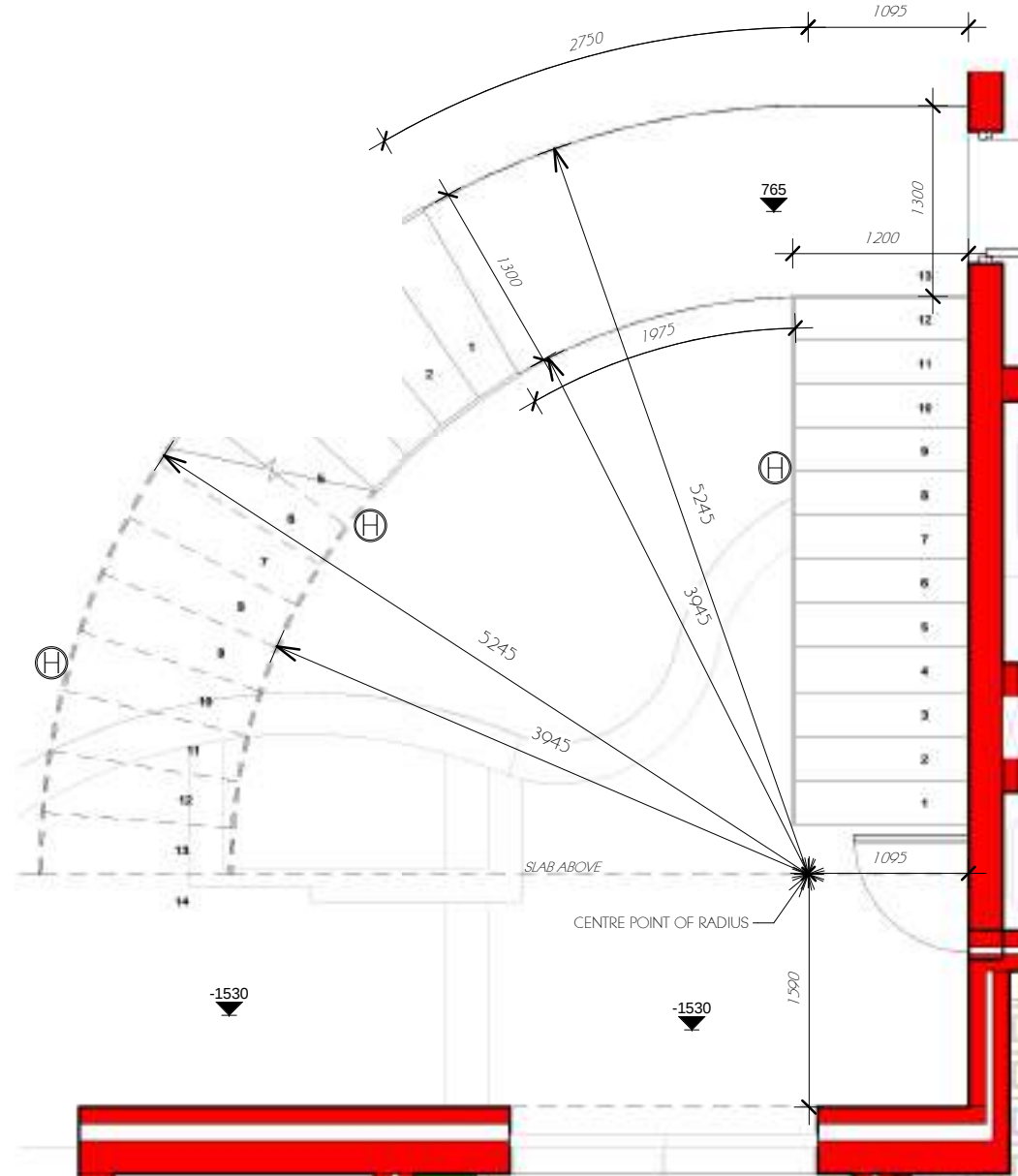
07 DIMENSIONS GF
1 : 100



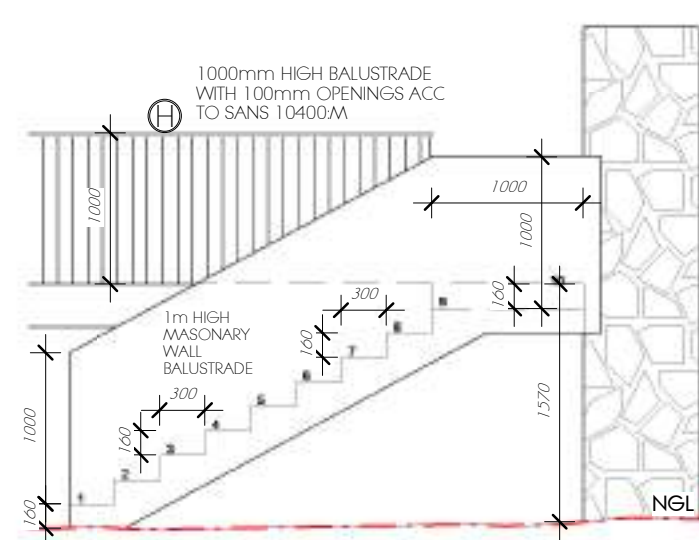
08 DIMENSIONS FF
1 : 100



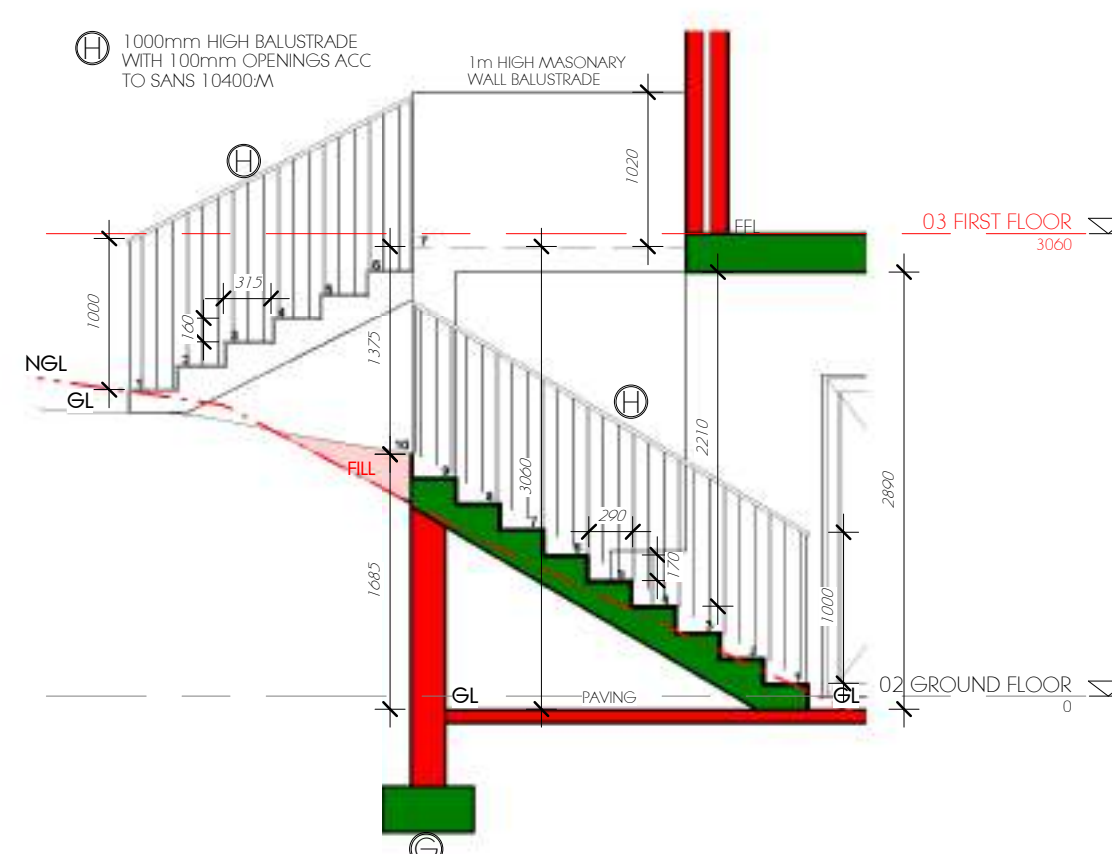
06 DIMENSIONS GARAGE
1 : 100



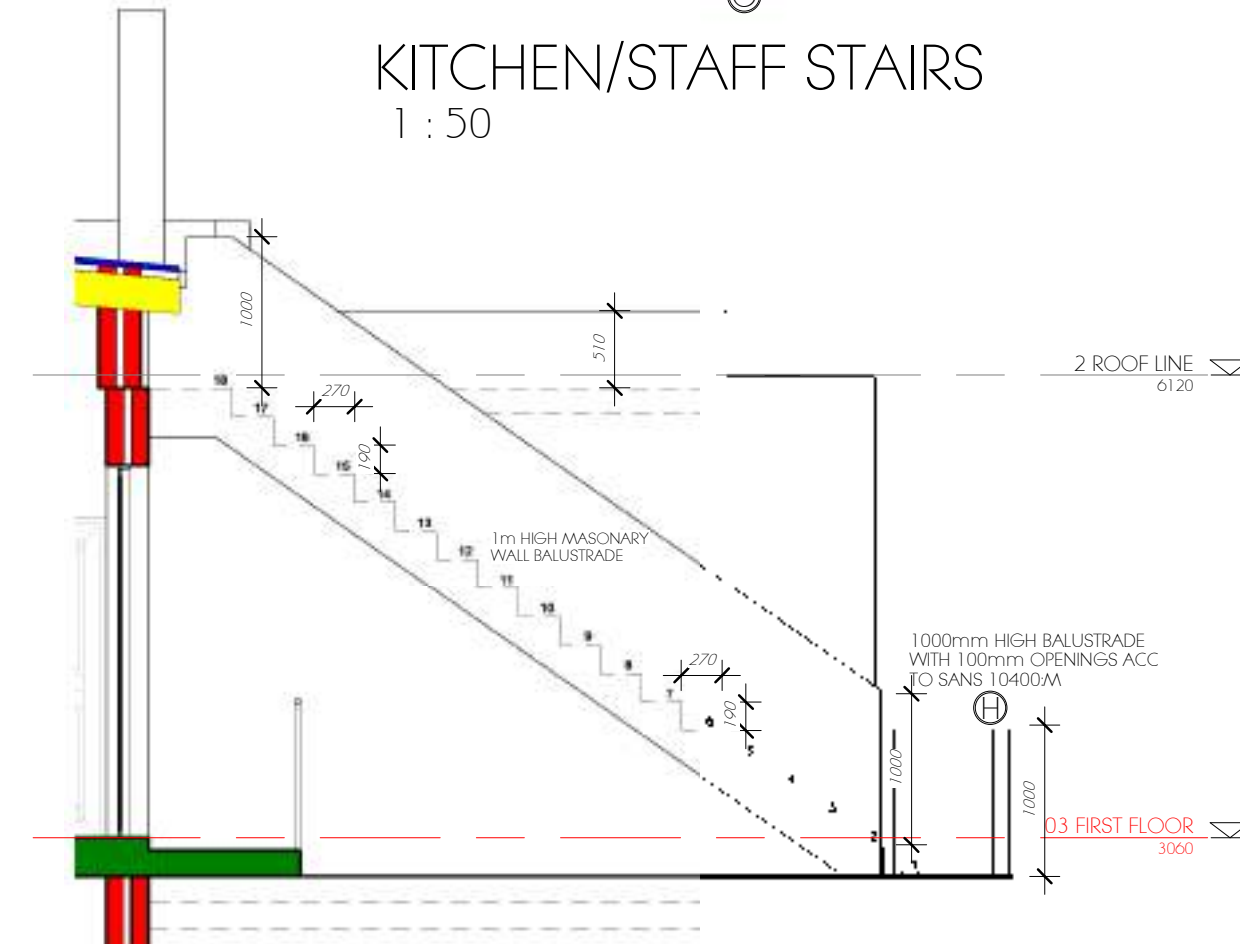
FOYER STAIRS DETAILS
1 : 50



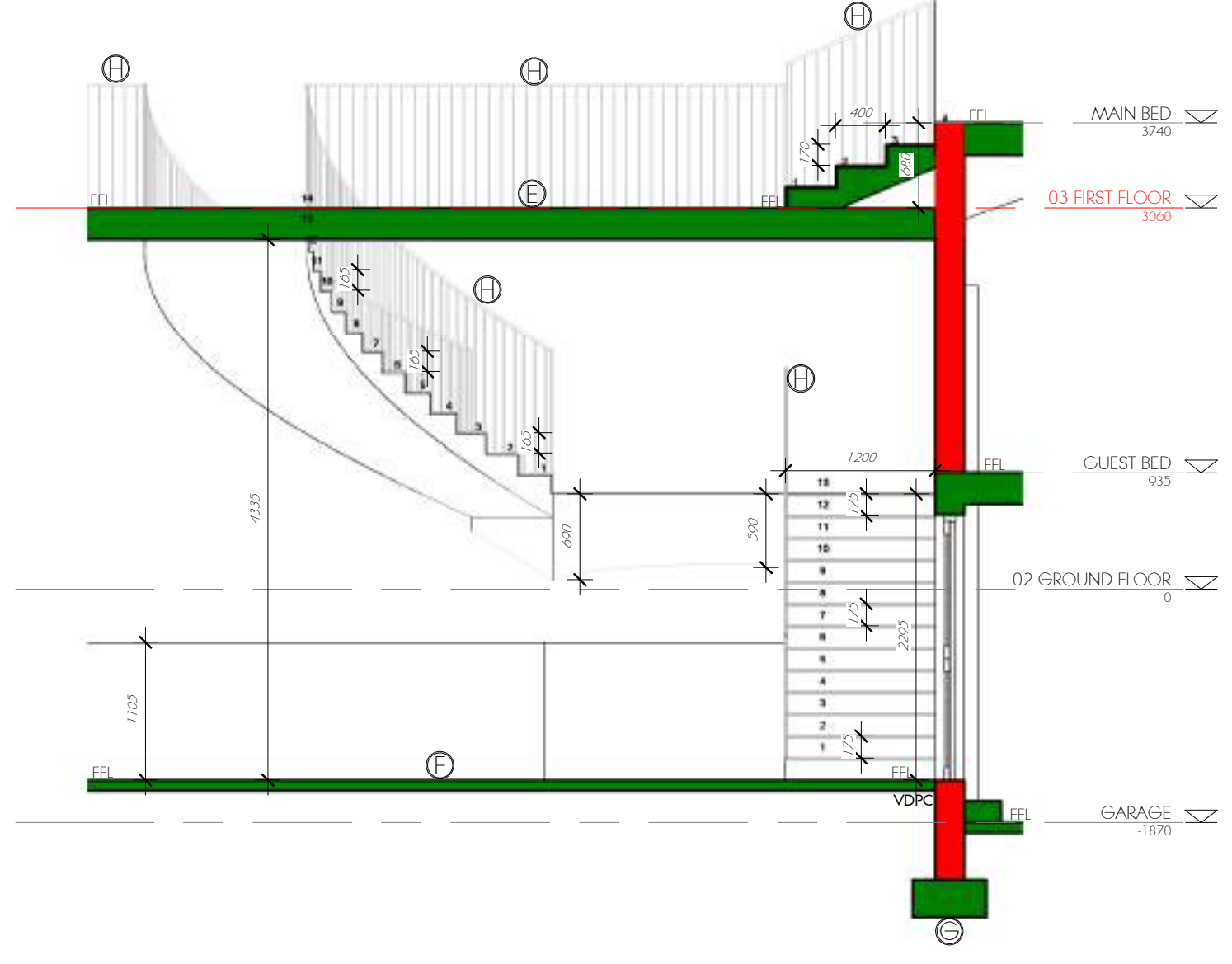
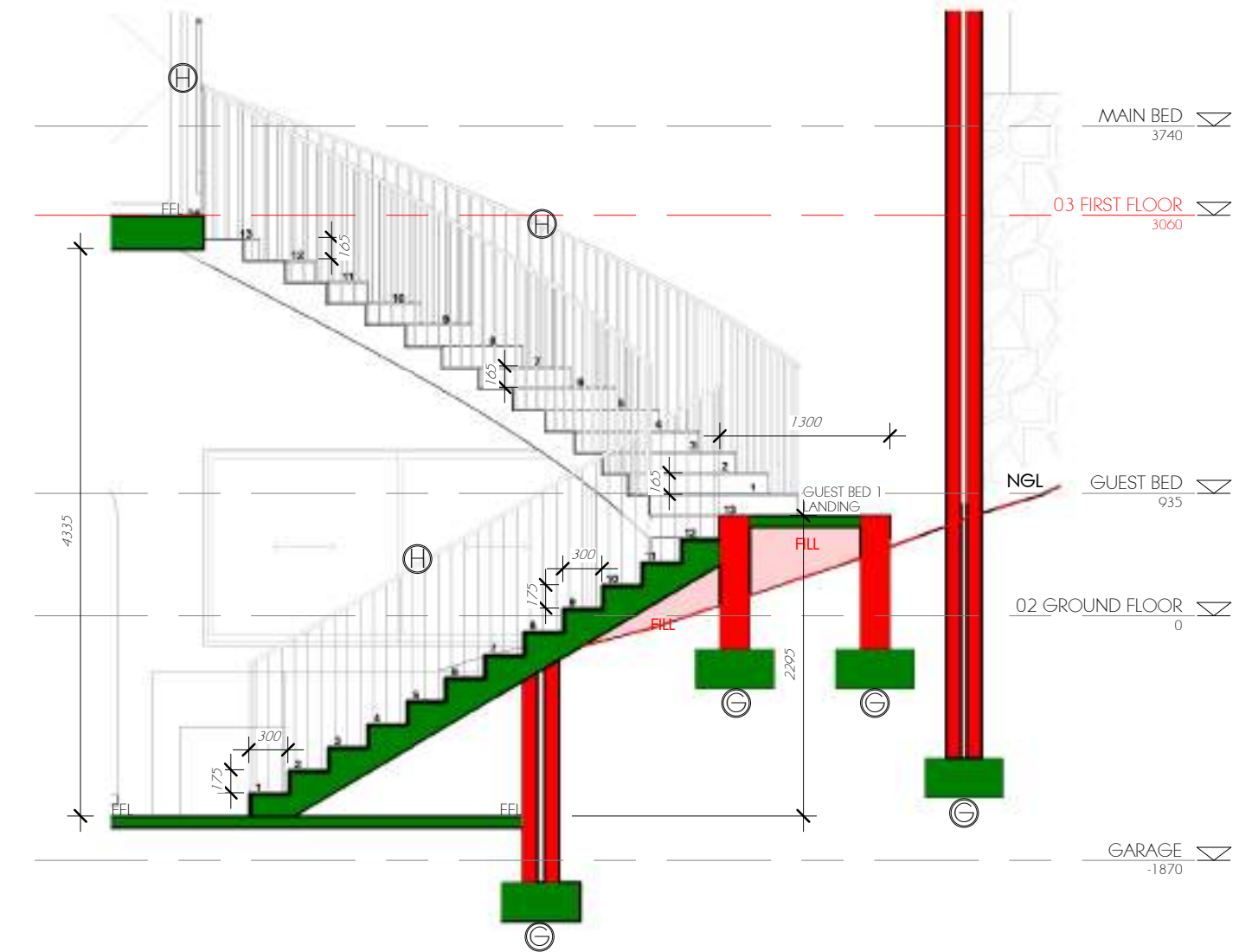
GUEST BED 2 STAIRS
1 : 50



KITCHEN/STAFF STAIRS
1 : 50



SERVICE STAIRS
1 : 50



