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TOWN PLANNING | DEVELOPMENT MANAGEMENT CONSULTING

PROPOSED REMOVAL OF RESTRICTIVE CONDITIONS, CONSOLIDATION, CONSENT USE & PERMANENT DEPARTURE FOR PAUL NEETHLING TRUST

ERVEN 556 & 1126, ROLAND KRYNAUW STREET, *DIE DUIN*, WILDERNESS GEORGE MUNICIPALITY & DIVISION



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Aerial images:

https://gis.elsenburg.com/apps/cfm/#
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PROPOSED REMOVAL OF RESTRICTIVE CONDITIONS, CONSOLIDATION, CONSENT USE & PERMANENT DEPARTURE: ERVEN 556 & 1126, ROLAND KRYNAUW STREET, *DIE DUIN*, WILDERNESS GEORGE MUNICIPALITY & DIVISION

1. BACKGROUND INFORMATION & PROPERTY DETAILS

Erven 556 (1935m^2) and 1126 (1445m^2) Wilderness are two Single Residential Zone I (dwelling house)-properties located in the neighbourhood known as *Die Duin*. It is proposed to consolidate the two erven creating one property of 3380m^2. The western property, Erf 1126 Wilderness, has a dwelling house and outbuildings. The dwelling house on the eastern property, Erf 556 Wilderness, was demolished in the past 2 years, leaving only the garage, also to be demolished in time.

It is proposed to expand the existing dwelling house towards the east to create a new dwelling house. The property has been surveyed by a professional land surveyor. All development parameters are to be complied with.

DMC Town Planning was appointed to address the land use requirements to make consolidation possible with the associated removal of restrictive conditions.

The power of attorney is attached as ***Annexure 1*** to this report.

The table to follow includes relevant information regarding Erven 556 & 1126 Wilderness.

Property Description:	Erven 556 & 1126 Wilderness
Physical Address:	Roland Krynauw Street, *Die Duin*, Wilderness
Owner:	Paul Neethling Trust
Title Deed No:	T51908/2021 & T57766/2017 (***Annexure 2***)
Bond:	None
Size of the property:	1935m^2 & 1445m^2
SG Diagrams	7446/68 & 915/82 (***Annexure 3***)
Zoning	Single Residential Zone I (dwelling house)

The conveyancer's certificates acknowledge the conditions contained in the title deeds addressed in more detail later in this report. The number of dwelling units is at present restricted to one per property and will apply to the consolidated property, if not removed. The title deed also includes restrictions pertaining to type of roofs and materials used. The conveyancer's certificates are attached hereto as ***Annexure 4***.

Please see our discussion in par. 5 of this report regarding the content of the title deeds and the findings of the conveyancing attorney in this regard.

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2. APPLICATION

This land use application in terms of Section 15(2) of the George Municipality: Land Use Planning By-law (2023) for Erven 556 & 1126 Wilderness entails the following:

- **Removal of** the following **Restrictive Title Conditions** in terms of Section 15(2)(f):
  Erf 556 Wilderness
  - Par. C(IV)(5), E(1)(b) & E(4) from T51908/2021.

  Erf 1126 Wilderness
  - Par. 1(C)(IV)(5), E(1)(b)(ii), & E(5) from T57766/2017.
- **Consolidation** in terms of Section 15(2)(e) for Erf 556 Wilderness (1935m^2) and Erf 1126 Wilderness (1445m^2) to create one erf (3380m^2).
- **Consent Use** in terms of Section 15(2)(o) for a third dwelling unit (staff accommodation).
- **Permanent Departure** in terms of Section 15(2)(b) for the relaxation of the following building lines:
  - Western side boundary building line from 3.0m to 2.0m for an existing garden shower (Erf 1126 Wilderness – 2013 approved building plan);
  - Southern rear boundary building line from 3.0m to 2.71m for an existing first floor balcony (Erf 1126 Wilderness – 2013 approved building plan).

3. CONTEXTUAL INFORMANTS

3.1 LOCALITY

Erven 556 & 1126 Wilderness are developed residential properties situated in the coastal neighbourhood, *Die Duin*, south of the N2 in Wilderness. The properties are on the southern side of Roland Krynauw Street and only have other residential properties to its east and west. A locality map is attached hereto as ***Annexure 5***.

3.2 ZONING

Erven 556 and 1126 Wilderness are zoned Single Residential Zone I (SRZI) and developed with a dwelling house on Erf 1126 and an outbuilding left on Erf 556 Wilderness following demolition of the dwelling house. Erven 556 & 1126 Wilderness are abutted by a street to its north, and a SRZI-property on each side. The Wilderness beach (nature conservation area) is located to the south. The image to the right shows the zoning of the properties and the area. The properties are across the street from a public open space (Open Space Zone I) to the north. The zoning of the consolidated property will remain Single Residential Zone I.



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3.3 CHARACTER OF THE PROPERTIES

The area is characterised by large and luxurious beachfront homes on the top of the dune with unobstructed views of the ocean to the south.

The western property, Erf 1126 Wilderness, has a dwelling house and outbuildings. The dwelling house on the eastern property, Erf 556 Wilderness, was demolished in the past 2 years, leaving only the garage, also to be demolished in time.

Erven 556 & 1126 Wilderness are 1935m^2 & 1445m^2 and the eastern Erf 556 Wilderness is located at a higher level than the western Erf 1126 Wilderness. The existing dwelling house on Erf 1126 Wilderness has 3 levels. It is uncertain when this dwelling house was constructed, but it is expected to have been in the late 1970's.

The following aerial images show the house on Erf 556 Wilderness before and after it was demolished.



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The first photo to follow shows Erf 1126 Wilderness as seen from Roland Krynauw Street with the second photo showing Erf 556 Wilderness with only the garage remaining.





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Below is a photo showing the view towards the west from the now demolished dwelling house which was located on Erf 556 Wilderness.



4. DEVELOPMENT PROPOSAL

As described earlier in this report, Erven 556 (1935m^2) and 1126 (1445m^2) Wilderness are two Single Residential Zone I (dwelling house)-properties located on *Die Duin,* creating one Single Residential Zone I-property 3380m^2 in extent through consolidation.

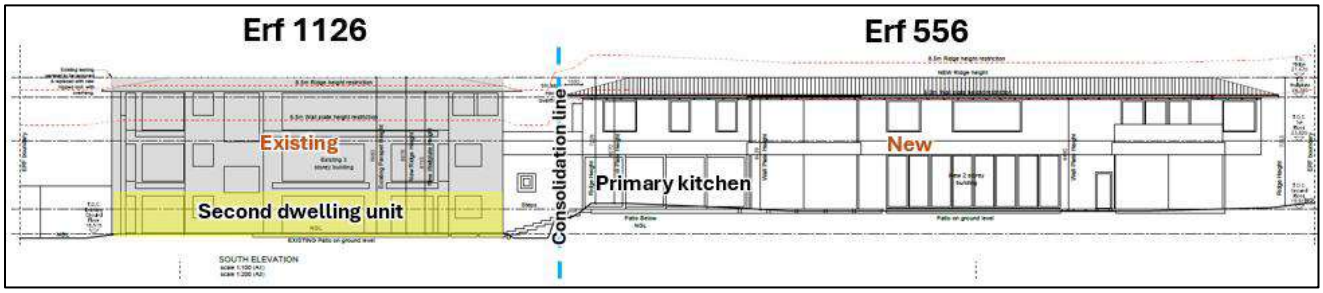
See the consolidation plan attached to this report as ***Annexure 6***. The land surveyor's certificate (***Annexure 7***) confirming no encroachments outside the boundaries of the properties.

It is proposed to expand the existing dwelling house on Erf 1126 Wilderness towards the east. The level where the existing kitchen is located within the dwelling house on Erf 1126 Wilderness is to become the second dwelling unit. The remainder of the existing dwelling house together with the new addition, will be the primary dwelling house. Both properties currently have a 5.0m street building line and 3.0m side and rear building lines. These building lines will remain unchanged following the consolidation. The building lines will be adhered to except for the existing structures (garden shower and balcony) discussed in this report. Note that with the former Wilderness Zoning Scheme Regulations, the side and rear building lines was 2m or half the height of the building measured in a prescribed manner.

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The dwelling house on Erf 556 Wilderness was recently demolished, while the existing outbuilding is still to be demolished. The dwelling house on Erf 1126 Wilderness will be retained. It is important to note that Erf 556 Wilderness to the east is situated at a higher level than Erf 1126 Wilderness to the west. The existing dwelling house on Erf 1126 Wilderness comprises three levels. The proposed extension towards the east will be limited to two levels ensuring compliance with the height parameters relevant at this point in time, namely 6.5 to wall plate and 8.5m to the ridge of the roof, measured from NGL.



A new boat garage, staff room and laundry room are proposed on the western side of the existing double garage. The building lines are not to be encroached for these new structures.

The site plan, floor plans and elevations by *Malherbe Rust Architects* are attached to this report as ***Annexure 8***.

