



The Municipal Manager
P O Box 19
George
6530

Reference: Erf 335 Hoekwil

30 September 2026

Sir

**APPLICATION FOR REMOVAL OF RESTRICTIVE CONDITION OF TITLE, REZONING
AND CONSENT USES (TOURIST ACCOMMODATION AND TOURIST FACILITY): ERF
335 HOEKWIL**

Please find attached an application in terms of

- Section 15(2)(f) of the Land Use Planning By-law for George Municipality, 2023 for the removal of restrictive title deed condition E.(a) from Title Deed T32071/2020, the title deed of Erf 335 Hoekwil.
- Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023 for the rezoning of Erf 335 Hoekwil from Agricultural Zone I to Open Space Zone III (nature conservation area).
- Section 15(2)(o) of the By-law on Land Use Planning for George Municipality, 2023 for the following consent uses on Erf 335 Hoekwil:
 - tourist accommodation consisting of 7 cottages, a communal kitchen, an outdoor seating area with a braai facility, an ablution block, a linen room, a reception area as well as an entertainment area with ablution facilities; and
 - tourist facility consisting of a restaurant.

Your prompt consideration of the application will be appreciated.

Thanking you in anticipation.

Jan Vrolijk

MOTIVATION REPORT
APPLICATION FOR REMOVAL OF RESTRICTIVE CONDITION OF TITLE, REZONING
AND CONSENT USES (TOURIST ACCOMMODATION AND TOURIST FACILITY)
ERF 335 HOEKWIL

30 September 2026



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MOTIVATION REPORT
APPLICATION FOR REMOVAL OF RESTRICTIVE CONDITION OF TITLE, REZONING
AND CONSENT USES (TOURIST ACCOMMODATION AND TOURIST FACILITY)
ERF 335 HOEKWIL

1. APPLICATION

- Application is made in terms of Section 15(2)(f) of the Land Use Planning By-law for George Municipality, 2023 for the removal of restrictive title deed condition E.(a) from Title Deed T32071/2020, the title deed of Erf 335 Hoekwil.
- Application is made in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023 for the rezoning of Erf 335 Hoekwil from Agricultural Zone I to Open Space Zone III (nature conservation area).
- Application is made in terms of Section 15(2)(o) of the By-law on Land Use Planning for George Municipality, 2023 for the following consent uses on Erf 335 Hoekwil:
 - ⇒ tourist accommodation consisting of 7 cottages, a communal kitchen, an outdoor seating area with a braai facility, an ablution block, a linen room, a reception area as well as an entertainment area with ablution facilities; and
 - ⇒ tourist facility consisting of a restaurant.

The completed application form for the removal of the restrictive condition of title, rezoning and consent uses for tourist accommodation and a tourist facility is attached hereto as **Annexure "A"**.

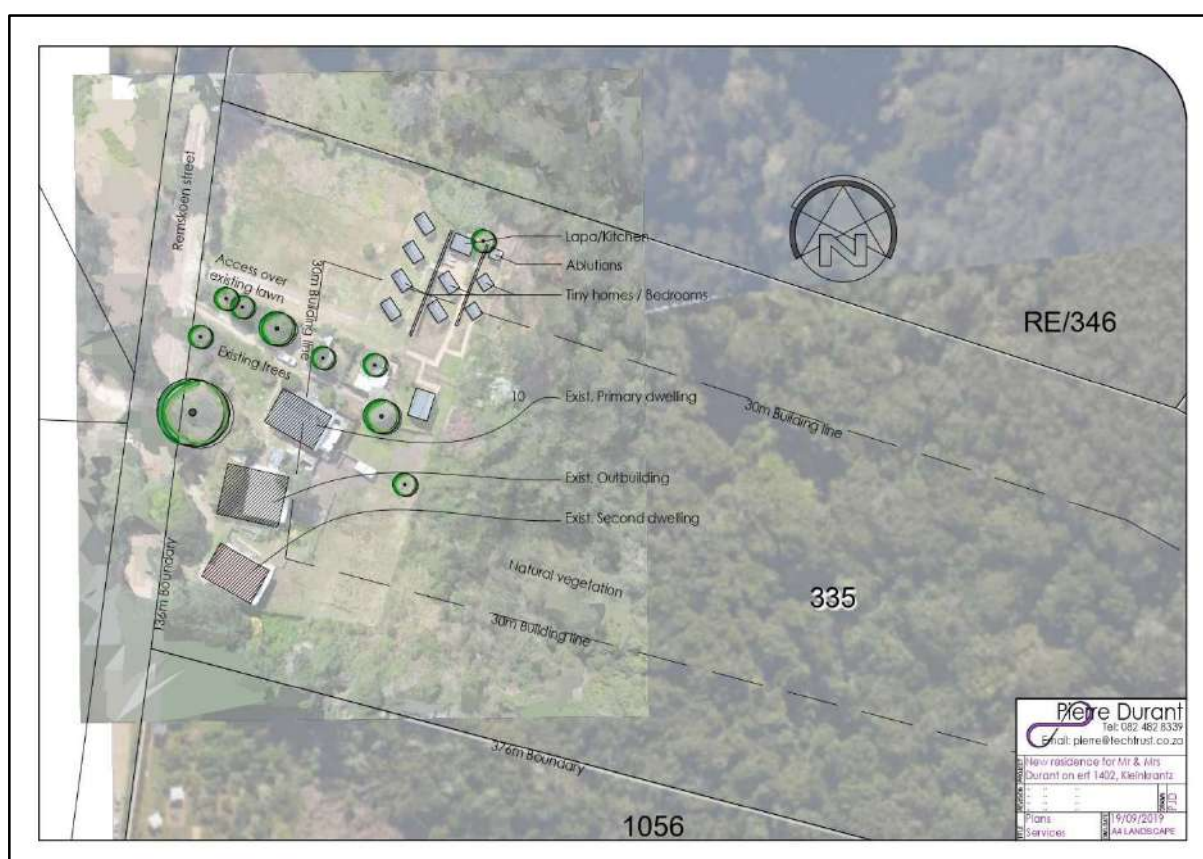
2. DEVELOPMENT PROPOSAL

The western extent of Erf 335 Hoekwil is developed with a dwelling house, a second dwelling unit and an outbuilding which has been converted into a dwelling house. When the owner bought the property in 2020, the previously approved outbuilding was already converted into a dwelling house, and the owner was unaware that 3 dwelling houses were not allowed on the erf.

The owner has, however, erected 8 accommodation units, a communal kitchen, an outdoor seating area with braai facilities, a linen room and small ablution block directly to the north of the structures mentioned in the paragraph above.

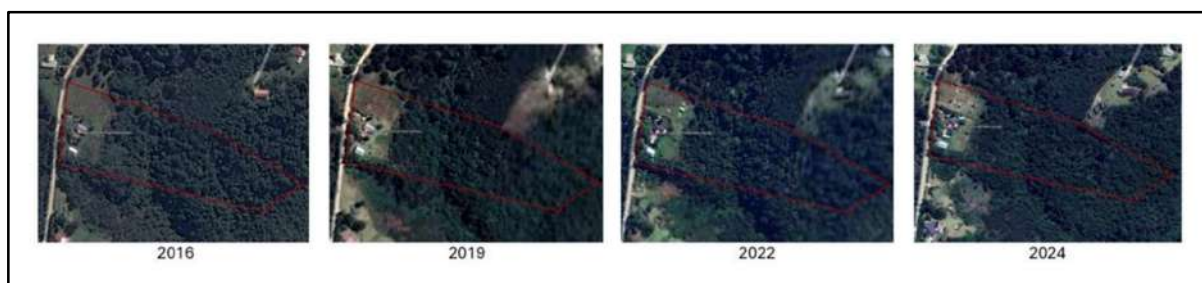
The eastern extent of the erf, which consists of approximately 78% of the erf is covered with natural vegetation. It is the intention of the owners to preserve this portion of the erf as a nature area.

The following plan indicates the position of all the existing buildings located on the western extent of the erf.



The existing dwelling house, the second dwelling unit, the outbuilding which has been converted into a dwelling house and accommodation units and associated structures are located within an

area that has historically been maintained as lawn or grassed open space and forms part of the already disturbed footprint of the property as is clearly visible from the aerial photos below.



A non-compliance notice was issued to the owner regarding the tourist accommodation and related facilities. A copy of the notice is attached hereto **Annexure "B"**. This land use application is to address the non-conforming land uses.

Erf 335 Hoekwil is currently zoned Agricultural Zone I and does not make provision for tourist accommodation. Therefore, it is proposed to rezone Erf 335 Hoekwil from Agricultural Zone I to Open Space Zone III (nature conservation area) to allow for the legalization of the tourist accommodation units that have been developed on the erf. Tourist accommodation may be permitted on a property zoned Open Space Zone III with the consent of the George Municipality.

The tourist accommodation on Erf 335 Hoekwil at present consists of 11 structures, known as "Tiny Mods" and accommodate the following land uses:

- 1 accommodation unit with a double bed, en-suite bathroom and kitchenette (indicated as structure 1 on the drone image below);
- 6 accommodation units with a double bed and en-suite bathroom with no kitchenettes (indicated as structures 2 to 7 on the drone image below);
- 1 communal kitchen with an adjacent outdoor seating area with braai facilities (indicated as structure 8 on the drone image below);
- a communal ablution facility (indicated as structure 9 on the drone image below);
- a linen room (indicated as structure 10 on the drone image below); and
- the eight-accommodation unit which will be converted into a reception area/office (indicated as structure 11 on the drone image below).



The existing open lean-to-shed indicated as structure 12 on the drone image above, located to the west of the tourist accommodation units, at present houses a caravan and an ablution facility. The caravan is to be moved, and this structure will be converted into a recreational area which will house a pool table and table tennis table which will be available to the guest housed in the tourist accommodation units. The ablution facility will be available to the guests using the recreation area.

It is furthermore the intention to convert the outbuilding which has been illegally converted into a dwelling house into a restaurant with an outdoor seating area to the east of the restaurant. The restaurant and outdoor seating area will cover an area of approximately 134m². The restaurant will not only serve the tourist accommodated in the tourist accommodation units but will also serve tourist visiting the world renowned “Map of Africa” site, hence the consent use application for a tourist facility (restaurant).

An Environmental Screening Report was prepared to screen the property and the activities already undertaken, as well as those potentially proposed, against the National Environmental Management Act, 1998 (Act No. 107 of 1998) and the Environmental Impact Assessment

Regulations, in order to determine whether any listed activities will be triggered and to advise on the appropriate regulatory pathway, if any. The Environmental Screening Report was based on the drone images attached hereto as **Annexure “C”**. A copy of the Environmental Screening Report is attached hereto as **Annexure “D”**.

The screening report recommends that one sleeping unit be removed to ensure that the total sleeping capacity remains below 15 people, thereby avoiding the need for a Section 24G process and allowing the existing development to remain lawfully in place.

The owner has subsequently decided to convert the eight-accommodation unit into a reception area/office (indicated as structure 11 on the drone image above) to ensure compliance with the maximum allowed people of 15 for tourist accommodation in terms of the National Environmental Management Act, 1998. The tourist accommodation units will be managed from this reception area /office.

The remaining 7 tourist accommodation units will all be double occupancy; thus a maximum of 14 people can be accommodated on site. The linen room will be used to store cleaning tools/products and linen for the tourist accommodation units.

A site plan with plans for these 7 tourist accommodation units, the communal kitchen with an adjacent outdoor seating area with braai facilities, ablution facility, linen room, reception area and the proposed restaurant is attached hereto as **Annexure “E”**.

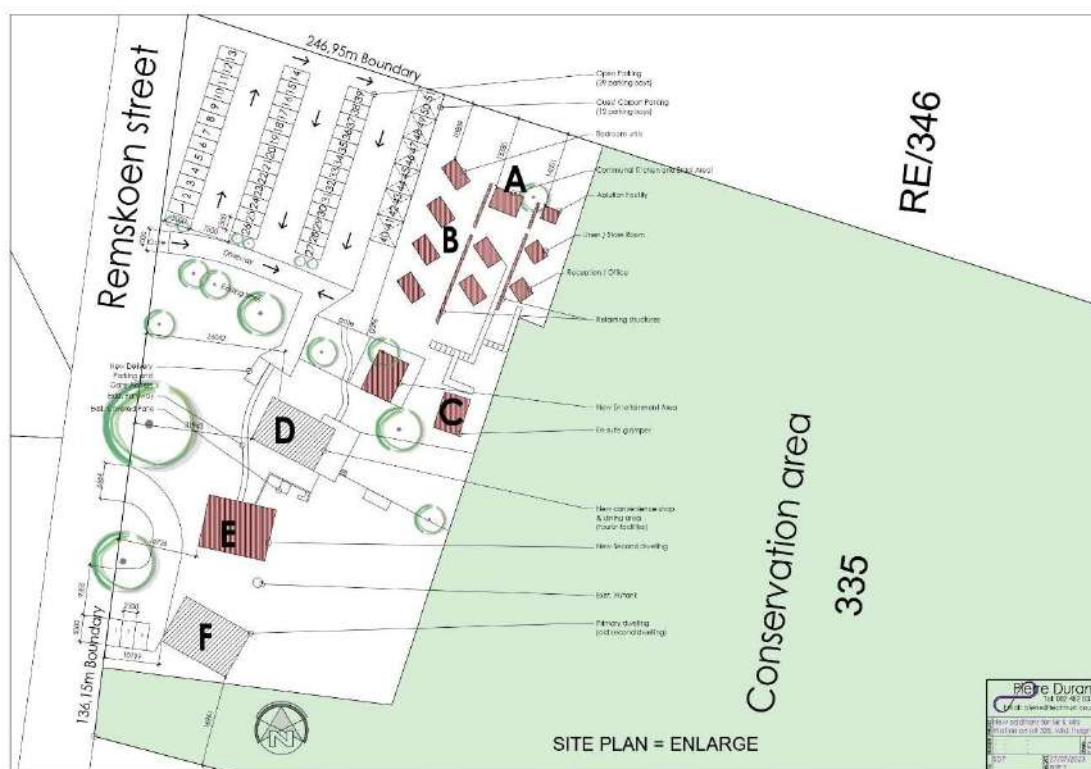
A parking area for visitors to the restaurant and the tourist accommodation units consisting of approximately 50 vehicles will be developed on the grass covered area between the tourist accommodation units and the Remskoek Street boundary of the erf.

The 3 existing entrances to the erf from Remskoek Street will be reconfigured to allow for one combined entrance and exit for the tourist accommodation and tourist facility, whilst the existing separate entrance to the south will be utilized as the entrance to the main dwelling unit and the second dwelling units. The existing carriageway crossings comply with Section 45 of George Integrated Zoning Scheme, 2023. The total length of the street boundary for Erf 335 Hoekwil is

135.67 metres which is far more than the required 30 metres length to allow for a second carriageway crossing.

In terms of the definition of a “Nature conservation area” as per the George Integrated Zoning Scheme, 2023 the construction of a dwelling house is permitted as a primary right within this zoning. The definition of a dwelling house includes a second dwelling. The existing dwelling house and second dwelling, which is smaller than 175m² can thus be accommodated within the proposed Open Space Zone III zoning. The building plans for the dwelling house and the second dwelling also forms part of **Annexure “E”**.

The various structures referred to in this section of the motivation report are indicated on the extract of the site plan below which is also attached hereto as **Annexure “E”**.



The title deed of Erf 335 Hoekwil was scrutinized, and it was found that the Condition E.(a) of Title Deed T32071/2020 is prohibiting the rezoning and consent use as proposed. The restrictive condition reads as follows:

E. SUBJECT FURTHER to the conditions contained in Deed of Transfer No. T19639/1962, imposed by the Administrator of the Province of the Cape of Good Hope upon subdivision in terms of Section 196 of Ordinance No. 15/1952, as amended, of the farm WILDERNESHOOGTE, which may be amended or relaxed by him, which conditions read as follows:

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

This condition will thus have to be removed from the title deed to allow for the existing development on the erf to be legalized.

The purpose of the application is to obtain the necessary approvals to allow for

- the removal of restricted condition of title from the title deed of the erf,
- the rezoning of the erf to Open Space Zone III to allow for the erf to be used as a nature conservation area;
- a consent use for 7 tourist accommodation units and associated supporting structures; and
- a tourist facility (restaurant).

3. PRE-APPLICATION CONSULTATION

The pre-application consultation discussion of the mentioned proposed development by the relevant officials of George Municipality took place on 11 February 2026. The signed pre-application consultation application form, which is attached hereto as **Annexure "F"**, contains the following comments:

"Town Planning & Spatial Planning

The attached documents were discussed.

- *A detailed site layout plan for the proposal to be submitted. All land uses, nature areas and buffers must be depicted.*

- *The applicant must determine whether the property is worthy of conservation. This determination must be properly substantiated and justified by the applicant with supporting evidence.*
- *Support from Cape Nature in this regard will need to be submitted together with the application (it would be prudent to discuss the latter and obtain comments from Cape Nature prior to submission as it may have an impact on the application submitted).*
- *Split zoning is not ideal. The need/rationale for a split zoning to be motivated and justified.*
- *The proposal for tourist related uses in this area is in principle not in conflict with the spatial planning policies. Applicant is advised to motivate in line with the MSDF, LSDF and zoning scheme.*
- *Applicant to note that property falls within an OSCAE boundary. An OSCAE will be required before any activates take place. It will be prudent to have a discussion with the Environmental Control Officer. You may contact Lauren Josias ljosasias@george.gov.za.*
- *All environmental buffers must be indicated (as it needs to be protected) and need to be considered as part of the development/application.*
- *Applicant to get comments from SANParks as the property falls within the SANParks management buffer area (can form part of PPP process, however it may be beneficial for application to have prior discussions with SANPARKS).*
- *Any development on this site should be sensitive of visual intrusion on the natural environment and character of the area.*
- *Applicant is advised to addresses the illegal land use (communicate/contact Manager: Legal and Compliance - Amanda Joubert before the lapsing time of the compliance notice).*
- *Furthermore, this pre-application comments are not exhaustive and should not be relied upon as a definitive assessment or preliminary approval of the proposal. It remains the applicant's responsibility to ensure the accuracy and completeness of the application and to ensure that it is prepared and submitted in accordance with all relevant requirements and legislation.*

ETS:

Application noted. DC's applicable.

CES:

- *Access must adhere to the applicable GIZS 2023 and must be indicated on the building plan. Access or change in access must be indicated on building plan.*
- *All parking, including vehicle movement, must be fully accommodated on-site.*
- *No parking will be allowed within the road reserve.*
- *Municipal water is available, subject to confirmation of network and treatment capacity.*
- *No Municipal sewer service is available, and all required service should be provided on site by the developer. All the capital and maintenance cost will be for the developer's account.*
- *Once the Municipality expand the sewer network to this area, the developer/client will be required to connect. The cost of connection and any relevant development cost applicable to sewer will become payable.*
- *Development charges (DC) will be applicable based on the rates at the time of building plan submission in accordance with the applicable DC policy.*
- *The developer must adhere to all applicable Municipal By-laws and National Building Regulations concerning stormwater management."*

No negative issues were mentioned. The issues and requirements mentioned in the comments are addressed in this motivation report.

4. GENERAL INFORMATION REGARDING ERF 335 HOEKWIL

4.1 Locality

Erf 335 Hoekwil is located in Remskoek Street, in close proximity to the world renown "Map of Africa" in the area known as Wilderness Heights.

The locality of the erf is indicated on the locality plan which is attached hereto as **Annexure "G"**.

4.2 Existing land use

Erf 335 Hoekwil is currently developed with 3 dwelling houses and associated outbuildings as well as 8 accommodation units with a communal kitchen, outdoor seating with braai facilities, ablution block and linen room as discussed in detail in point 2 above.

The third dwelling unit will become a tourist facility and one of the accommodation units will be removed to allow for a sleeping capacity of 14 tourists to remain below the maximum sleeping capacity of 15 tourists as stipulated in terms of NEMA, 1998.

The remainder of the property has a steep slope towards the south-east and is in a natural state.

4.3 Extent

Erf 335 Hoekwil is 4,7518 hectare in extent.

4.4 Present zoning

In terms of the George Integrated Zoning Scheme By-Law, 2023 the zoning of Erf 335 Hoekwil is Agricultural Zone I.

4.5 Surveyor General Diagram

The surveyor General Diagram Nr. 2019/62 is attached hereto as **Annexure "H"**.

4.6 Title Deed

Erf 335 Hoekwil is registered in the name of Sasha Watton ID 7604270113089. A copy of the Title Deed T32071/2020, the title deed for Erf 335 Hoekwil is attached hereto as **Annexure "I"**.

4.7 Power of Attorney

A Power of Attorney whereby Jan Vrolijk Town Planner / Stadsbeplanner is appointed by Sasha Watton, the registered owner of the Erf 335 Hoekwil, to prepare the applications referred to in

point 1 of this motivation report and to sign all relevant documents is attached hereto as **Annexure “J”**.

4.8 Bondholder’s Consent

Erf 335 Hoekwil is encumbered by a bond. The bondholders’ consent is attached hereto as **Annexure “K”**.

4.9 Conveyancer Certificate

A Conveyancer Certificate in respect of Erf 335 Hoekwil is attached hereto as **Annexure “L”**. The Conveyancer Certificate confirms that Condition E.(a) of Title Deed T32071/2020 that reads as follows: *“Dit mag net vir woon-en landboudeleindes gebruik word”* is restricting the proposed development and should as such be removed.

5. DESIRABILITY OF THE APPLICATION FOR THE REZONING AND CONSENT USES (TOURIST ACCOMMODATION AND TOURIST FACILITY) ON ERF 335 HOEKWIL

5.1 Introduction

The application Erf 335 Hoekwil is currently zoned Agricultural Zone I. In terms of this zoning, Erf 335 Hoekwil may be utilized for the purposes of a dwelling house, second dwelling unit and agricultural activities.

The owner, however, intends to utilize the third unauthorized dwelling unit as a tourist facility (restaurant) and to legalize the tourist accommodation as discussed in point 2 of this motivation report. To allow such a development the erf will have to be rezoned to Open Space Zone III (nature conservation).

The remainder of the property consists of steep slopes covered in natural vegetation, which the owner intends to preserve and manage responsibly. Ongoing maintenance, including the eradication of invasive alien species, is both essential and costly. To support these conservation efforts, the owner proposes to allow tourists to stay overnight in the accommodation units and

experience the natural environment, thereby generating income that can sustain the long-term protection and upkeep of the property's ecological resources.

The term "desirability" in the land use planning context, may be defined as the degree of acceptability of the land use on the land unit concerned. The desirability of the intended rezoning and consent use shall be discussed with reference to the aspects listed below.

- Physical characteristics of the site.
- The proposed land uses.
- The compatibility of the proposal with existing planning documentation, spatial frameworks, legislation and policies.
- The compatibility of the proposal with the character of the surrounding area.
- Potential of the site.
- Accessibility of site.
- Availability of parking.
- Provision of services.

It will be indicated in the following paragraphs that the proposal can be regarded as being desirable as far as the mentioned aspects are concerned.

5.2 Physical characteristics of the erf

5.2.1 Topography

Erf 335 Hoekwil has a gentle sloping area adjacent to Remskoek Street where all the existing structures are located. Beyond this developed portion, the land becomes extremely steep, dropping sharply into a kloof at the lower eastern boundary. There is also a more gradual slope in the middle of the property, but this area is not practically accessible for vehicles, which limits its suitability for development. As a result, the flatter western section remains the most appropriate location for the existing and proposed development, while the steep slopes and kloof reinforce the conservation value of the remainder of the property.

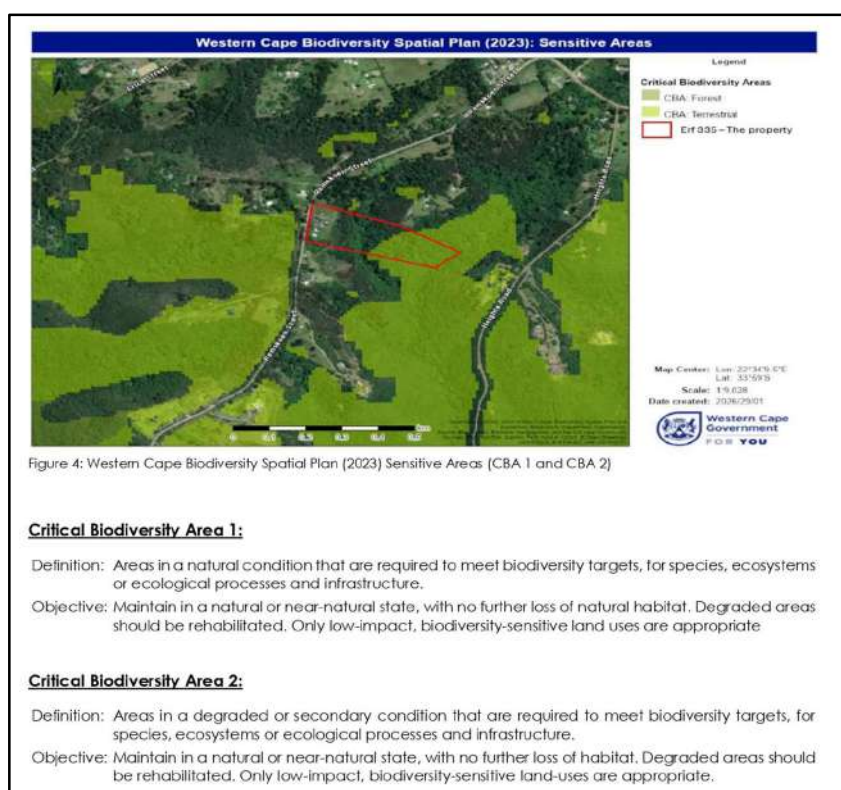
5.2.2 Surface conditions

Little information concerning the soil conditions in the area is available. The existing structures and the structures in the immediate vicinity do not appear to have construction anomalies relating to the soil conditions. There is no reason from this point of view why this application cannot be supported.