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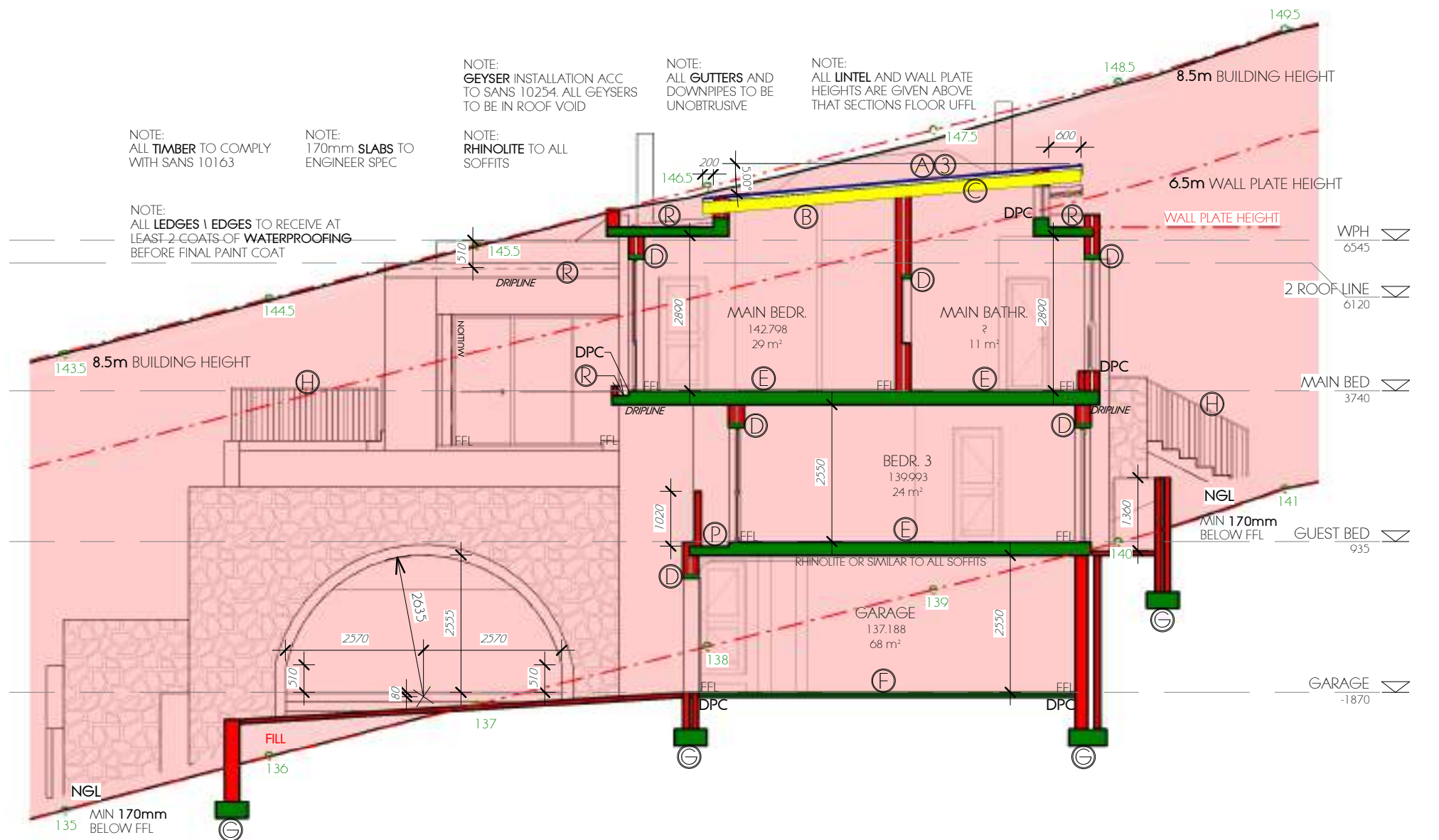
HOA STAMP:
ellipsis ARCHITECTURE
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083 485 9202
theresevan@ellipsis.co.za
112 Ruiters Road, Wynburg, Johannesburg, 2001
112 Ruiters Road, Wynburg, Johannesburg, 2001

PROJECT:
SITE DEVELOPMENT PLAN ON ERF
2003 WILDERNESS FOR WC
COETZER & WP WESSELS
ADDRESS:
REMSKOEN STREET, WILDERNESS,
GEORGE, WESTERN CAPE