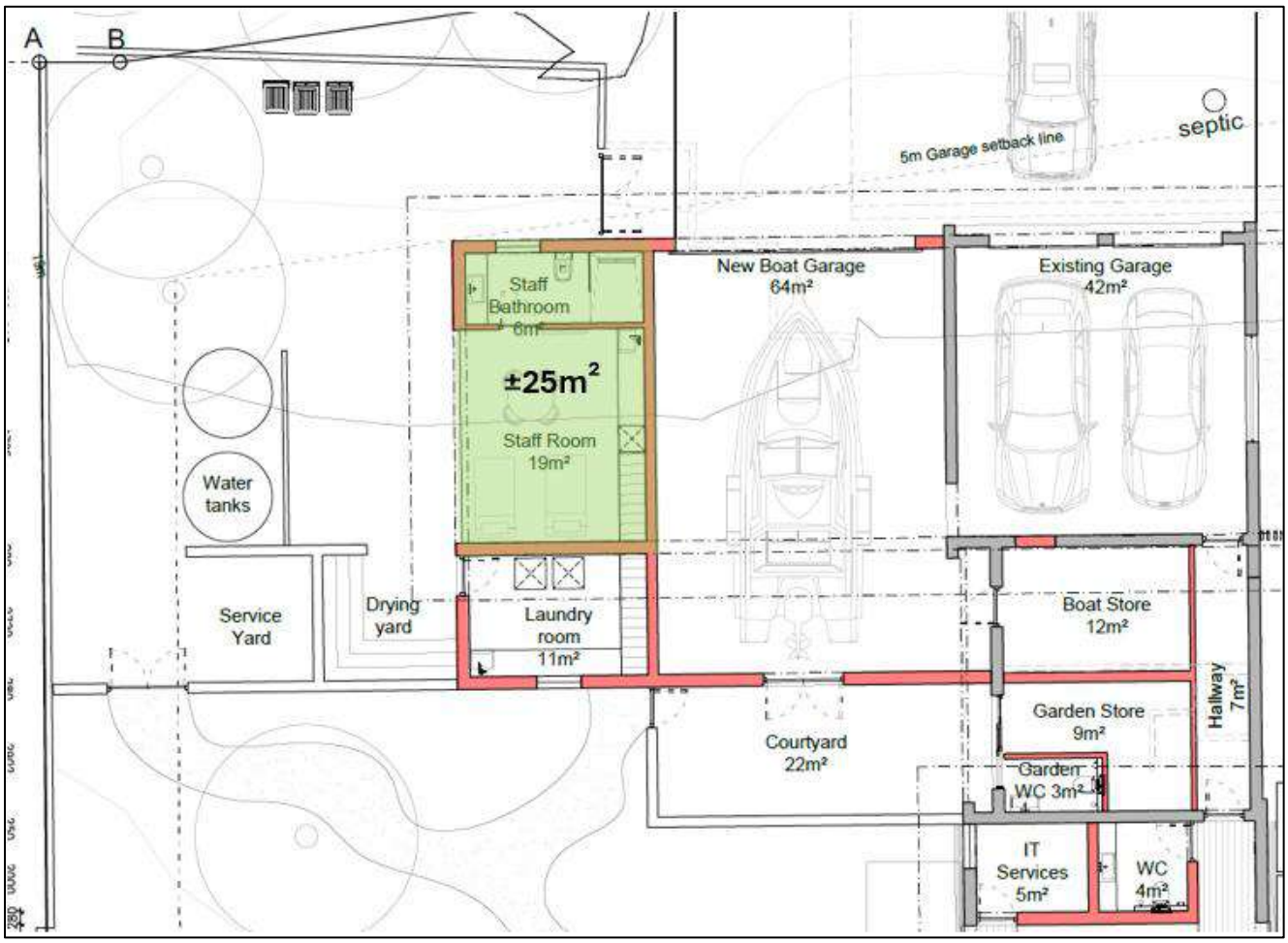
The feedback on the pre-application (see par. 6 of this report) states that the proposed additions include a third dwelling unit. The staff room (see extract from building plan below) proposed on the western side of the boat garage, do include a prep bowl and fridge.

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We do not agree that this is a third dwelling unit. This is a staff room. The zoning by-law distinguishes between staff accommodation and a third dwelling unit. The land use description for a third dwelling and its development parameters do not refer to staff accommodation. Section 52 of the zoning by-law also refer to development contributions payable for staff accommodation and for a third dwelling separately.

Bona fide staff should not be discriminated against when it comes to the provision of facilities. See an extract from the building plans below showing the extent of the staff accommodation.

However, for the sake of taking this matter forward, a consent use for a third dwelling unit has been added to this land use application.



This land use application further includes permanent departure (building line relaxation) for two structures as discussed elsewhere in this report.

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5. REMOVAL OF RESTRICTIVE TITLE CONDITIONS

The title deeds of Erven 556 & 1126 Wilderness contain several restrictive conditions that regulate the development and architectural character of the properties. The relevant conditions proposed to be removed through this land use application, are summarised below. These restrictions are no longer considered appropriate or relevant to the current planning and development context.

Erf 556 Wilderness (east)

Condition C(IV)(5) includes restrictions regarding the type of roofs and materials to be used.

> 5. The Transferee shall submit to the Transferor or his agent for approval, prior to the commencement of any structure on any portion, one set of plans indicating a site plan to a scale of 1/16" to one feet and 1/8" scale plans indicating ground and upper floors, sections and elevations of every part of the structure sufficient to explain the scheme. The erection of flat, leanto or of corrugated iron or thatch or shingle or any other inflammable material is prohibited; where asbestos roofing sheets are used it shall be the Canadian pattern type, provided the visible surfaces are painted and maintained in good condition; corrugated iron, asbestos or any similar material for the cladding of external walls shall be prohibited, and external wooden cladding shall only be permitted where it conforms to good architecture so as not to interfere with the amenities of the neighbourhood.

Condition E(1)(b) limits the number of dwellings for the property, in other words, only one kitchen is possible. It is proposed to retain the existing kitchen of Erf 1126 Wilderness, to become the second dwelling unit for the new dwelling house. Therefore, this restriction must be removed so that the proposed building plans can be approved following the successful completion of this land use application.

> (b) It shall be used for the purpose of erecting thereon one dwelling together with such outbuildings as are ordinarily required to be used therewith;

Condition E(4) is similar to Condition C(IV)(5).

> 4. The erection of flat and lean-to roofs is prohibited and the use of corrugated iron, corrugated asbestos and asbestos cement sheeting as roofing material or cladding of external walls is prohibited. Should asbestos roofing sheets be used they shall be the Canadian pattern type and all visible surfaces shall be painted and maintained in good condition. External wall cladding of wood or timber is permitted only if it is in keeping with good architectural standards and in conformity with the quality of buildings in the Wilderness Local Area.

As stated in the attached conveyancer's certificate (***Annexure 4***), these conditions were imposed by the Wilderness Seafront Properties (Pty) Ltd. This company was then converted to a close corporation in 1986 which was followed by the voluntary deregistration of this close corporation in 1995. It therefore does not exist as a legal entity anymore. Proof of these facts are attached with the conveyancer's certificate.

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The conveyancer's certificate further states that there is no known or identified successors in title for this deregistered entity. The conveyancing attorney concludes that these restrictions should be removed through this land use application, following the normal public participation process even though it is not for the benefit of any existing entity.

Erf 1126 Wilderness (west)

Condition 1(C)(IV)(5) is similar to Condition C(IV)(5) of the title deed for Erf 556 Wilderness:

> 5. The Transferee shall submit to the Transferor or his agent for approval, prior to the commencement of any structure on any portion, one set of plans indicating a site plan to a scale of 1/16" to one foot and 1/8" scale plans indicating ground and upper floors, sections and elevations of every part of the structure sufficient to explain the scheme. The erection of flat, lean- to or of corrugated iron or thatch or shingle or any other inflammable material is prohibited; where asbestos roofing sheets are used it shall be the Canadian pattern type, provided the visible surfaces are painted and maintained in good condition; corrugated iron, asbestos or any similar material for the cladding of external walls shall be prohibited, and external wooden cladding shall only be permitted where it conforms to good architecture so as not to interfere with the amenities of the neighbourhood.

Condition E(1)(b)(ii) is similar to Condition E(1)(b) of the title deed for Erf 556 Wilderness:

> (ii) It shall be used for the purpose of erecting thereon one dwelling together with such outbuildings as are ordinarily required to be used therewith;

Condition E(5) is similar to Condition E(4) of the title deed for Erf 556 Wilderness:

> 5. The erection of flat and lean-to roofs is prohibited and the use of corrugated iron, corrugated asbestos and asbestos cement sheeting as roofing material or cladding of external walls is prohibited. Should asbestos roofing sheets be used they shall be Canadian pattern type and all visible surfaces shall be painted and maintained in good condition. External wall cladding of wood or timber is permitted only if it is in keeping with good architectural standards and in conformity with the quality of buildings in the Wilderness Local Area.

As stated in the attached conveyancer's certificate (***Annexure 4***), these conditions were imposed by the Wilderness Seafront Properties (Pty) Ltd. This company was then converted to a close corporation in 1986. This was then followed by the voluntary deregistration of this close corporation in 1995. It therefore does not exist as a legal entity anymore. Proof of these facts are attached with the conveyancer's certificate.

As with Erf 556 Wilderness, the conveyancer's certificate further states for Erf 1126 Wilderness that there is no known or identified successors in title for this deregistered entity. The conveyancing attorney concludes that these restrictions should be removed through this land use application, following the normal public participation process even though it is not for the benefit of any existing entity.