5.2.3 Vegetation

The steep slopes of Erf 335 Hoekwil are identified in the Western Cape Biodiversity Spatial Plan (2023) as Critical Biodiversity Area 1 (CBA1 – terrestrial) and Ecological Support Area 2 (ECA2 – restore from plantation) as indicated on the figure and notes below the figure.

These classifications highlight the ecological importance of the property, with CBA1 areas



requiring strict protection to maintain biodiversity, and ECA2 areas prioritized for rehabilitation to restore ecological functioning. The owner intends to safeguard these areas through ongoing management, including alien vegetation eradication and the preservation of natural habitats.

The proposed rezoning to Open Space Zone III will reinforce these

conservation objectives by ensuring that the steep slopes and sensitive vegetation are maintained as part of the property's long-term ecological value.

5.2.4 Other characteristics

The application property is not affected by any known flood lines, natural springs, or unique ecological habitats that could restrict the proposed rezoning and consent use.

The environmental sensitivities of the site are already addressed through its steep slopes and vegetation classifications under the Western Cape Biodiversity Spatial Plan (2023), which will be safeguarded through rezoning to Open Space Zone III. No additional natural constraints exist that would prevent the property from being developed in accordance with the proposed tourist accommodation and tourist facility.

5.2.5 Conclusion

From the assessment of Erf 335 Hoekwil, physical characteristics, including its topography, vegetation, and other environmental features, it is clear that there are no constraints that would prevent the proposed rezoning and consent uses. On the contrary, the natural attributes of the site support the application, as they reinforce the suitability of concentrating development in the accessible portion while safeguarding the steep slopes and sensitive vegetation through conservation zoning.

5.3 Proposed land uses

The tourist accommodation on Erf 335 Hoekwil consists of 11 structures, known as “Tiny Mods” and will accommodate the following land uses:

- 1 accommodation unit with a double bed, en-suite bathroom and kitchenette (indicated as structure 1 on the drone image in point 2);
- 6 accommodation units with a double bed and en-suite bathroom with no kitchenettes (indicated as structures 2 to 7 on the drone image in point 2);
- 1 communal kitchen with an adjacent outdoor seating area with braai facilities (indicated as structure 8 on the drone image in point 2);
- a communal ablution facility (indicated as structure 9 on the drone image in point 2);
- a linen room (indicated as structure 10 on the drone image in point 2); and

- the eight-accommodation unit which will be converted into a reception area/office (indicated as structure 11 on the drone image in point 2).

When the property was purchased in 2020, a previously approved outbuilding had already been converted into a dwelling unit, resulting in three dwellings on the property.

In terms of the proposed zoning, Open Space Zone III (nature conservation), one dwelling house is permitted, which by definition includes a second dwelling. Accordingly, two of the existing dwelling houses will remain, while the third unit, located closest to the tourist accommodation, will be converted into a tourist facility (restaurant).

5.4 Compatibility of the development proposal with existing planning documentation and policies

5.4.1 Introduction

Different planning documents apply to the application and the desirability and compatibility of the application regarding each of these documents will subsequently be discussed.

5.4.2 “Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)”

Section 7 of the "Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)" lists 5 development principles which must be applied when any development application is to be evaluated. The principles referred to are as follows:

- “Spatial justice”
- “Spatial sustainability”
- “Spatial efficiency”
- “Spatial resilience”
- “Good administration”

Different development principles are identified under each of the 5 abovementioned principles which must be applied when a land use application is to be evaluated. The proposed application for rezoning and consent uses will subsequently be evaluated on each of the principles.

Spatial justice		
Criteria	Compliance	Planning Implication
Past spatial and other development imbalances must be redressed through improved access to and use of land.	Complies with.	The proposed rezoning and consent uses will contribute to redressing past spatial imbalances by improving access to land for tourism and recreation, allowing broader public enjoyment of the natural environment while ensuring its long-term conservation.
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.	Complies with.	The proposed rezoning supports this principle by creating inclusive tourism and recreational opportunities in Wilderness Heights, thereby extending access to land and facilities to a broader range of people, including communities who were previously excluded from enjoying such natural and economic benefits.
Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.	Complies with.	The proposed rezoning incorporates the intent of land use schemes to enable redress by allowing disadvantaged communities greater access to land through tourism and conservation initiatives, ensuring that the property's natural assets are used in a way that benefits a wider public rather than remaining restricted to private use.
Land use management systems must include all areas of a municipality and especially include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and	Complies with.	The proposal reflects the flexibility and inclusiveness required of municipal land use planning by accommodating both conservation and tourism uses on Erf 335 Hoekwil, ensuring that land is managed appropriately while still

former homelands areas.		contributing to broader municipal objectives of accessibility and sustainable development.
Land development procedures must include provisions that accommodate access to secure tenure and incremental upgrading of informal areas.	Not applicable.	This provision does not apply to this application, as no informal residential development is involved.
A Municipal Planning Tribunal, 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 is affected by the outcome of this application.	Not applicable.	As far as is known, the Eden Joint Planning Tribunal - George Municipality's discretion when considering applications is not affected by the value of land or property. Decision making is, as far as is known, based on the principles, as stated in Section 7 of the Spatial Planning and Land Use Act, 2013 (Act 16 of 2013).

Spatial sustainability		
Criteria	Compliance	Planning Implication
Promote land development that is within the fiscal, institutional and administrative means of the Republic.	Complies with.	The proposed development will remain fully within the fiscal, institutional, and administrative capacity of the George Municipality. It will not impose any undue burden on municipal resources or service delivery. On the contrary, the municipality's income base will be broadened through rates and tourism-related economic activity generated by the development, thereby strengthening local fiscal sustainability.
Ensure that special consideration is given to the protection of prime and unique agricultural land.	Not applicable.	The proposed rezoning and consent uses will not compromise prime or unique agricultural land, as the steep slopes of Erf 335 Hoekwil are unsuitable for cultivation and have been identified for conservation in the Western Cape Biodiversity Spatial

		Plan (2023), making nature-based tourism and ecological management the most appropriate land uses.
Uphold consistency of land use measures in accordance with environmental management instruments.	Not applicable.	The proposed rezoning and consent use upholds consistency with environmental management instruments by aligning land use measures with the Western Cape Biodiversity Spatial Plan (2023), ensuring that the steep slopes classified as CBA1 and ECA2 are protected and rehabilitated in accordance with established conservation policy.
Promote and stimulate the effective and equitable functioning of land markets.	Complies with.	The proposed rezoning and consent uses will promote the effective and equitable functioning of the land market by regularizing existing land uses on Erf 335 Hoekwil, ensuring compliance with municipal planning policy, and enabling the property to contribute to the local tourism economy in a transparent and lawful manner.
Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.	Complies with.	The proposal will not create additional demands on municipal infrastructure or social services, as the property is already serviced and the scale of the tourist accommodation is modest; instead, the development will broaden the George Municipality's income base without incurring significant future costs.
Promote land development in locations that are sustainable and limit urban sprawl.	Complies with.	The proposal promotes sustainable development by consolidating tourism and conservation uses within the existing property boundaries, thereby limiting urban sprawl and ensuring that development occurs in a location that is environmentally appropriate and aligned with municipal spatial planning objectives. The proposal will thus not result in urban sprawl.
Result in communities that are viable.	Complies with.	The proposal will contribute to the creation of a viable community by

		supporting sustainable tourism activities that generate local employment, broaden the municipality's income base, and ensure that conservation areas are protected for long-term social and economic benefit.
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Spatial efficiency		
Criteria	Compliance	Planning Implication
Land development optimises the use of existing resources and infrastructure.	Complies with.	The required infrastructure for the proposed development will be provided by the developer at his costs. The proposal will thus not result in infrastructure costs to any external parties. The proposal will thus not place any burden on municipal budget for the provision services infrastructure.
Decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts.	Complies with.	In terms of the contents of this Motivation Report the proposed development will have no negative financial, social, economic or environmental impacts. It will thus be possible to comply with any procedures which the George Municipality has designed to minimise negative financial, social, economic or environmental impacts.
Development application procedures are efficient and streamlined and timeframes are adhered to by all parties.	Complies with.	George Municipality has adopted the George Municipality: Land Use Planning By-law, 2023 which prescribes procedures and time frames developers must comply with when submitting land use applications, and which officials must consider when considering applications. This application has been prepared in accordance with the stipulations of the George Municipality: Land Use

		Planning By-law, 2023 and the application will therefore be managed and considered in accordance with the time frames as prescribed.
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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.	Complies with.	The proposed rezoning demonstrates the flexibility of spatial plans and land use management systems by accommodating a balance between conservation and tourism uses, thereby supporting sustainable livelihoods and strengthening community resilience against potential economic and environmental shocks

Good administration		
Criteria	Compliance	Planning Implication
All spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act.	This is general principle that municipalities need to comply with.	Input was received from all spheres of government when the George Spatial Development Framework was drafted. An integrated approach, guided by the spatial planning and land use management systems as embodied in this Act, was thus followed in the preparation of the George Spatial Development Framework. As the development proposal can be deemed to comply with the contents of the George Spatial Development

		Framework, 2023 it can be stated that the proposal complies with the specific criteria.
All government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial development frameworks.	This is general principle that municipalities need to comply with.	Input was received from all government departments and sectors when the George Spatial Development Framework and the Wilderness, Lakes and Hoekwil Local Spatial Development Framework, 2015 was drafted. An integrated approach, guided by the spatial planning and land use management systems as embodied in this Act, was thus followed in the preparation of the two Frameworks. As it can be deemed that the development proposal complies with the contents of the Frameworks, it can be stated that the proposal complies with this specific criterion.
The requirements of any law relating to land development and land use are met timeously.	This is general principle that municipalities need to comply with.	The George Municipality has adopted the George Municipality: By-law on Land Use Planning, 2023 which prescribes procedures and timeframes which developers must adhere to when submitting land use applications and which officials needs to take into consideration when considering applications. This application has been prepared in keeping with the requirements as per the George Municipality: By-law on Land Use Planning, 2023 and the application will from date of submission be dealt with and be considered within the timeframes prescribed in the by-law.
The preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them.	This is general principle that municipalities need to comply with.	This application will be advertised in accordance with the stipulations as contained in the George Municipality: By-law on Land Use Planning, 2023. All parties will be given the opportunity to participate in the public participation process and will be afforded the opportunity to provide input on the application.

Policies, legislation and procedures must be clearly set in order to inform and empower members of the public.	This is general principle that municipalities need to comply with.	The George Municipality: By-law on Land Use Planning, 2023 contains clear procedures set to inform and empower members of the public. This application will be subjected to these procedures.
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As can be seen from the table above, it can be argued that the proposal can be regarded as being compatible with the 5 development principles of SPLUMA.

5.4.3 “Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)”

In terms of the above Act, it is expected of a municipality to consider the compatibility of any development proposal with existing provincial and municipal spatial development frameworks and as well as more detailed local spatial frameworks.

Section 19(1) and 19(2) of the Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA) which is relevant to this application reads as follows:

- 19(1) If a spatial development framework or structure plan specifically provides for the utilization or development of land as proposed in a land use application or a land development application, the proposed utilization or development is regarded as **complying** with that spatial development framework or structure plan.*
- 19(2) If a spatial development framework or structure plan does not specifically provide for the utilization or development of land as proposed in a land use application or a land development application, but the proposed utilization does not conflict with the purpose of the relevant designation in the spatial development framework or structure plan, the utilization or development is regarded as being **consistent** with that spatial development framework or structure plan.”*

The compatibility of the development proposal with existing spatial development frameworks is addressed in points 5.4.5 to 5.4.7 of this report.

The development principles referred to in Section 59 of LUPA, which should also be considered when motivating an application, are directly in line with the principles of SPLUMA which have

been discussed in detail in section 5.5.2 above. The comments in paragraph 5.4.2 are thus also relevant as far as Section 59 of LUPA is concerned.

5.4.4 National Heritage Resources Act, 1999 (Act 25 of 1999)

It is acknowledged that the oldest dwelling on Erf 335 Hoekwil may be older than 60 years and could therefore have heritage value in terms of Section 34 of the National Heritage Resources Act. No alterations or additions are, however, proposed in respect of this dwelling house. It is as such argued that the National Heritage Resources Act, 1999 is not triggered by this application.

The application will however be referred to Western Cape Heritage for comment when the application is advertised.

5.4.5 Western Cape Provincial Spatial Development Framework (WC-PSDF)

5.4.5.1 Introduction

The Western Cape Provincial Spatial Development Framework (WC-PSDF) not only provides for a new spatial development pattern for the province but also clearly points out where development may and may not take place. The provisions of the development framework must therefore be considered with any development proposal.

In terms of the framework, mention is made of several principles namely spatial justice, spatial sustainability, spatial resilience, spatial efficiency, accessibility and quality of life and good administration to which spatial planning must comply. The impact of the application on spatial justice, spatial sustainability, spatial resilience, spatial efficiency, has already been fully discussed in point 5.4.2 above and it has been shown that the proposed development complies with the mentioned principles.

Several policy statements are also highlighted in terms of the WC-PSDF which must specifically correlate with the mentioned principles. Some of the policy statements that are relevant to this town planning application will be addressed in the following points.

5.4.5.2 Protection of agricultural land

The proposed rezoning and consent uses will not compromise prime or unique agricultural land. Erf 335 Hoekwil consists largely of steep slopes and areas identified in the Western Cape Biodiversity Spatial Plan (2023) as Critical Biodiversity Areas (CBA1) and Ecological Support Areas (ECA2), which are unsuitable for cultivation. These portions of land are more appropriately managed for conservation and nature-based tourism.

As such, the proposal aligns with the PSDF's directive to protect agricultural land by ensuring that viable agricultural resources are safeguarded, while non-arable land is utilized in a manner that supports ecological integrity and sustainable rural development.

5.4.5.3 Urban edge

Erf 335 Hoekwil is located outside the urban edge of Wilderness and the proposed land uses are compatible with the rural environment. The development will protect rural landscapes by maintaining the natural character of the area, while the scale of the tourist units is of a modest nature and will not create a negative visual impact from major viewpoints.

Therefore, the application aligns with the PSDF's directive to contain urban growth, safeguard scenic rural environments, and promote appropriate non-urban land uses.

5.4.5.4 Densification

The PSDF promotes densification within established urban areas to optimize land use and infrastructure. However, this principle is not applicable to the current rezoning application of Erf 335 Hoekwil, as the property is situated outside the urban edge and is intended for rural tourism and conservation purposes.

The proposal therefore does not contribute to urban densification but remains consistent with the PSDF by supporting appropriate rural development that safeguards biodiversity and rural landscape character.

5.4.5.5 Self-sustainability of development

A further guideline laid down in the WC-PSDF is that any development should be self-sufficient, stating that *“the development needs of the present generations should be met without the ability of future generations to meet their own needs, being compromised.”* The proposed development fully complies with this principle. It will be self-sufficient and will not place any burden on the future residents of George. On the contrary, it will make a positive contribution to the quality of life of residents by strengthening the municipal rates base and creating both temporary and permanent job opportunities.

The proposed additions and alterations represent a significant financial investment, which will stimulate the local economy. Beyond the direct benefits to George Municipality, the development will generate income for suppliers of materials and services, thereby supporting broader economic activity and improving the livelihoods of service providers and residents alike.

5.4.5.6 Public Transport

The Wilderness Heights area does not have access to public transport services. The proposal on Erf 335 Hoekwil therefore cannot rely on public transport connectivity and will instead be accessed by private vehicles. Given the small scale of the development, traffic generation will be limited and will not place undue pressure on the surrounding road network. The absence of public transport in this rural location underscores the appropriateness of low-impact, small-scale tourism and conservation uses, which are compatible with the existing transport context.

5.4.5.7 Summary

From the content of point 5.5.5 it seems clear that the application can indeed be considered compatible with the WC-PSDF.

5.4.6 George Spatial Development Framework, 2023 (GSDF)

Erf 335 Hoekwil is located within the study area of the George Spatial Development Framework, 2023 (GSDF) and the framework therefore applies to this application.

The George MSDF (2023) provide clear guidance for the protection of sensitive landscapes, view sheds, and rural character. Specific provisions in Par. 3.1.1.4 (Rural: Agriculture and Natural Areas) emphasize that not all rural properties are suitable for extensive farming or subdivision, particularly where steep slopes, biodiversity corridors, and environmentally sensitive areas occur. The MSDF warns against the “death by a thousand cuts” effect of incremental development and subdivision and calls for the conservation of natural areas as assets to George.

The proposed rezoning of Erf 335 Hoekwil to Nature Conservation area directly responds to this directive by safeguarding indigenous vegetation and steep terrain, ensuring that the property strengthens ecological integrity rather than contributing to agricultural or residential sprawl.

In terms of Par. 3.2.3 (Economic Growth and Tourism), the MSDF recognizes tourism as a critical driver of local economic recovery and long-term growth, particularly following the impacts of the COVID-19 pandemic. Tourism is highlighted as a sector that not only creates jobs and business opportunities but also provides a mechanism through which George’s vast natural areas can be managed and maintained. The proposed rezoning and consent use supports this policy by introducing small-scale, low-impact tourism accommodation and a restaurant facility, which complement the conservation zoning. This ensures that the property contributes to the diversification of the local tourism economy, while reinforcing George’s competitive advantage as a gateway to the Garden Route.

The MSDF’s Section iii. Wilderness, Kleinkrantz, Touwsrante and Hoekwil provide specific directives for Wilderness and Hoekwil, discouraging inappropriate subdivision, settlement expansion, and insensitive development in priority environmental areas such as ridgelines, steep gradients, and coastal protection zones. It also supports tourism development in Wilderness Village as the primary business node and encourages fine-grain economic opportunities in tourism precincts across Wilderness and Hoekwil.

The proposed rezoning of Erf 335 Hoekwil to Nature Conservation Area aligns with these provisions by reinforcing the conservation focus of Wilderness Heights, discouraging further settlement growth, and enabling responsible tourism that benefits the local economy without undermining environmental integrity.

Together, these MSDF provisions demonstrate that the rezoning and consent use proposal is consistent with municipal policy objectives as

- it protects sensitive landscapes and ecological corridors (Par. 3.1.1.4),
- supports sustainable tourism and economic recovery (Par. 3.2.3), and
- aligns with the specific directives for Wilderness and Hoekwil (Section iii.).

The application therefore strengthens the MSDF's vision of George as a municipality where ecological preservation, rural character, and tourism development are carefully balanced to sustain both environmental integrity and community benefit.

5.4.7 Wilderness, Lakes and Hoekwil Local Spatial Development Framework, 2015

The Wilderness Lakes and Hoekwil Local Spatial Development Framework, 2015 (LSDF) identifies Wilderness Heights as one of the most sensitive and scenic landscapes along the Garden Route, with high ecological, tourism, and heritage value. It emphasizes the protection of view sheds, indigenous forests, lakes, and steep escarpments, while guiding development to ensure that the rural character and sense of place are preserved.

The proposed rezoning of Erf 335 Hoekwil to Nature Conservation area is fully consistent with these objectives. By safeguarding indigenous vegetation and steep slopes, the application strengthens biodiversity protection and visual stability. At the same time, the inclusion of small-scale, low-impact tourism activities reflects the LSDF's recognition that rural areas can accommodate limited tourism opportunities to support local employment and economic diversity.

The proposal therefore balances ecological preservation with responsible rural development, reinforcing the LSDF's strategic vision for Wilderness Heights as a conservation-focused landscape that sustains both environmental integrity and community benefit.

5.4.8 George Integrated Zoning Scheme By-Law, 2023

The proposed rezoning to Nature Conservation will be subject to the Municipality's conditions of approval. Unlike other zoning categories that prescribe fixed development parameters such as building lines, coverage, and parking provision, the Nature Conservation zone is managed primarily through the approval of a Site Development Plan (SDP) and, where required, an Environmental Management Plan (EMP). This ensures that all structures, services, and internal roads are carefully planned and approved in accordance with the objectives of conservation. The Municipality retains discretion to impose land use restrictions, layout, landscaping, and design conditions to safeguard the natural environment. The proposal will therefore comply fully with municipal requirements, aligning with the conservation objectives of the zoning scheme while avoiding the rigid parameters associated with urban or commercial zones. The proposed site plan is attached hereto as **Annexure "E"**.

5.4.9 Title Deed

Although the title deed of a property is not a planning document, it sometimes still contains conditions which may have an essential impact on the development potential of a property.

The title deed of Erf 335 Hoekwil was scrutinized, and it was found that the Condition E.(a) of Title Deed T32071/2020 is prohibiting the rezoning and consent use as proposed. The restrictive condition is as follows:

- | |
|--|
| <p><i>E. SUBJECT FURTHER to the conditions contained in Deed of Transfer No. T19639/1962, imposed by the Administrator of the Province of the Cape of Good Hope upon subdivision in terms of Section 196 of Ordinance No. 15/1952, as amended, of the farm WILDERNESHOOGTE, which may be amended or relaxed by him, which conditions read as follows:</i></p> <p><i>(a) "Dit mag net vir woon- en landboudoeleindes gebruik word."</i></p> |
|--|

The mentioned restrictive title deed condition applicable to the property was imposed in terms of Section 196 of Ordinance No. 15 of 1952, as amended, upon subdivision of the Farm Wildernishoogte, and recorded in Deed of Transfer No. T19639/1962. This condition was introduced by the Administrator of the Province of the Cape of Good Hope, with the authority to amend or relax them. At the time of their imposition, such restrictions served to regulate land use

in the absence of comprehensive zoning schemes and modern planning legislation. Since then, these controls have largely been incorporated into the George Integrated Zoning Scheme By-law, 2023 and the George Municipality Land Use Planning By-law, 2023.

The proposed removal of the relevant restrictive condition is therefore motivated as follows:

Section 33 (4) – When the Municipality considers the removal, suspension or amendment of a restrictive condition, the Municipality must have regard to the following:		
(a)	<i>the financial or other value of the rights in terms of the restrictive condition enjoyed by a person or entity, irrespective of whether these rights are personal or vest in the person as the owner of a dominant tenement;</i>	The condition does not create distinct financial or enforceable rights for neighbouring owners. Land use rights are already safeguarded through the zoning scheme, so removal will not materially prejudice existing interests.
(b)	<i>the personal benefits which accrue to the holder of rights in terms of the restrictive condition;</i>	No person or entity enjoys personal rights under this condition. It does not attach to or benefit any other property, and therefore no neighbouring owner holds enforceable rights in terms of it.
(c)	<i>the personal benefits which will accrue to the person seeking the removal, suspension or amendment of the restrictive condition if it is amended, suspended or removed;</i>	Removal will allow the applicant to use the property in line with the zoning scheme, unlocking its development potential and ensuring alignment with municipal planning objectives.
(d)	<i>the social benefit of the restrictive condition remaining in place in its existing form;</i>	Keeping the condition in place offers little social benefit, as municipal by-laws already regulate land use and intensity effectively.
(e)	<i>the social benefit of the removal, suspension or amendment of the restrictive condition; and</i>	Removal will streamline regulation, eliminate duplication, and promote clarity. It supports sustainable development and ensures land use is managed under current

		planning by-laws.
(f)	<i>whether the removal, suspension or amendment of the restrictive condition will completely remove all rights enjoyed by the beneficiary or only some of those rights.</i>	No beneficiary rights are extinguished, as none exist. Only outdated restrictions are removed, while zoning and municipal approval processes continue to safeguard development.

This restrictive title deed condition was appropriate when originally imposed but has since become outdated, as the matter it regulates is now comprehensively addressed through the George Integrated Zoning Scheme By-law, 2023 and the George Municipality Land Use Planning By-law, 2023.

Their removal will not prejudice the rights of neighbouring owners or the public interest and will enable the appropriate development of the property in accordance with the Municipality's current planning framework.

There is as such no reason from a town planning point of view why the application for removal of the restrictive condition cannot be approved.

5.5 Compatibility of the proposal with the character of the area

Wilderness Heights is characterized by a distinctive blend of rural residential living, conservation land uses, and small-scale tourism activities. The area retains a predominantly rural and natural landscape, with large portions of land covered in indigenous vegetation and steep slopes that limit intensive development. Residential properties are generally low-density and set within a natural environment, reinforcing the rural character.

Alongside this, the area supports conservation initiatives that safeguard biodiversity and ecological functions, while small-scale tourism activities such as guesthouses and nature-based facilities complement the rural setting without compromising its scenic value. This combination of rural living, ecological preservation, and low-impact tourism defines the unique character of Wilderness Heights and makes conservation zoning an appropriate and compatible land use.

5.6 Compatibility of the proposal with the natural environment

The proposal is designed to fit naturally into the Wilderness Heights environment, which is defined by its rural landscape and ecological sensitivity. The development is small in scale and carefully planned to blend with the surrounding vegetation and steep slopes, avoiding any disruption to the biodiversity area. Indigenous planting and water-wise landscaping will be used to strengthen the natural character of the site, while low-impact tourism activities will provide economic benefits without compromising conservation objectives. In this way, the proposal supports the protection of the environment while allowing responsible, sustainable use of the land.