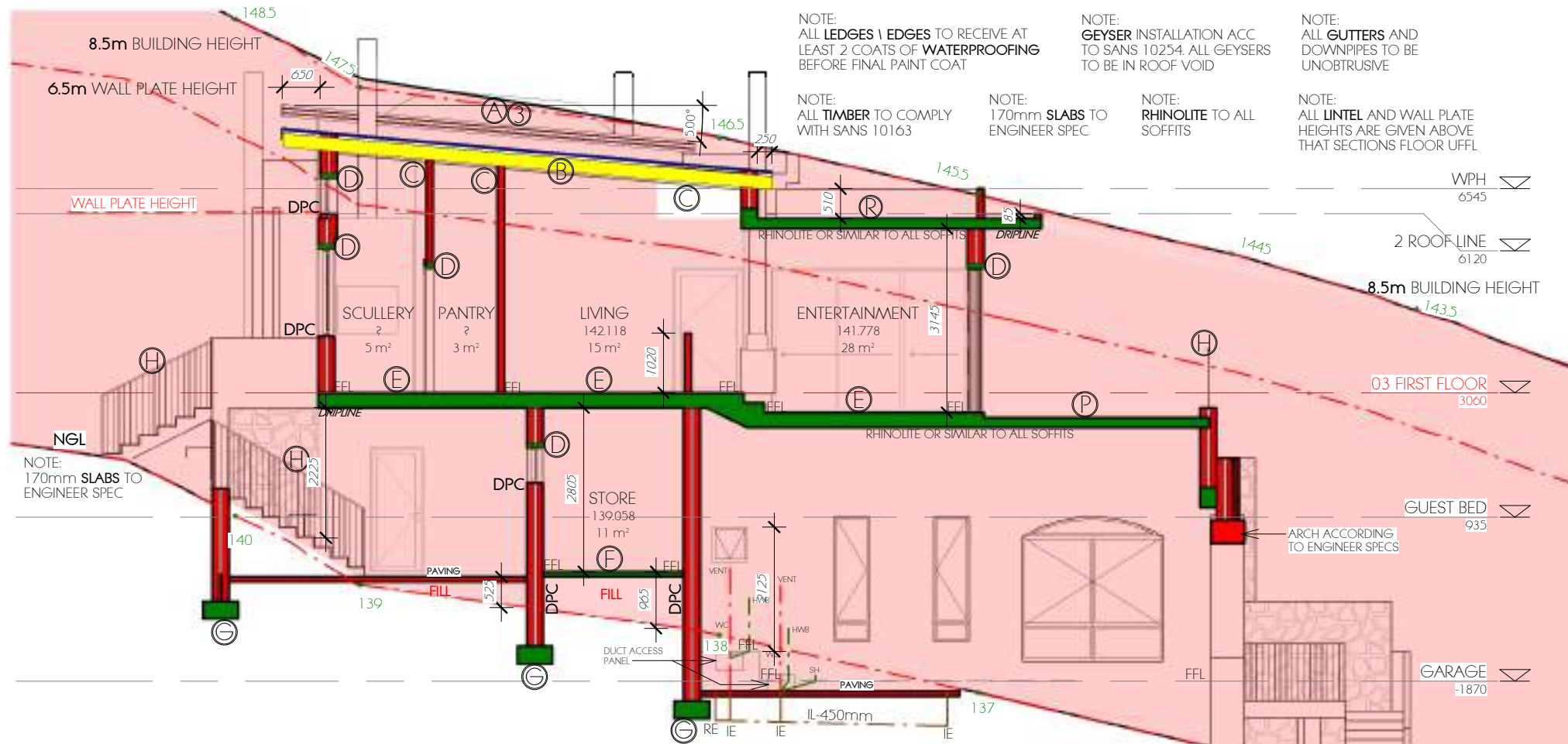
DRAWING:
DIMENSIONS & SECTIONS
SCALE AS SHOWN

2101: PROJECTS\Projects 2022\1033: ERF 2003 WILDERNESS\03 REV1\1033:ERF 2003 WILDERNESS - SDP R3.m

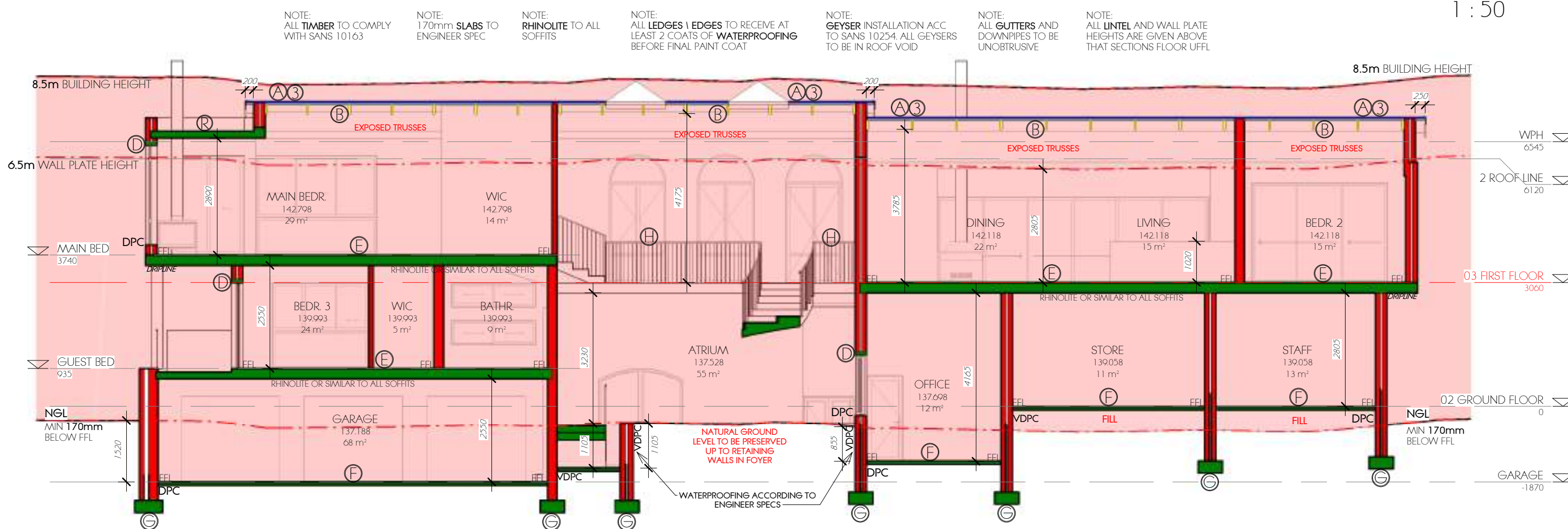
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13.02.2026
DRAWN BY:
T VAN DEVENTER
DRAWING NO:
03
REVISION DATE:
21/04/2026 15:30:04
REV 3