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The restrictive conditions as discussed above for both properties are outdated and no longer align with the current planning framework or the established residential character of Wilderness. In particular, the restrictions limiting each property to one dwelling are inconsistent with the current planning framework, where a second dwelling is an included primary right for a dwelling house.

The restrictions relating to building materials and architectural style are development considerations from about 60 years ago and no longer serve a meaningful planning purpose.

The formal removal of these conditions will therefore allow the consolidated property to be developed in accordance with the current planning framework, while ensuring that future development remains subject to the applicable zoning, building and planning controls.

Note that these conditions have been removed for other properties on *Die Duin* over the years. This will not be the first time.

Section 33(4) of the George Municipality: Land Use Planning By-law (2023) states what must be considered when the removal of title conditions is requested:

> (*4) When the Municipality considers the removal, suspension or amendment of a restrictive condition, the Municipality must have regard to the following:*
> *(a) the financial or other value of the rights in terms of the restrictive condition enjoyed by a person or entity, irrespective of whether these rights are personal or vest in the person as the owner of a dominant tenement;*
> *(b) the personal benefits which accrue to the holder of rights in terms of the restrictive condition;*
> *(c) the personal benefits which will accrue to the person seeking the removal, suspension or amendment of the restrictive condition if it is amended, suspended or removed;*
> *(d) the social benefit of the restrictive condition remaining in place in its existing form;*
> *(e) the social benefit of the removal, suspension or amendment of the restrictive condition; and*
> *(f) whether the removal, suspension or amendment of the restrictive condition will completely remove all rights enjoyed by the beneficiary or only some of those rights.*

The removal of the conditions from the title deeds relating to the limitation of the number of dwelling units, will enable the efficient use of the consolidated property with a new primary dwelling unit added to the existing structure where an existing kitchen is to become an integrated second dwelling unit. This proposal, for a second dwelling unit (and third dwelling unit regarded as this point in time through the pre-application), is in accordance with the spatial objectives applicable to the area. The proposal remains consistent with the character of the neighbourhood. The provisions of the zoning by-law will then only apply. It must be kept in mind that two erven are to become one erf.

The title conditions relating to exterior finishes, is no longer relevant in the context of today as discussed earlier in this section.

These conditions have no personal benefits for the Municipality. The removal thereof makes it possible to apply the zoning provisions applicable now.

Regarding personal benefits, the removal of the restrictive conditions will make it possible for the property owner to create a new dwelling house, retaining an existing structure.

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Socially, not removing this condition, holds no benefit. The zoning by-law now determines the parameters regarding the development of property within the municipal area of George as well as the spatial development framework for the municipal area.

Lastly, removing the restrictive conditions will not remove any rights presently enjoyed by anyone. As shown, there are no successors in title relevant to the matter. Allowing the removal of the restrictive conditions hold benefits for the property owner and the Municipality.

6. PRE-APPLICATION

The pre-application meeting was held on 07 October 2026, and the feedback, attached hereto as ***Annexure 9*** is discussed in the table below:

FEEDBACK	RESPONSE
Town Planning	
• The size of the dwelling house is noted. Should the intention be to use the dwelling house and second dwelling for guest house purposes, the applicant is advised to include an application for consent use for such purposes.	The intention is definitely not to operate a guest house.
• The plans indicate three dwelling units. Please include an application for consent use for the third dwelling unit.	The staff room cannot be regarded as a third dwelling unit. This room is for bona fide staff. Staff should be allowed to have needed facilities and should not be discriminated against. The zoning by-law does distinguish in Section 52 between development contributions payable for staff accommodation and for a third dwelling. The land use description for a third dwelling and its development parameters do not refer to staff accommodation. However, for the sake of taking this matter forward, it has been added to this land use application as consent use.
• Please ensure that the second dwelling, including all associated uses, complies with the applicable development parameters. Where necessary, applications for departures from the relevant development parameters must be included.	This was checked prior to submission, and the second dwelling unit do comply with the relevant development parameters. The architect also checked what is relevant.
• Conveyancer certificate to specify specific conditions impacted on by the proposal, and beneficiaries to be notified.	The Conveyancer's Certificate does specify the title conditions to be removed. The Conveyancer's Certificate however do not refer to specific beneficiaries as only the 'normal' public participation process is to be followed.

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• Coastal Management Section of DEADP may need to be consulted (to be confirmed by the Municipality's Environmental Section).	Noted.
• Ensure compliance with garaging parameters (or submit departure).	According to the zoning by-law, a Single Residential Zone I property greater than 1000m^2 may have 6 garages. The building plan indicates a double garage and a larger garage for a boat. This boat garage can accommodate 2 vehicles if no boat is parked inside. As the boat garage complies with the relevant building lines, development parameter (e) relating to garages, carports and outbuildings for dwelling houses are not relevant. No departures are needed for these additions.
• Indicate all relevant development parameters on the site plan.	Building lines are indicated and the driveway is existing.
• 3D renderings and Elevations to correlate with each other (3 storeys on 3D).	This is not a building plan submission. As stated in this report, the additions are to comply with the relevant development parameters. The architect has been developing these plans for more than 6 months with the zoning by-law as backdrop. Changes were made to ensure compliance from the first draft to the draft plans attached to this land use application. To prevent confusion, the 3D's are now excluded.
Civil Engineering Services	
Access	
• Access to the proposed development is subject to the comments and approval, limited to Roland Krynauw.	Noted. The driveway is existing and indicated on previously approved building plans.
• The Site Development Plan shall comply with the Zoning Scheme, which may require the consolidation or reduction of existing vehicle access points.	Noted. See comment above.
Parking	
• Parking shall be provided in accordance with the applicable George Municipality parking requirements.	See the site plan. Ample parking is available within the boundaries of the property.
• Parking must be provided in terms of the Zoning Scheme.	Noted.

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• Based on the nature and scale of the proposed development, a Normal PT parking ratio would be supported.	Noted.
• No parking shall be permitted within the road reserve.	Noted.
Water & Sewer	
• Only Municipal water services are currently available to service the proposed development.	Noted.
• The applicant will be required to provided sewer services to services the proposed development.	Noted.
• Should the Mun. services be expanded to the area, the developer will have to connect to the services provided as well as pay the applicable development Charges in terms of the DC policy.	Noted.
Development Charges	
• The proposed development shall be assessed in accordance with the George Municipality Development Charges Policy (2023).	Noted.
• Note that DC's will apply, on the service applicable, on the building plan approval.	Noted.
Stormwater	
• Stormwater management shall be based on Sustainable Urban Drainage Systems (SUDS) principles.	The structural engineer is attending to this matter for the building plan submission to follow.
• The applicant shall demonstrate that post-development runoff will not adversely affect adjacent properties, municipal infrastructure or downstream drainage systems.	See the previous comment.
• Appropriate source control, infiltration and attenuation measures shall be incorporated where feasible.	Noted.
• Any stormwater infrastructure upgrades required as a result of the development shall be for the developer's account.	Noted.

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7. FURTHER CONSIDERATIONS

7.1 MUNICIPAL ENGINEERING SERVICES & ACCESS

The municipal engineering services currently available to Erf 556 and Erf 1126 Wilderness will remain unchanged following the proposed consolidation. Both properties are already serviced by the existing municipal water, electricity and stormwater networks.

Previously, each erf could accommodate a dwelling house. Following the consolidation, the two properties will form one erf on which a dwelling house and a second dwelling are proposed. The development will therefore not result in a significant change to the existing municipal services. No development contributions should be payable for the second dwelling unit, as two erven are consolidated.

It is accepted, that development contributions will be payable for the staff accommodation as indicated in Section 52 of the zoning by-law. As discussed earlier, for the matter to proceed, we have included a consent use for a third dwelling unit with this land use application.

The existing access to Erf 556 Wilderness will be closed. The consolidated property will make use of the existing access from the side of Erf 1126 Wilderness, and no new access from the street is proposed. According to Section 45(4)(a) the property is however entitled to a second vehicular access.

There will be sufficient parking on the property for a dwelling house (2 bays) and a second dwelling unit (1 bay) as well as the staff accommodation ('third dwelling unit'). Except for the double garage, another 4 vehicles can park comfortably in front of this garage and the boat garage and remain within the boundaries of the property. Parking in this manner is not prohibited by the zoning by-law for Single Residential Zone I erven.

Stormwater will be managed by rainwater harvesting and the large grassed and garden areas of the consolidated property.

7.2 IMPACT ON NEIGHBOURING PROPERTIES

The proposed application is not expected to negatively impact any of the surrounding properties. The proposed use and development will comply with the applicable development parameters, and the existing building lines remain unchanged following the proposed consolidation.

Effectively, only the boundary between Erven 556 & 1126 Wilderness will disappear.

As discussed earlier, the removal of the restrictive title conditions cannot negatively affect any property owner in the area. It is only to the benefit of the property owner to ensure that there is no conflict with the zoning by-law and the design of the structures for the property.

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7.3 ENVIRONMENTAL CONSIDERATIONS

The proposed consolidation and the new dwelling house are not expected to have any negative environmental impact. The extension of the house to the east will be on the already disturbed section of Erf 556 Wilderness where the previous house stood.