5.7 Potential of the erf

The erf has strong potential because of its natural setting and location within Wilderness Heights. The largest portion of the erf is covered with indigenous vegetation on the steep slopes, making it more suitable for conservation. By rezoning the erf to Open Space Zone III (nature conservation), the land can be protected while still allowing for carefully managed, small-scale tourism activities that fit the rural character of the area.

This means the erf can contribute to both environmental protection and local economic opportunities, creating a balance between nature and responsible use. The property therefore holds the potential to strengthen biodiversity conservation while supporting sustainable rural living and tourism in Wilderness Heights.

5.8 Access to the erf

Access to Erf 335 Hoekwil is obtained via Remskoen Street, which connects to Heights Road leading from the town of Wilderness. Wilderness itself is situated adjacent to the N2 national route, providing convenient regional access to George and the broader Garden Route area. This access arrangement ensures that the property is reachable through established local roads without requiring new infrastructure, while maintaining the rural character of Wilderness Heights.

The existing road network therefore provides adequate access for both residential and small-scale tourism purposes, supporting the suitability of the proposed rezoning to Nature Conservation.

5.9 Provision of parking

In terms of Section 42 of the George Integrated Zoning Scheme (2023), parking requirements are stipulated in tabular format for various land uses in terms of Section 42 of the George Integrated Zoning Scheme By-law, 2023.

However, the scheme does not provide a specific standard for tourist accommodation, and the provision for tourist facilities/restaurants is based on urban contexts rather than rural settings such as Wilderness Heights.

To ensure adequacy and compliance, the Site Development Plan (SDP) makes provision for a total of 51 parking bays. Of these, 12 bays with shade-net covering are allocated to the tourist accommodation component, while the remaining 39 bays are designated for the tourist facility/restaurant. This arrangement demonstrates that sufficient parking has been planned ensuring that the proposed development can operate effectively without creating pressure on surrounding rural roads or properties.

5.10 Provision of services

Water – Erf 335 Hoekwil is connected to the municipal water network that is located in Remskoek Street. The size of the existing water connection can service all the facilities/structures developed on the erf.

Sewerage – No water borne sewerage system is available in Wilderness Heights. Four septic tanks discharging in soak aways exist on the erf. All the structures on the erf are connected to a septic tank.

Electricity - Erf 335 Hoekwil is connected to the municipal electrical network that is located in Remskoek Street. The size of the existing electrical connection can service all the facilities/structures developed on the erf.

Solid waste - The solid waste generated by the development will be handled and managed in line with municipal requirements, ensuring that the discarding of solid waste will comply fully with the municipal conditions.

6. CONCLUSION

Application is made in terms of

- Section 15(2)(f) of the Land Use Planning By-law for George Municipality, 2023 for the removal of restrictive title deed condition E.(a) from Title Deed T32071/2020, the title deed of Erf 335 Hoekwil.
- Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023 for the rezoning of Erf 335 Hoekwil from Agricultural Zone I to Open Space Zone III (nature conservation area).
- Section 15(2)(o) of the By-law on Land Use Planning for George Municipality, 2023 for the following consent uses on Erf 335 Hoekwil:
 - ⇒ tourist accommodation consisting of 7 cottages, a communal kitchen, an outdoor seating area with a braai facility, an ablution block, a linen room, a reception area as well as an entertainment area with ablution facilities; and
 - ⇒ tourist facility consisting of a restaurant.

The motivation provided indicates that the proposed development is compatible with all existing planning documents, spatial plans, legislation and policy documents applicable to the applications.

It is also argued that the proposal will not have a negative impact on the environment, development, public facilities, traffic circulation or Municipal services in the surrounding area.

The applications can therefore be considered desirable and are submitted for consideration in terms of the relevant stipulations of the Land Use Planning By-Law for the George Municipality, 2023.

ANNEXURE "A": 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)	Johannes George		
Surname	Vrolijk		
SACPLAN Reg No. (if applicable)	A/1386/2010		
Company name (if applicable)	Jan Vrolijk Town Planner / Stadsbeplanner		
Postal Address	P O Box 710		
	George	Postal Code	6530
Email	janvrolijk@jvtownplanner.co.za		
Tel	044 873 3011	Fax	086 510 4383
Cell	082 464 7871		

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

Registered owner	Sasha Watton ID 7604270113089		
Address	335 Remskoek Street		
	Wilderness Heights	Postal code	6529
E-mail	info@mapofafrica.co.za		
Tel	N/a	Fax	N/a
Cell	073 107 4353		

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

Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	Erf 335 Hoekwil
Physical Address	

	335 Remskoek Street							
GPS Coordinates				Town/City	Wilderness Heights			
Current Zoning	Agricultural Zone I	Extent	4,7518ha	Are there existing buildings?	Y	N		
Current Land Use	3 Dwelling units and 8 tourist accommodation units							
Title Deed number & date	T32071/2020							
Any restrictive conditions prohibiting application?	Y	N	If Yes, list condition number(s).	Condition E(a)				
Are the restrictive conditions in favour of a third party(ies)?	Y	N	If Yes, list the party(ies).					
Is the property encumbered by a bond?	Y	N	If Yes, list Bondholder(s)?	Attached as Annexure "I"				
Has the Municipality already decided on the application(s)?	Y	N	If yes, list reference number(s)?					
Any existing unauthorized buildings and/or land use on the subject property(ies)?			Y	N	If yes, is this application to legalize the building / land use?		Y	N
Are there any pending court case / order relating to the subject property(ies)?			Y	N	Are there any land claim(s) registered on the subject property(ies)?		Y	N
PART D: PRE-APPLICATION CONSULTATION								
Has there been any pre-application consultation?		Y	N	If Yes, please complete the information below and attach the minutes.				
Official's name	F Vava & I Huyser	Reference number	4114259	Date of consultation	11 February 2026			
PART E: LAND USE APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY & APPLICATION FEES PAYABLE								
<p>*Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany the application.</p>								
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 2270 and 20240, George**

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

- **An application in terms of Section 15(2)(f) of the Land Use Planning By-law for George Municipality, 2023 for the removal of restrictive title deed condition E.(a) from Title Deed T32071/2020, the title deed of Erf 335 Hoekwil.**
- **An application in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023 for the rezoning of Erf 335 Hoekwil from Agricultural Zone I to Open Space Zone III (nature conservation area).**
- **An application in terms of Section 15(2)(o) of the By-law on Land Use Planning for George Municipality, 2023 for the following consent uses on Erf 335 Hoekwil:**
 - **tourist accommodation consisting of 7 cottages, a communal kitchen, an outdoor seating area with a braai facility, an ablution block, a linen room, a reception area as well as an entertainment area with ablution facilities; and**
 - **tourist facility consisting of a restaurant.**

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
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.			
Y	N	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?			

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:

30 September 2026

Full name:

Johannes George Vrolijk

Professional capacity:

Professionele Stadsbeplanner

SACPLAN Reg. Nr:

A/1386/2010

ANNEXURE "B": NON-COMPLIANCE NOTICE

Reference number: Erf 335, Hoekwil
Date: 30 January 2026
Collab No. 3916170

FOR ATTENTION:
S Watton
335 Remskoek St
Wilderness
6560

By Email: info@mapofafrica.co.za

SECOND NOTICE: UNAUTHORISED LAND USE (TOURIST ACCOMMODATION), ON LAND ZONED FOR 'AGRICULTURAL ZONE I' AT 335 REMSKOEN DRIVE, ERF 335 HOEKWIL.

1. **The notice of non-compliance dated 10 September 2025 refers**
2. Officials of the George Municipality conducted a site inspection on **Erf 335, Hoekwil**, on 21 January 2026. This subject property is zone '**Agricultural Zone I**' for '**agriculture**' purposes in terms of the George Integrated Zoning Scheme By-Law, 2023.
3. **An owner is exercising a land use right (unauthorised land use for tourist accommodation) without the necessary approvals in terms of the Land Use Planning By-Law for the George Municipality, 2023.**
4. This Municipality thus has reasonable grounds to suspect that you are guilty of the following offence(s) in terms of section 86 (1) (a)&(b) of the George Municipality's By-law on Municipal Land Use Planning:



Contravenes or fails to comply with Sections 15(1) and (5), 21(1), 62(2) and 86(3);



Fails to comply with a compliance notice served in terms of section 86;



Utilises land in a manner other than prescribed by a zoning scheme without the approval of the municipality (unauthorised land use for tourist accommodation);



Upon registration of the first land unit arising from a subdivision, fails to transfer all common property arising from the subdivision to the owners' association;



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Supplies particulars, information or answers in an application, or in an appeal against a decision on an application, knowing it to be false, incorrect or misleading or not believing them to be correct;

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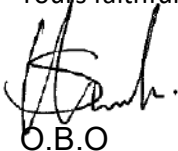
Falsely professes to be an authorised employee or the interpreter or assistant of an authorised employee;

☐

Hinders or interferes with an authorised employee in the exercise of any power, or the performance of any duty, of that employee.

5. You are **hereby reminded** in terms of section 86 of the said legislation, to **immediately cease the unlawful land use** within 14 days of date of receipt of this notice (**i.e. by no later than 13 February 2026**).
6. You are further instructed to do the following:
- (a) **Demolish, remove and/or alter unauthorised building, structure or work and/or rehabilitate the land or restore the building**, as the case may be, to its original form within 30 days of date of receipt of this notice: or
 - (b) **Submit an application to rectify the unlawful land use** in terms of section 86(1)(a)&(b) of the said legislation within **30 days** of date of receipt of this notice. However, this must not be construed as an indication that the application will be approved.
 - (c) The Municipality's officials found no records of the George Municipality granting such approval in terms of Planning By-Law. There are no records of approved building plans for the subject property allowing for the above-mentioned land use.
7. You may object to this notice by lodging written representations to the Municipality within 30 days of date of receipt of this notice in terms of section 87 (6) of the said legislation.
8. Please note that failure to comply with the above request will result in further action, which could lead to **criminal prosecution** or other **legal steps**, being taken against you in terms of section 86 of the said legislation. **It's important to note that should criminal prosecution be instituted against yourself(s), on conviction you would be liable to a fine or imprisonment not exceeding 20 years or to both a fine and such imprisonment.**
9. You are thus advised to contact the author of this letter as well as Mrs Welman at 044 801 9477 or mhwelman@george.gov.za immediately to arrange a meeting to discuss your options within **14 days** of this notification with the relevant departments (Human Settlements, Planning and Development).

Yours faithfully



O.B.O

A Joubert

MANAGER: LAND DEVELOPMENT AND REGULATORY COMPLIANCE

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ANNEXURE "C": ENVIRONMENTAL SCREENING REPORT



SCREENING REPORT

Environmental sensitivities concerning Erf 335, Wilderness, Western Cape



Date: 2026/01/29

Compiled by: Justin Brittion (Candidate 2023/6648)
Reference: 2026.53.01 – Screening Report – Erf 335 Wilderness

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1. INTRODUCTION

This report provides an overview of the environmental sensitivities and regulatory considerations associated with the existing development of “tiny homes” and potential future use of Erf 335, Remskoek Street, Wilderness, Western Cape (hereafter referred to as “the property”). The assessment has been informed by a site inspection, recent aerial imagery, and available desktop information, and is intended to support the ongoing town planning process by clarifying applicable environmental legislative requirements.

The primary purpose of this report is to screen the property and the activities already undertaken, as well as those potentially proposed, against the National Environmental Management Act, 1998 (Act No. 107 of 1998) and the Environmental Impact Assessment Regulations, in order to determine whether any listed activities are triggered and to advise on the appropriate regulatory pathway, if any. The report includes relevant mapping, photographic evidence, and a high-level review of applicable environmental sensitivities.

It should be noted that this screening report is not exhaustive. Rather, it highlights the most apparent environmental considerations relevant to the property and the existing development footprint and identifies matters that should be taken into account when evaluating current land use and any potential expansion or change in use.

1.1. PURPOSE OF ENVIRONMENTAL SCREENING

The screening report is to be used as a guideline to assess the applicability of Environmental Legislation to adhere to. Furthermore, the screening process will identify the probable specialist studies that will be required to inform any formal environmental process, these studies will assist in identifying probable negative and positive environmental impacts on the receiving environment. Once the probable impacts have been identified mitigation measures can be put in place to avoid and minimize identified negative environmental impacts.

2. PROPERTY BACKGROUND / LOCATION INFORMATION

Erf 335 is situated along Remskoek Street in the Wilderness area, Western Cape. The property is approximately 4.7 hectares in extent and is located outside of an urban area, within a predominantly rural and semi-natural landscape characterised by low-density development and areas of remaining natural vegetation. The property is accessed directly from Remskoek Street and contains existing residential structures as well as ancillary buildings.

The surrounding land uses include a mix of residential properties, smallholdings, and conservation-orientated land parcels. The Garden Route National Park is located within approximately 5 km of the property, which is a relevant consideration in the context of the National Environmental Management Act, 1998 (Act No. 107 of 1998) and the Environmental Impact Assessment Regulations.

Western Cape SG information:

SG Region:	GEORGE
Erf Nr:	335

Area (Ha):	4.7
SG Code:	C02700050000033500000

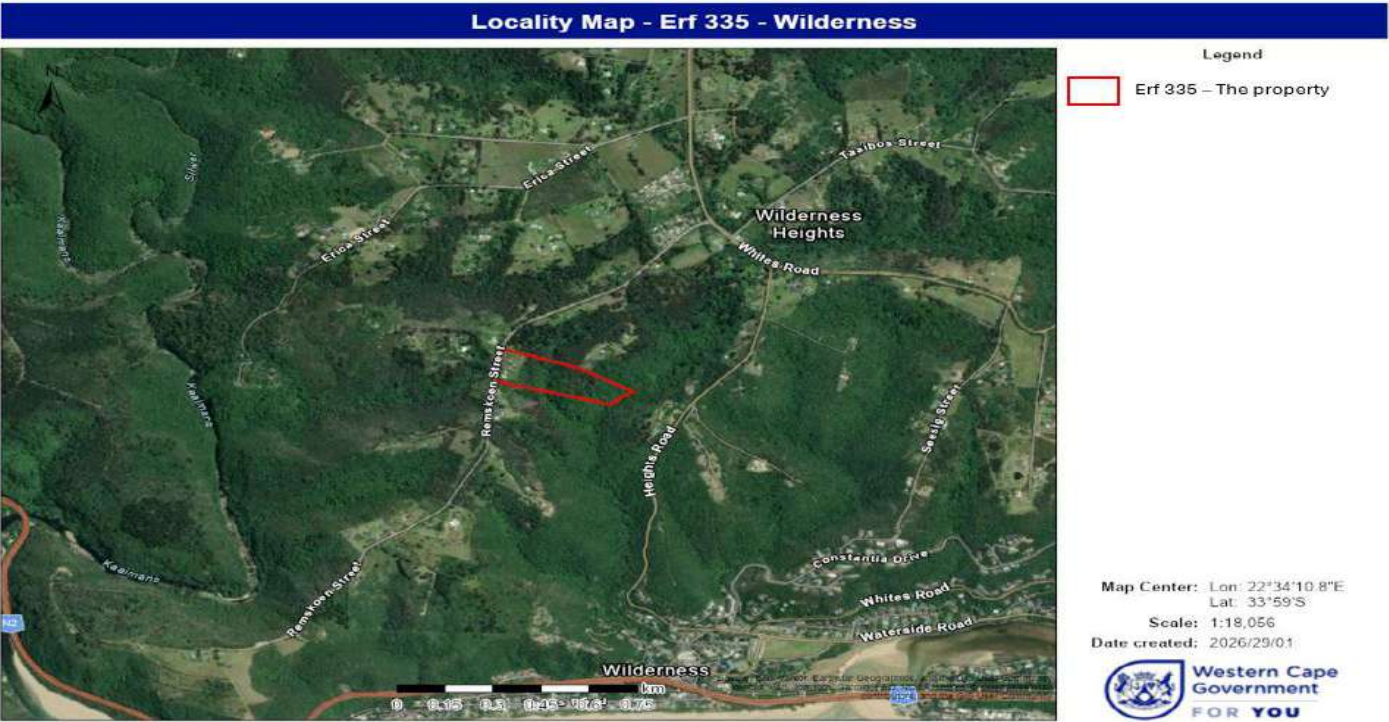


Figure 1: Locality map of Erf 335, Wilderness, Western Cape

The property is currently zoned Agriculture Zone I, and an application is underway to rezone portions of the site to Open Space Zone III (nature conservation area), with associated land use rights to be considered as part of the town planning process. A portion of the site may remain within an agricultural zoning to accommodate limited existing agricultural activities.

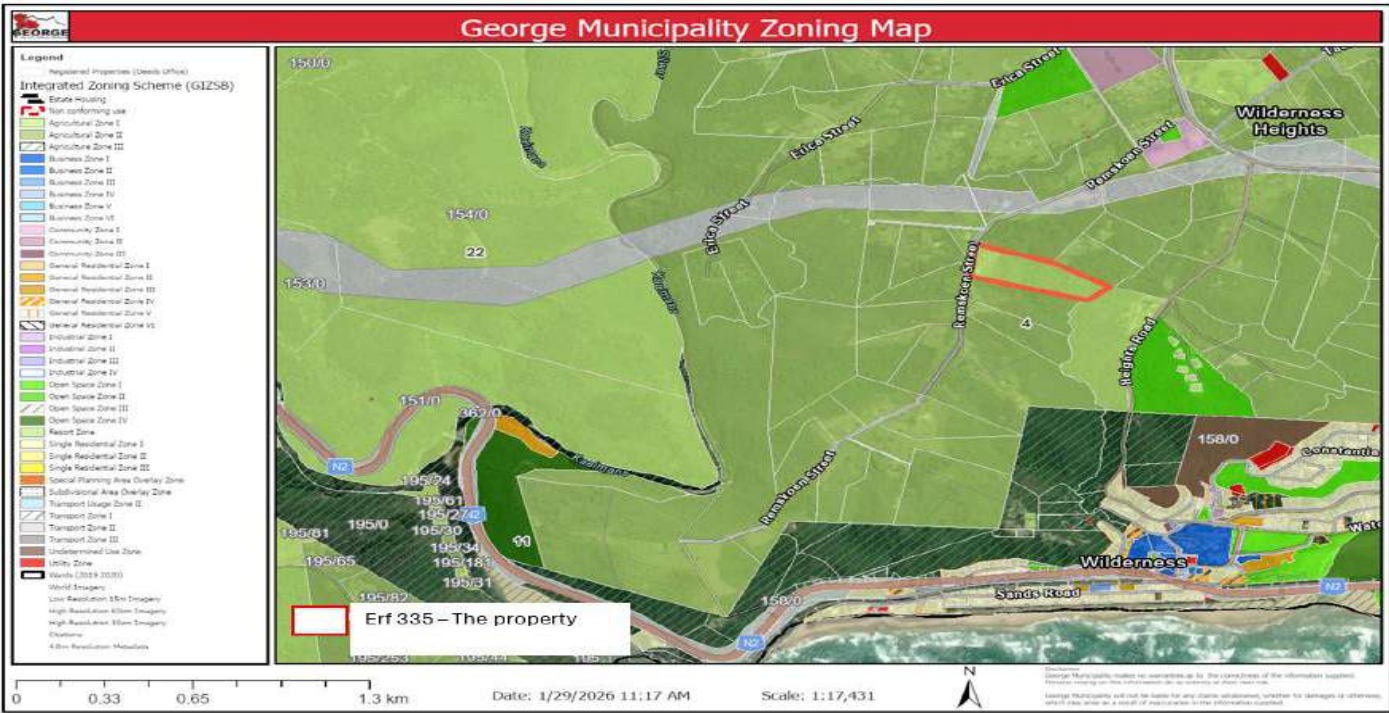


Figure 2: George Municipality Zoning Map (Public Viewer)

Existing development on the property includes a primary dwelling, a second dwelling, outbuildings, shared facilities, and a number of small accommodation units (commonly referred to as “tiny homes”). These accommodation units are located within an area that has historically been maintained as lawn or grassed open space and forms part of the already disturbed footprint of the property.



3. ENVIRONMENTAL CONSIDERATIONS

According to the SANBI red list of threatened ecosystem status, the proposed development area is mapped to include **Garden Route Shale Fynbos** (EN), which had an original threat status of endangered, and retained that status during the remnants update.

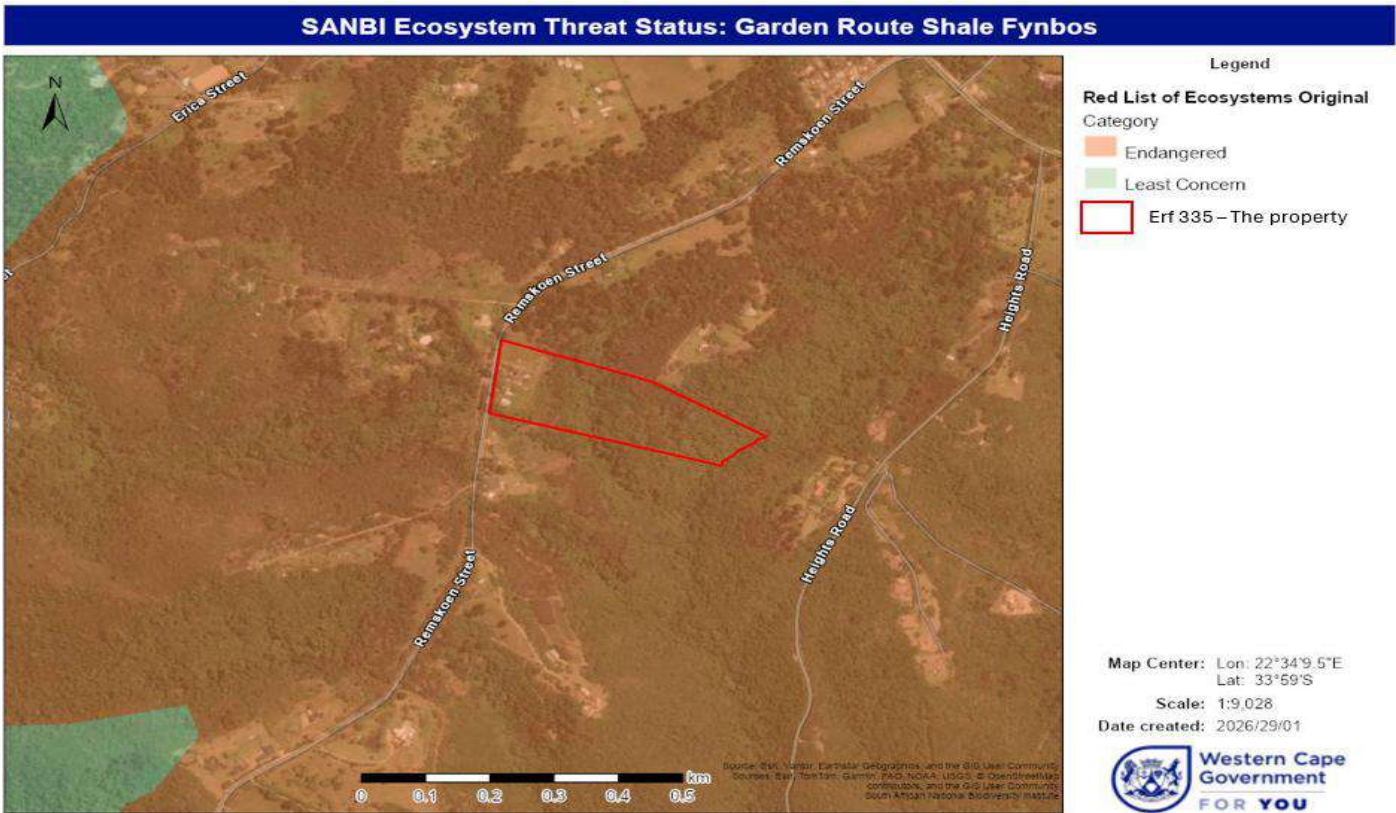


Figure 3: SANBI Ecosystem Threat Status – Garden Route Shale Fynbos

The Western Cape Biodiversity Spatial Plan (WC BSP, 2023) identifies parts of the broader area within which Erf 335 is located as terrestrial Critical Biodiversity Areas (CBAs), including areas classified as CBA 1 (maintain) and CBA 2 (restore). These designations reflect the ecological importance of the surrounding landscape at a regional scale.

Review of the WC BSP mapping indicates that the existing development footprint on the property, including the primary dwellings and the existing tiny home accommodation units, is located outside the mapped CBA areas. The tiny homes are confined to an area that has been historically disturbed and maintained as lawn or grassed open space, distinct from the more sensitive and less disturbed portions of the site.



Figure 4: Western Cape Biodiversity Spatial Plan (2023) Sensitive Areas (CBA 1 and CBA 2)

Critical Biodiversity Area 1:

Definition: Areas in a natural condition that are required to meet biodiversity targets, for species, ecosystems or ecological processes and infrastructure.

Objective: Maintain 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

Critical Biodiversity Area 2:

Definition: Areas in a degraded or secondary condition that are required to meet biodiversity targets, for species, ecosystems or ecological processes and infrastructure.

Objective: Maintain in a natural or near-natural state, with no further loss of habitat. Degraded areas should be rehabilitated. Only low-impact, biodiversity-sensitive land-uses are appropriate.