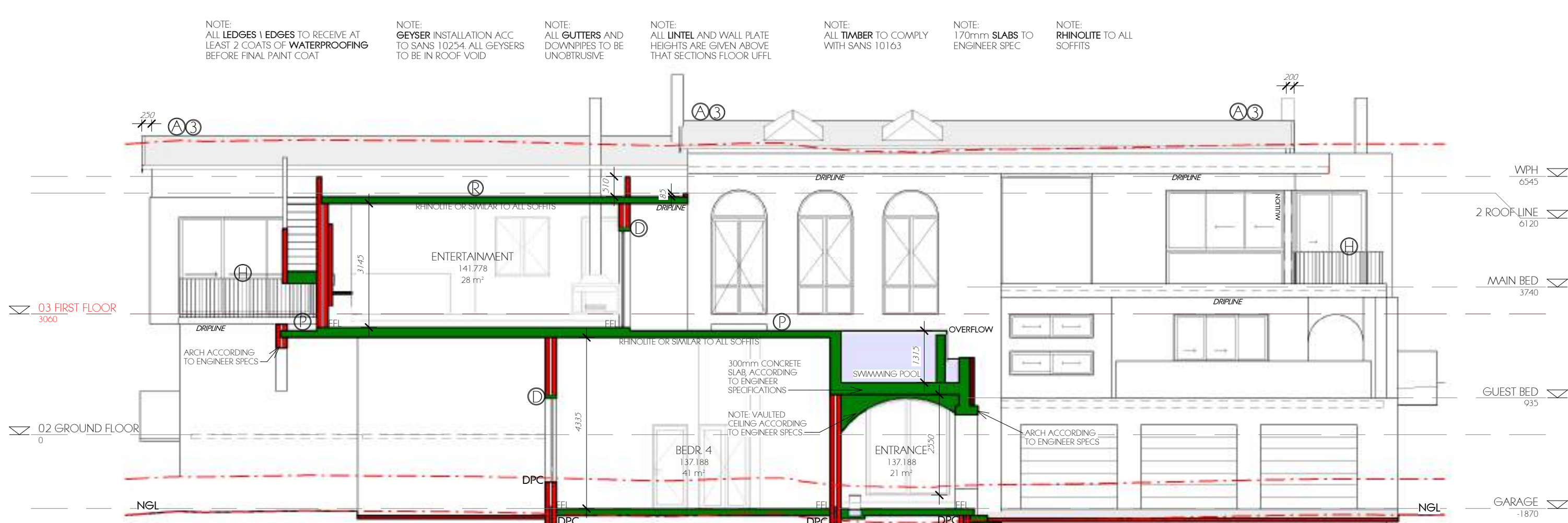
SECTION A
1:100



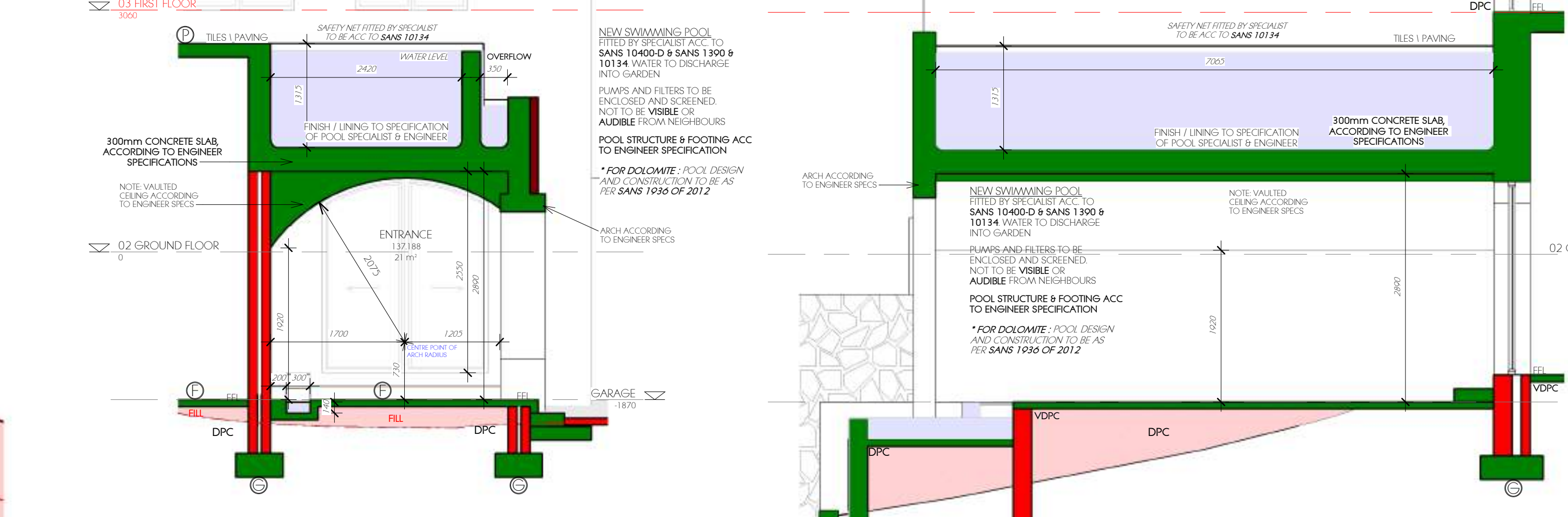
SECTION C
1:100



SECTION D
1:100

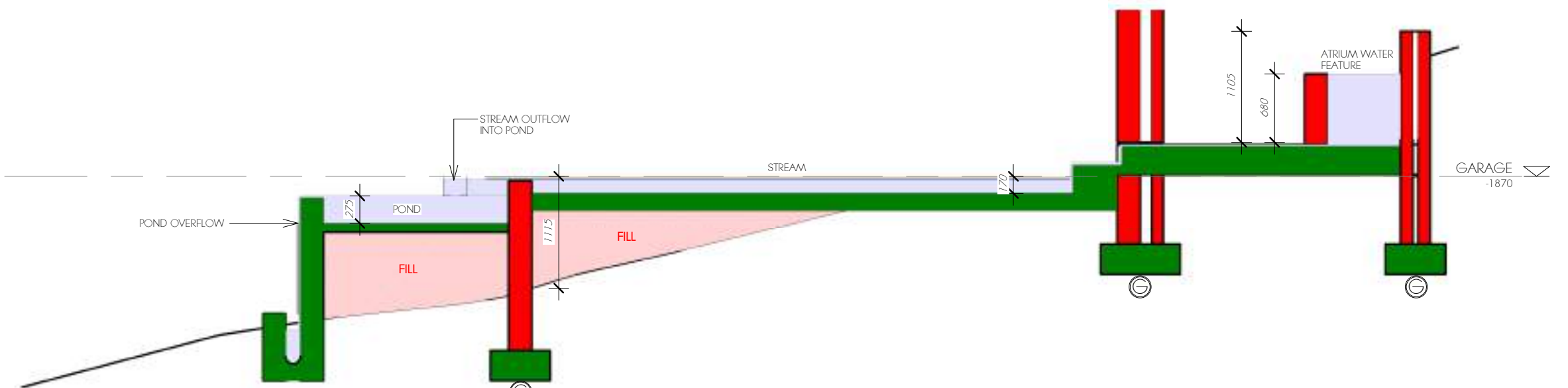


SECTION E
1:100

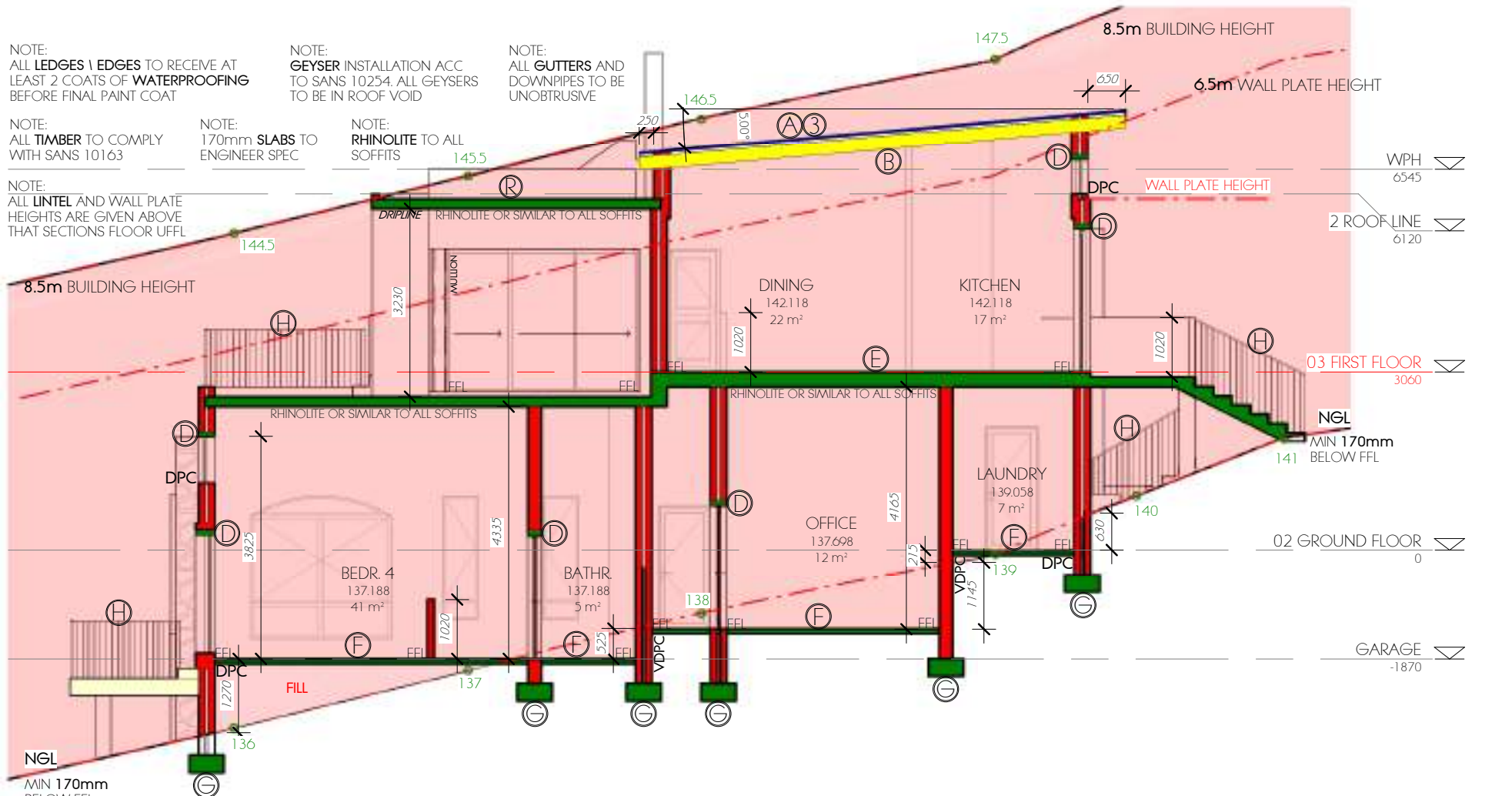


SWIMMING POOL DETAIL
1:50

SWIMMING POOL DETAIL 2
1:50



WATER FEATURE DETAIL
1:50



SECTION F
1:100

FINISHES

- 1 WALL FINISH: SMOOTH PLASTER & PLASCON PAINT- **GENEVA MORN GR-Y01** OR SIMILAR
- 2 WALL FINISH: SMOOTH PLASTER & PLASCON PAINT- **CRETE SHORE 52** OR SIMILAR
- 3 ROOF FINISH: CHROMADEK **CORRUGATED** ROOF SHEETING, **CHARCOAL** OR SIMILAR ON 7x500mm PURLINS, ROOF PITCH **5DEG**.
- 4 100x100mm CHROMADEK ALUMINIUM **SEAMLESS** GUTTER TO MATCH ROOF COLOUR. 135mm FASCIA TO MATCH ROOF COLOUR (NO WHITE)
- 5 ALUMINIUM WINDOW AND DOOR FRAME - **CHARCOAL** AS PER MANUFACTURER & SPECIALIST
- 6 PEDESTRIAN GATE: **CHARCOAL** TO MATCH ALUMINIUM WINDOW FRAME AND DETAIL
- 7 WALL FINISH: NATURAL **STONE CLADDING** FROM STONE LIBRARY - **DRYPACK MADIKWE** OR SIMILAR. STONES CLEANED CONTINUOUSLY DURING CONSTRUCTION SO NOT TO LEAVE CEMENT MARKS

LEGEND

- 1 ROOF FINISH: CHROMADEK **CORRUGATED** ROOF SHEETING, **CHARCOAL** OR SIMILAR ON 7x500mm PURLINS, ROOF PITCH **5DEG**. ROOF DESIGN ACC TO ENGINEER SPECS.
- 2 PRE-MANUFACTURED SA PINE **TIMBER TRUSS**- GRADE 6 WITH MIN. 152mm TIE BEAM AND 114mm MEMBERS WITH WALL TIES BUILT INTO WALL, AS PER ENGINEER'S SPECIFICATION
- 3 8mm GYPSUM **CEILINGS** WITH RHINOLITE OR SIMILAR JOINTS WITH SHADOW LINE GAPIRECESS TO ALL CEILINGS AS PER CLIENT SPECIFICATION. INSULATION TO BE 'ATI ALUTHERM AF', GLASSWOOL OR SIMILAR THERMAL AND ACOUSTIC CEILING INSULATION WITH A MIN. THICKNESS WHICH TRANSLATES TO A R-VALUE OF 2.8 OR SIMILAR PRODUCTS. BULKHEAD AS SHOWN ON DETAIL
- 4 STANDARD **CONCRETE LINTEL** OVER ALL OPENINGS UNLESS OTHERWISE INDICATED BY ENGINEER'S SPECIFICATION. HEIGHT OF LINTEL MAY VARY
- 5 NOMINAL 255mm THICK REINFORCED CONCRETE SLAB AS PER ENGINEER'S SPECIFICATION
- 6 85mm THICK **CONCRETE FLOOR** SLAB ON DPM, ON 150mm LAYERS WELL COMPACTED SOIL WITH SCREED AND FLOOR FINISH, AS PER ENGINEER'S SPECIFICATION
- 7 600x300mm REINFORCED CONCRETE STRIP **FOUNDATION** AS PER ENGINEER'S DRAWINGS AND SPECIFICATION
- 8 1000mm HIGH **BALUSTRADE** ACCORDING TO DETAIL. ALL OPENINGS TO BE MAX. 100mm ACCORDING TO SANS 10400-M
- 9 WALL STEP BACK BY 50mm, TO CREATE RECESSED WALL PAINTED AND PLASTERED ACCORDING TO DETAIL
- 10 ALUMINIUM LOUVRES ACCORDING TO MANUFACTURER DETAIL
- 11 100x100mm CHROMADEK ALUMINIUM **SEAMLESS** GUTTER TO MATCH ROOF COLOUR. 135mm FASCIA TO MATCH ROOF COLOUR (NO WHITE)
- 12 ALUMINIUM FRAME **CHARCOAL** WINDOWS AND DOORS ACCORDING TO SANS 10400-N. REFER TO DOOR AND WINDOW SCHEDULES
- 13 BALCONY SLAB: NOMINAL 170mm RC AS PER ENGINEER SPECIFICATION WITH TRAFFICABLE WATERPROOFING AS PER MANUFACTURER. WEEPHOLES, OUTLETS AND DOWNPIPES AS SHOWN
- 14 HEIGHT OF **DPC** ABOVE NGL (GL) TO BE MINIMUM 170mm
- 15 **CONCRETE ROOF SLAB**: NOMINAL 170mm RC SLAB AS PER ENGINEER SPECIFICATION. SCREED TO FALL TO EDGE OR OUTLET. WATERPROOFING TO BE ADDED AS PER MANUFACTURER AND TO RECEIVE STONE PEBBLES.

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ellipsis ARCHITECTURE Therese van Deventer 083 485 9202 theresedev@ellipsis.co.za 122 Ruiters Road, Wynburg, Johannesburg, 2001 011 558 5888		SACAP, PSAT 20755
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PROJECT: SITE DEVELOPMENT PLAN ON ERF 2003 WILDERNESS FOR WC COETZER & WP WESSELS	ADDRESS: REMSKOEN STREET, WILDERNESS, GEORGE, WESTERN CAPE
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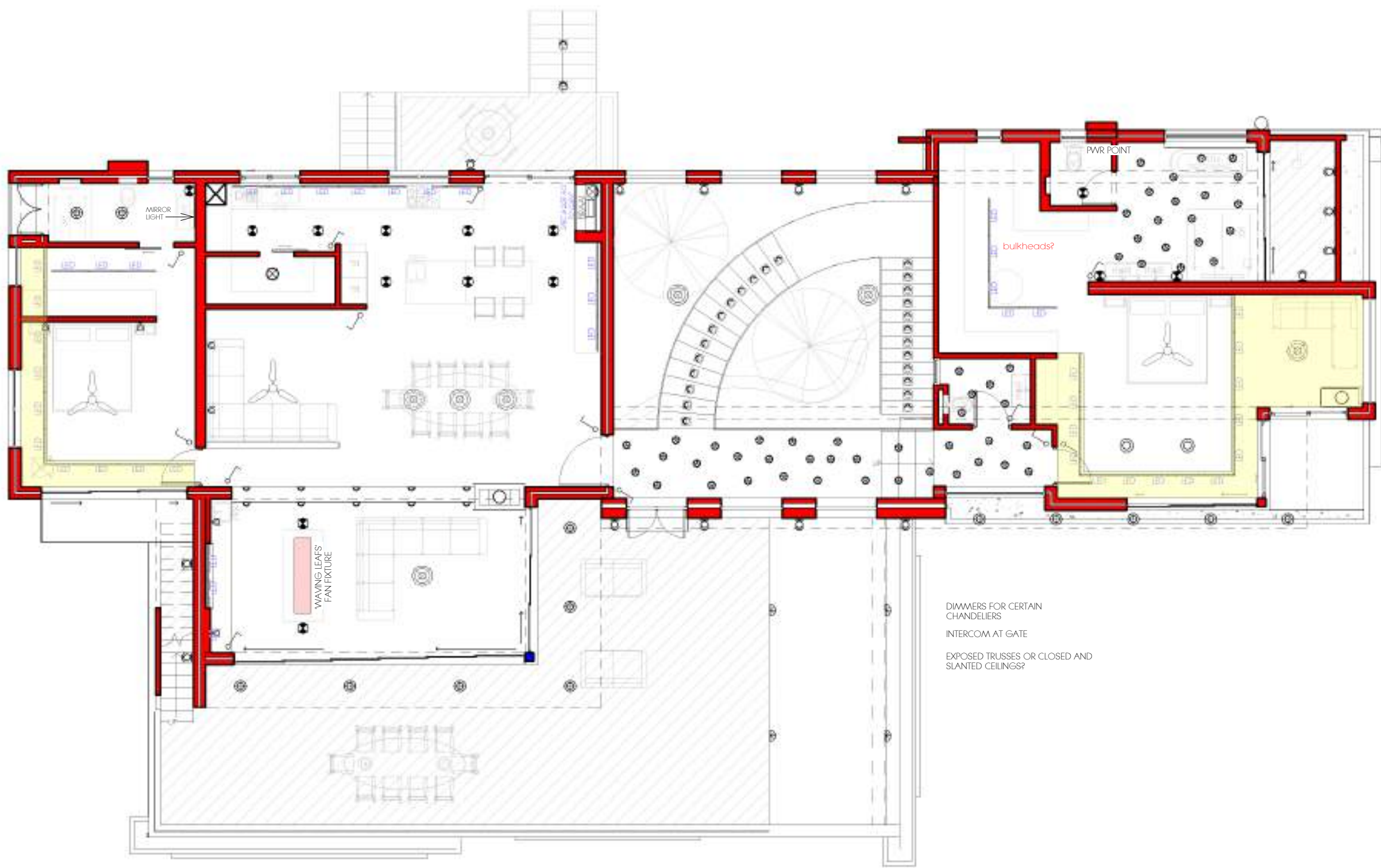
DRAWING: SECTIONS, DETAILS