Section 21(3) of the zoning by-law is regarded as relevant in this instance:

(3) Notwithstanding Section 21(1) and (2) and the building lines prescribed in the "land use descriptions", the Municipality may impose environmental setback lines that are more restrictive, where activities are proposed in the following environmental buffers:

(a) the 1:100-year flood line or, if no flood line has been determined, within 32 metres from the edge of a hydrological feature such as a river, water body or in stream dam;
(b) 32m from the edge of a wetland or such greater distance as may be determined in terms of environmental law;
(c) within the coastal erosion risk lines;
(d) below the 5-metre average mean sea level line.

Erven 556 & 1126 Wilderness are affected by coastal risk lines. See the extract from the Municipality's Public GIS in this regard to follow:

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From the above information, the 100-year erosion line is directly relevant to the subject erven and most properties in this neighbourhood. In municipal communication (municipal website) it is stated that under the National Environmental Management: Integrated Coastal Management Act 24 of 2008 (NEM: ICMA), the state is not obligated to prevent or address the effects of coastal erosion on private properties. The responsibility for protecting properties from natural coastal processes rests with property owners, and any interventions must comply with legal requirements. From the aerial imagery it seems that the foredune between Erven 556 & 1126 Wilderness and the Indian Ocean further south, is not disturbed which protects these residential properties.

A 100-year erosion line represents an area with a 1% probability of severe erosion or storm-surge impact in any given year. Therefore, the potential impact of the erosion lines on the subject erven is limited.

8. NEED & DESIRABILITY

Need from a planning perspective depends on the nature of the proposal and is guided by the principle of sustainability. This land use report demonstrates that the application for Erven 556 & 1126 Wilderness will not have any negative impacts on the environment, visual integrity, or any surrounding property owners as the structure on the newly created property will present as a larger dwelling house from either side. The approval of this application will fulfil the owner's need for a large family home with an interleading second dwelling for extended family and friends.

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

Physical characteristics of the properties
No physical characteristics of the property will be changed or affected by the proposed application. The area where the extension to the existing house is proposed was previously levelled for the former house and is therefore already disturbed and suitable for development. The proposed extension will make use of this existing level area and will not require significant additional earthworks or alteration of the natural terrain. As shown, Erf 556 Wilderness is on a higher level than Erf 1126 Wilderness. The design by the architect responds to these physical characteristics.

Existing planning in the area
As indicated later in this land use report, this land use application is not found to be in conflict with the George Municipal Spatial Development Framework (GMSDF, 2023) or the Wilderness – Lakes- Hoekwil Local Spatial Development Framework (WLH LSDF, 2015).

Character of the area
The application will not negatively affect the character of the area. The area is already characterised by large, luxurious beachfront houses.

Provision of services
Municipal engineering services are available and will continue to be used for two houses (dwelling house & second dwelling) as well as the staff accommodation.

Economic impact
This land use application cannot have a negative economic impact.

Direct impact on surrounding properties
No neighbours are expected to be impacted negatively by the proposed application as discussed earlier in this report.

It is our view that the need and desirability of the proposed application on Erven 556 & 1126 Wilderness, show no negative impacts.

9. LEGISLATION & POLICIES

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

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

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

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

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

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

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

- In our opinion the proposed application holds no expected negative environmental impact.
- The effective and equitable functioning of land markets are not negatively affected by this application.
- No negative impacts are expected for surrounding properties as discussed earlier in this report.
- The proposal represents urban development within the urban edge which protects the agricultural and natural areas from urban sprawl.

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

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

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

The paragraphs above show that the land use application for Erven 556 & 1126 Wilderness supports the relevant development principles of SPLUMA.

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

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

- Applicable spatial development frameworks;
- Applicable structure plans;

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

The land use planning principles expand on the five development principles of SPLUMA and desirability which is discussed in foregoing paragraphs.

Section 19(1) and (2) of LUPA refers to **consistency** and **compliance** of a land use proposal regarding spatial development frameworks or structure plans. Considering the aim of this land use application for Erven 556 & 1126 Wilderness, no conflict was found with the George Municipal Spatial Development Framework (GMSDF).

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

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

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

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

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

Erven 556 & 1126 Wilderness are both zoned Single Residential Zone I and developed accordingly with a dwelling house on each property. The dwelling house on Erf 556 Wilderness was recently demolished, and only an outbuilding remains, which is also to be demolished.

Both properties currently have a 5.0m street building line and 3.0m side and rear building lines. Following the consolidation of the two properties, the newly created erf will retain the same 5.0m street building line and 3.0m side and rear building lines. All the building lines will be complied with by the proposed development except for two existing structures which was approved in 2013 on a building plan when the Wilderness Zoning Scheme Regulations (1984) still applied.

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On the western side (Erf 1126 Wilderness) a garden shower with a wall around was approved in 2013 (see ***Annexure 10***). As requested by the Municipality, it is included in this application as a building line relaxation. This structure can be compared with any garden wall which is permitted in terms of the zoning by-law.

Also as requested by the Municipality, a building line relaxation is also included for the existing balcony on first floor level of the dwelling house of the western Erf 1126 Wilderness. This balcony is also indicated on the 2013 approved building plan. As can be seen in ***Annexure 8*** to this application, this balcony is 29cm over the current 3.0m building line and therefore 71cm from the former 2.0m building line as visible on the approved building plan.

Currently, each of the two erven can accommodate two dwelling houses as a primary right, with potential for a third dwelling as a consent use according to the provision of the zoning by-law. This provides a theoretical maximum development potential of up to six dwelling houses across the two properties. Following the proposed consolidation, the newly created erf will have a maximum development potential of three dwelling houses. The proposal is however only for the new primary dwelling house and retaining the existing kitchen in the existing dwelling house as an integrated second dwelling unit as discussed and shown earlier in this report.

As discussed earlier in this report, we have however added a consent use for a third dwelling unit as it seems that the staff room is regarded as a third dwelling unit. The zoning by-law distinguishes between staff accommodation and third dwellings. The staff room proposed is for bona fide staff.

The consolidation will significantly reduce the overall development potential of the properties and will assist in ensuring that the site is not overdeveloped. The proposal provides for a lower development intensity while retaining the residential character and scale of the surrounding area.

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

Erven 556 & 1126 Wilderness are not specifically addressed in the George Municipal Spatial Development Framework (GMSDF). The properties are located within the urban edge of Wilderness and within an area identified for residential development.

The proposed consolidation will create one Single Residential Zone I erf from the two existing Single Residential Zone I-erven. The application is therefore primarily a cadastral change and will not alter the established residential use or spatial character of the area. The proposed development will also result in a reduced overall development potential compared to the two properties remaining as separate erven.

The application is therefore considered not to be in conflict with the relevant spatial objectives of the GMSDF and is supported in terms of Section 19 of the Land Use Planning Act, 2014 (LUPA).

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

Erven 556 & 1126 Wilderness are not addressed specifically in the WLH LSDF. The properties fall within the residential area.

The WLHLSDF recognises the special character of Wilderness and states that the area is not earmarked for substantial residential growth or densification. Additional residential opportunities should be carefully managed to protect the character of the area and natural environment.

The proposed application is consistent with these objectives as it does not increase residential density or development potential.

The consolidation therefore reduces the overall development potential and will assist in maintaining the low-density residential character of Wilderness. The applicable development parameters will also be retained and complied with except for the departures (building line relaxations) as addressed. The proposal is therefore considered consistent with the residential objectives and guidelines of the WLHLSDF.

10. CONCLUDING

The proposed consolidation and removal of restrictive conditions for Erven 556 & 1126 Wilderness are considered appropriate and desirable. The proposal retains the existing zoning and character, complies with the same applicable development parameters as it has now, and will not negatively affect the surrounding properties or character of the area.

The consolidation also essentially reduces the overall development potential of the two properties. The proposal is therefore not in conflict with the planning objectives for Wilderness or the relevant planning legislation.

MARLIZE DE BRUYN Pr. Pln **DENISE JANSE VAN RENSBURG Pr. Pln**

October 2026

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ANNEXURE 1

Resolution & Power of Attorney

We, ***Servaas Willem Lourens de Kock*** *(*[redacted]*) and* ***Nicolene Visser*** *(*[redacted]*), duly authorised by the* ***Paul Neethling Trust (IT4467/2006),*** the registered owner of *Erven 556 & 1126 Wilderness, George Municipality & Division* hereby authorises *Marlize de Bruyn* and *Denise Janse van Rensburg* from *DMC Town Planning* to submit the required land use application in terms of Section 15(2) of the Municipality's Land Use Planning By-law (2023).



SWL de Kock

8 October 2026
Date



N Visser

8 October 2026
Date

Witness 

PAUL NEETHLING TRUST

Registration number IT4467/2006
("the Trust")

Written resolution of the board of trustees of the Trust

WHEREAS the Trust is the registered owner of:

- Erf 556, 55 Roland Krynauw Street, Wilderness, George; and
- Erf 1126, 53 Roland Krynauw Street, Wilderness, George.

RESOLVED THAT:

As trustees of the Trust, we do hereby nominate, constitute and appoint:

Malherbe Rust Architects CC, and acting on the their behalf:
Servaas WL de Kock (ID 840810 5048 083) and/or
Nicolene Visser (ID 790225 0026 085)

with the power of substitution, to be our lawful agents in its capacity, and in our stead, to:

1) obtain the necessary documentation regarding any current or previous statutory approvals or existing rights or restrictions pertaining to the above-mentioned properties from the relevant municipal or statutory authorities; and

2) submit, and sign on our behalf, the necessary statutory land use and building plan application documentation to the relevant municipal or statutory authorities.