It is important to note that biodiversity offset requirements are generally considered only where development results in residual negative impacts on biodiversity of medium or high significance, after the mitigation hierarchy (avoidance, minimisation, and rehabilitation) has been fully applied. In terms of the Western Cape Biodiversity Spatial Plan (WC BSP) and national guidance, development within Critical Biodiversity Areas (CBAs) should ideally be avoided, and offsets are regarded as a measure of last resort where impacts cannot be adequately mitigated.

National guidance on biodiversity offsets, as published by the Department of Forestry, Fisheries and the Environment (DFFE) in Government Gazette No. 48841 (Notice No. 3569), indicates that offsets

may be required where listed or specified activities result in unavoidable residual impacts on biodiversity. Offsets typically involve securing and conserving land of equal or greater ecological value elsewhere in order to compensate for such impacts.

In the context of this project, biodiversity offsets are noted as a relevant consideration due to the presence of CBAs within the broader landscape. However, the existing development footprint, including the tiny home accommodation units, is located outside the mapped CBA areas and within historically disturbed portions of the site. Accordingly, biodiversity offsets are not considered applicable to the existing development, provided that activities remain confined to the transformed footprint and do not result in impacts on intact or sensitive habitat.

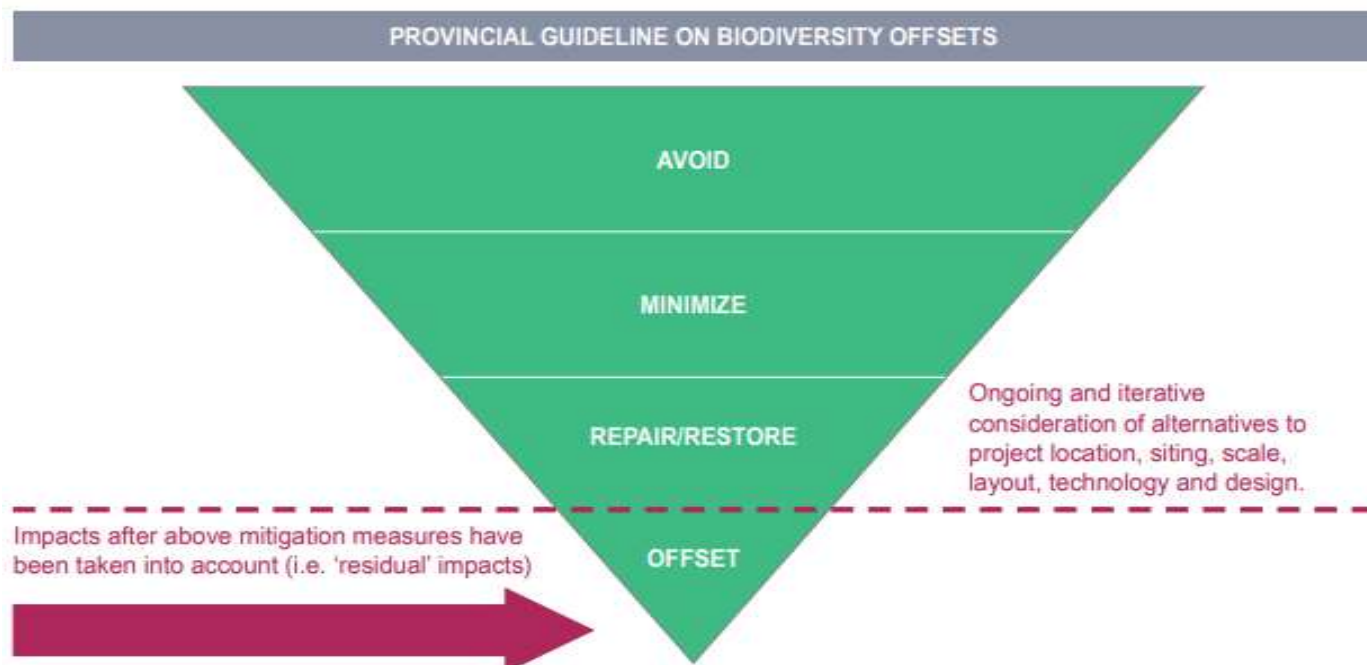


Figure 5: The mitigation hierarchy (WCBSP, 2017)

Review of available National Geo-spatial Information (NGI) and Department of Agriculture, Land Reform and Rural Development (DALRRD) datasets indicates that no mapped perennial or non-perennial watercourses occur within the footprint of the existing development on Erf 335. While mapped non-perennial drainage features are present in the broader surrounding area, these occur outside the existing development footprint, including the area occupied by the tiny home accommodation units. Based on the available mapping and site context, the existing development is not located within or near any identified watercourses or riparian areas.

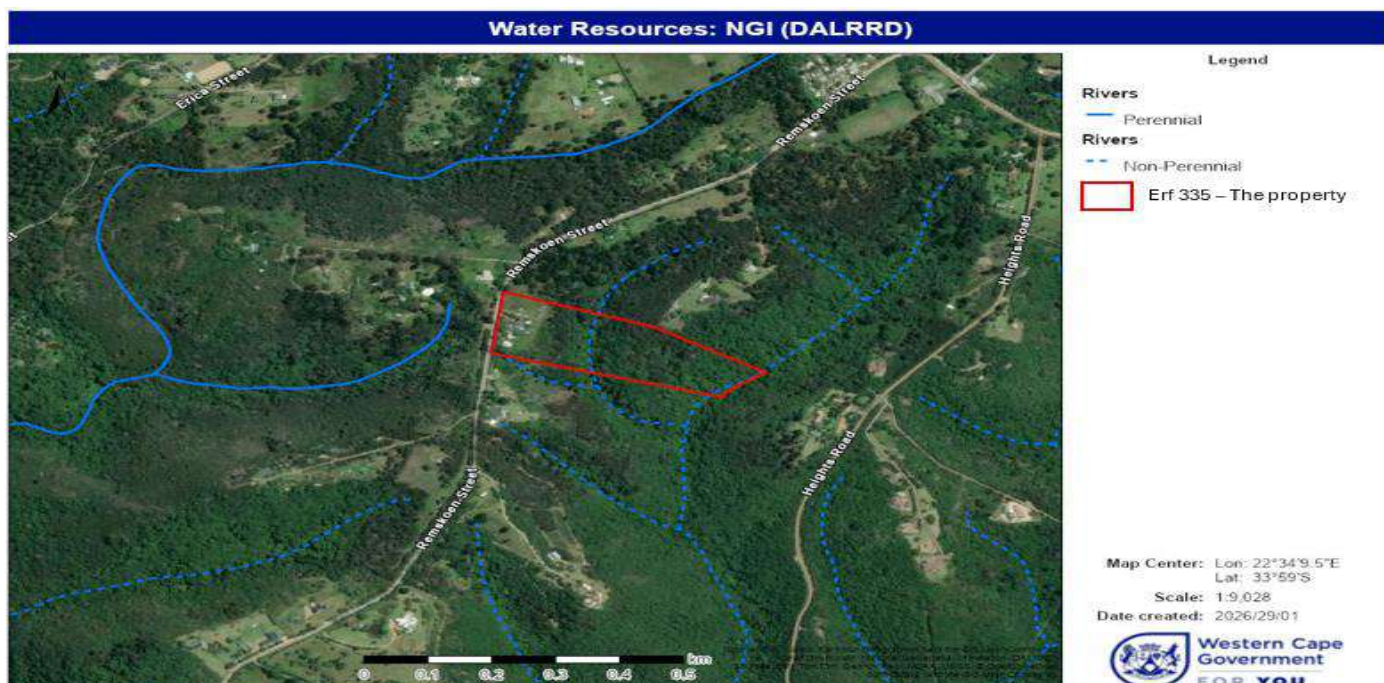


Figure 6: Water resources according designated by Geo-spatial Information (NGI) of the Department of Agriculture, Land Reform and Rural Development (DALRRD)

4. AS BUILT / PROPOSED DEVELOPMENT ACTIVITY

The property contains an established cluster of small accommodation units ("tiny homes") located within the central-western portion of Erf 335, positioned in close proximity to the existing primary dwelling, second dwelling, and outbuilding. As depicted on the A4 Landscape plan (dated 19 September 2019), the existing tiny homes are arranged in a compact layout around a shared activity node comprising a Lapa/Kitchen and Ablutions facilities, with pedestrian access via a network of informal/defined footpaths.



Figure 7: Site Development Plan of structures as built (Pierre Durant, 2019.09.19)

The plan explicitly indicates that access to the tiny homes occurs “over existing lawn” and differentiates between the developed footprint and surrounding “natural vegetation” areas. This confirms that the existing tiny home cluster has been placed within an already disturbed/managed portion of the site rather than within intact natural habitat.

A separate 4100 Site Plan (A3L), dated 19 September 2019, illustrates an alternative and more spatially distributed development concept for Erf 335. This plan proposes a series of accommodation units labelled “Tent 1” to “Tent 7”, dispersed across a larger portion of the property and linked via single footpaths, together with associated infrastructure including guest parking, shared kitchen and dining facilities, and additional built components (including a new store and a new guesthouse lounge, as reflected in the area schedule).

The area schedule on the proposed site plan indicates (for the proposal) an Erf extent of 4.7 ha, with existing buildings (378 m²) and additional proposed components including new additions (primary) 56 m², new store 325 m², new guesthouse lounge 169 m², and new accommodation units 266 m². This plan is treated as a conceptual / alternative proposal and is distinct from the existing “as built” tiny home cluster shown on the A4 Landscape plan.

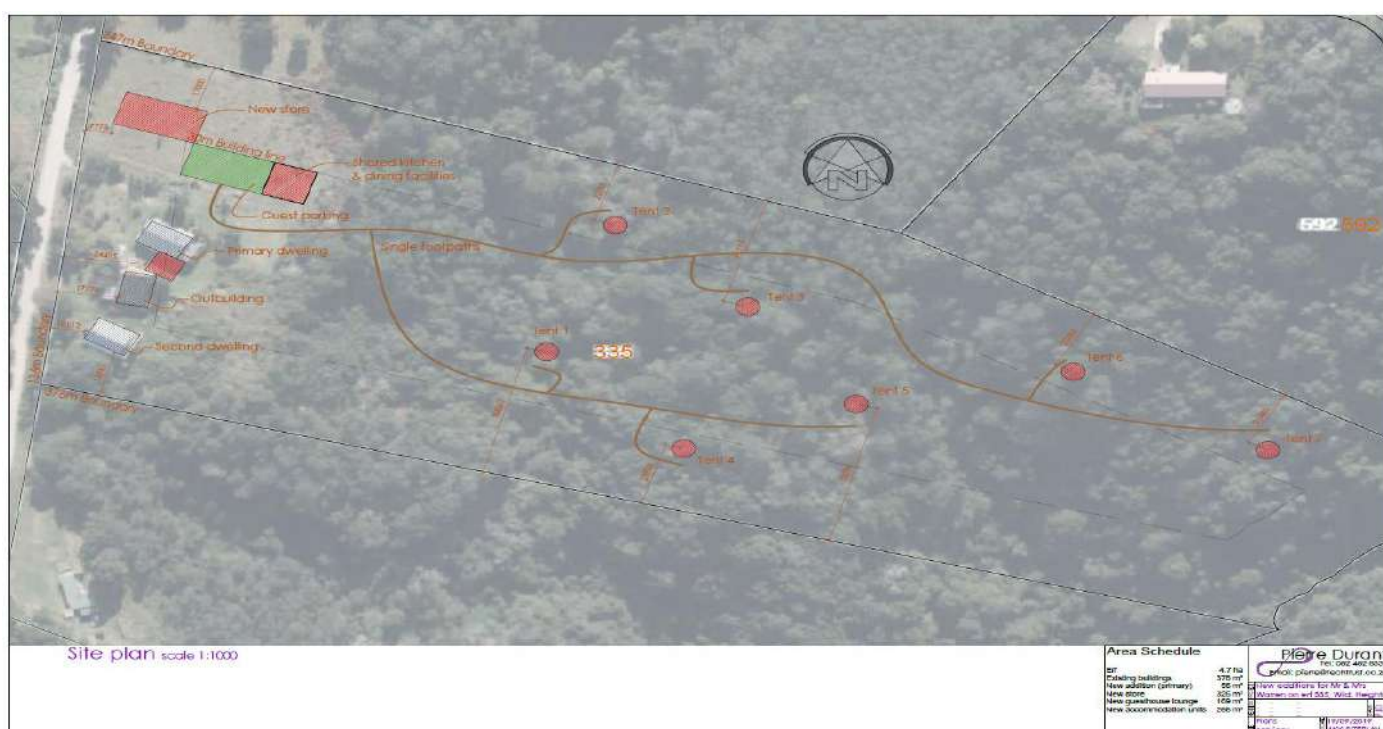


Figure 8: 019 Alternative Proposal): 4100 Site Plan showing proposed tent units (1–7), footpaths, and associated new infrastructure (Pierre Durant, 19 September 2019)

5. APPLICABLE ENVIRONMENTAL LEGISLATION

This section provides a considered summary of the environmental legislation and regulatory frameworks relevant to the activities assessed in this screening report. The legislation identified reflects the author’s professional opinion based on the nature of the site, the existing development footprint, and the information available at the time of assessment, and is intended to guide decision-making during the current planning process.

While care has been taken to identify and interpret the key legislative requirements applicable to this project, it is acknowledged that environmental regulation is applied within a dynamic administrative context. As such, additional requirements or interpretations may be raised by the competent authority, or introduced through formal directives, during the course of any statutory application or review process. Should this occur, such matters would need to be addressed in consultation with the relevant authority.

5.1. NATIONAL ENVIRONMENTAL MANAGEMENT ACT (NEMA) (ACT 107 OF 1998)

In accordance with the National Environmental Management Act (Act 107 of 1998) (NEMA) and its amendments any proposal that triggers listed activities under Listing Notices 1 and 3 (R 327 & R 324) requires an Environmental Impact Assessment (EIA) process to secure Environmental Authorization (EA). This involves compliance with Regulations pertaining to an Environmental Management Framework (R 547) as published in the Government Gazette GN No. 33306 of December 2014 and amended in April 2017.

The Environmental Impact Assessment (EIA) process will be that of a Basic Assessment if any of the following listed activities are triggered:

Listing Notice 1: GN No. R.327 of 2014 (as amended 2017). –

No.	Activity	Site Relevance
12	<p>The development of—</p> <p>(i) dams or weirs, where the dam or weir, including infrastructure and water surface area, exceeds 100 square metres; or</p> <p>(ii) infrastructure or structures with a physical footprint of 100 square metres or more;</p> <p>where such development occurs—</p> <p>(a) within a watercourse;</p> <p>(b) in front of a development setback; or</p> <p>(c) if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse; —</p> <p>excluding—</p> <p>(aa) the development of infrastructure or structures within existing ports or harbours that will not increase the development footprint of the port or harbour;</p> <p>(bb) where such development activities are related to the development of a port or harbour, in</p>	<p>Applicable</p> <p>Listing Notice 1, Activity 12 applies to the development of infrastructure or structures with a physical footprint of 100 m² or more where such development occurs within a watercourse or within 32 metres of a watercourse, where no development setback has been defined. In terms of the National Water Act (Act No. 36 of 1998), both perennial and non-perennial rivers are classified as watercourses.</p> <p>Review of the available watercourse mapping and the as-built layout of the existing tiny home accommodation units confirms that the current structures are located more than 32 metres from all identified perennial and non-perennial watercourses on and adjacent to the property. As such, the spatial trigger for Listing Notice 1, Activity 12 is not met in respect of the existing development.</p>

	<p>which case activity 26 in Listing Notice 2 of 2014 applies;</p> <p>(cc) activities listed in activity 14 in Listing Notice 2 of 2014 or activity 14 in Listing Notice 3 of 2014, in which case that activity applies;</p> <p>(dd) where such development occurs within an urban area;</p> <p>(ee) where such development occurs within existing roads, road reserves or railway line reserves; or</p> <p>(ff) the development of temporary infrastructure or structures where such infrastructure or structures will be removed within 6 weeks of the commencement of development and where indigenous vegetation will not be cleared.</p>	<p>The alternative development layout illustrated in the 2019 site plan, however, proposes accommodation units and associated infrastructure distributed across a broader portion of the property. Should this alternative proposal be pursued, the proximity of proposed structures to mapped non-perennial drainage features would need to be confirmed, and the applicability of Listing Notice 1, Activity 12 would require reassessment as part of a separate regulatory process.</p> <p>Accordingly, Listing Notice 1, Activity 12 is not applicable to the existing tiny home development, but may become relevant should the alternative 2019 proposal or any future expansion be implemented.</p>
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Listing Notice 3: GN No. R 324 of 2014 (as amended 2017). –

6	<p>The development of resorts, lodges, hotels, tourism or hospitality facilities that sleeps 15 people or more</p> <p>a. Western Cape</p> <ul style="list-style-type: none"> i. Inside a protected area identified in terms of NEMPAA; ii. Outside urban areas; <ul style="list-style-type: none"> (aa) Critical biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans; or (bb) Within 5km from national parks, world heritage sites, areas identified in terms of NEMPAA or from the core area of a biosphere reserve; - <p>excluding the conversion of existing buildings where the development footprint will not be increased</p>	<p>Applicable</p> <p>Listing Notice 3, Activity 6 applies to the development of resorts, lodges, hotels, or tourism and hospitality facilities that sleep 15 people or more where such development occurs outside an urban area and within 5 km of a national park or within a Critical Biodiversity Area. The property is located outside an urban area and within approximately 5 km of the Garden Route National Park, and this activity therefore warrants careful consideration.</p> <p>The existing tiny home accommodation units on the property have been established as a small-scale facility within an already disturbed footprint. As currently configured, the combined sleeping capacity of the accommodation units has the potential to approach or exceed the 15-person threshold.</p>
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		<p>In order to avoid triggering Listing Notice 3, Activity 6, it is proposed that one accommodation unit be removed, thereby ensuring that the facility accommodates fewer than 15 sleeping persons at any given time.</p> <p>Provided that the accommodation capacity is formally limited to less than 15 people, and no additional accommodation units or sleeping facilities are introduced, Listing Notice 3, Activity 6 is not applicable to the existing development on the property.</p> <p>The alternative development layout illustrated in the 2019 site plan, however, proposes additional accommodation units distributed across a broader portion of the site. Implementation of this alternative proposal would increase the sleeping capacity beyond the 15-person threshold and would therefore trigger Listing Notice 3, Activity 6, requiring Environmental Authorisation through a Basic Assessment process. This alternative proposal is accordingly treated separately from the existing development for the purposes of this screening report.</p>
12	<p>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</p> <p>Western Cape:</p> <ol style="list-style-type: none"> 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; Within critical biodiversity areas identified in bioregional plans; 	<p>Applicable</p> <p>Listing Notice 1, Activity 12 applies to the clearance of 300 m² or more of indigenous vegetation within, inter alia, Endangered ecosystems and Critical Biodiversity Areas, noting that the threshold is cumulative and includes all areas cleared in association with a development.</p> <p>The property is mapped within an ecosystem classified as Endangered, which elevates the sensitivity of the site and requires careful consideration of any vegetation clearance. However, review of the as-built layout of</p>

	<p>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 erven in urban areas;</p> <p>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</p> <p>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.</p>	<p>the existing tiny home accommodation units, together with available site information, indicates that these units have been established within an area that was historically disturbed and maintained as lawn or grassed open space. On this basis, the establishment of the existing tiny homes is not considered to have resulted in the clearance of 300 m² or more of indigenous vegetation, as defined in the EIA Regulations, and Listing Notice 1, Activity 12 is therefore not applicable to the existing development.</p> <p>The alternative development layout illustrated in the 2019 site plan, however, proposes accommodation units and associated infrastructure distributed across a larger portion of the property, including areas of less disturbed vegetation. Implementation of this alternative proposal would likely result in additional vegetation clearance and may cumulatively exceed the 300 m² threshold within an Endangered ecosystem. Should the 2019 proposal or any similar future expansion be pursued, the applicability of Listing Notice 1, Activity 12 would need to be reassessed, and Environmental Authorisation may be required.</p>
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5.2. ADDITIONAL ENVIRONMENTAL LEGISLATION: APPLICABILITY TO EXISTING AND PROPOSED DEVELOPMENT

National Water Act, 1998 (Act No. 36 of 1998):

The National Water Act governs activities occurring within or in proximity to watercourses, including both perennial and non-perennial drainage features. Review of available watercourse mapping and the as-built layout of the existing tiny home accommodation units confirms that all current structures are located more than 32 metres from identified watercourses. Accordingly, no water-related regulated activities are triggered by the existing development.

The alternative development layout illustrated in the 2019 site plan proposes a broader spatial distribution of accommodation units and associated infrastructure across the property. Should this layout be implemented, proximity to mapped non-perennial drainage features would need to be

reassessed, and additional regulatory requirements in terms of the National Water Act may become applicable.

National Environmental Management: Biodiversity Act, 2004 (Act No. 10 of 2004)

The property is situated within an ecosystem classified as Endangered, and portions of the broader site occur within areas identified as Critical Biodiversity Areas (CBAs). The existing tiny home accommodation units are confined to a historically disturbed footprint and are located outside the mapped CBAs. As such, the current development does not directly impact intact or high-value biodiversity areas.

The alternative 2019 proposal extends development into less disturbed portions of the site, including areas closer to mapped CBAs. Implementation of this proposal would elevate biodiversity-related considerations and may require additional assessment to address potential impacts on sensitive habitat, in line with the objectives of the Biodiversity Act.

National Forests Act, 1998 (Act No. 84 of 1998)

The National Forests Act protects certain listed tree species and regulates their removal or disturbance. No removal of protected tree species has been identified in relation to the existing tiny home development, and no authorisations in terms of this Act are currently applicable.

Should the alternative 2019 development layout be pursued, particularly where expansion into less disturbed areas is proposed, the presence of protected tree species would need to be confirmed. Any removal or disturbance of protected trees would require authorisation in terms of the National Forests Act prior to implementation.

6. ENVIRONMENTAL SCREENING TOOL

The National Web-Based Environmental Screening Tool is an online spatial analysis platform developed to support applications for Environmental Authorisation in terms of the Environmental Impact Assessment Regulations, 2014 (as amended). The tool is used to identify environmental sensitivities associated with a proposed development site and to inform the scope of specialist inputs and assessments that may be required as part of a formal environmental authorisation process.

In the context of this project, the Screening Tool is not applied to the existing as-built tiny home development. Rather, it is relevant only in the event that a future development proposal is pursued that triggers the need for Environmental Authorisation, such as the implementation of the alternative 2019 development layout or any expansion that would require a Basic Assessment process.

6.1. ENVIRONMENTAL SENSITIVITIES

The following sensitivities are related to the property as a whole -

Environmental sensitivities:

Theme	Very High	High	Medium	Low
Agriculture			X	
Animal Species		X		
Aquatic Biodiversity	X			
Archaeological and Cultural heritage	X			

Civil Aviation			X	
Defence				X
Palaeontology				X
Plant Species			X	
Terrestrial Biodiversity	X			

6.2. IDENTIFIED SPECIALIST ASSESSMENTS

Based on the selected classification, and the environmental sensitivities of the proposed development footprint, the following list of specialist assessments have been identified for inclusion in the assessment report. It is the responsibility of the EAP to confirm this list and to motivate in the assessment report, the reason for not including any of the identified specialist study including the provision of photographic evidence of the site situation.

Identified Specialist:

No	Specialist assessment	Assessment Protocol
1	Landscape/Visual Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted General Requirement Assessment Protocols.pdf
2	Archaeological and Cultural Heritage Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/GuidanceforHIA.pdf
3	Palaeontology Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/GuidanceforPIA.pdf
4	Terrestrial Biodiversity Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted Terrestrial Biodiversity Assessment Protocols.pdf
5	Aquatic Biodiversity Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted Aquatic Biodiversity Assessment Protocols.pdf
6	Socio-Economic Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted General Requirement Assessment Protocols.pdf
7	Plant Species Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted Plant Species Assessment Protocols.pdf
8	Animal Species Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted Animal Species Assessment Protocols.pdf

7. CONCLUSION

This screening report has assessed the existing development and potential future development on Erf 335, Wilderness, with specific reference to the Environmental Impact Assessment Regulations, 2014 (as amended). The assessment concludes that the as-built tiny home development, in its current configuration, triggers Listing Notice 3, Activity 6, as the accommodation facility sleeps 15 people or more, is located outside an urban area, and falls within 5 km of the Garden Route

National Park. Retention of the development in its current form would therefore require rectification in terms of Section 24G of the National Environmental Management Act, 1998.

It is accordingly recommended that one sleeping unit be removed to ensure that the total sleeping capacity remains below 15 people, thereby avoiding the need for a Section 24G process and allowing the existing development to remain lawfully in place. Should the property owners wish to expand accommodation or implement the alternative 2019 development layout in future, such development would require Environmental Authorisation through a Basic Assessment process prior to implementation. This approach allows the owners to achieve immediate compliance while retaining flexibility to pursue future development through the appropriate regulatory process.

**SCREENING REPORT FOR AN ENVIRONMENTAL AUTHORIZATION AS
REQUIRED BY THE 2014 EIA REGULATIONS – PROPOSED SITE
ENVIRONMENTAL SENSITIVITY**

EIA Reference number: TBC

Project name: Erf 335 - Wilderness

Project title: Environmental screening Report

Date screening report generated: 30/01/2026 13:03:40

Applicant: -

Compiler: Justin Britton (Eco Route Environmental)

Compiler signature:

.....