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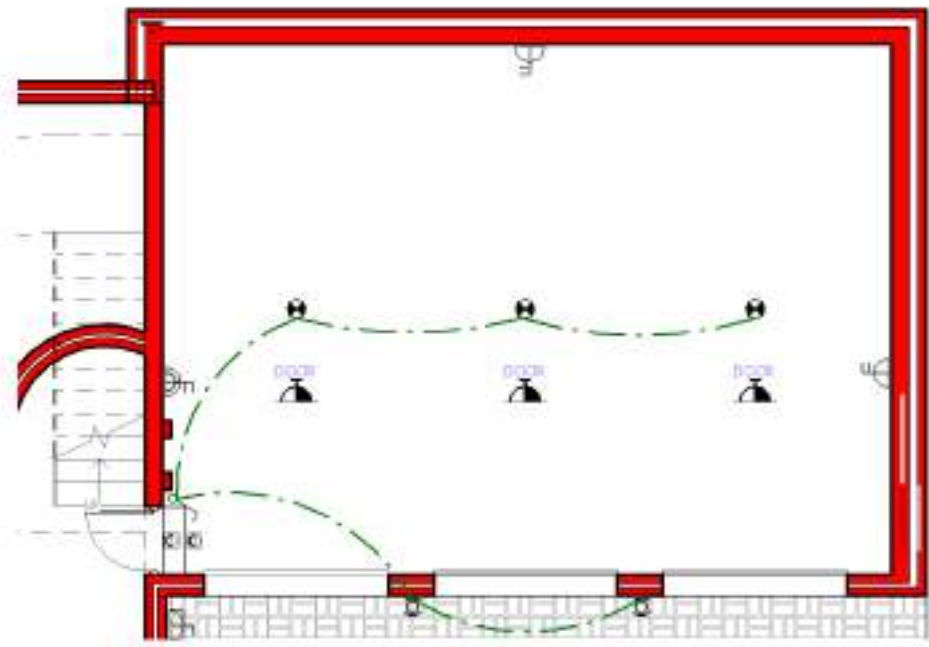
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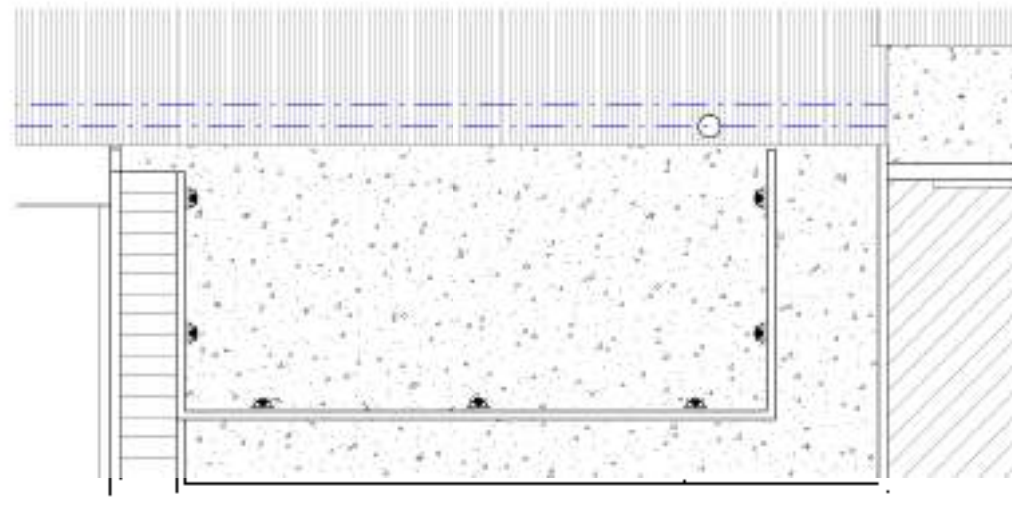
10 LIGHTING LAYOUT GF
1 : 100