Paul Johannes Neethling
ID [redacted]
Date: 21/1/2026

Leon Roche Cronje
ID [redacted]
Date: 21/1/2026

Hanneli Rupert-Koegelenberg
ID [redacted]
Date: 20/1/2026

Hendrik Albertyn Louw
ID [redacted]
Date: 21/1/2026

Zelda Rust
ID [redacted]
Date: 20/1/2026

REPUBLIEK VAN SUID-AFRIKA
REPUBLIC OF SOUTH AFRICA

MAGTIGINGSBRIEF
LETTERS OF AUTHORITY

Ingevolge Artikel 6(1) van die Wet op Beheer oor Trustgoed, 1988 (Wet 57 van 1988)
In terms of section 6(1) of the Trust Property Control Act, 1988 (Act 57 of 1988)

No: **IT4467/2006**

Hiermee word gesertifiseer dat
This is to certify that

LEON ROCHé CRONJé
(Identiteitsnommer / Identity Number: [redacted]

HENDRIK ALBERTYN LOUW
(Identiteitsnommer / Identity Number: [redacted]

HANNELI RUPERT-KOEGELENBERG
(Identiteitsnommer / Identity Number: [redacted]

PAUL JOHANNES NEETHLING
(Identiteitsnommer / Identity Number: [redacted]

ZELDA RUST
(Identiteitsnommer / Identity Number: [redacted]

gemagtig word om op te tree as Trustees van die
are hereby authorized to act as Trustees of the

PAUL NEETHLING TRUST

GEGEE onder my hand te KAAPSTAD op hede die 18 dag van
GIVEN under my hand at CAPE TOWN this 18 day of January 2021

Handtekening
Signature

ASSISTENT-MEESTER
ASSISTANT MASTER

MASTER OF THE WESTERN CAPE HIGH COURT
CAPE TOWN
2021 -01- 18
A/M: TRUSTS 3
MEESTER VAN DIE WES-KAAP HOË HOF

DEPARTEMENT VAN JUSTISIE EN KONSTITUSIONELE ONTWIKKELING
DEPARTMENT OF JUSTICE AND CONSTITUTIONAL DEVELOPMENT

a/b

ANNEXURE 2

157

BOY LOUW INCORPORATED
188 MAIN ROAD
PAARL
7646

Prepared by me

CONVEYANCER
MONIQUE CHRISTINA SCHREUDER
LPCM 21931

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

T 00005190 8 / 2021

DEED OF TRANSFER

DATA / CAPTURE
22 -10- 2021
VUYELWA LAMANI

BE IT HEREBY MADE KNOWN THAT:

~~**JANNEKE VICTOR LPCM 83700**~~ FLORIS ALBERTUS HANEKOM LPCM No: 90928

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

VERAL SOMS VAKANSIES CC
Registration Number 1988/012784/23

which said Power of Attorney was signed at WILDERNESS on 16 SEPTEMBER 2021

DATA / VERIFY
25 -10- 2021
JENNY VAN WYK

And the appearer declared that his/her said principal had, on 13 July 2021, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

The Trustees for the time being of PAUL NEETHLING TRUST
Registration Number IT4467/2006

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

ERF 556 WILDERNESS
IN THE GEORGE MUNICIPALITY
GEORGE DIVISION
WESTERN CAPE PROVINCE

IN EXTENT: **1935** (ONE THOUSAND NINE HUNDRED AND THIRTY FIVE) **SQUARE METRES**

FIRST TRANSFERRED by **DEED OF TRANSFER NO. T26787/1969** with Diagram S.G. No. 7446/1968 annexed thereto and held by **DEED OF TRANSFER NO. T26790/1969**

A. **SUBJECT** to the conditions referred to in Deed of Transfer No. T26787/1969.

B. **ENTITLED** to the benefits under the following condition contained in Annexure A to Deed of Transfer No. T9247/1922, namely:

"III. That Roderick Erskine and his successors in title to the remainder of Oakhurst shall have a right of way on horseback, on foot and to drive animals along the course of the existing footpath across Annex Westwood, for the purpose of gaining access to and egress from "Fairy Knowe"."

C. **SUBJECT FURTHER** to and/or **ENTITLED FURTHER** to the benefits under the terms of the servitude referred to in the endorsement dated 4th October 1968 on the Deed of Transfer No. T22725/1964, which endorsement reads as follows:

"Servitude – Remainder
By Deed of Transfer No. 22411/68 the Remainder of Portion 34/ a Ptn. of "Fairy Knowe"/ of the farm "Klein Krantz" meas 15 mgn 34110 sq ft held hereunder, is subject and/or entitled to the conditions as set out in annexure hereto marked A."

which said Annexure A reads as follows:

"SUBJECT FURTHER to and/or ENTITLED to benefits under the following conditions which shall be praedial servitudes binding on the said Transferor and his successors in title as registered owner of:

I. The land remaining registered in his name by Deed of Transfer No. 22725 dated 4th November 1964;

II. Certain piece of abolished quitrent land, situate in the Division of George, being Portion 40 (a portion of Portion 34) of the Farm Klein Krantz;

Measuring: Twenty Thousand Two Hundred and Thirty (20,230) square feet.

III. Certain piece of abolished quitrent land, situate in the Division of George, being Portion 41 (a portion of Portion 34) of the Farm Klein Krantz;

Measuring: Sixteen Thousand Eight Hundred (16,800) square feet.

IV. Certain piece of abolished quitrent land, situate in the Division of George, being Portion 42 (a portion of Portion 34) of the Farm Klein Krantz;

Measuring: Twelve Thousand and Sixty (12,060) square feet.

Held by him by Certificate of Registered Title dated this day, No. 22409.

and on the Transferee and his successors in title as registered owners of the property hereby transferred namely:

1. Subject to the provisions of Clause 2 hereunder no building shall be erected closer than 8' to the boundaries marked –

   (i) xAC on Diagram No. 7532/67 (hereto annexed) in respect of the said Portion 38.

   (ii) xAGB on Diagram No. 7533/67 (hereto annexed) in respect of the said Portion 39.

   (iii) yDFC on Diagram No. 7533/67 (hereto annexed) in respect of the said Portion 39.

   (iv) xASB on Diagram No. 7534/67 (annexed to the said Certificate of Registered Title No. 22409/1968) in respect of the said Portion 40.

   (v) yDRC on Diagram No. 7534/67 (annexed to the said Certificate of Registered Title No. 22409/1968) in respect of the said Portion 40.

   (vi) xAJB on Diagram No. 7535/67 (annexed to the said Certificate of Registered Title No. 22409/1968) in respect of the said Portion 41.

   (vii) yDHC on Diagram No. 7535/67 (annexed to the said Certificate of Registered Title No. 22409/1968) in respect of the said Portion 41.

   (viii) xANB on Diagram No. 7536/67 (annexed to the said Certificate of Registered Title No. 22409/1968) in respect of the said Portion 42.

   (ix) yDMC on Diagram No. 7536/67 (annexed to the said Certificate of Registered Title No. 22409/1968) in respect of the said Portion 42.

   (hereinafter called the said boundaries)

and no part of the roof construction, eaves or gutters shall be closer than 5' to any of the said boundaries, which distance will be a horizontal measurement from the edge of the roof construction or gutter to a vertical line taken on the said boundaries.

2. No building, structure, or overhang or cantilever shall be erected except as indicated hereunder (Portion 38 is, however, not affected except as set out at the end of this condition):

   (a) on Portion 39 building is restricted to the figure marked GBCF on Diagram No. 7533/67 hereto annexed;

   (b) on Portion 40 building is restricted to the figure marked SBCR on Diagram No. 7534/67 annexed to the said Certificate of Registered Title No. 22409/1968;

   (c) on Portion 41 building is restricted to the figure marked JBCH on Diagram No. 7535/67 annexed to the said Certificate of Registered Title No. 22409/1968;

   (d) on Portion 42 building is restricted to the figure marked NBCM on Diagram No. 7536/67 annexed to the said Certificate of Registered Title No. 22409/1968;

except that the said Transferor as owner of the properties described in Items II, III and IV above and the Transferee as owner of the properties hereby transferred shall be entitled to construct boundary walls (as defined in Clause 3 hereunder) and retaining walls, anywhere on the said Portion 39 and Portions 40, 41 and 42 (described in Items II, III and IV above), provided that the height of a retaining wall is not more than 12" above the general ground level. The foregoing restriction shall not apply to boathouses or inlets in the river edge retaining wall, provided that no part or structure of a boathouse, shall be higher than 3' above the general ground level (and provided that plans are submitted to the said Transferor or his agent and approved as regards the said Portions 38 and 39, indicating details and materials of such structure, prior to the erection of any such boathouse structures).

This condition shall, as set out above, not apply to Portion 38 except that the Transferee shall submit to the Transferor plans as set out above for any proposed building, retaining wall, boathouse, or any other structure on the said Portion 38.