Application Category: Transformation of land | Indigenous vegetation



Eco Route
Environmental Consultancy

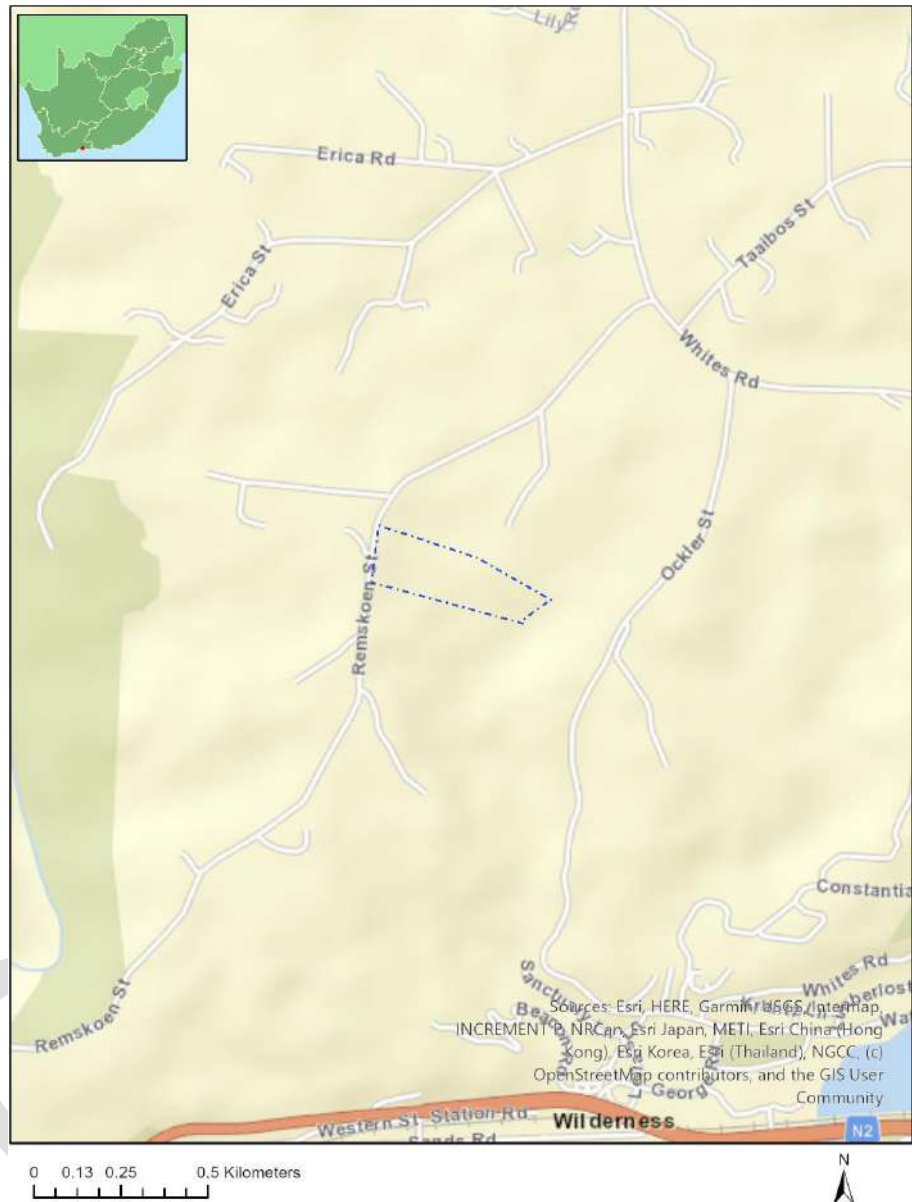
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MAP OF RELATIVE PLANT SPECIES THEME SENSITIVITY	15
MAP OF RELATIVE TERRESTRIAL BIODIVERSITY THEME SENSITIVITY	16

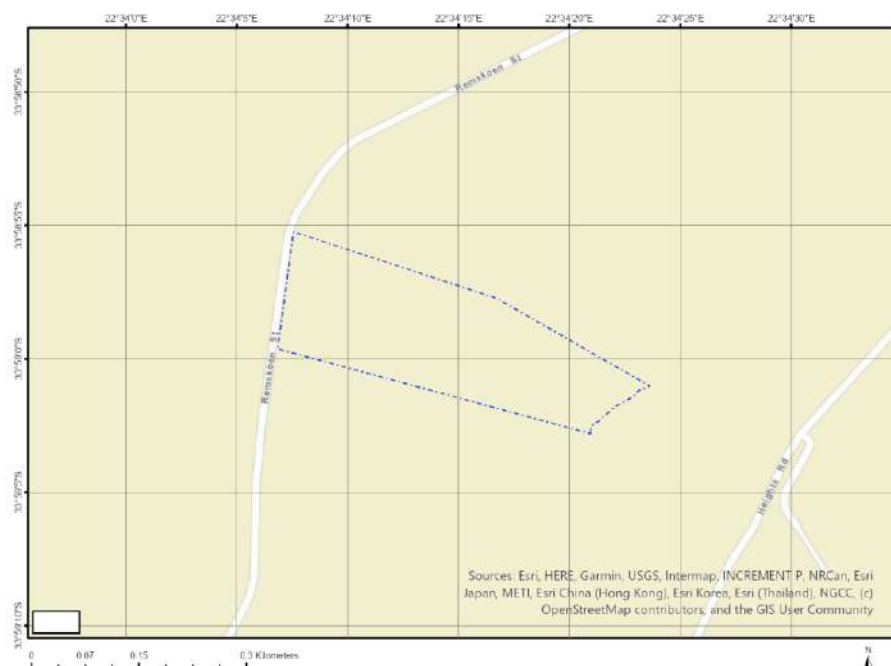
Proposed Project Location

Orientation map 1: General location

General Orientation: Erf 335 - Wilderness



Map of proposed site and relevant area(s)



Cadastral details of the proposed site

Property details:

No	Farm Name	Farm/ Erf No	Portion	Latitude	Longitude	Property Type
1	HOEKWIL	335	0	33°58'59.25S	22°34'14.2E	Erven

Development footprint¹ vertices:

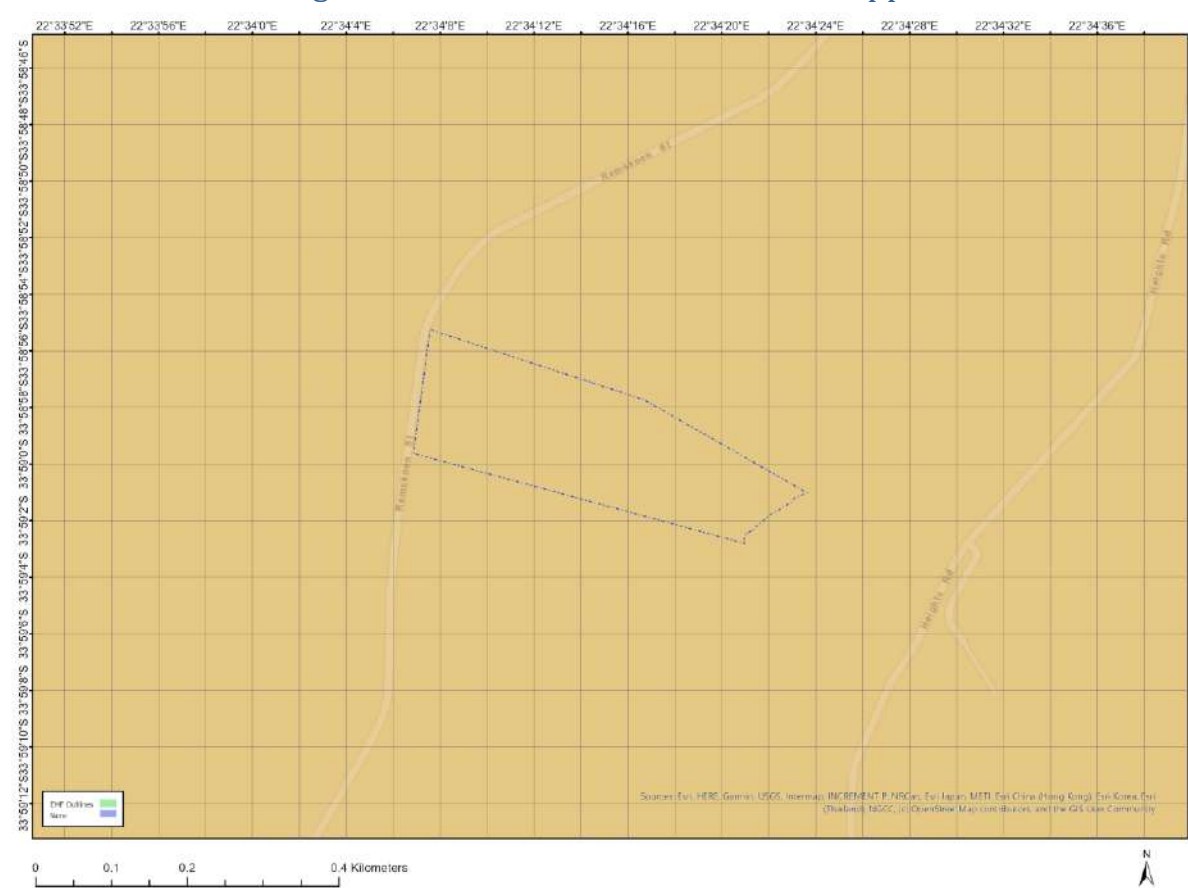
No development footprint(s) specified.

Wind and Solar developments with an approved Environmental Authorisation or applications under consideration within 30 km of the proposed area

No	EIA Reference No	Classification	Status of application	Distance from proposed area (km)
1	14/12/16/3/3/1/1292/AM1	Solar PV	Approved	20.1
2	14/12/16/3/3/1/1292	Solar PV	Approved	20.1

¹ "development footprint", means the area within the site on which the development will take place and includes all ancillary developments for example roads, power lines, boundary walls, paving etc. which require vegetation clearance or which will be disturbed and for which the application has been submitted.

Environmental Management Frameworks relevant to the application



Environmental Management Framework	LINK
Garden Route EMF	https://screening.environment.gov.za/ScreeningDownloads/EMF/garden_route_finalreport.pdf

Environmental screening results and assessment outcomes

The following sections contain a summary of any development incentives, restrictions, exclusions or prohibitions that apply to the proposed development site as well as the most environmental sensitive features on the site based on the site sensitivity screening results for the application classification that was selected. The application classification selected for this report is: **Transformation of land | Indigenous vegetation.**

Relevant development incentives, restrictions, exclusions or prohibitions

The following development incentives, restrictions, exclusions or prohibitions and their implications that apply to this site are indicated below.

Incentive, restriction or prohibition	Implication
Garden Route National Park Buffer	https://screening.environment.gov.za/ScreeningDownloads/Developmen

	tZones/grnp_approved_plan.pdf
South African Conservation Areas	https://screening.environment.gov.za/ScreeningDownloads/DevelopmentZones/SACAD_OR_2025_Q3_Metadata.pdf

Proposed Development Area Environmental Sensitivity

The following summary of the development site environmental sensitivities is identified. Only the highest environmental sensitivity is indicated. The footprint environmental sensitivities for the proposed development footprint as identified, are indicative only and must be verified on site by a suitably qualified person before the specialist assessments identified below can be confirmed.

Theme	Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
Agriculture Theme			X	
Animal Species Theme		X		
Aquatic Biodiversity Theme	X			
Archaeological and Cultural Heritage Theme	X			
Civil Aviation Theme			X	
Defence Theme				X
Paleontology Theme				X
Plant Species Theme			X	
Terrestrial Biodiversity Theme	X			

Specialist assessments identified

Based on the selected classification, and the known impacts associated with the proposed development, the following list of specialist assessments have been identified for inclusion in the assessment report. It is the responsibility of the EAP to confirm this list and to motivate in the assessment report, the reason for not including any of the identified specialist study including the provision of photographic evidence of the site situation.

No	Specialist assessment	Assessment Protocol
1	Landscape/Visual Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted General Requirement Assessment Protocols.pdf
2	Archaeological and Cultural Heritage Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/GuidanceforHIA.pdf
3	Palaeontology Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/GuidanceforPIA.pdf
4	Terrestrial Biodiversity Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted Terrestrial Biodiversity Assessment Protocols.pdf
5	Aquatic Biodiversity Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted Aquatic Biodiversity Assessment Protocols.pdf
6	Socio-Economic Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted General Requirement Assessment Protocols.pdf

7	Plant Species Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_Plant_Species_Assessment_Protocols.pdf
8	Animal Species Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_Animal_Species_Assessment_Protocols.pdf

MAP OF RELATIVE ANIMAL SPECIES THEME SENSITIVITY



Where only a sensitive plant unique number or sensitive animal unique number is provided in the screening report and an assessment is required, the environmental assessment practitioner (EAP) or specialist is required to email SANBI at eiadatarequests@sanbi.org.za listing all sensitive species with their unique identifiers for which information is required. The name has been withheld as the species may be prone to illegal harvesting and must be protected. SANBI will release the actual species name after the details of the EAP or specialist have been documented.

Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
	X		

Sensitivity Features:

Sensitivity	Feature(s)
High	Aves-Stephanoaetus coronatus
High	Aves-Bradypterus sylvaticus
Medium	Amphibia-Afrixalus knysnae
Medium	Mammalia-Chlorotalpa duthieae
Medium	Sensitive species 8
Medium	Invertebrate-Aneuryphymus montanus

MAP OF RELATIVE AQUATIC BIODIVERSITY THEME SENSITIVITY



Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
X			

Sensitivity Features:

Sensitivity	Feature(s)
Very High	FEPA Subcatchment
Very High	SWSA (sw) Outeniqua

MAP OF RELATIVE ARCHAEOLOGICAL AND CULTURAL HERITAGE THEME SENSITIVITY

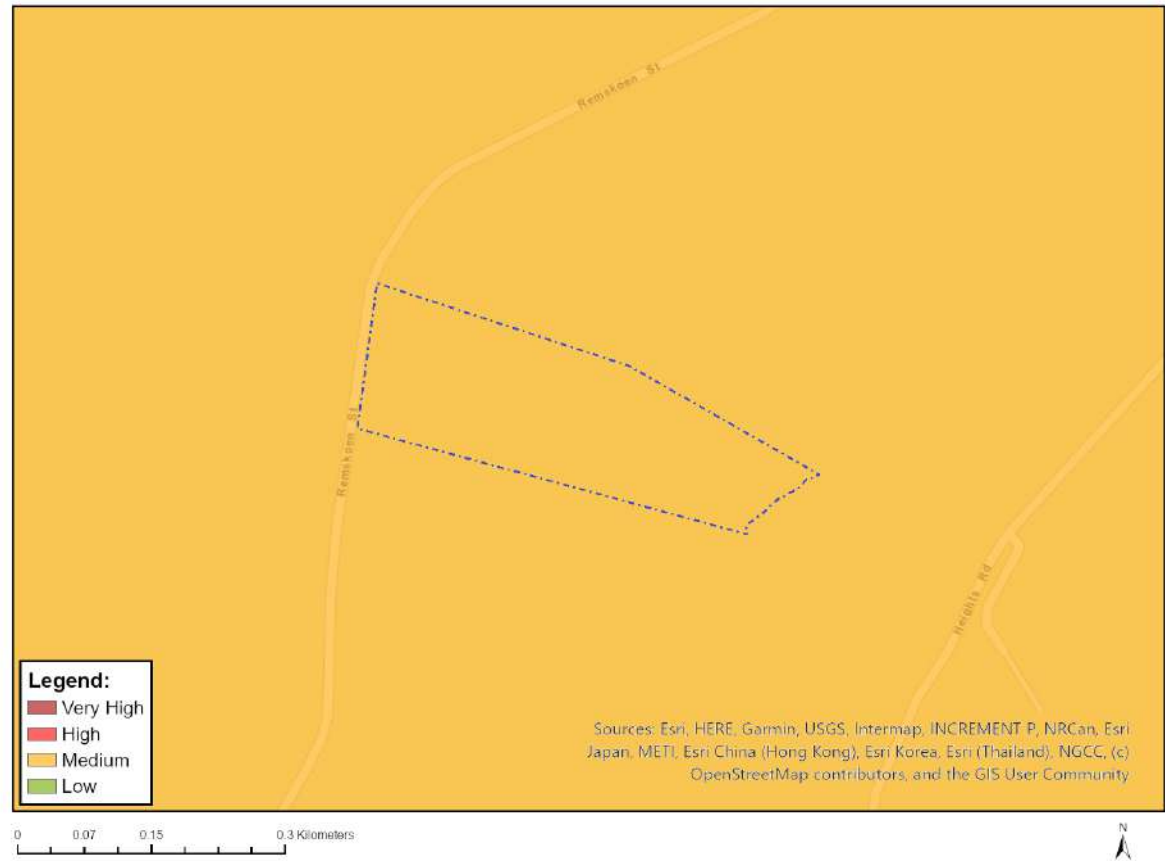


Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
X			

Sensitivity Features:

Sensitivity	Feature(s)
Low	Low Sensitivity
Very High	Within 2km of a Grade II Heritage site

MAP OF RELATIVE CIVIL AVIATION THEME SENSITIVITY

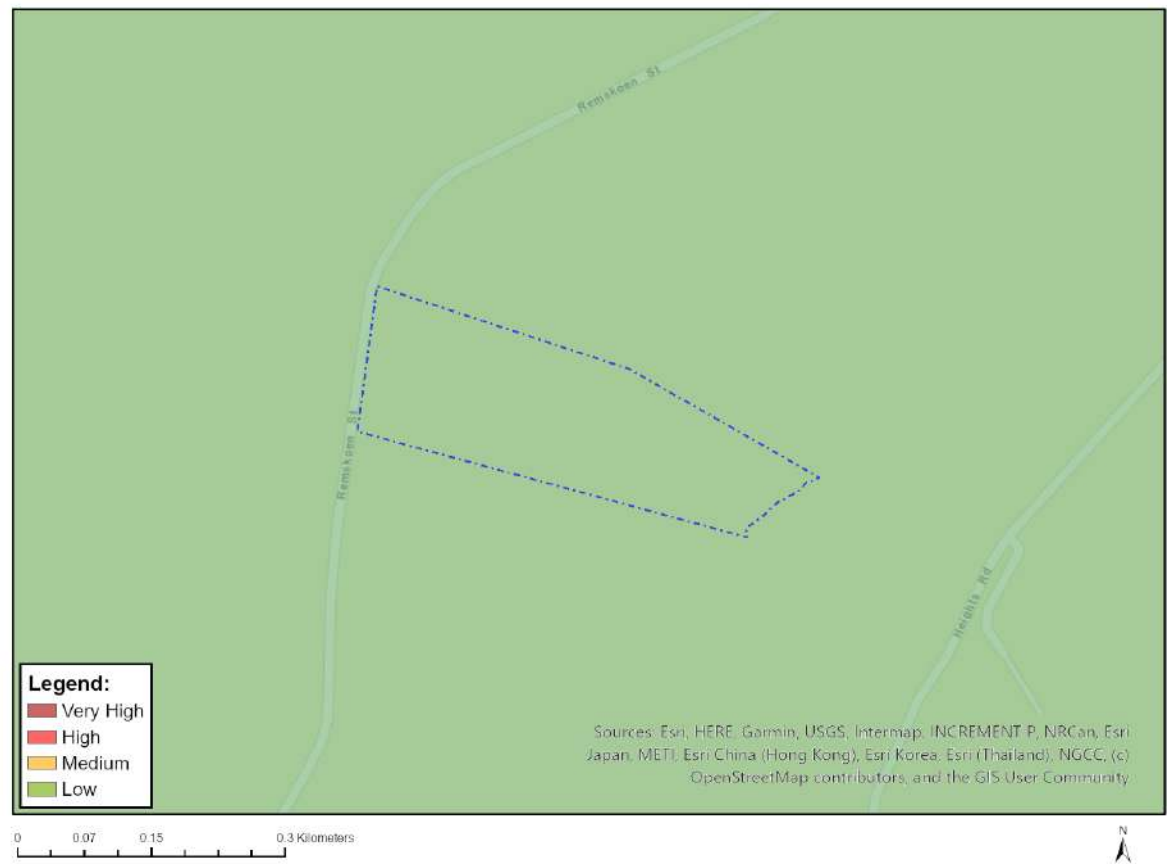


Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
		X	

Sensitivity Features:

Sensitivity	Feature(s)
Medium	Between 15 and 35 km from a civil aviation radar
Medium	Between 15 and 35 km from a major civil aviation aerodrome
Medium	Between 8 and 15 km of other civil aviation aerodrome

MAP OF RELATIVE DEFENCE THEME SENSITIVITY



Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
			X

Sensitivity Features:

Sensitivity	Feature(s)
Low	Low Sensitivity

MAP OF RELATIVE PALEONTOLOGY THEME SENSITIVITY

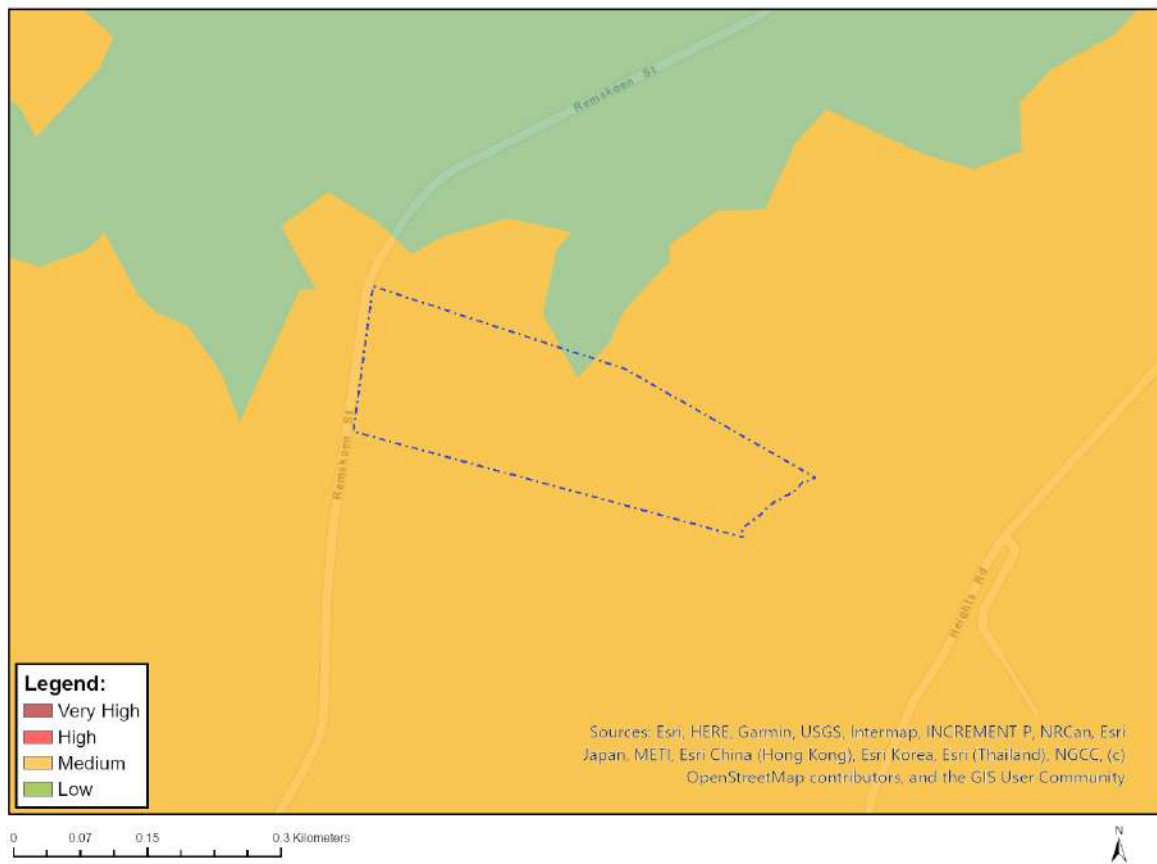


Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
			X

Sensitivity Features:

Sensitivity	Feature(s)
Low	Features with a Low paleontological sensitivity

MAP OF RELATIVE PLANT SPECIES THEME SENSITIVITY



Where only a sensitive plant unique number or sensitive animal unique number is provided in the screening report and an assessment is required, the environmental assessment practitioner (EAP) or specialist is required to email SANBI at eiadatarequests@sanbi.org.za listing all sensitive species with their unique identifiers for which information is required. The name has been withheld as the species may be prone to illegal harvesting and must be protected. SANBI will release the actual species name after the details of the EAP or specialist have been documented.

Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
		X	

Sensitivity Features:

Sensitivity	Feature(s)
Low	Low Sensitivity
Medium	Leucospermum glabrum
Medium	Selago burchellii
Medium	Sensitive species 1081
Medium	Sensitive species 419
Medium	Sensitive species 1024
Medium	Sensitive species 763

MAP OF RELATIVE TERRESTRIAL BIODIVERSITY THEME SENSITIVITY



Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
X			

Sensitivity Features:

Sensitivity	Feature(s)
Very High	CBA: Terrestrial
Very High	CBA2: Terrestrial
Very High	FEPA Subcatchment
Very High	SWSA (sw)_Outeniqua
Very High	EN_Garden Route Shale Fynbos

ANNEXURE "D": DRONE IMAGES











ANNEXURE "E": PROPOSED SITE PLAN AND BUILDING PLANS



Pierre Durant
Tel: 082 482 8339
Email: pierre@techtrust.co.za

New additions for Mr & Mrs
Worion on erf 335, Wild. Heights

REVISION	PERIOD	DATE	BY	CHKD
1	SDP	27/07/2023	PJD	

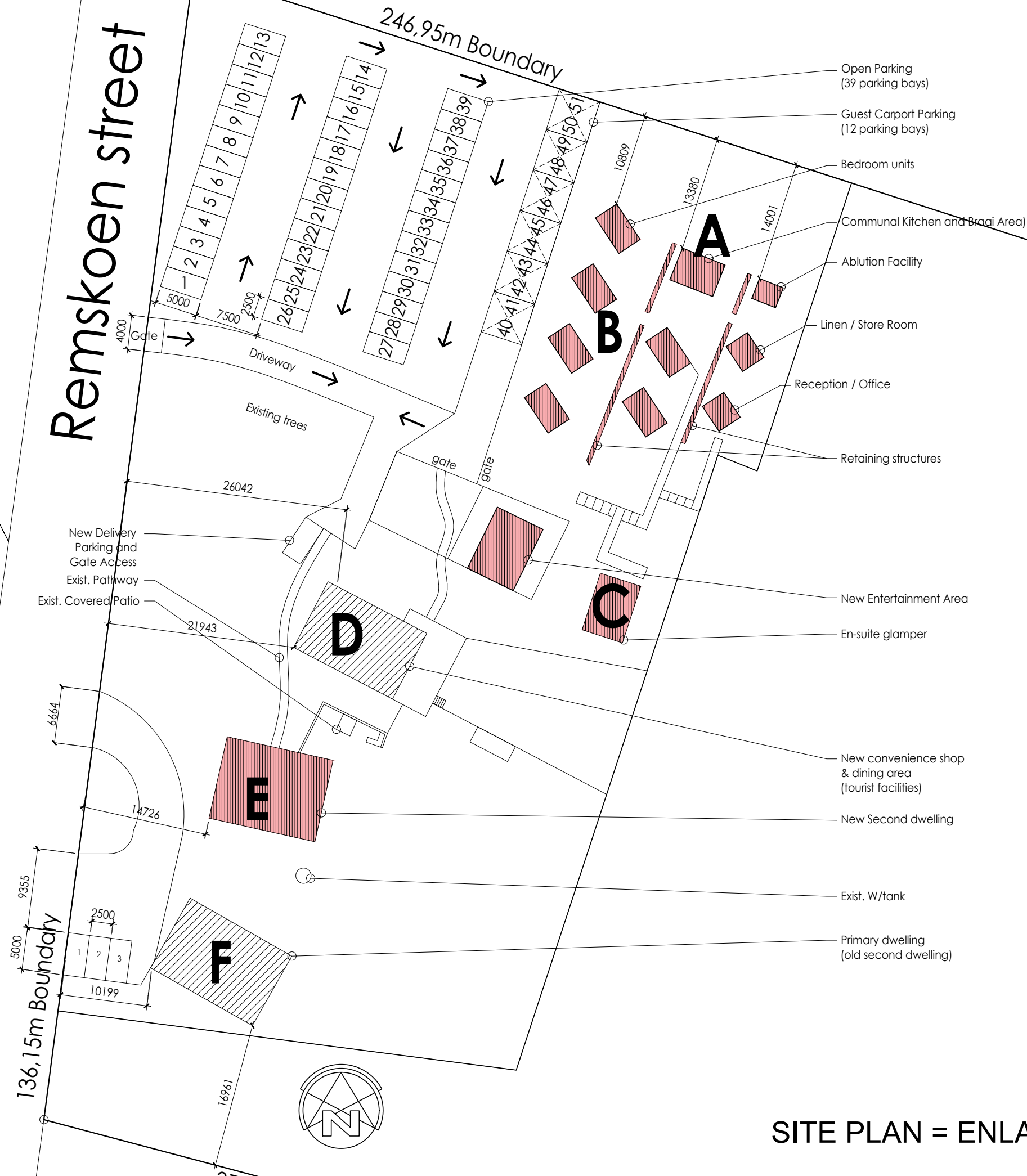
TITLE: SDP
DATE: 27/07/2023
SITE: 1

Remskoen street

RE/346

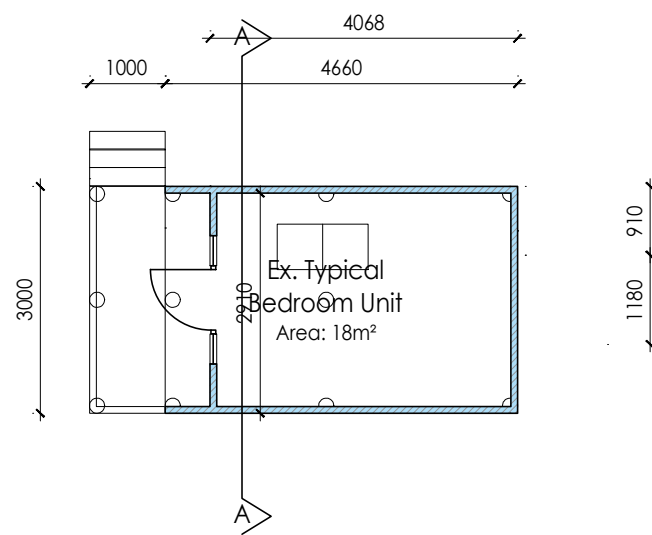
Conservation area

335

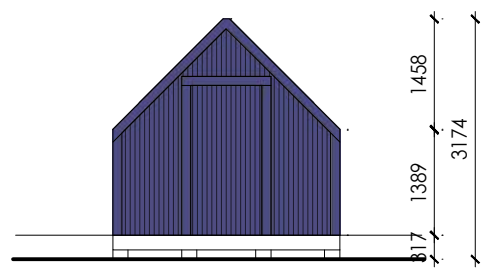


SITE PLAN = ENLARGE

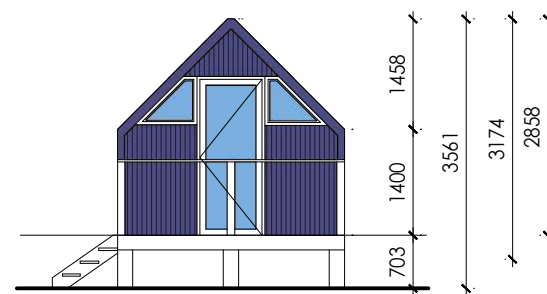
TYPICAL BEDROOM UNIT



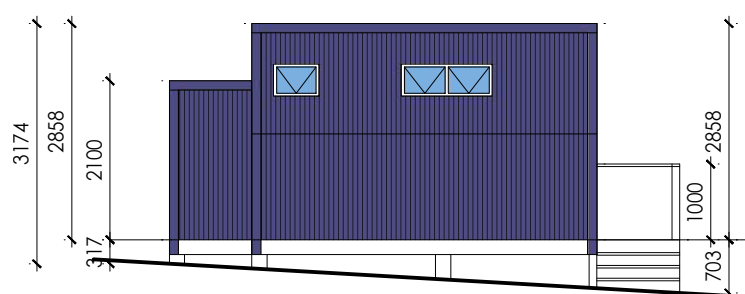
Floor Plan scale 1:100



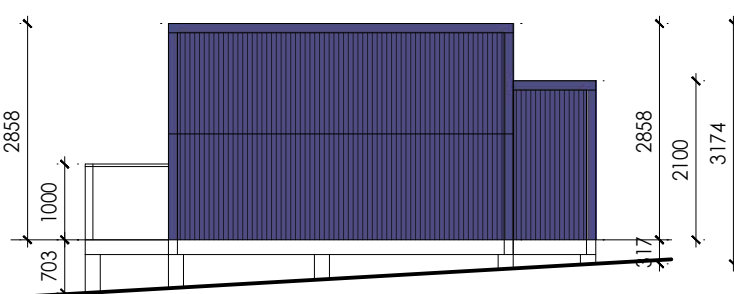
South-East Elevation scale 1:100



North-West Elevation scale 1:100

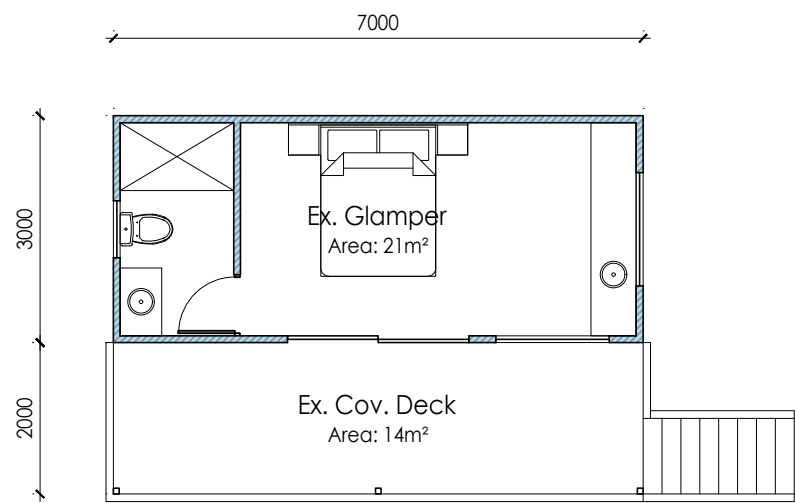


South-West Elevation scale 1:100

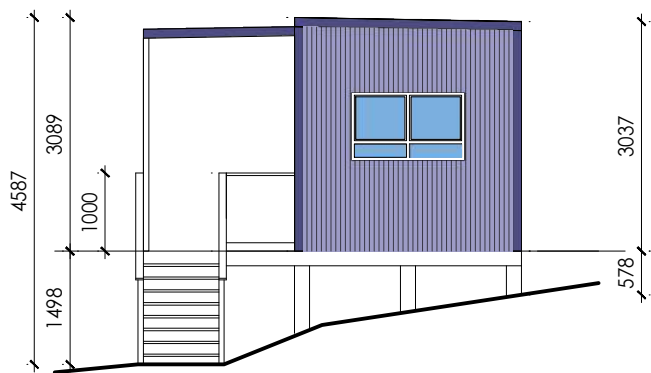


North-East Elevation scale 1:100

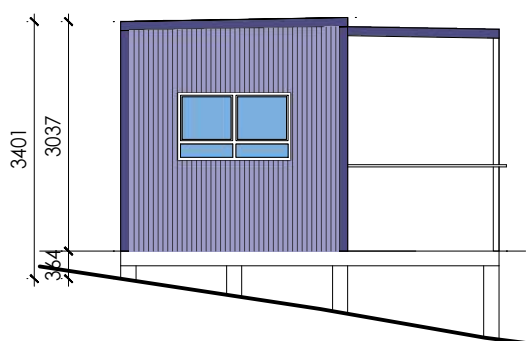
GLAMPER UNIT



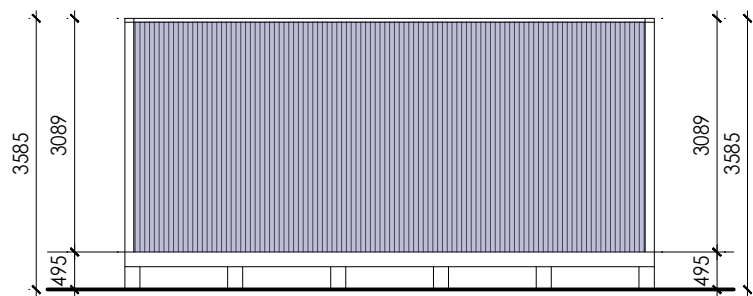
Floor Plan scale 1:100



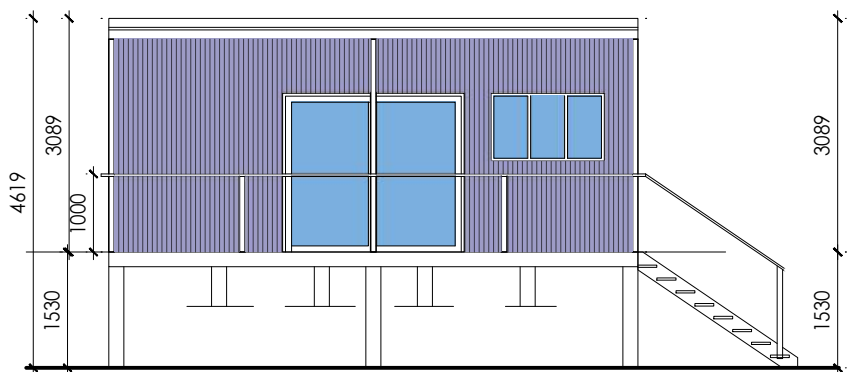
North Elevation scale 1:100



South Elevation scale 1:100

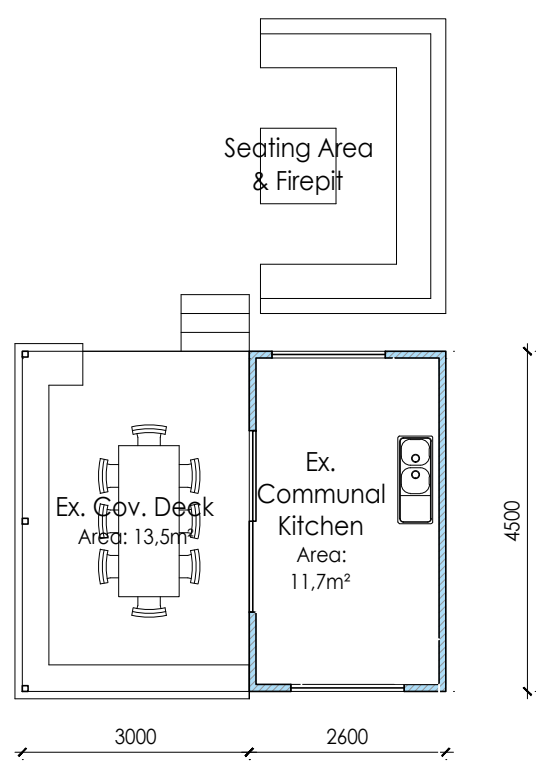
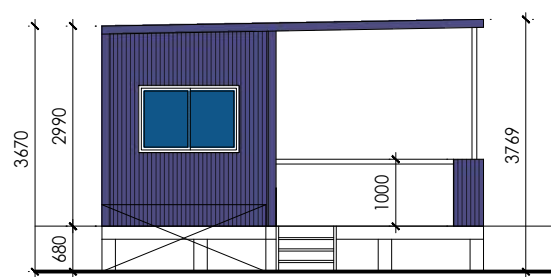