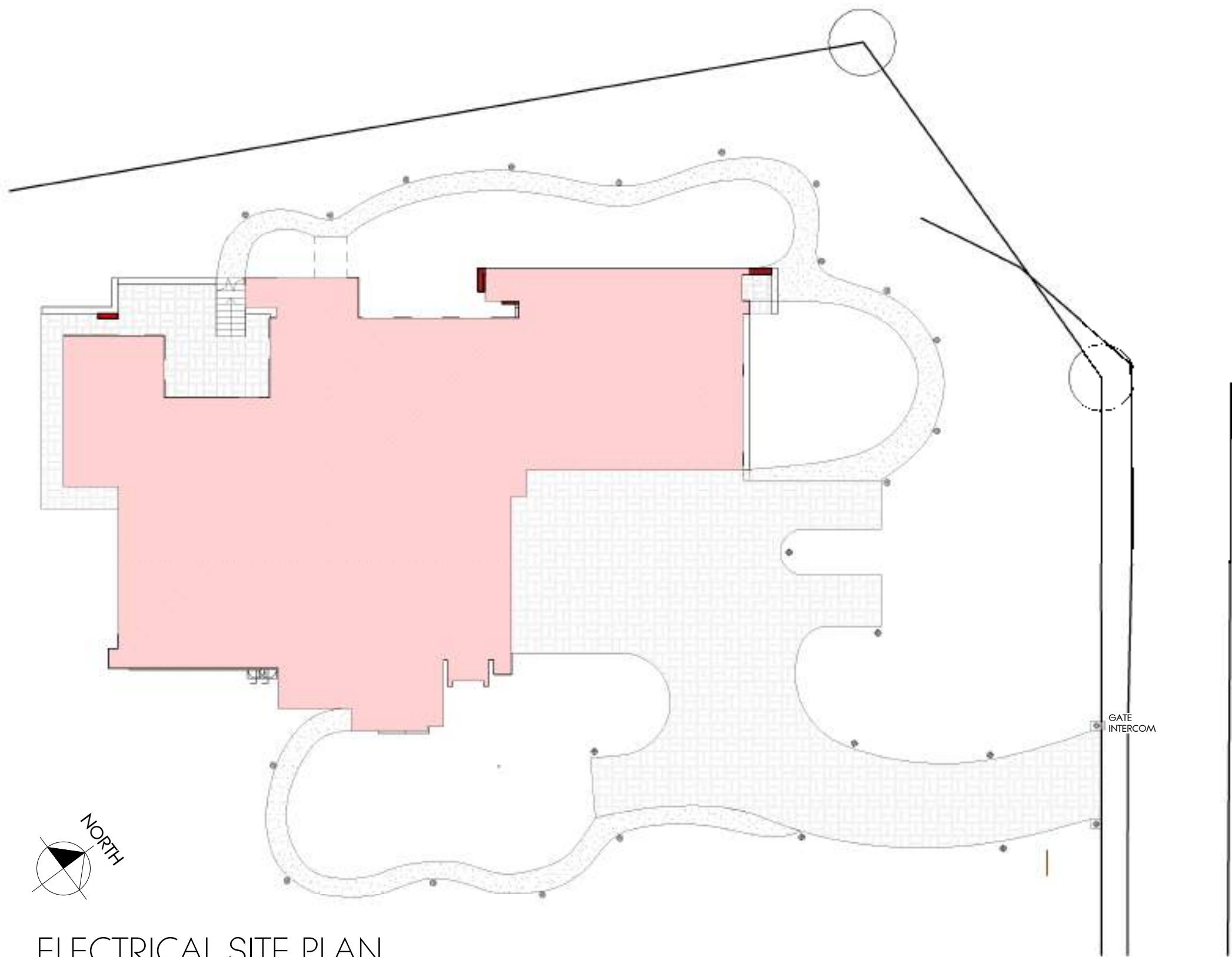
11 LIGHTING LAYOUT FF
1 : 100



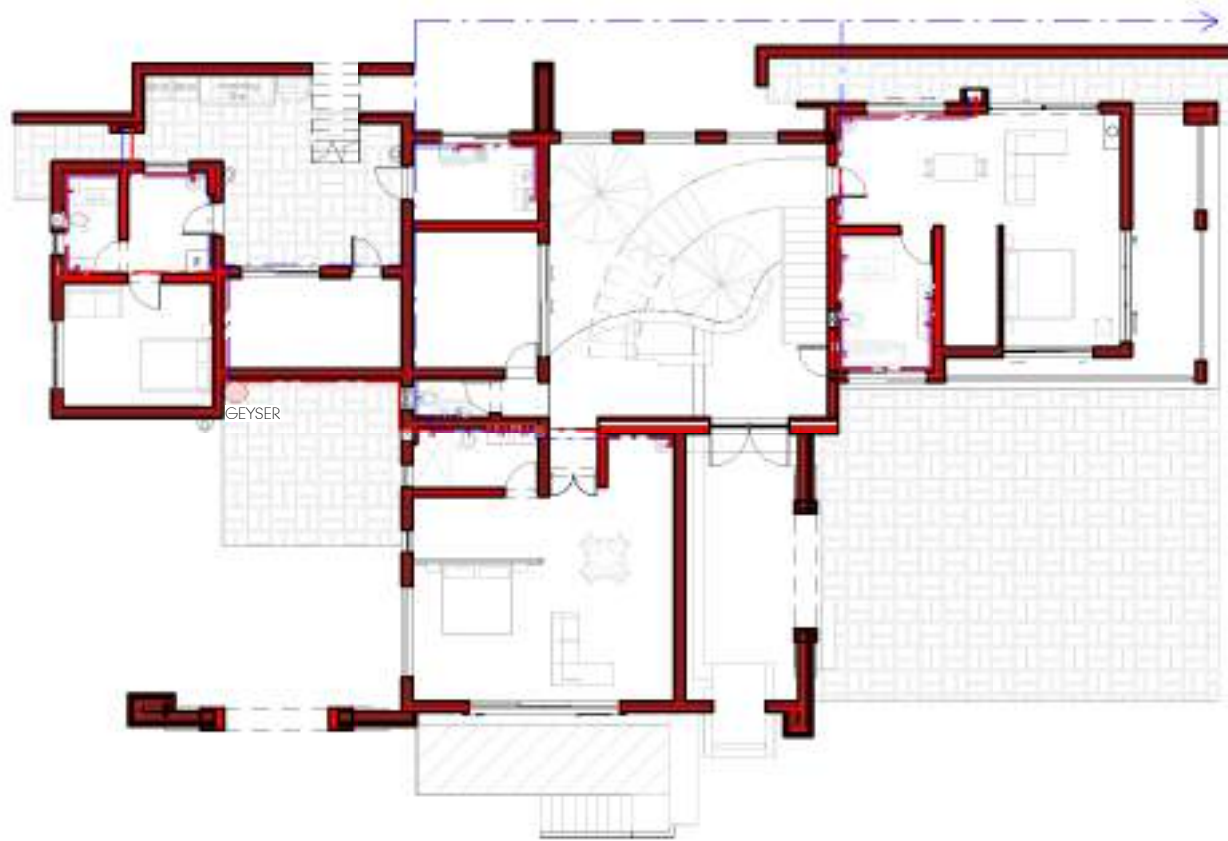
09 LIGHTING LAYOUT GARAGE
1 : 100



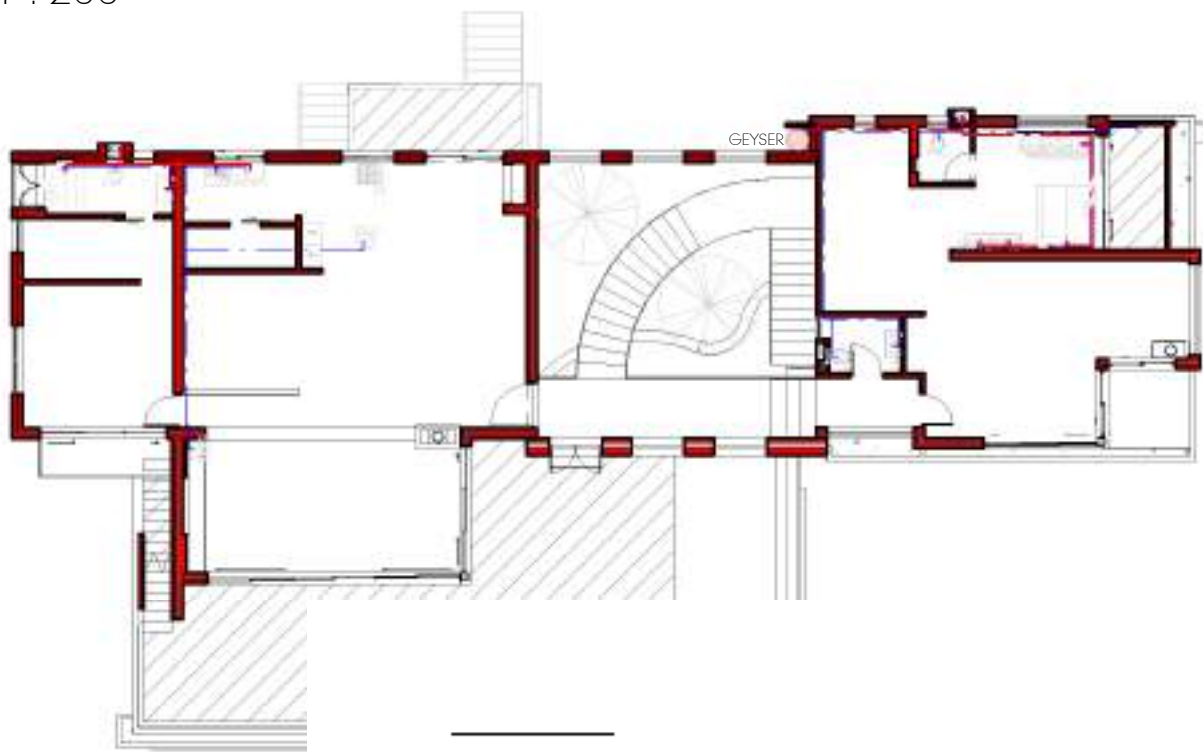
12 LIGHTING LAYOUT - ROOF
1 : 100



ELECTRICAL SITE PLAN
1 : 200



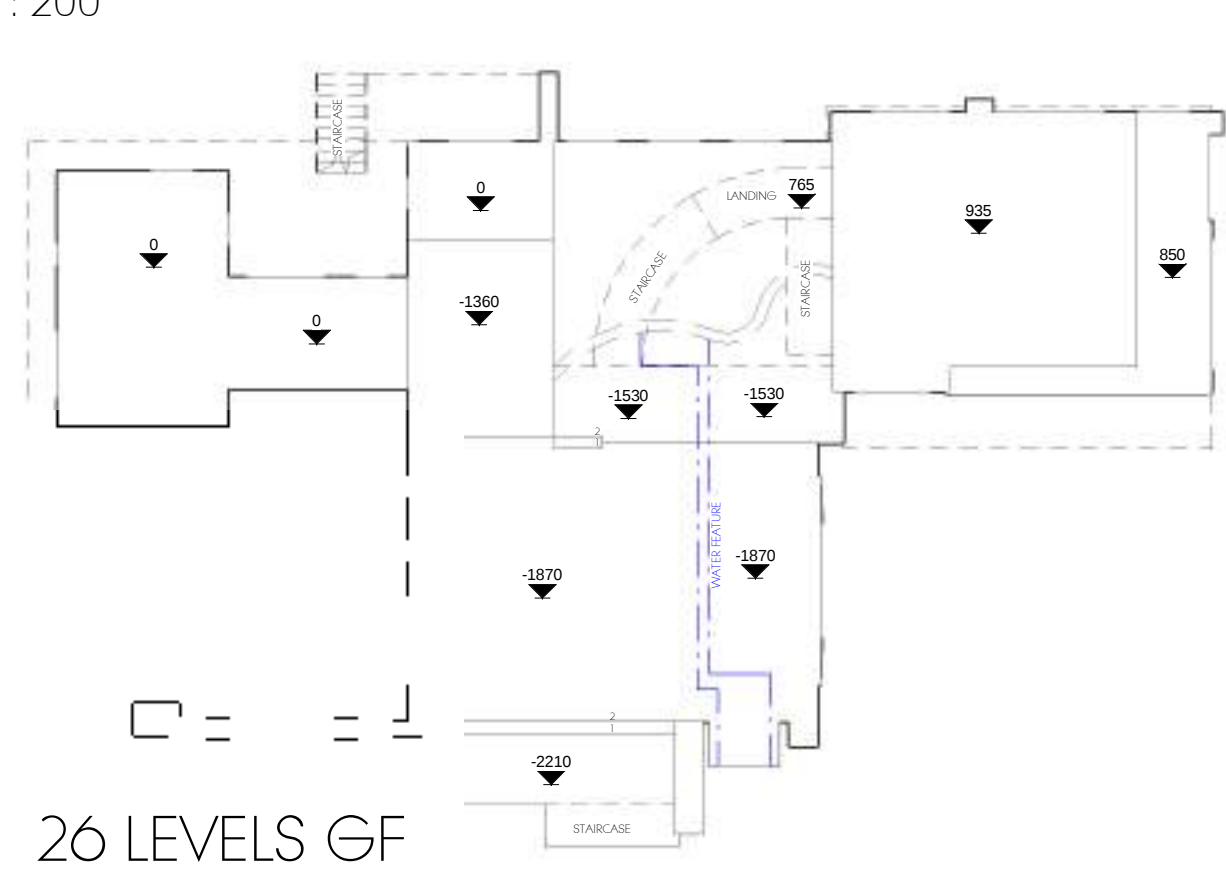
17 WATER LAYOUT GF
1 : 200



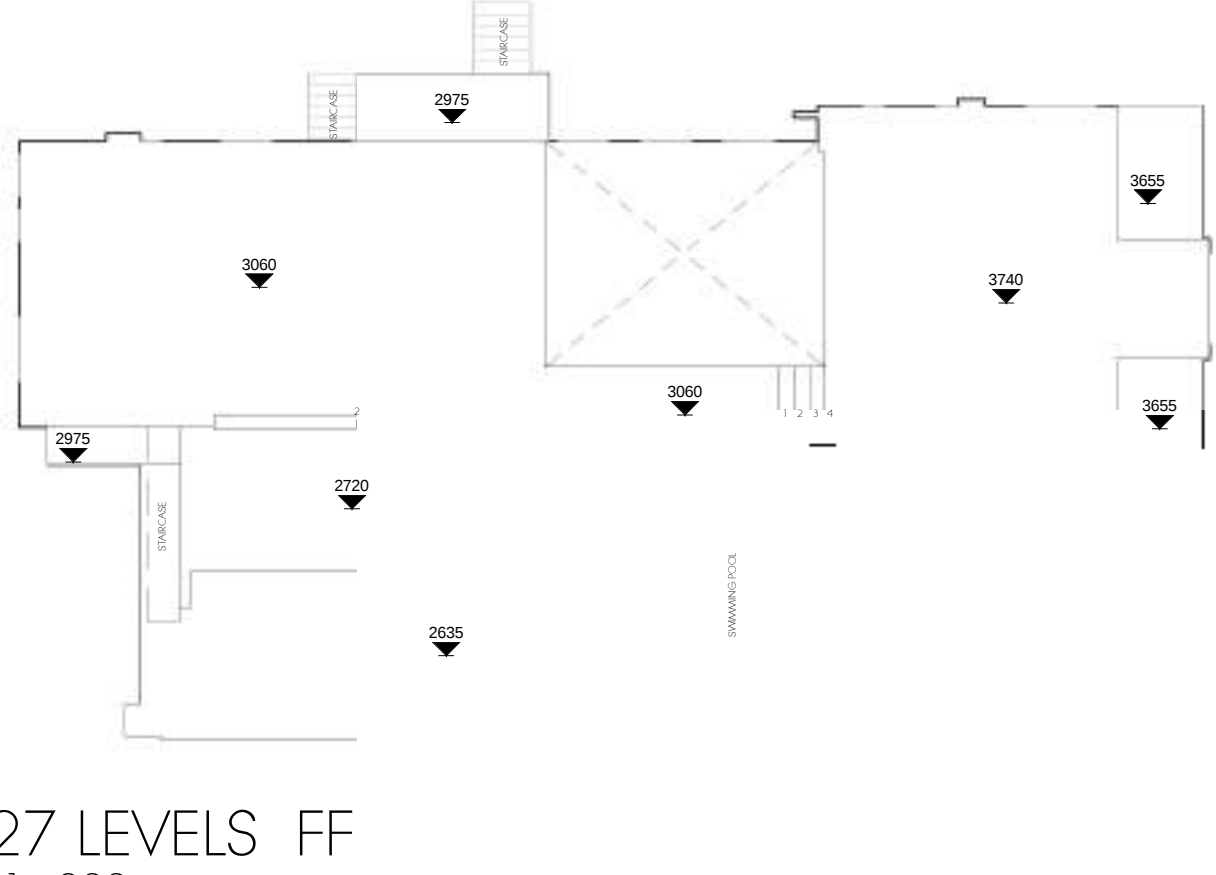
18 WATER LAYOUT FF
1 : 200

ELECTRICAL LEGEND	
NOTES: - ALL ELECTRICAL LAYOUTS TO BE CONFIRMED BY CLIENT. - QUANTITIES TO BE CONFIRMED BY ELECTRICIAN. - ALL WORK TO BE PERFORMED BY A REGISTERED TRADESMAN - ALL WORK TO COMPLY WITH SANS 10400, HOA RULES AND ARCHITECTURAL GUIDELINES	
	LED DOWNLIGHT
	LED WATERPROOF DOWNLIGHT
	LED EYE BALL DOWNLIGHT
	PENDANT LIGHT
	LIGHT POINT
	UP & DOWN WALL LIGHT
	EXTERNAL WALL LIGHT
	POOL LIGHT
	INTERNAL WALL LIGHT
	FLOOR LIGHT
	FOOT LIGHT @ 340 HT
	TRACK LIGHT
	TASK LIGHT
	LED STRIP LIGHT
	FLUORESCENT LIGHT
	DECORATIVE FLUORESCENT
	GARDEN SPOTLIGHT
	CHANDLIER
	STAR LIGHT
	DRIVEWAY LIGHT
	PATHWAY LIGHT
	STOVE / OVEN POINT/ ISOLATOR
	DOUBLE PLUG SWITCH @ 255 HT
	DOUBLE PLUG POINT ABOVE COUNTER
	POP UP DOUBLE PLUG SWITCH
	MICROWAVE PLUG SWITCH TO BE CONFIRMED BY CLIENT
	WATERPROOF PLUG POINT
	CEILING PLUG POINT FOR GARAGE DOOR
	DISTRIBUTION BOARD
	LIGHT SWITCH
	POOL PUMP & SWITCH
	TELEVISION POINT
	INTERCOM POINT
	SMART / INTERNET POINT
	TELEPHONE POINT
	LOUDSPEAKER POINT
	SWING FAN
	CEILING FAN
	POP UP DOUBLE PLUG SWITCH
	GATE PILLAR LIGHT