3. No fences, trellises or walls shall be erected to a height exceeding 7' on a road or any of the said boundaries (as defined in Clause 1.(i) to (ix) inclusive above) between any of the properties hereinbefore described; such height shall be reduced to 3'6" for that part of the boundaries extending between the building lines marked -

   (i) FG on Diagram No. 7533/67 (in respect of Portion 39) and the water's edge;

   (ii) RS on Diagram No. 7534/67 (in respect of Portion 40) and the water's edge;

   (iii) HJ on Diagram No. 7535/67 (in respect of Portion 41) and the water's edge;

(iv) MN on Diagram No. 7536/67 (in respect of Portion 42) and the water's edge;

The materials to be used for fencing shall be restricted to galvanised wire, galvanised wire netting, or plastic coated wire and netting, or a type of close or open wooden fencing as approved by the Transferor. Material used for boundary walls shall be restricted to brick, cement blocks, precast clay or cement blocks and natural stone faced walling or any permanent attractive material approved by the Transferor or his agent.

4. Only underground cables shall be permitted for connection of electrical municipal supply from the Municipal supply to any part of each portion and only underground cables shall be used from any building to a separate point or structure on the site.

5. The Transferee shall submit to the Transferor or his agent for approval, prior to the commencement of any structure on any portion, one set of plans indicating a site plan to a scale of 1/16" to one feet and 1/8" scale plans indicating ground and upper floors, sections and elevations of every part of the structure sufficient to explain the scheme. The erection of flat, leanto or of corrugated iron or thatch or shingle or any other inflammable material is prohibited; where asbestos roofing sheets are used it shall be the Canadian pattern type, provided the visible surfaces are painted and maintained in good condition; corrugated iron, asbestos or any similar material for the cladding of external walls shall be prohibited, and external wooden cladding shall only be permitted where it conforms to good architecture so as not to interfere with the amenities of the neighbourhood.

6. The main building on any portion shall be a complete building and not one partly erected and intended for completion at a later date, and shall be erected simultaneously with or before the erection of the outbuildings.

7. No room on any portion used as a servant's bedroom, servant's living room or servant's W.C. bathroom or shower shall be erected with doors or windows facing the said boundaries (as defined in Clause 1.(i) to (ix) inclusive above) and with such doors or windows closer than 10' to any boundary (as defined in Clause 1.(i) to (ix) inclusive above) unless provision is made to obscure such doors and windows effectively from the view of adjoining Portions. The provision of at least one servant's water closet shall be made on each erf where a dwelling is erected.

8. In the event of any provisions of a Town Planning Scheme being made applicable to any of these Portions or in the event of further conditions being imposed by the Administrator or the Local Authority, which provisions and/or conditions are more restrictive than those contained in the aforegoing conditions then such further conditions and/or provisions shall apply to the properties hereby sold."

D. **SUBJECT FURTHER** to the following conditions contained in the said Deed of Transfer No. T26787/1969 imposed by the National Transport Commission in terms of Sections 11(3) and (6) of the Advertising on Roads and Ribbon Development Act 1940 (Act No. 21 of 1940) as amended:

(a) The land shall not be subdivided further without the written approval of the controlling authority, as defined in Section 1 of Act 21/1940, read in conjunction with Act 44/1948.

(b) No structure or any other thing whatsoever shall be erected within a distance of 150 Cape feet, measured from the centre line of the national road without the written approval of the controlling authority, as defined in Section 1 of Act 21/1940, read in conjunction with Act 44/1948.

E. SUBJECT FURTHER to the following conditions as contained in Deed of Transfer No. T26790/1969 imposed by the Wilderness Seafront Properties (Proprietary) Limited for the benefit of itself and its successors in title as owner of the other properties held by it under the said Deed of Transfer No. T26787/1969 namely:

1. (a) It shall not be subdivided;

   (b) It shall be used for the purpose of erecting thereon one dwelling together with such outbuildings as are ordinarily required to be used therewith;

   (c) Not more than half the area thereof shall be built upon;

   (d) No trade or business may be carried on upon the said erf.

   (e) All buildings and/or alterations erected on this erf shall be constructed of brick or stone.

2. No fences, trellises or walls shall be erected to a height exceeding 7 feet on a road boundary or on the boundaries between erven. Materials used for fencing are restricted to galvanised wire, galvanised wire netting, plastic-coated wire or netting or close or open fencing of treated or painted timber. Materials used in the erection of boundary walls are restricted to brick, precast clay or cement blocks or natural stone or stone-faced walling erected on sound foundations.

3. Only underground cables are permitted for connection of electricity supply or telephone lines from supply lines to any buildings on the erf or between any buildings on the erf.

4. The erection of flat and lean-to roofs is prohibited and the use of corrugated iron, corrugated asbestos and asbestos cement sheeting as roofing material or cladding of external walls is prohibited. Should asbestos roofing sheets be used they shall be the Canadian pattern type and all visible surfaces shall be painted and maintained in good condition. External wall cladding of wood or timber is permitted only if it is in keeping with good architectural standards and in conformity with the quality of buildings in the Wilderness Local Area.

5. The main building shall be a complete building and not one partly erected and intended for completion at a later date, and shall be erected simultaneously with or before the erection of the outbuildings.

6. No room on any erf used as a servant's bedroom, servant's living room or servant's W.C., bathroom or shower shall be erected with doors or windows facing the boundary of any immediately adjacent erf and with such doors or windows closer than 10' to any such boundary unless provision is made to obscure such doors and windows effectively from view from such immediately adjacent erven. Not less than one servant's water closet shall be provided on each erf on which a dwelling is erected.

7. In the event of any provisions of a Town Planning Scheme being made applicable to the property or in the event of further conditions being imposed by the Administrator or the Local Authority, which provisions and/or conditions are more restrictive than those contained in the aforegoing conditions then such further conditions and/or provisions shall apply to the property hereby sold.

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

VERAL SOMS VAKANSIES CC
Registration Number 1988/012784/23

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

The Trustees for the time being of PAUL NEETHLING TRUST
Registration Number IT4467/2006

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

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 20 OCT 2021

q.q.

In my presence

REGISTRAR OF DEEDS

157
Boy Louw Inc. | Kessler de Jager 2 ff

SARS

Transfer Duty TDREP

Declaration

Reference Details

Transfer Duty Reference Number: TDE0479AD2

Details

Details of Seller / Transferor / Time Share Company

Surname / Registered Name	VERAL SOMS VAKANSIES CC	Full Name	VERAL SOMS VAKANSIES CC
Company / CC / Trust Reg No.	196801278423	Marital Status	

Details of Purchaser / Transferee

Full Name	PAUL NEETHLING TRUST	Surname / Registered Name	PAUL NEETHLING TRUST
Company / CC / Trust Reg No.	IT44672006	Marital Notes if applicable	

Details of the Property

Date of Transaction/Acquisition (CCYYMMDD)	2021-07-13		
Total Fair Value	R [redacted]	Total Consideration	R [redacted]

Calculation of Duty and Penalty / Interest

Transfer Duty Payable on Natural Person	R [redacted]		

Property Description

1	ERF 556 WILDERNESS IN THE GEORGE MUNICIPALITY GEORGE DIVISION WESTERN CAPE PROVINCE IN EXTENT 1935 (ONE THOUSAND NINE HUNDRED AND THIRTY FIVE) SQUARE METRES

Receipt

Receipt Details

Transfer Duty Reference Number	TDE0479AD2	Receipt No.	1200874079
Receipt Amount	[redacted]		

Declaration by Conveyancer / Attorney

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

xxxxxxxxxxxxxxxxxxxxxxxxxx
xxxxxxxxxxxxxxxxxxxxxxxxxx

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

Date (CCYYMMDD) 20210917

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

MONIQUE CHRISTINA SCHREUDER
LPCM 21931

157* KESSLER DE JAGER -3 DE

GEORGE
THE CITY FOR ALL REASONS

GEORGE LOCAL MUNICIPALITY

CERTIFICATE IN TERMS OF SECTION 118 OF THE LOCAL GOVERNMENT: MUNICIPAL SYSTEMS ACT, 2000 (ACT No. 32 OF 2000)
(AS PRESCRIBED IN TERMS OF SECTION 120 OF ACT No. 32 OF 2000)

ISSUED BY GEORGE LOCAL MUNICIPALITY

In terms of section 118 of the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000), it is hereby certified that all amounts that became due to George Local Municipality in connection with the undermentioned property situated within that municipality for municipal service fees, surcharges on fees, property rates and other municipal taxes, levies and duties during the two years preceding the date of application for this certificate, have been fully paid.