West Elevation scale 1:100

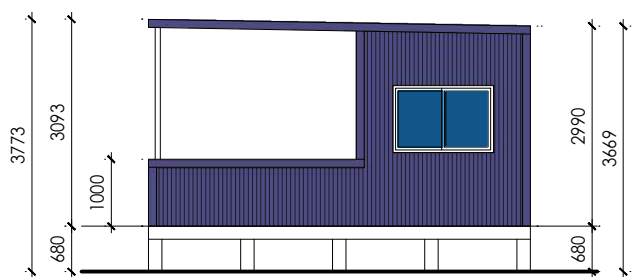


East Elevation scale 1:100

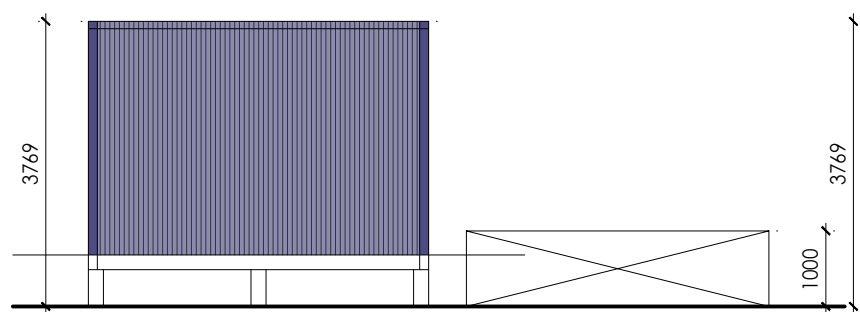
COMMUNAL KITCHEN AND OUTDOOR SEATING AREA WITH BRAAI FACILITY



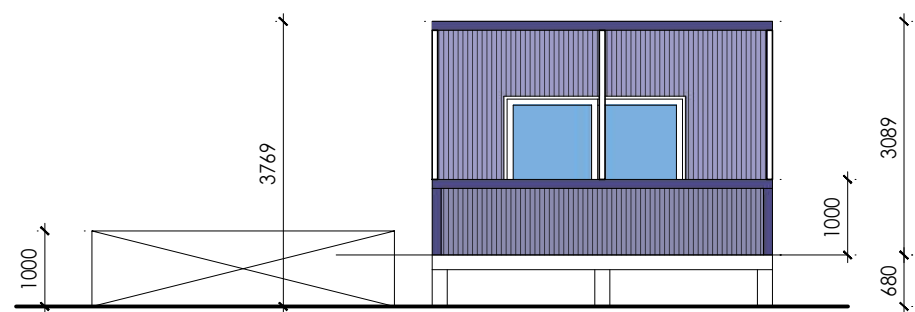
South Elevation scale 1:100



North Elevation scale 1:100

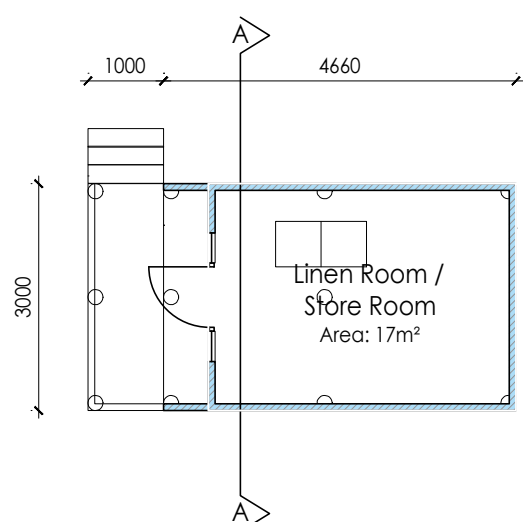


West Elevation scale 1:100



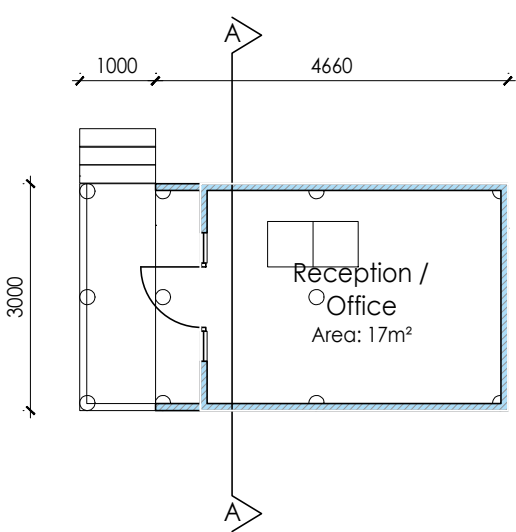
East Elevation scale 1:100

LINEN ROOM / STORE ROOM

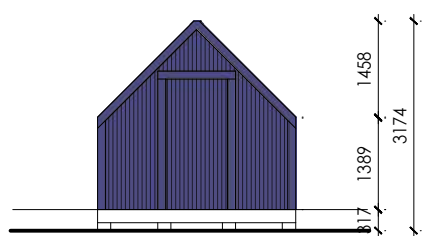


Floor Plan scale 1:100

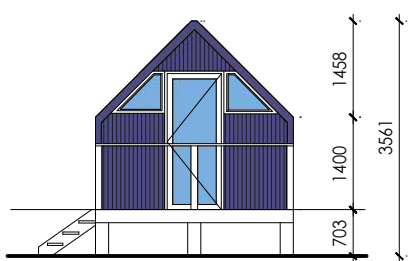
RECEPTION / OFFICE



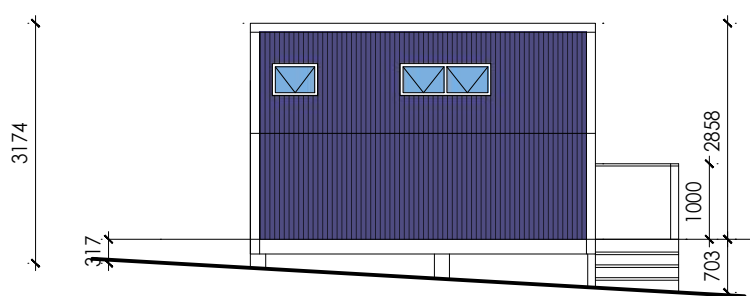
Floor Plan scale 1:100



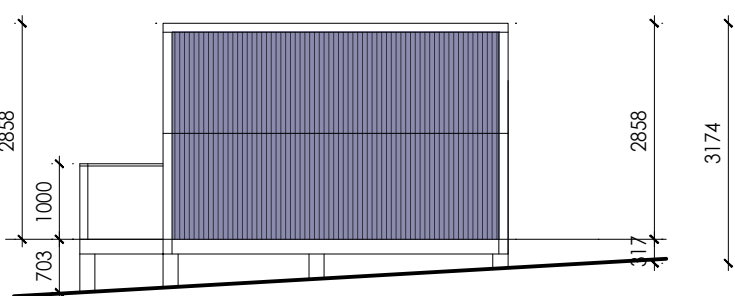
North Elevation scale 1:100



South Elevation scale 1:100

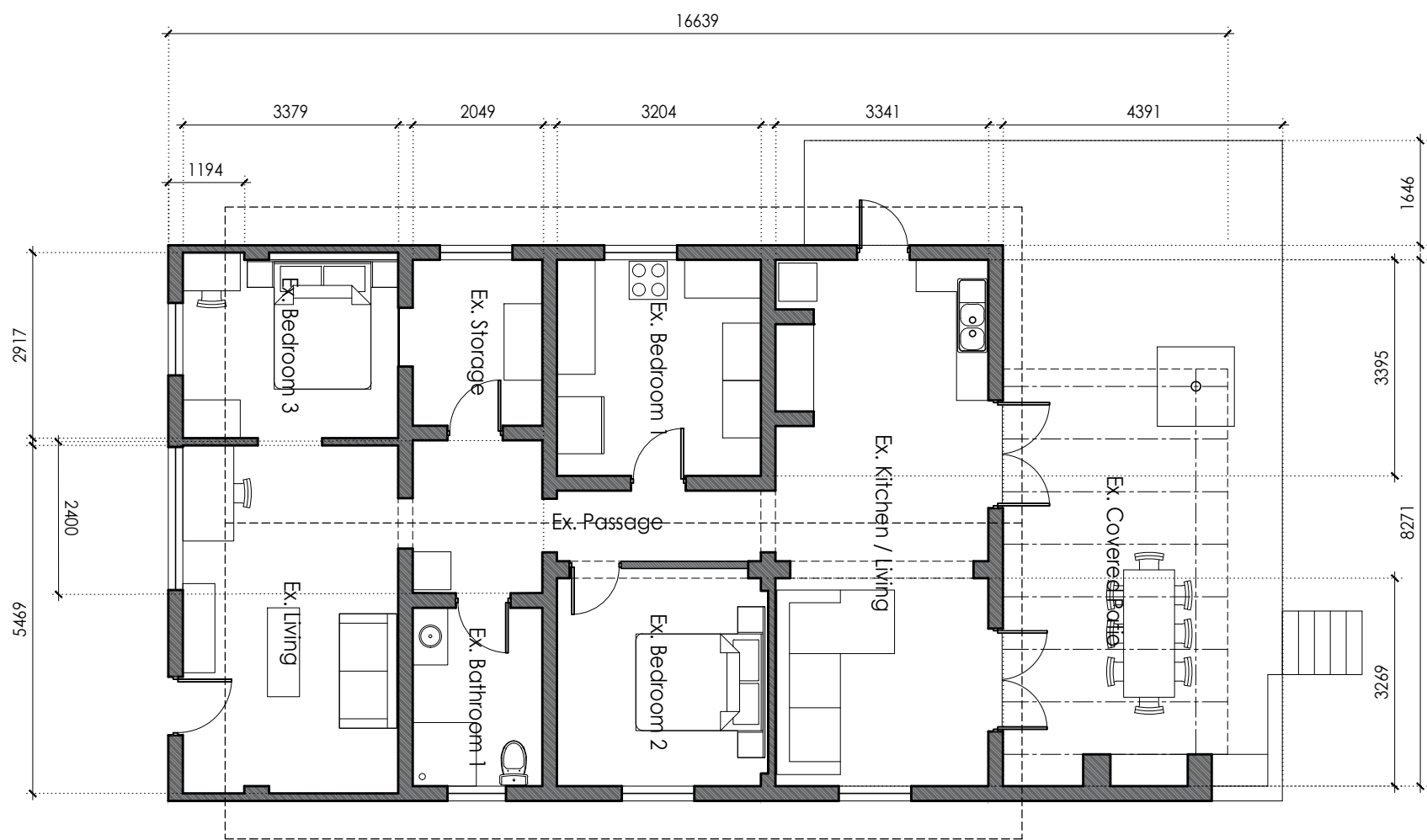


West Elevation scale 1:100

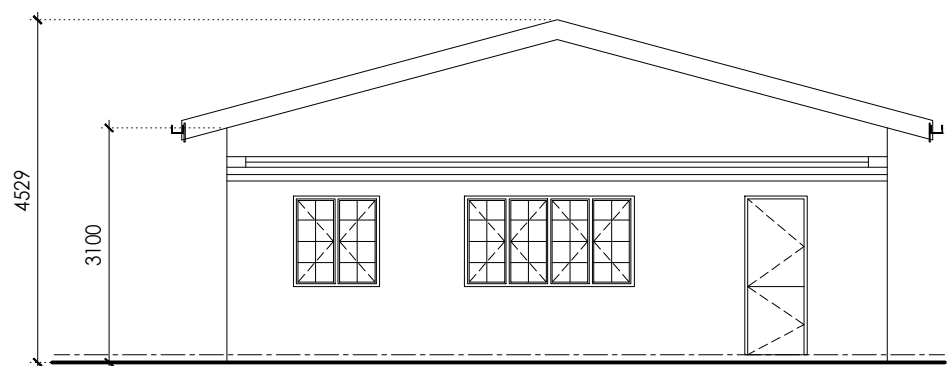


East Elevation scale 1:100

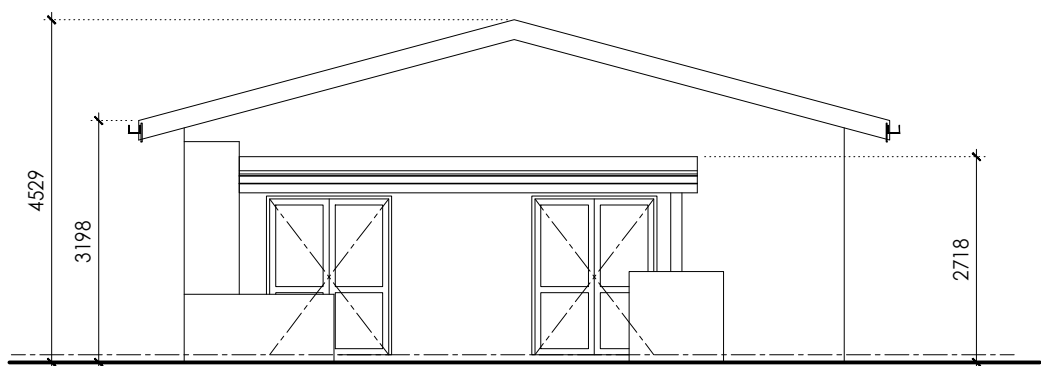
PROPOSED NEW RESTAURANT
Area = 134m²



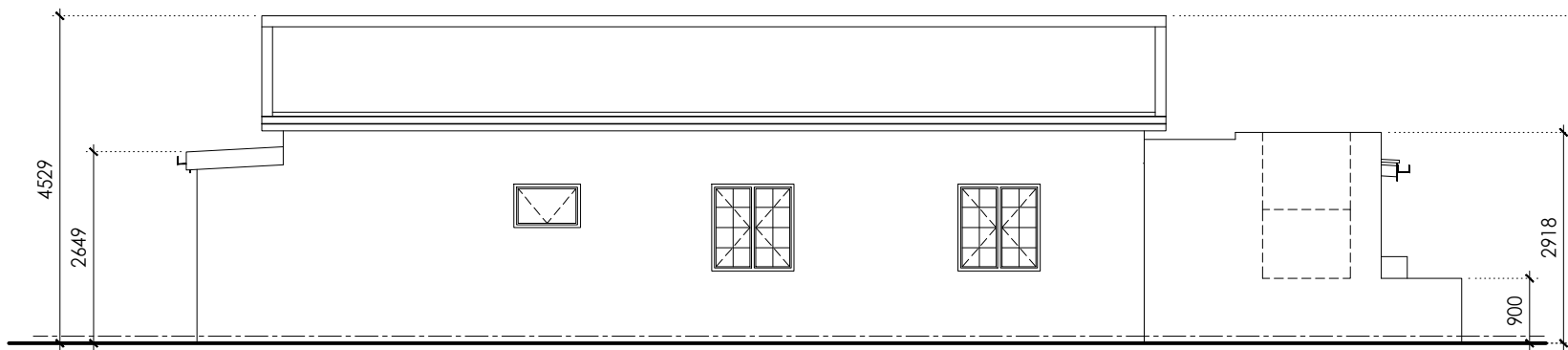
Floor Plan scale 1:100



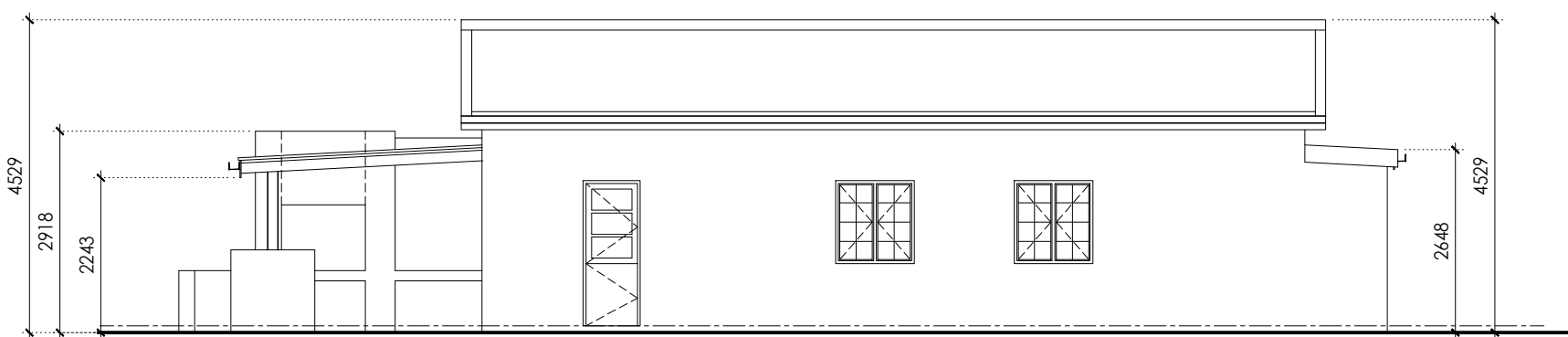
West Elevation scale 1:100



East Elevation scale 1:100



North Elevation scale 1:100



South Elevation scale 1:100

● North Elevation
Scale 1: 100

● East Elevation
Scale 1: 100

● **South Elevation**
Scale 1: 100

● West Elevation

0 Site Plan
Scale 1: 1000

0 Section B- B

0 Section A

<u>Window Schedule</u>			
W Nr.	Cat. Nr	Description	Quantity
W1	C1HE	1200x 930mm Top Hung	1
W2	SS1512 Vlc	1100x1550mm Sash	4
W3	D22E	1150x 614mm Awning	1
W4	C1FE	597x 990mm	2
W5	SS9090 Vlc	900x 900mm	3
SD1	EG8	2400x 2100mm	1

All the doors and windows out of Rutherford Joinery.

0 Plan
scale 1: 50

0 Plan (Setting out of poles)

The timber structure is to be erected in accordance with SABS 082 (Code of Practice)
Die hout struktuur moet volgens SABS 082 (Gebruikskode) opgerig word

No final inspection
will be carried out
after 12h00 on a Friday

APPROVED subject to Section 7(1)(a) of the National Building Regulations & Building Standards Act 1977 (Act 103 of 1977).
The approval hereby granted expires after 12 months of date of approval unless erection of the building is commenced with within the said period, or unless the period is extended through a written approval.

APPROVED
DATE: 2/9/10 PLAN NO: 1377/b
[Signature]
Building Control Officer

GEORGE MUNICIPALITY
APPROVED
DATE 20/7/10 PLAN NO. 137/10
Plans Examiner

- * Care to be taken when excavating for new work. All existing cables, etc. exposed to be pointed out to client and/or architect shall advise necessary action to be taken.
- * The contractor shall take all necessary precautions to avoid as much as possible, to existing buildings and fences.
- * All streets are 170mm high and 250mm wide no alterations allowed.
- * Gaining must have the SABS 0137 and 1263 mark.
- * All Occupational Safety Regulations as set by Dept. of Labour with.

Foundations
A. 600x600x100mm Pre cast R.C. base.
Floor

1. 76x22mm Beams at 3300/C, on 200mm timber columns 2700mm C/C
 2. 20x22mm Joists at 600/C
 3. 50x50 Shutter board flooring
 4. Siding 120 x 10mm insulated meranti slating and finished w/ approved wood steele.
 5. Vinyl Vinyl finishing on all floors.
- Walls**
1. Glazed Tiles on walls: First grade coloured tiles glued to nubs with "TYLON" adhesive to a height of 1.5m. (to owners choice)
 2. External walls: 38x14mm frame work, 12mm max. rhinobond internal cladding generally 5/9mm fibre cement or 12mm insulated. Glazed tiles on exterior backed insulation/ clamping
 3. Nuts: cladding plank "terranote" (Timber Grain) siding external as to owners choice. All the Facing accessories to be used as in building plank manual.
 4. Internal walls: 38x2mm Framework with 12mm rhinobond and generally 9mm fibre cement in bathrooms.
 5. Windows: External: Window reveals as specified by "Eventide" or "Ecos" or "Ecos".
 6. Windows: Tropical wood Windows.

1. Gypsum ceiling 6.4mm Rhinobond with 25mm nu cornice, cut to 384mm branding at 400mm centres max, cover stays in place until finish coat DURA, DURA 5 and 7 on DURA 55. Ceilings to be nailed in between trusses in joist. No ground floor open beams
2. Installation of 125mm wide "Think plank" or similar matting to be done in the closely spaced joists
3. Wall plate 384.14mm pine wall plate painted with two coats of Roof trusses constructed for specialists "Gang nail" method to max 1.000mm centres 30° NB exposed at 1000mm centres
4. Roof trusses to be constructed with 100mm pine design by Roofing Roofing trades 500x76mm SA Pine at max 1.000mm centres
5. Roof sheets: 2mm Aluminium colour as to Owners choice, Ridge as supplied
6. Gutters and Down pipes standard PVC system
7. Bargeboards and fascias: nuce fibre cement
8. Nute coating boards on all the eaves, finished off with quarter 20mm x 12mm trussing
9. Lead to roof 384.28mm SA Pine and 384.52mm SA rafter Rofs at max 50°

- | Drainage | |
|----------|--|
| 1. | All soil pipes under building or footings to be encased in concrete, 300mm thickness all around pipe. |
| 2. | Inspect every all at bends and junctions of drains, with manholes and levels. |
| 3. | All waste pipes to be accessible over their entire length. |
| 4. | No dressing bands or junctions in or under floors. |
| 5. | Provide 1.5% depth of encased drain where same passes the building as nearest possible to foundations. |
| 6. | Pre-sealing traps to all waste water fittings (two pipe system). |
| 7. | Waste pipes on top of pipe system will be fitted with 65mm traps and each fitting. |
| 8. | WC soil pipes having a greater depth from pan to pipe invert 1.200mm will be anti-siphoned. |
| 9. | Waste pipes under floors to be sleeved |
| 10. | Min fall of 100mm drains to be 1:40 with min of 300mm cover |

GEORGE		MUNICIPALITY	
		MUNICIPALITEIT	
DEPARTMENT - TOWN ENGINEER			
STADSINGENIEUR - DEPARTEMENT			
DATE			
DATUM	06-05-08	PLAN NO 105-35	
MOET BETAL	ALREEDS BETAL	HOEF IK NIET BETAL	
MUST PAY	ALREADY PAID	DO NOT HAVE TO PAY	
		<i>[Signature]</i>	

Note condition of _____ of OSCA-permit
 given to _____ occupation certificate
 Project: _____
 Date: 08.06.05
 Director: Planning
 & Development

Proposed New House
Mnr. & Mrs. M.J. Bennett
Erf 335
Wilderness Heights
George District

Area:
Ground Floor Plan : 109.93m²
Covered Stoop : 19.11m²
Total Covered Area: 129.04m²

thompson & van blerk
architectural designers & planners

- valerie thompson (in d arch) 044 850 1
- shane van blerk 044 883 1

p.o. box 179
hoekwil
4508
Reg. No: ST

Pierre Durant
Tel: 082 482 8339
Email: pierre@techtrust.co.za

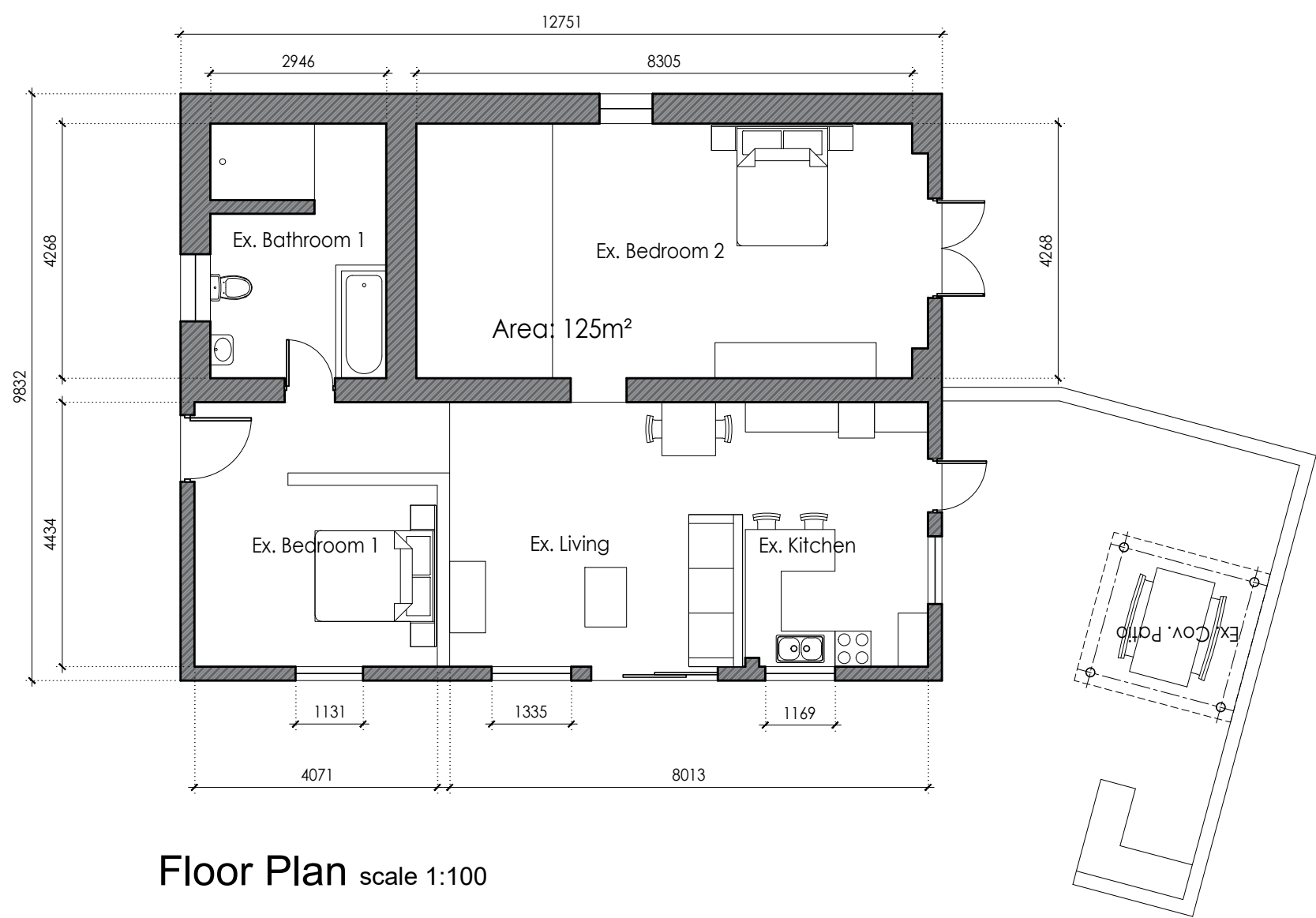
New additions for Mr & Mrs
Watton on erf 335, Wild. Heights

REVISION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
TITLE	SDP																															DWG. DATE	27/07/2023																																																																			
																															MAIN DWELLING																																																																					
																															HOUSE																																																																					
																															DRAWN																																																																					
																															PJD																																																																					

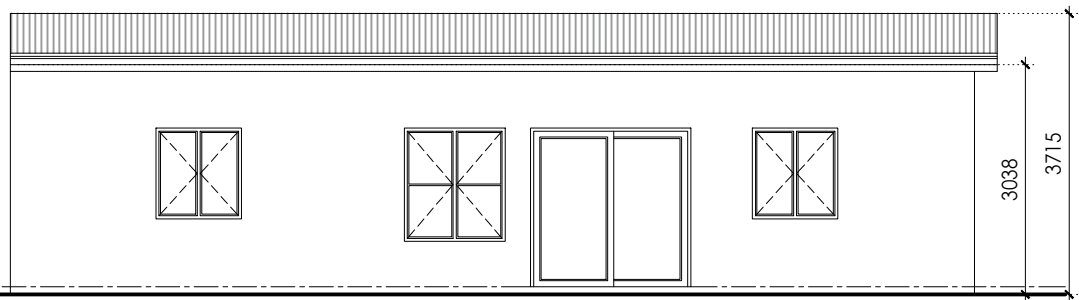
EXISTING MAIN DWELLING HOUSE

Area = 129m²

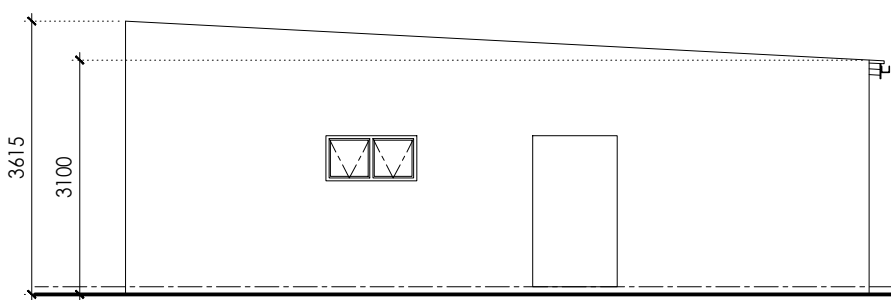
NEW SECOND DWELLING



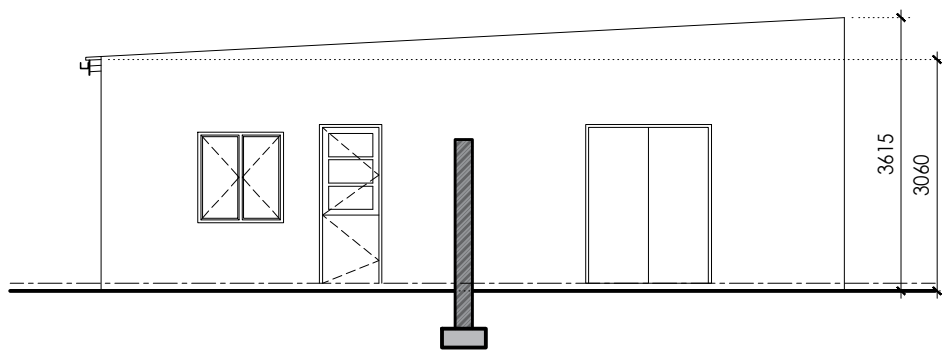
Floor Plan scale 1:100



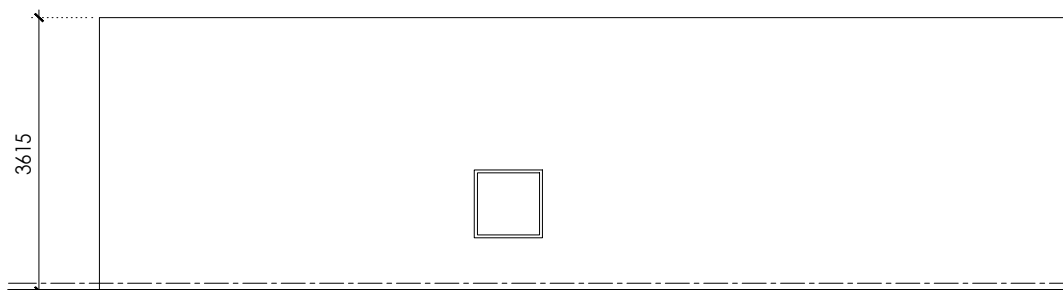
West Elevation scale 1:100



East Elevation scale 1:100



South Elevation scale 1:100



North Elevation scale 1:100

Pierre Durant

Tel: 082 482 8339

Email: pierre@techtrust.co.za

Erf 335, Wildemiss

Project Watton

Plans & Elevations

04/09/2026

Convenient Store

REVISION	PROJECT	DRAWN
...	...	...
...	...	...
...	...	...

ANNEXURE "F": SIGNED PRE-APPLICATION

LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

PLEASE NOTE:

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

PART A: PARTICULARS

Reference number: **4114259**

Purpose of consultation: **An application for rezoning and consent uses**

Brief proposal: **The purpose of the application is to rezone a portion of Erf 335 Hoekwil from Agricultural Zone I to Open Space Zone III and to apply for a consent use for tourist accommodation and tourist facilities**

Property(ies) description: **Erf 335 Hoekwil**

Date: **11 February 2026**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Ilané Huyser	George Mun.	044 801 9477	ihuyser@george.gov.za
Official	Fakazile Vava	George Mun.	044 801 9477	fvava@george.gov.za
Pre-applicant	J G Vrolijk		0824647871	janvrolijk@jvtownplanner.co.za

Documentation provided for discussion:

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

- Title deed of the erf
- Locality plan
- S G Diagram
- Drone photos of existing development on erf
- Site plan
- Explanatory memorandum regarding existing situation/development on erf received from owner
- Proposed zoning plan

YES	NO
-----	----

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

(If so, please provide a copy of the minutes)

DEVELOPMENT PROPOSAL

Erf 335 Hoekwil is at present zoned Agricultural Zone I.

The western portion of Erf 335 Hoekwil located directly adjacent Remskoek Street is at present developed with

- three dwelling houses;
- 8 tiny cottages. Six of the cottages consist of a bedroom fitted out double bed with an en-suite bathroom. The cottages do not contain any kitchenette. The remaining two cottages consists only of a room which has been fitted out with two single beds. The two cottages do not have a bathroom or a kitchenette.
- an outdoor kitchen which is available to all tourists accommodated in the cottages;
- an outdoor seating area with a braai facility;
- an outdoor toilet and shower; and
- a viewing deck.

The eastern extent of the property has a fairly steep downward slope to the east and is covered by natural vegetation. No development is proposed for this portion of the property, and this portion of the property will be kept in its present natural state.

The 8 tiny cottages are linked by virtue of a wooden boardwalk with each other and the outdoor kitchen, outdoor; seating area, outdoor toilet/shower and viewing deck. It is the intention to use these units as tourist accommodation units. In its present format it will be possible to house 16 tourists in the 8 cottages.

The position of all the buildings on the erf is indicated on the attached drone photos of the property. A sketch site plan indicating the position of the various structures is also attached hereto.

No approved building plans exist for the cottages and associated structures. It is furthermore also unclear if approved building plans exist for the three dwelling houses that exist on the erf.

A notice has since been served by the George Municipality on the owner of Erf 335 Hoekwil to

- demolish, remove and/or alter unauthorised building, structure or work and/or rehabilitate the land or restore the building, as the case may be, to its original form
- or to submit an application to rectify the unlawful land use in terms of section 86(1)(a)&(b) of the said legislation.

From the notice it is thus clear that the existing land use on the erf is regarded to be illegal in terms of the existing zoning of the erf.

A self-explanatory memorandum regarding the existing situation/development on erf and the owner's vision with regards the future use of the property is attached hereto. In terms of the memorandum, it seems that it is the intention of the owner to use the cottages as tourist accommodation. From the contents of the memorandum, it also seems as if it is the intention of the owner to convert the dwelling house located closest to the cottages into a tourist facility where facilities will be provided that will serve in the needs of the tourists.

It is the intention of the owner to submit an application to rectify the unlawful land use and to allow for the third dwelling house to be converted in a tourist facility.

As far as can be established the only zoning in terms of which the tourist accommodation and the tourist facility can be accommodated is an Open Space Zone III zoning which allows for a nature conservation area (the eastern portion of the erf) as a primary right and the tourist accommodation and tourist accommodation on the western portion of the erf as a consent use. An Open Space Zone III zoning does however not allow for the two dwelling houses.

In terms of the memorandum of the owner, it is proposed that the area surrounding the two dwelling houses retain its present Agricultural Zone I whilst the remainder of the erf be rezoned to Open Space Zone III. It is thus proposed that the erf will have a split zoning. A sketch plan indicating the two differently zoned areas is attached hereto.

A screening report prepared by Eco Route Environmental Consultancy has assessed the existing development and potential future development on Erf 335 Hoekwil, with specific reference to the Environmental Impact Assessment Regulations, 2014 (as amended). The assessment concludes that the as-built tiny home development, in its current configuration, triggers Listing Notice 3, Activity 6, as the accommodation facility sleeps 15 people or more, is located outside an urban area, and falls within 5 km of the Garden Route 16 1616 National Park. According to the report the retention of the development in its current form would therefore require rectification in terms of Section 24G of the National Environmental Management Act, 1998.

In terms of the screening report, it is recommended that one sleeping unit be removed to ensure that the total sleeping capacity remains below 15 people, thereby avoiding the need for a Section 24G process and allowing the existing development to remain lawfully in place. A copy of the screening report is attached hereto.

As the owner does not want to submit a rectification application in terms of Section 24G of the National Environmental Management Act, 1998, one of the double beds in one of the cottages will be replaced by a single bed to restrict the number of tourists to 15.