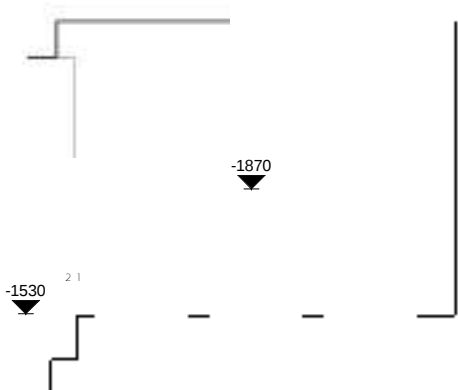
Lighting Fixture Schedule		
Family	Type	Count
E_Ceiling Fan Point	LED Light 3w-18w	6
E_Ceiling Light Point	LED Light 3w-18w	2
E_Chandelier Pendant	Pendant 20w- 100w	14
E_Downlight Internal	Downlight 3w-11w LED	12
E_Downlight Waterproof	Downlight 3w-11w LED	30
E_Driveway Light	External Light	7
E_Floor Light	Floor Light 11w LED	39
E_Floor Light 2	Floor Light 11w LED	15
E_Fluorescent Decorative	T8 Fluorescent 600mm 20w	2
E_Foot Light	Foot Light 7w LED	7
E_Gate Pillar Light	External Light	2
E_LED Strip Light	Strip Lighting 10w pm	103
E_Pathway Foot Light	External Light	17
E_Pendant Light Point	Pendant Light 8w- 18w	25
E_Pool Light	Pool Light 3w-7w	7
E_Star Light Point	Pendant Light 8w- 18w	56
E_Up & Down Wall light	Wall Light 8w-18w	25
E_Up Wall Light	Floor Light 11w LED	2
E_Wall Light (External)	External Wall Light 3w-18w	3
E_Wall Light (Internal)	Internal Wall Light 8w-18w	8
E_Wall Switches	Wall Switch (as required)	29
Total		411



26 LEVELS GF
1 : 200



27 LEVELS FF
1 : 200



25 LEVELS GARAGE
1 : 200

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083 485 9202
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Prof Serv Arch Reg: H5473975

SACAP, PSAT 20755

PROJECT:
SITE DEVELOPMENT PLAN ON ERF
2003 WILDERNESS FOR WC
COETZER & WP WESSELS

ADDRESS:
REANSKOEN STREET, WILDERNESS,
GEORGE, WESTERN CAPE

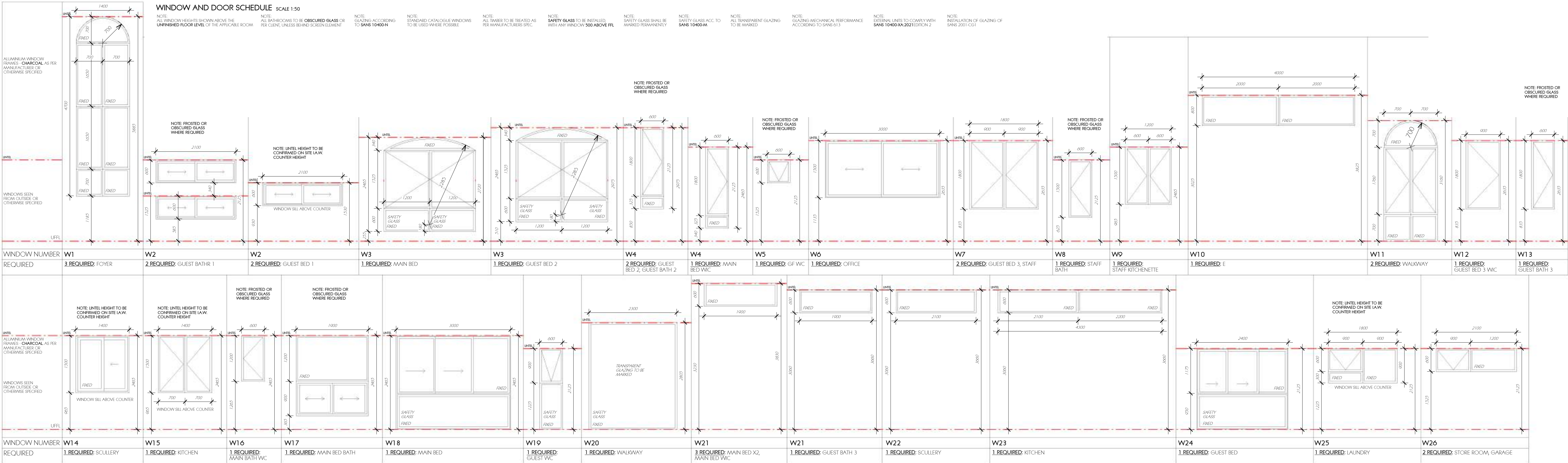
DRAWING:
LIGHTING LAYOUTS

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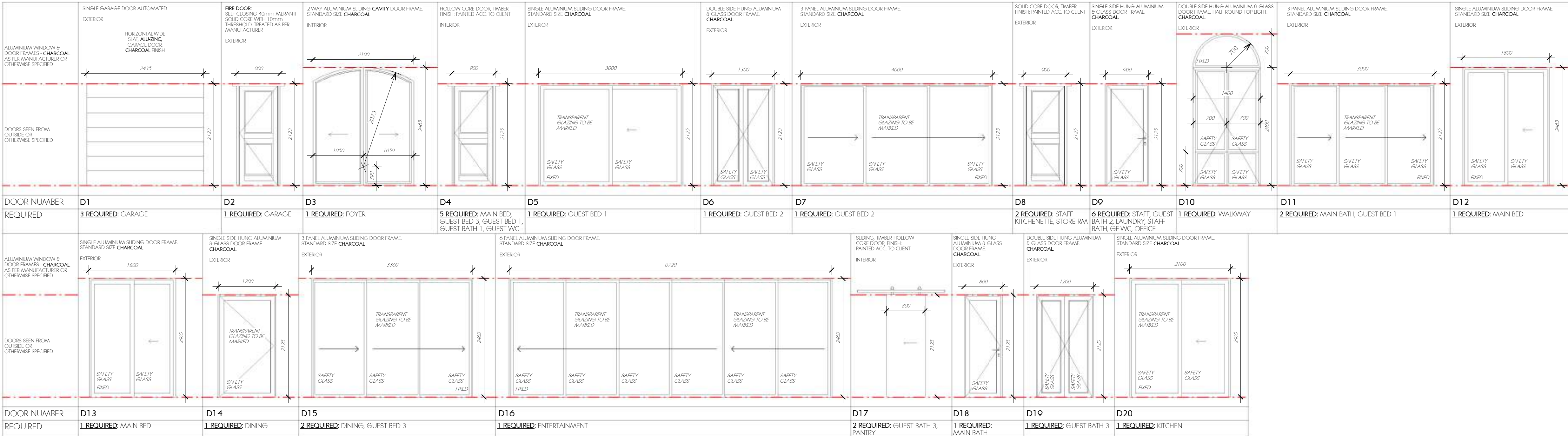
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REV
3

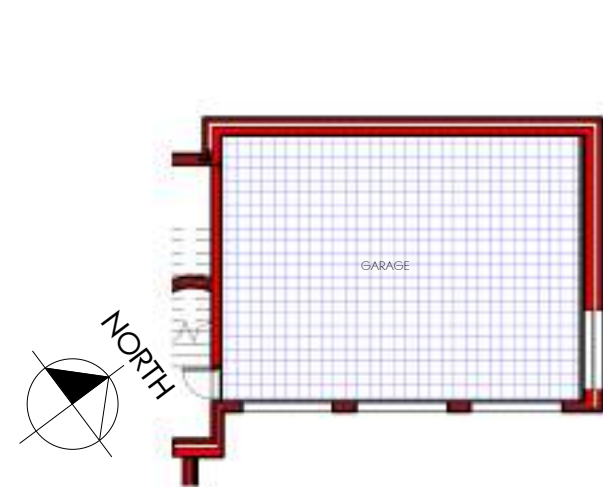
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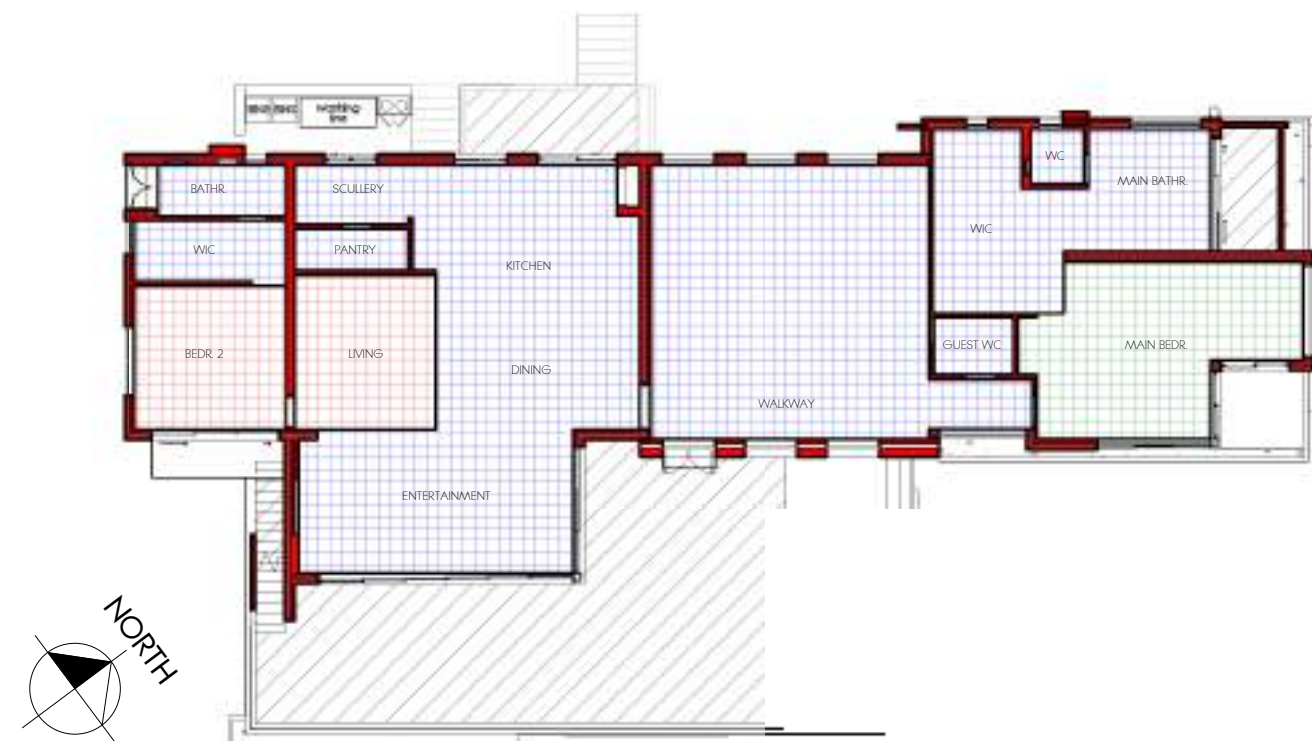
DOORS



20 ORIENTATION GF
1 : 200



19 ORIENTATION GARAGE
1 : 200



21 ORIENTATION FF
1 : 200

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ARCHITECTURE

Therese van Deventer
083 485 9202
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Plot Six Arch Tech 105433755

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172 Ruyter Rdpt, Wintervale Park, Centurion, 0157
170 Box 304 Coleridge 0150

SACAP: PSAT 20755

PROJECT:	ADDRESS:
SITE DEVELOPMENT PLAN ON ERF 2003 WILDERNESS FOR WC COETZER & WP WESSELS	REMSKOEN STREET, WILDERNESS, GEORGE, WESTERN CAPE

DRAWING:
WINDOW & DOOR SCHEDULE

SCALE AS SHOWN

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DATE: 13.02.2026	DRAWN BY: T VAN DEVENTER MS	DRAWING NO: 07

[illegible]

	IE 7	IE 10	IE 11	RE 19
GROUND LEVEL	+137.045m	+137.105m	+137.040m	+137.040m
DEPTH	835mm	780mm	600mm	595mm
DISTANCE	0000mm	4570mm	4465mm	185mm
INVERT LEVEL	+136.210m	+136.325m	+136.440m	+136.445m
FALL	1.40	1.40	1.40	1.40