DESCRIPTION OF PROPERTY (see definition of property in section 1 of Act 32 of 2000)

21 Digit Code (or Municipal Reference Number):	PATIENCE
Erven:	556
Portion:	0
Extension:	WILDERNESS
Zoning:	
Registration division / Administrative District:	
Suburb:	
Town:	
Sectional Title unit number:	
Exclusive use area and number as referred to on the registered plan:	
Real right:	
Scheme registration number:	
Sectional Title Scheme Name:	
Registered owner:	VERAL SÖMS VAKANSIES CC (1988/012784/23)
Name and Identity/ Registration Number of all purchaser/s:	PAUL NEETHLING TRUST (IT4467/2006)

This Certificate is valid until: 06/12/2021

Given under my hand at GEORGE **on** 07/10/2021

Digitally signed by George Municipality
Signee: Winnifred Kennedy
Sign date: 07/10/2021 08:53:06.179 AM
Expiration date: 26/02/2022 11:22:02 AM

MUNICIPAL MANAGER
George Local Municipality

Date issued: 07/10/2021

Authorised Officer: Winnifred Kennedy

Certificate By Conveyancer:
I Janneke Victor, LPCM 83700 **(full name and surname) hereby certify that this is a print-out of a data message in respect of the original clearance certificate electronically issued by the George Local Municipality.**

Conveyancer

08·10·2021
Date

A. VIR AKTEBESORGER SE GEBRUIK / FOR CONVEYANCER'S USE:

(a) Gelyktydiges met ander registrasiekantore/deeltitels: Simuls with other registries/sectional titles:

	Kode	Firma / Firm	Eiendom / Property	Kantoor / Office
1				
2				
3				
4				

(b) Kliënt afskrifte van aktes permanent in Aktekantoor geliasseer:
Client copies of deed filed permanently in Deeds Office:

Aard en nommer van akte Nature and number of deed	Omslag nr. Cover no.	Parawe van ondersoekers Initials of examiners

(c) Notas / Notes:

BLACKBOOK
02 OCT 2017
MARLYN BARLOW

B. VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE:

		Opmerkings Remarks	Paraaf Initials
Interdikte nagesien deur Interdicts checked by	(1) Dorp goedgekeur (geproklameer) Township approved (proclaimed)		
Datum Date	(2) Begiftiging aktes Endowment deeds		
	(3) Begiftiging Endowment		
	(4) Voorwaardes Conditions		
	(5) Mikro Micro		
Interdikte nagesien deur Interdicts checked by	(6) Algemene plan General Plan		
	(7) Titelakte Title deed		
Datum Date	(8) Verbande teen dorpstitel Bonds against township title		
	(9) Datum nagesien Date checked		

Kantoor instruksies / Office instructions:

Seksie / Section:

Deeds Reg A/C No.
CTN
52
Akte Kant Rek. Nr.

BISSET
BOEHMKE
McBLAIN
TELEPHONE (021) 441-9800 TELEFOON

UITVOERING / EXECUTION

Ref. No./Verw. Nr. [illegible]3731

LODGED
2017 -09- 19
INGEDIEN

Datum van indiening/Date of lodgement

29 SEP 2017

	Ondersoekers / Examiners	Kamers/ Rooms	Skakeling / Linking		Verwerp/ Reject	Passeer / Pass
1.	S.HLATSHWAYO	1185	1	1		
2.	P L OLBARD	1312				
3.						

VIR AKTEBESORGER SE GEBRUIK / FOR CONVEYANCER'S USE.

Aard van akte / Nature of Deed: Transport
GH Davis 1
l.g.v./i.f.o.
Paul Meethling Trust
CC6155

T000057766/2017

Skakeling / Linking		Titelaktes, ens. binne / Title deeds, etc. within
1	1	T42115/2001 ✓ P

Aandeel in Erf 1177 Wilderness
Erf 1177 Wilderness @ 1/14th Aandeel

(Kort beskrywing van eiendom (slegs para 1 in Akte) Brief description of property (merely para 1 in Deed)

GELYKTYDIGES / SIMULS

No. in stel/batch	Kode Code	Name van Partye / Names of Parties	Naam van Firma / Name of Firm	Firma/ Firm No.
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

HANDED IN FOR EXECUTION
2017 -10- 02
CAPE TOWN
HANDED IN FOR EXECUTION

080006989656

Registration versoek deur:
Registration requested by:

Datum:
Date:

IBF (021) 551-9149

For Information Only

Raubenheimers Inc
PO Box 21
60 Cathedral Street
George
6530

Prepared by me

CONVEYANCER
ANN MARJORY COETZEE

Fee endorsement		
	Amount	Office fee
Purchase price/Value		
Mortgage capital Amount	R.....	R.....
Reason for exemption	Cat.....	Exempt i.t.o section.....Act.....

DATA / CAPTURE
05 OCT 2017
YOLANDI OLIVIER

T 000057766 / 2017

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

RONÈL ELS

appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at GEORGE on 22 AUGUST 2017 granted to him by

GRAHAM HAROLD DAVIN
IDENTITY NUMBER 560111 5011 08 2
MARRIED OUT OF COMMUNITY OF PROPERTY

DATA / VERIFY
12 OCT 2017
FATGEYAH LARNEY

For Information Only

And the appearer declared that his said principal had, on 16 A[illegible]2017, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

THE TRUSTEES FOR THE TIME BEING OF THE
PAUL NEETHLING TRUST
REGISTRATION NUMBER IT4467/2006

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

1. **ERF 1126 WILDERNESS**
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE

IN EXTENT 1445 (ONE THOUSAND FOUR HUNDRED AND FORTY FIVE) SQUARE METRES

FIRST TRANSFERRED BY DEED OF TRANSFER NUMBER T30065/1982 WITH DIAGRAM NUMBER [illegible]5/82 RELATING THERETO AND HELD BY DEED OF TRANSFER NUMBER T42115/2001

A. SUBJECT to the conditions referred to in Deed of Transfer Number T26787/1969.

B. ENTITLED to the benefit of the following condition contained in Annexure A annexed to Deed of Transfer Number T9247/1922 dated 25 October 1922, namely:

"III. That Roderick Erskin and his successors in title to the remainder of Oakhurst shall have a right of way on horseback, on foot and to drive animals along the course of the existing footpath across Annex Westwood, for the purpose of gaining access to and agress from "Fairy Knowe".

C. SUBJECT FURTHER and or ENTITLED to the benefit of the servitude referred to in the endorsement dated 4 October 1968 on Deed of Transfer Number T22725/1964, which endorsement reads as follows:

"Servitude – Remainder
By Deed of Transfer Number T22411/1968 the Remainder of Portion 34 / a Ptn of "Fairy Knowe" / of the farm "Klein Krantz", meas. 15mgn 34110 sq. ft. held hereunder, is subject and / or entitled to the conditions as set out in Annexure hereto marked A".

Annexure A reading as follows:-

For Information Only

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"ANNEXURE A

Annexed to Deed of Transfer Number T22725/19[illegible]

SUBJECT FURTHER to and/or ENTITLED to benefits under the following conditions which shall be praedial servitudes binding on the said Transferor and his successors in title as registered owner of:

I. The land remaining registered in his name by Deed of Transfer No. T22725 dated 4 November 1964

II. Certain piece of abolished quitrent land, situate in the Division of George, being Portion 40 (a portion of Portion 34) of the Farm Klein Krantz;

Measuring: : Twenty Thousand Two Hundred and Thirty (20,230) Square Feet

III. Certain piece of abolished quitrent land, situate in the Division of George, being Portion 41 (a portion of Portion 34) of the Farm Klein Krantz;

Measuring: Sixteen Thousand Eight Hundred (16,800) Square Feet

IV. Certain piece of abolished quitrent land, situate in the Division of George, being Portion 42 (a portion of Portion 34) of the Farm Klein Krantz;

Measuring: Twelve Thousand and Sixty (12,060) Square Feet

Held by him by Certificate of Registered Title dated this day Number T22409.

and on the Transferee and his successors in title as registered owners of the property hereby transferred namely:

1. Subject to the provisions of Clause 2 hereunder no building shall be erected closer than 5' to the boundaries marked –

(i) xAC on Diagram No. 7532/67 (hereto annexed) in respect of the said Portion 38

(ii) xAGB on Diagram No. 7533/67 (hereto annexed) in respect of the said Portion 39

(iii) yDFC on Diagram No. 7533/67 (hereto annexed) in respect of the said Portion 39

(iv) xASB on Diagram No. 7534/67 (annexed to the said Certificate of Registered Title No. T22409/1968) in respect of the said Portion 40

(v) yDRC on Diagram No. 7534/67 (annexed to the said Certificate of Registered Title No. T22409/1968) in respect of the said Portion 40

(vi) xAJB on Diagram No. 7535/67 (annexed to the said Certificate of Registered Title No. T22409/1968) in respect of the said Portion 41

(vii) yDHC on Diagram No. 7535/67 (annexed to the said Certificate of Registered Title No. T22409/1968) in respect of the said Portion 41

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(viii) xANB on Diagram No. 7536/67 (annexed to the said Certificate of Registered Title No. T22409/1968) in respect of the said Portion 42

(ix) yDMC on Diagram No. 7536/67 (annexed to the said Certificate of Registered Title No.T22409/1968) in respect of the said Portion 42

(hereunder called the said boundaries)

and no part of the roof construction, eaves or gutters shall be closer than 5' to any of the said boundaries, which distance will be horizontal measurement from the edge of the roof construction or gutter to a vertical line taken on the said boundaries.

2. No building, structure, or overhang or cantilever shall be erected except as indicated hereunder (Portion 38 is, however, not affected except as set out at the end of this condition):

(a) on Portion 39 building is restricted to the figure marked GBCF on Diagram No. 7533/67 hereto annexed;

(b) on Portion 40 building is restricted to the figure marked SBCR on Diagram No. 7534/67 annexed to the said Certificate of Registered Title No. T22409/1968;

(c) on Portion 41 building is restricted to the figure marked JBCH on Diagram No. 7535/67 annexed to the said Certificate of Registered Title No.T22409/1968;

(d) on Portion 42 building is restricted to the figure marked NBCM on Diagram No. 7536/67 annexed to the said Certificate of Registered Title No.T22409/1968;

except that the said Transferor as owner of the properties described in Items II, III and IV above and the Transferee as owner of the properties hereby transferred shall be entitled to construct boundary walls (as defined in Clause 3 hereunder) and retaining walls, anywhere on the said Portion 39 and Portions 40, 41 and 42 (described in Items II, III and IV above, provided that the height of a retaining wall is not more than 12" above the general ground level. The foregoing restriction shall not apply to boathouses or inlets in the river edge retaining wall, provided that no part or structure of a boathouse, shall be higher than 3' above the general ground level (and provided that plans are submitted to the said Transferor or his agent and approved as regards the said Portion 38 and 39, indicating details and materials of such structure, prior to the erection of any such boathouse structures).