It is as such proposed to rezone a portion of Erf 335 Hoekwil from Agricultural Zone I to Open Space Zone III and to apply for the consent of the George Municipality to allow for

- a tourist accommodation facility that will consists of 8 cottages, an outdoor kitchen, an outdoor seating area with a braai facility, an outdoor toilet and shower and a viewing deck; and
- the dwelling house closest to the 8 cottages to be converted into a tourist facility that serves the needs of the tourists housed in the 8 cottages.

APPLICATION

- An application will have to be submitted in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of a portion of Erf 335 Hoekwil from Agricultural Zone I to Open Space Zone III.
- An application will have to be submitted in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the consent of the George Municipality to allow for
 - a tourist accommodation facility that will consists of 8 cottages, an outdoor kitchen, an outdoor seating area with a braai facility, an outdoor toilet and shower and a viewing deck; and
 - the dwelling house closest to the 8 cottages to be converted into a tourist facility that serves the needs of the tourists housed in the 8 cottages.

PART B: APPLICATION PROCESS

(WILL FULLY APPLY ONLY ONCE LUPA REGULATIONS ARE IN FORCE)

SUBMISSION

Draft By-Law on Municipal Land Use Planning

(Workflow)

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

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

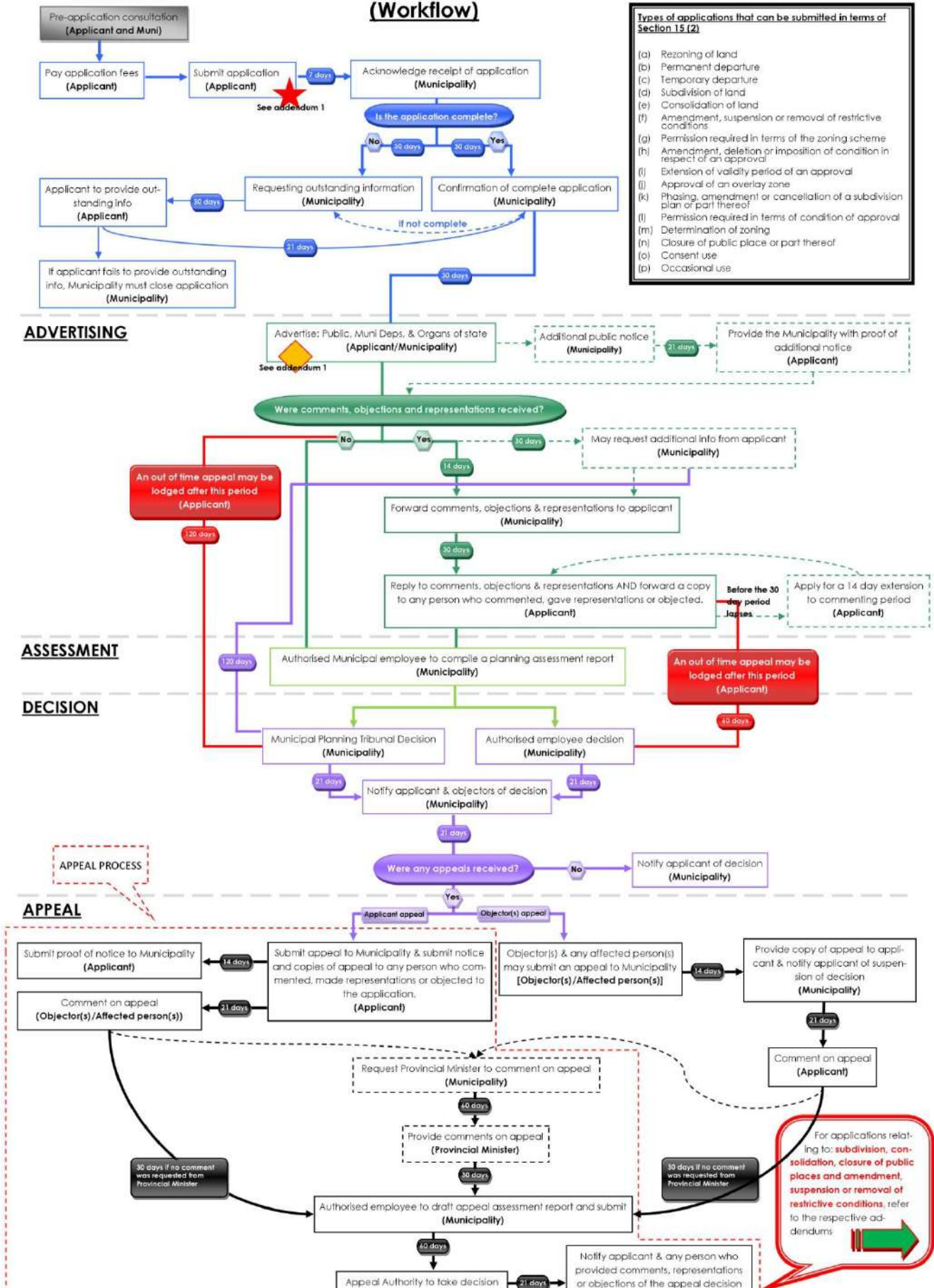
ADVERTISING

ASSESSMENT

DECISION

APPEAL PROCESS

APPEAL



PART C: QUESTIONNAIRES
SECTION A:
DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES

Tick if relevant		What land use planning applications are required?	Application fees payable
x	2(a)	a rezoning of land;	To be determined
	2(b)	a permanent departure from the development parameters of the zoning scheme;	R
	2(c)	a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R
	2(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R
	2(e)	a consolidation of land that is not exempted in terms of section 24;	R
	2(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R
	2(g)	a permission required in terms of the zoning scheme;	R
	2(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;	R
	2(i)	an extension of the validity period of an approval;	R
	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;	R
	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
	2(l)	a permission required in terms of a condition of approval;	R
	2(m)	A determination of a zoning;	R
	2(n)	A closure of a public place or part thereof;	R
x	2(o)	a consent use contemplated in the zoning scheme;	To be determined
	2(p)	an occasional use of land;	R
	2(q)	to disestablish a homeowner's association;	R
	2(r)	to rectify a failure by a homeowner's association to meet its obligations in respect of the control over or maintenance of services;	R
	2(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building	R
Tick if relevant		What prescribed notice and advertisement procedures will be required?	Advertising fees payable
Y	N	Serving of notices (i.e. registered letters etc.)	R
Y	N	Publication of notices (i.e. Provincial Gazette, Local Newspaper(s) etc.)	R
Y	N	Additional publication of notices (i.e. Site notice, public meeting, local radio, website, letters of consent etc.)	R
Y	N	Placing of final notice (i.e. Provincial Gazette etc.)	R
TOTAL APPLICATION FEE* (VAT excluded):			To be determined

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

SECTION B:

PROVISIONS IN TERMS OF THE RELEVANT PLANNING LEGISLATION / POLICIES / GUIDELINES

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?	X		George Spatial Development Framework, 2023 and the Wilderness Lakes Hoekwil Local Spatial Development Framework, 2015	To be determined
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]			X	Conveyance Attorney to confirm
Any other Municipal by-law that may be relevant to application? (If yes, specify)		X		
Zoning Scheme Regulation considerations: Which zoning scheme regulations apply to this site? George Integrated Zoning Scheme By-law, 2023 What is the current zoning of the property? Agricultural Zone I What is the proposed zoning of the property? Agricultural Zone I and Open Space Zone III with a consent use for tourist accommodation and a tourist facility Does the proposal fall within the provisions/parameters of the zoning scheme? Yes Are additional applications required to deviate from the zoning scheme? (if yes, specify) No				

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

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

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

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

**SECTION D:
SERVICE REQUIREMENTS**

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

Development charges:

X

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

COMPULSORY INFORMATION REQUIRED:

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

MINIMUM AND ADDITIONAL REQUIREMENTS:

Y	N	Site Development Plan	Y	N	Conveyancer's Certificate
Y	N	Land Use Plan	Y	N	Proposed Zoning plan
Y	N	Phasing Plan	Y	N	Consolidation Plan
Y	N	Abutting owner's consent	Y	N	Landscaping / Tree Plan
Y	N	Proposed Subdivision Plan (including street names and numbers)	Y	N	Copy of original approval letter
Y	N	Services Report or indication of all municipal services / registered servitudes	Y	N	Home Owners' Association consent
Y	N	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)	Y	N	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	Other (specify)	Y	N	Required number of documentation copies

PART E: DISCUSSION

Pre-application as discussed on 11 February 2026 for the proposed rezoning and consent use on Erf 335, Hoekwil.

The applicant was available for the discussion and provided the following site layout plan.



Town Planning comments

- A detailed site layout plan for the proposal to be submitted. All land uses, nature areas and buffers must be depicted.
- The applicant must determine whether the property is worthy of conservation. This determination must be properly substantiated and justified by the applicant with supporting evidence.
- Support from Cape Nature in this regard will need to be submitted together with the application (it would be prudent to discuss the latter and obtain comments from Cape Nature prior to submission as it may have an impact on the application submitted).
- Split zoning is not ideal. The need/rationale for a split zoning to be motivated and justified.
- The proposal for tourist related uses in this area is in principle not in conflict with the spatial planning policies. Applicant is advised to motivate in line with the MSDF, LSDF and zoning scheme.
- Applicant to note that property falls within an OSCAE boundary. An OSCAE will be required before any activities take place. It will be prudent to have a discussion with the Environmental Control Officer. You may contact Lauren Josias lj Josias@george.gov.za.
- All environmental buffers must be indicated (as it needs to be protected) and need to be considered as part of the development/application.
- Applicant to get comments from SANParks as the property falls within the SANParks management buffer area (*can form part of PPP process, however it may be beneficial for application to have prior discussions with SANPARKS*).
- Any development on this site should be sensitive of visual intrusion on the natural environment and character of the area.
- Applicant is advised to address the illegal land use (communicate/contact Manager: Legal and Compliance - Amanda Joubert before the lapsing time of the compliance notice).
- *"Furthermore, this pre-application comments are not exhaustive and should not be relied upon as a definitive assessment or preliminary approval of the proposal. It remains the applicant's responsibility to ensure the accuracy and completeness of the application and to ensure that it is prepared and submitted in accordance with all relevant requirements and legislation".*

CES comments

- Access must adhere to the applicable GIZS 2023 and must be indicated on the building plan. Access or change in access must be indicated on building plan.
- All parking, including vehicle movement, must be fully accommodated on-site.
- No parking will be allowed within the road reserve.
- Municipal water is available, subject to confirmation of network and treatment capacity.
- No Municipal sewer service is available, and all required service should be provided on site by the developer. All the capital and maintenance cost will be for the developer's account.

- Once the Municipality expand the sewer network to this area, the developer/client will be required to connect. The cost of connection and any relevant development cost applicable to sewer will become payable.
- Development charges (DC) will be applicable based on the rates at the time of building plan submission in accordance with the applicable DC policy.
- The developer must adhere to all applicable Municipal By-laws and National Building Regulations concerning stormwater management.

PART F: SUMMARY / WAY FORWARD

Refer to comments above.

OFFICIAL:  _____

Fakazile Vava (Town Planner)

SIGNED:  _____

Ilané Huyser (Senior Town Planner)

DATE: 24 February 2026

PRE-APPLICANT: **Johannes George Vrolijk**

(FULL NAME)

SIGNED: 

DATE: **6 February 2026**

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

ANNEXURE "G": LOCALITY PLAN

Erf 335 Hoekwil - Locality plan



0 0.15 0.3 0.6 km

Date: 2/6/2026 8:00 AM

Scale: 1:5,554



Disclaimer
George Municipality makes no warranties as to the correctness of the information supplied.
Persons relying on this information do so entirely at their own risk.

George Municipality will not be liable for any claims whatsoever, whether for damages or otherwise, which may arise as a result of inaccuracies in the information supplied.

ANNEXURE "H": SURVEYOR GENERAL PLAN

Afgetrek van Plan 1730^{LD}

SUB-DIVISIONAL DIAGRAM / ONDERVERDELINGSKAART,
Sect. 24(b), Art. 9 of 1927 / Art. 24(b), Wet No. 9 van 1927.

OFFICE COPY
KANTOOR AFSCRIF

Nr. 2 19/61

Bestryping van Bakens,

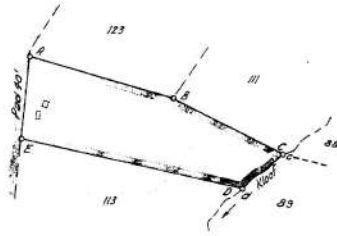
ABCEDE 1" x 3' ronde ysterpen.

BYE Kaapse Vast	ROTINGS- HOEK	Konstant	STRAAL 17 53"	
			Y	Z
AB	78° 65'	287 50 20	+80000-00	+17900000-00
BC	64° 12'	259 21 10		
CD	28° 34'	51 56 00		
DE	118° 58'	104 51 20		
EA	43° 89'	187 49 20		
CA		259 21 10		
DA		284 51 20		

Goedgekeur.

Landmeter-Generaal.

14



ERF 335 Hoekwil
Gedeelte 112 (.....)
(.....) van de plaats
WILDERNISHOOGTE Nr. 157
GEORGE

Skaal 1:5000

Die figuur ABCDE middel van Kloof d DE

stel voor

55477 Morge

grond, synde

Gedeelte 112

van die plaas

WILDERNISHOOGTE

geleë in die Afdeling George Provinsie Kaap die Goeie Hoop

Opgemaak in Desember 1958

deur my H. van Waart

Landmeter

Hierdie kaart is

Die oorspronklike kaart is
Nr. 4904/59 gehag aan

Ldr Nr. S/4924
M.S. Nr. E. 1051/59
Afg. Plan 1730^{LD}
BL-SCC/D
Grade Va

7/1. 1963/62

Registateur van Aktes.

C 1730-1958

ANNEXURE "I": TITLE DEED

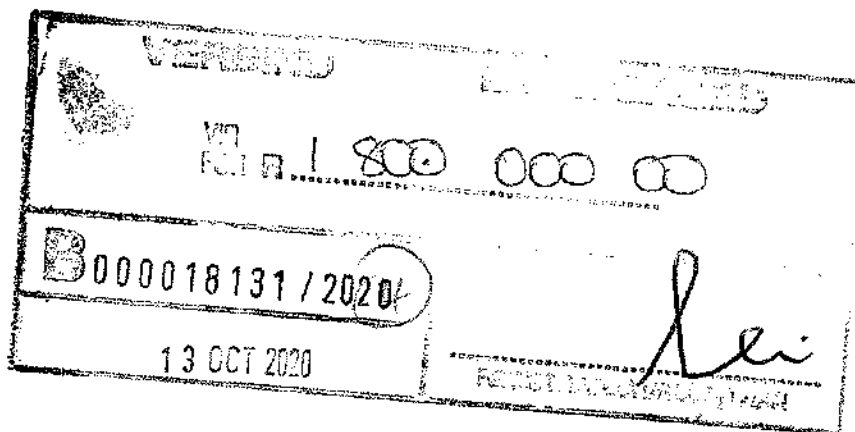
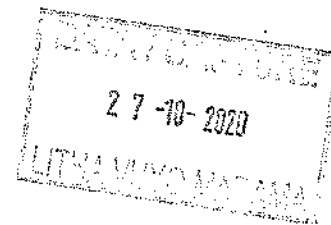
Isabelle Buhr Attorneys
Stadco Building
126 York Street
George
6529



Prepared by me

CONVEYANCER
ISABELLE BUHR

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 2 900 000 00	R. 1691 00
Reason for exemption	Category Exemption	Exemption i t o. Sec/Reg..... Act/Proc.....



T 000032071 / 2020

DEED OF TRANSFER

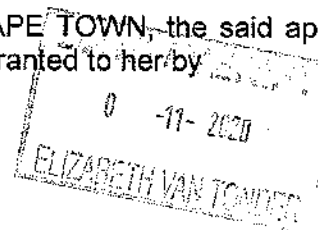
BE IT HEREBY MADE KNOWN THAT

~~JOHLENE FOURIE~~

DANIEL PIERRE FOURIE

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

1. JEFFREY LYNFIELD BENNETT
Identity Number 591031 5024 08 8
Unmarried
2. LINDSAY MEGAN BENNETT
Identity Number 700630 0290 08 7
Unmarried



which said Power of Attorney was signed at GEORGE on this 7th day of AUGUST 2020.

And the appearer declared that their said principal had, on 22 June 2020, truly and legally sold by Private Treaty, and that she, the said Appearer, in her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

SASHA WATTON
Identity Number 760427 0113 08 9
Married out of community of property

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

**ERF 335 HOEKWIL IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE WESTERN CAPE**

IN EXTENT 4,7518 (FOUR COMMA SEVEN FIVE ONE EIGHT) Hectares

**FIRST TRANSFERRED by Deed of Transfer Number T19639/1962 with
Diagram No. 2819/61 relating thereto and now held by Deed of Transfer
Number T85944/2002.**

- A. SUBJECT to the conditions referred to in Certificate of Uniform Title No. T14471/1961.
- B. SUBJECT FURTHER to the following special condition mentioned in the endorsement dated 22nd April 1907 on Deed of Transfer No. T4632/1905 which endorsement reads as follows:
- "By Deeds of Transfer No. 2955 and 2956 – April, 1907, certain water and other rights have been conceded in favour of the land thereby conveyed as will more fully appear on reference to the said Deeds of Transfer."
- C. SUBJECT FURTHER to the following special conditions contained in the annexure to Deed of Transfer No. T14200/1920, namely:
- "EXTRACTS from Power of Attorney dated at Johannesburg, 14th September, 1910, to pass transfer from the Wilderness Estate Co.Ltd. hereinafter called the "Transferor" to the Kerkraad of the Dutch Reformed Church at George, hereinafter called the "Transferee".

B.

(a) The properties hereby transferred shall be subject to all conditions, restrictions, reservations and servitudes mentioned or referred to in or endorsed upon the said Deed of Transfer No. 4632 or any prior title or otherwise registered in the Deeds Office and in particular to the conditions and servitudes set out in certain two Deeds of Transfer Nos. 2955 and 2956 dated 16th April 1907, and in Deed of Transfer passed on the 21st February, 1918, to the George Forest Timber Company Ltd., and the properties hereby transferred shall be subject to the further condition that the transferor shall be entitled to take from the Silver River or any of its tributaries and the 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, with the right to lead such waters across the properties hereby transferred, and for that purpose to lay and maintain such pipes as may be necessary and in the event of the transferor having or acquiring the right to take water from any river or stream above the ground hereby transferred, then the Transferor shall be entitled to a right of way over the properties hereby transferred for such water, with the right to lay pipes over the property hereby transferred and for the purpose of laying and maintaining the pipes and exercising the other rights in this clause mentioned the Transferor shall have the right to ingress and egress to and from the properties hereby transferred, with the right to make such excavations and 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.

(b) The Transferor and all persons now or at any time hereafter holding title from or through the Transferor of any portion of the land marked 497 called Barbiers Kraal, in extent 709,2085 hectares, as well as persons at any time frequenting the seaside resort known as the Wilderness shall have full and undisturbed right of way on foot and by means of vehicles over the properties hereby transferred to and from any portion of the said land marked 497 and the said Seaside Resort by the present public roads on the ground hereby transferred and also by a road constructed and made by the Transferor and which has not yet been declared a public road, and by such public roads as may hereafter be constructed and/or declared public roads by any competent authority, and the Transferee shall in so far as and to the extent that the same passes through the properties hereby transferred keep in good order and repair the said road constructed by the Transferor, provided that such repairs shall not extend to gravelling, the Transferor on its part undertaking to keep the said road in good repair over the extent that the said road passed through its property.

D. SUBJECT FURTHER to the following uniform conditions imposed by the Minister and contained in Certificate of Uniform Title No. T14471/1961 subject to the reservation of a certain right in favour of the State which reads as follows:

(1)

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

E. SUBJECT FURTHER to the conditions contained in Deed of Transfer No. T19639/1962, Imposed by the Administrator of the Province of the Cape of Good Hope upon subdivision in terms of Section 196 of Ordinance No. 15/1952, as amended, of the farm WILDERNISHOOGTE, which may be amended or relaxed by him, which conditions read as follows:

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

(b)

F. SUBJECT FURTHER to the conditions referred to in the endorsement dated 10 April, 1973 on Deed of Transfer No. T19639/1962, which endorsement read as follows:-

"Registrasie van Serwituut

Die binnegemelde grond is onderhewig aan 'n serwituut met betrekking tot verdeling van water in terme van 'n bevel van die Waterhof (Waterhof Distrik No. Kaap) gedateer 26/5/1971 soos meer volledig sal blyk uit gemelde bevel, waarvan afskrif Serw. 15/72."

G.

B

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

1. JEFFREY LYNFIELD BENNETT, Unmarried
2. LINDSAY MEGAN BENNETT, Unmarried

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

SASHA WATTON, Married as aforesaid

her Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R2 900 000,00 (TWO MILLION NINE HUNDRED THOUSAND RAND).

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

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on

13th October 2020



q.q.

In my presence



REGISTRAR OF DEEDS

B



ANNEXURE "J": POWER OF ATTORNEY

POWER OF ATTORNEY

I, the undersigned

Sasha Watton (ID 7604270113089)

the registered owner of

Erf 335 Hoekwil

do hereby appoint Jan Vrolijk Town Planner/Stadsbeplanner to prepare, sign and submit the following applications to the George Municipality

- An application in terms of Section 15(2)(f) of the Land Use Planning By-law for George Municipality, 2023 for the removal of restrictive title deed condition E.(a) from Title Deed T32071/2020, the title deed of Erf 335 Hoekwil.
- An application in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023 for the rezoning of Erf 335 Hoekwil from Agricultural Zone I to Open Space Zone III (nature conservation area).
- An application in terms of Section 15(2)(o) of the By-law on Land Use Planning for George Municipality, 2023 for the following consent uses on Erf 335 Hoekwil:
 - tourist accommodation consisting of 7 cottages, a communal kitchen, an outdoor seating area with a braai facility, an ablution block, a linen room, a reception area as well as an entertainment area with ablution facilities;
 - tourist facility consisting of a restaurant.

Signed at George on 29 September 2026.



Sasha Watton

ANNEXURE "K": BONDHOLDERS CONSENT

Our ref: SAHL 6515471/ Anushinee Bisnath

21 May 2026

Mrs S Watton
P.O Box 2195
Durbanville
Western Cape

Dear Mrs Watton

CONSENT TO THE REZONING FROM Agricultural Zone to Open Space zone 111

CONSENT TO PREAPPROVAL THE REMOVAL OF RESTRICTIVE CONDITION E(a) from Title deed

**ERF 335, HOEKWIL , Western Cape
SA HOMELOAN ACC. 6515471**

We have pleasure in advising that SA Home Loans has consented to the above subject to the following conditions:

1. All cost to be borne by client
2. No contravention of local municipality rules/regulations
3. Clients to ensure that all rates and taxes are paid up to date
4. **No sectionalizing, Subdivision or release without the consent of SA Home loans**
5. Client to notify external insurer of Rezoning of property
6. **No further lending to be considered**
7. **Consent to the pre-approval only. A formal consent & instructions to attorneys will only be given once in receipt of formal request from either an attorney or client pertaining to the Removal of the restrictive conditions from title deed together with the Approved SG diagrams**
8. SAHL will not finance any development to the existing security
9. Should the above not meet with SAHL criteria, SAHL reserves the right to call up the bond

I trust that you find the above in order. Should you require any further assistance, please do not hesitate to contact me.

Yours faithfully



Anushinee Bisnath
Bond Variations Specialists
Tel: (031) 5765708
E-mail: AnushineeB@sahomeloans.com

ANNEXURE "L": CONVEYANCER CERTIFICATE

CONVEYANCER'S CERTIFICATE

IN TERMS OF SECTION 38(1)(n) OF THE GEORGE MUNICIPALITY: LAND USE PLANNING BY LAW, 2023

ERF 335 HOEKWIL

APPLICATION DETAILS

- An application in terms of Section 15(2)(f) of the Land Use Planning By-law for George Municipality, 2023 for the removal of restrictive title deed condition E.(a) from Title Deed T32071/2020, the title deed of Erf 335 Hoekwil.
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 - tourist accommodation consisting of 7 cottages, a communal kitchen, an outdoor seating area with a braai facility, an ablution block, a linen room, a reception area as well as an entertainment area with ablution facilities; and
 - tourist facility consisting of a restaurant.

APPLICATION DATE

September 2026

I, the undersigned

ANDALEEN CHIMES a duly qualified and admitted Conveyancer, practicing at A Chimes & Van Wyk Attorneys, Cathedral Street, George do hereby certify as follows:

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

T32071/2020

(current Title Deed)

in respect of:

**ERF 335 HOEKWIL
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE**

**IN EXTENT: 4,7518 (FOUR COMMA SEVEN FIVE ONE EIGHT) HECTARES
HELD BY DEED OF TRANSFER NUMBER T32071/2020**

REGISTERED in the name of

SASHA WATTON

2. I have appraised myself with the details of the abovementioned Land Development Application.
3. The abovementioned Title Deed contains the following condition restricting the contemplated Land Use in terms of the abovementioned Land Development Application.

"E. SUBJECT FURTHER to the conditions contained in Deed of Transfer No. T19639/1962, imposed by the Administrator of the Province of the Cape of Good Hope upon subdivision in terms of Section 196 of Ordinance No. 15/1952, as amended, of the farm WILDERNESHOOGTE, which may be amended or relaxed by him, which condition read as follows:

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

4. There is a bond registered over the property.

SIGNED at GEORGE on 28 September 2026



CONVEYANCER