	IE 11	IE 12	IE 13	RE 20
GROUND LEVEL	+137.040m	+137.040m	+137.040m	+137.040m
DEPTH	600mm	525mm	505mm	495mm
DISTANCE	0000mm	2855mm	865mm	255mm
INVERT LEVEL	+136.440m	+136.515m	+136.535m	+136.545m
FALL	1.40	1.40	1.40	1.40



	RE 1	RE 2	IE 1	RE 3	IE 2	IE 3
GROUND LEVEL	+133.110m	+133.460m	+134.330m	+134.440m	+134.600m	+135.155m
DEPTH	450mm	715mm	995mm	900mm	1010mm	1000mm
DISTANCE	0000mm	3260mm	12740mm	8055mm	1920mm	22135mm
INVERT LEVEL	+132.660m	+132.745m	+133.335m	+133.540m	+133.590m	+134.155m
FALL	1.40	1.40	1.40	1.40	1.40	1.40

NOTE:
SEWER & STORMWATER CAST IN MIN 200X200 CONCRETE
WHERE UNDERNEATH BUILDING AND WHERE CLOSER THAN
900mm FROM BUILDING FOUNDATION AND
FOUNDATION WALL TO BE REINFORCED OVER SEWER PIPE

DRAINAGE INSTALLATION TO COMPLY WITH
SANS 10400 PART P

[illegible]

NOTE:
SEWER & STORMWATER CAST IN MIN 200X200 CONCRETE
WHERE UNDERNEATH BUILDING AND WHERE CLOSER THAN
900mm FROM BUILDING FOUNDATION AND
FOUNDATION WALL TO BE REINFORCED OVER SEWER PIPE

DRAINAGE INSTALLATION TO COMPLY WITH
SANS 10400 PART P



	IE 2	RE 11	RE 12	RE 13	IE 6
GROUND LEVEL	+134600mm	+135215mm	+136385mm	+137080mm	+137120mm
DEPTH	1010mm	1565mm	1500mm	1000mm	475mm
DISTANCE	0000mm	2220mm	4650mm	5780mm	665mm
INVERT LEVEL	+133590mm	+133650mm	+134885mm	+136080mm	+136645mm
FALL	1.40	1.40	1.40	1.40	1.40

NOTE:
SEWER & STORMWATER CAST IN MIN 200X200 CONCRETE
WHERE UNDERNEATH BUILDING AND WHERE CLOSER THAN
900mm FROM BUILDING, FOUNDATION AND
FOUNDATION WALL TO BE REINFORCED OVER SEWER PIPE
DRAINAGE INSTALLATION TO COMPLY WITH
SANS 10400 PART P



	IE 9	IE 14	IE 15	IE 16	RE 21
GROUND LEVEL	+138.960m	+138.960m	+138.960m	+138.960m	+138.960m
DEPTH	690mm	625mm	555mm	465mm	455mm
DISTANCE	0000mm	2500mm	2695mm	3705mm	380mm
INVERT LEVEL	+138.610m	+138.335m	+138.405m	+138.495m	+138.505m
FALL	1.40	1.40	1.40	1.40	1.40

NOTE:
SEWER & STORMWATER CAST IN MIN. 200X200 CONCRETE
WHERE UNDERNEATH BUILDING AND WHERE CLOSER THAN
900mm FROM BUILDING FOUNDATION AND
FOUNDATION WALL TO BE REINFORCED OVER SEWER PIPE
DRAINAGE INSTALLATION TO COMPLY WITH
SANS 10400 PART P



In no event shall the **architectural professional** be liable to any one for special, collateral, incidental, or consequential damages in connection with or arising out of the use of this drawing. This drawing is intended as a general reference source, accuracy, currency, completeness and relevance for your purpose, and you should obtain any appropriate professional advice relevant to the particular circumstances to this project. You are encouraged to contact the author of this drawing if you have any questions regarding information here on.

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SACAP: PSAT 20755

ADDRESS:
REMSKOEN STREET, WILDERNESS,
GEORGE, WESTERN CAPE

DRAINAGE DETAILS

Z:\01. PROJECTS\Projects 2025\1035.ERF 2003 WILDERNESS\103 REV\11035.ERF 2003 WILDERNESS - SDP R3.mxd

DRAWING NO:
08

REV
3



28. LOCALITY PLAN
1 : 2000

APPENDIX B: CV of the EAP

CURRICULUM VITAE (CV)

Position Title and No.	Environmental Assessment Practitioner
Name:	Samantha Janine Teeluckdhari, née Robertson
Date of Birth:	05/12/1991
Country of Citizenship/Residence	South Africa

Education: Bachelor of Social Science degree in Geography and Environmental Management

Institution: University of KwaZulu-Natal

Year: (January 2010 – December 2012).

Employment record relevant to the assignment:

Period	Employing organization and your title/position.	Country	Summary of activities performed relevant to the Assignment
2013 -2014	Afzelia Environmental Consultants - Junior Environmental Practitioner	South Africa	Environmental Auditing, Environmental Management Programmes, Environmental Desktop Studies, Basic Assessment Reports - Road works - Retail development - Infrastructure construction and upgrades - Water Treatment Works - Gauteng Tourism

2016 - present	Eco Route Environmental Consultancy - Environmental Practitioner	South Africa	Environmental Impact Assessments & Environmental Impact Reports pertaining to: • Residential Developments • Agricultural Practises • Water use license applications • Air quality license applications • Permit applications for developments in identified sensitive areas Environmental Management Programmes/ Maintenance Management Plan & Licenses pertaining to: • Residential Developments • Agricultural Practises • Coastal protection management • Water use license applications • Alien Invasive Plant Management Programmes • Air quality license applications • Permit applications for developments in identified sensitive areas GIS Mapping using the following software:
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			• Cape Farm Mapper • QGIS • Planet GIS • SANBI BGIS
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Language Skills:

Languages	Speaking	Reading	Writing
English	Excellent	Excellent	Excellent

Adequacy for the Assignment:

Detailed Tasks Assigned on Consultant's Team of Experts:	Reference to Prior Work/Assignments that Best Illustrates Capability to Handle the Assigned Tasks
Environmental Impact Assessments & Section 24G EIR	1. BAR – Residential dwelling on Erf 23, Cape St Francis, EC 2. BAR – Residential dwelling on Erf 62, Cape St Francis, EC 3. BAR – Residential dwelling on Erf 154, Cape St Francis, EC 4. BAR – Residential dwelling on Erf 347, Cape St Francis, EC 5. BAR – Residential dwelling on Erf 8 Konkiebaai, EC 6. BAR – Proposed Residential Apartments, Erf 155 Keurbooms, WC (in progress) 7. BAR – Residential dwelling on Erf 761 Brenton, Knysna, WC

	8. BAR – Demolition and reconstruction of a residential dwelling, Erf 1256, St Francis Bay, EC 9. BAR – Residential dwelling on Erf 1510, St Francis Bay, EC 10. Desktop Study – Proposed town houses, Erf 2301, Albertina 11. S24G – Construction of a dam on Portion 3 of the farm 71 Roodeheuwel, Oudtshoorn, WC 12. S24G - Clearance of indigenous vegetation, repair and enlargement of a dam, and the altering of watercourses On Portions 17 And 19 of Farm Avontuur 166, Hoekwil, George, Western Cape 13. S24G – Clearance of indigenous vegetation on Portion 7 of the farm Wittedrift NO.306, Plettenberg Bay, WC 14. S24G – Construction and operation of a sawmill & kiln, the Remainder of farm 288 Buffelsrivier, The Craggs, WC 15. S24G – Construction of an in-stream dam and infilling/blocking of a watercourse, Farm 178 Klaarstroom, Prince Albert, WC 16. Screening – Monkeyland KZN 17. BAR - Residential dwelling on Erf 406, Oyster Bay, EC 18. BAR – Residential apartments on RE/3420, St Francis Bay, EC 19. S24G – Clearance of indigenous vegetation, expansion & clearance of littoral vegetation from in-stream dams, Portions 66 and 9 of farm Redford no.232, Bitou Municipality, WC 20. EA Part 2 Amendment – Raphaeli Waldorf School, Plettenberg Bay, WC 21. BAR - Proposed New Regional Cemetery on Portion 33 of The Farm Hill View No. 437, Plettenberg Bay, Western Cape
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	22. BAR - Proposed Cultivation Of 11 Hectares of Land to Plant Macadamia and Avocado Trees on Erf 385, Seven Passes Road, Hoekwil, George Municipality, Western Cape 23. BAR - The Proposed Construction of a Residential Dwelling and Four Self-Catering Guest Cottages on Erf 2003, Wilderness, Western Cape 24. BAR - Proposed Construction of a Boundary Wall and Storage Area with Viewing Deck, Erf 3132, St Francis Bay, Eastern Cape 25. BAR - Proposed Stabilisation of a Portion of The Keurbooms River Embankment South of the Plettenberg Bay Angling Club, RE 1 of the farm Hanglip No.305 26. Screening - Gauteng Tourism: West Rand Birding Route 27. Screening - Gauteng Tourism: Johannesburg Cross-Border Shoppers Precinct 28. Screening - Hammersdale Infrastructure Upgrades Project
Environmental Management Programmes	1. Dippenaar boardwalk, Portion 111 on the farm Brakkloof no.443 and a portion of Erf 2132, Plettenberg Bay, WC 2. The reconstruction of a residential dwelling, Portion 161 Of the Farm Uitzicht no. 216, Knysna, WC 3. Residential dwelling on Erf 23, Cape St Francis, EC 4. Residential dwelling on Erf 62, Cape St Francis, EC 5. Residential dwelling on Erf 154, Cape St Francis, EC

	6. Residential dwelling on Erf 347, Cape St Francis, EC 7. Residential dwelling on Erf 761 Brenton, Knysna, WC 8. The reconstruction of Featherbed Restaurant, Portion 59 of farm 216, Knysna, WC 9. S24G – Construction of a dam on Portion 3 of the farm 71 Roodeheuwel, Oudtshoorn, WC 10. Construction of a grass berm around Lake Brenton Estate, Portion 92 of 53 of farm Uitzicht no.216 11. MMP - Lake Brenton Estate sea wall repairs 12. Dune stabilization, RE/1692, Sedgefield, WC 13. Residential dwelling on Erf 406, Oyster Bay, EC 14. Residential apartments on RE/3420, St Francis Bay, EC 15. Clearance of indigenous vegetation, expansion & clearance of littoral vegetation from in-stream dams, Portions 66 and 9 of farm Redford no.232, Bitou Municipality, WC 16. Extension of the Riverlea Airstrip, Underberg, KZN 17. Upgrade of the Richards Bay Harbour Entrance Gate, KZN 18. EMPr - Proposed Crabs Creek Development Portion 29 of the Farm Uitzicht 216, Knysna
Environmental Control Officer	1. Featherbed Private Nature Reserve, Portion 59 of farm 216, Knysna, WC 2. The Construction of Residential Dwellings on Lake Brenton Estate, Knysna, WC 3. The Construction of Residential Dwellings on Portion 3 of the farm Ganse Vallei no.447, WC

	4. Construction of N2 Mnini Interchange, KZN 5. Construction of N2-R56 Interchange, KZN 6. Construction of the Mandeni Shopping Complex, KZN 7. Umzimkhulu WWTW, KZN
Outeniqua Sensitive Coastal Area Extension Regulations/OSCAER permits	1. Erf 2919, Knysna, WC 2. Portion 104 of farm 216, Knysna, WC 3. Erf 2787, Sedgefield, WC 4. Erf 3154, Knysna, WC 5. Erf 722, Knysna, WC 6. Erf 314, George, WC 7. Erf 1086, George, WC 8. Erf 2143, George, WC 9. Erf 2477, George, WC 10. Erf 583, George, WC 11. Portion 222 of 192, Kleinkrantz, WC 12. Portion 317 of 192, Kleinkrantz, WC

Contact Information:

Cell : +27 (0)72 773 5397

E-mail : samantha@ecoroute.co.za

Postal : P.O. Box 1252

Sedgefield, 6570

South Africa

Certification:

I, the undersigned, certify that to the best of my knowledge and belief, this CV correctly describes myself, my qualifications, and my experience. I understand that any misstatement or misrepresentation described herein may lead to my disqualification or dismissal by the Client, and/or sanctions by the Bank.

Mrs. Samantha Janine Teeluckdhari

S. Teeluckdhari

24 March 2026

Name of Expert

Signature

Date