This condition shall, as set out above, not apply to Portion 38 except that the Transferee shall submit to the Transferor plans as set out above for any proposed building, retaining wall, boathouse, or any other structure on the said Portion 38.

3. No fences, trellises or walls shall be erected to a height exceeding 7' on a road or any of the said boundaries (as defined in Clause 1 (i) to (ix) inclusive above) between any of the properties hereinbefore described; such height shall be reduced to 3' 6" for that part of the boundaries extending between the building lines marked -

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(i) FG on Diagram No. 7533/67 (in respect of Portion 39) and the water's edge;

(ii) RS on Diagram No. 7534/67 (in respect of Portion 40) and the water's edge;

(iii) HJ on Diagram No. 7535/67 (in respect of Portion 41) and the water's edge;

(iv) MN on Diagram No. 7536/67 (in respect of Portion 42) and the water's edge;

The materials to be used for fencing shall be restricted to galvanised wire, galvanised wire netting or plastic coated wire and netting, or a type of close or open wooden fencing as approved by the Transferor. Material used for boundary walls shall be restricted to brick, cement blocks, precast clay or cement blocks and natural stone faced walling or any permanent attractive material approved by the Transferor or his agent.

4. Only underground cables shall be permitted for connection of electrical municipal supply from the Municipality supply to any part of each portion and only underground cables shall be used from any building to a separate point or structure on the site.

5. The Transferee shall submit to the Transferor or his agent for approval, prior to the commencement of any structure on any portion, one set of plans indicating a site plan to a scale of 1/16" to one foot and 1/8" scale plans indicating ground and upper floors, sections and elevations of every part of the structure sufficient to explain the scheme. The erection of flat, lean- to or of corrugated iron or thatch or shingle or any other inflammable material is prohibited; where asbestos roofing sheets are used it shall be the Canadian pattern type, provided the visible surfaces are painted and maintained in good condition; corrugated iron, asbestos or any similar material for the cladding of external walls shall be prohibited, and external wooden cladding shall only be permitted where it conforms to good architecture so as not to interfere with the amenities of the neighbourhood.

6. The main building on any portion shall be a complete building and not one partly erected and intended for completion at a later date, and shall be erected simultaneously with or before the erection of the outbuildings.

7. No room on any portion used as a servant's bedroom, servant's living room or servant's W.C. bathroom or shower shall be erected with doors or windows facing the said boundaries (as defined in Clause 1 (i) and (ix) inclusive above) and with such doors or windows closer than 10' to any boundary (as defined in Clause 1, (i) to (ix) inclusive above) unless provision is made to obscure such doors and windows effectively from the view of adjoining Portions. The provision of at least one servant's water closet shall be made on each erf where a dwelling is erected.

8. In the event of any provisions of a Town Planning Scheme being made applicable to any of these Portions or in the event of further conditions being imposed by the Administrator or the Local Authority, which provisions and/or conditions are more restrictive than those contained in the aforegoing conditions then such further conditions and/or provisions shall apply to the properties hereby sold."

For Information Only

D. SUBJECT FURTHER to the following conditions contained in Deed of Transfer Number T26787/1969 imposed by the National Transport Commission in terms of Section 11 (3) and (6) of the Advertising on Roads and Ribbon Development Act 1940 (Act 21/1940):-

"(a) The land shall not be subdivided further without the written approval of the controlling authority, as defined in Section 1 of Act 21/1940, read in conjunction with Act 44/1948.

(b) No structure or any other thing whatsoever shall be erected within a distance of 150 Cape feet, measured from the centre line of the national road without the written approval of the controlling authority, as defined in Section 1 of Act 21/1940, read in conjunction with Act 44/1948."

E. SUBJECT FURTHER to the following conditions imposed by the Wilderness Seafront Properties (Proprietary) Limited for its own benefit and its successors in title as owner of the other properties held by the said Company in terms of Deed of Transfer Number T26787/1969 contained in the Deed of Transfer Number T26792/1969, which conditions were first imposed against Erf 555 Wilderness as a whole and of which Erf 1126 is a portion, namely:-

"1. (a) It shall not be subdivided into more than four portions each of which shall have a southern boundary of not less than 100 Cape Feet.

(b) In the event of this erf being subdivided, the following further conditions shall apply to each subdivision:

(i) It shall not be subdivided;

(ii) It shall be used for the purpose of erecting thereon one dwelling together with such outbuildings as are ordinarily required to be used therewith;

(iii) Not more than half the area thereof shall be built upon;

(iv) No trade or business may be carried on upon the said erf.

2. All buildings and or alterations erected on this erf or any subdivision thereof shall be constructed of brick or stone.

3. No fences, trellises or walls shall be erected to a height exceeding 7 feet on a road boundary or on the boundaries between erven. Materials used for fencing are restricted to galvanised wire, galvanised wire netting, plastic-coated wire or netting or close or open fencing of treated or painted timber. Materials used in the erection of boundary walls are restricted to brick, precast clay or cement blocks or natural stone or stone-faced walling erected on sound foundations.

4. Only underground cables are permitted for connection of electricity supply or telephone lines from supply lines to any buildings on the erf or between any buildings on the erf.

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5. The erection of flat and lean-to roofs is prohibited and the use of corrugated iron, corrugated asbestos and asbestos cement sheeting as roofing material or cladding of external walls is prohibited. Should asbestos roofing sheets be used they shall be Canadian pattern type and all visible surfaces shall be painted and maintained in good condition. External wall cladding of wood or timber is permitted only if it is in keeping with good architectural standards and in conformity with the quality of buildings in the Wilderness Local Area.

6. The main building shall be a complete building and not one partly erected and intended for completion at a later date, and shall be erected simultaneously with or before the erection of the outbuildings.

7. No room of any erf used as a servant's bedroom, servant's living room or servant's W.C., bathroom or shower shall be erected with doors or windows facing the boundary of any immediately adjacent erf and with such doors or windows closer than 10' to any such boundary unless provision is made to obscure such doors and windows effectively form view form such immediately adjacent erven. Not less than one servant's water closet shall be provided on each erf on which a dwelling is erected.

8. In the event of any provisions of a Town Planning Scheme being made applicable to the property or in the event of further conditions being imposed by the Administrator or the Local Authority, which provisions and/or conditions are more restrictive than those contained in the aforegoing conditions, then such further conditions and/or provisions shall apply to the property hereby sold."

F. SUBJECT FURTHER as contained in Deed of Transfer Number T30065/1982 to the following conditions imposed by the Administrator in terms of Ordinance 33 of 1934 when approving the subdivision of Erf 555 Wilderness, namely:-

"(a) The owner of this erf shall without compensation, be obliged to allow gas mains, electricity, telephone and television cables and/or wires and main and/or other water pipes and the sewage and drainage, including stormwater of any other erf or erven to be conveyed across his erf, and surface installations such as mini-substations, meter kiosks and service pillars to be installed thereof, if deemed necessary by the local authority and in such manner and position as may from time to time be reasonably required. This shall include the rights of access to the erf at any reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above.

(b) The owner of this erf shall be obliged, without compensation, to receive such material or permit such excavation on the erf, as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority."

For Information Only

2. **ONE FOURTEENTH (1/14) SHARE IN ERF 1777 WILDERNESS IN THE MUNICIPALITY AND DIVISION OF GEORGE WESTERN CAPE PROVINCE**

IN EXTENT 6582 (SIX THOUSAND FIVE HUNDRED AND EIGHTY TWO) SQUARE METRES

FIRST TRANSFERRED BY DEED OF TRANSFER NUMBER T70135/1996 WITH DIAGRAM S.G. NUMBER 9248/92 RELATING THERETO AND HELD BY DEED OF TRANSFER NUMBER T4217/2001

A. SUBJECT to the conditions referred to in Deed of Transfer Number T9247/1922.

B. ENTITLED to the benefit of the following condition contained in Annexure A annexed to Deed of Transfer Number T9247/1922, namely:

"III. That Roderick Erskin and his successors in title to the remainder of Oakhurst shall have a right of way on horseback, on foot and to drive animals along the course of the existing footpath across Annex Westwood, for the purpose of gaining access to and agress from "Fairy Know".

C. SUBJECT and or ENTITLED to the benefit of the servitude referred to in the endorsement dated 4 October 1968 on Deed of Transfer Number T22725/1964, which endorsement reads as follows:

By Deed of Transfer No.T2241/1968 the Remainder of Portion 34 / a Ptn of "Fairy Knowe" of the farm "Klein Krantz", meas. 15mgn 34110 sq. ft. held hereunder, is subject and / or entitled to the conditions as set out in Annexure hereto marked which Annexure A reads as follows:-

"F. ONDERHEWIG VERDER aan en/of GEREGTIG op die voordele van die volgende voorwaardes wat as landelike serwitute bindend sal wees op die gesegde transportgewer en sy opvolgers in titel as geregistreerde eienaars van:

I The land remaining registered in his name by Deed of Transfer Number T22725/1964;

II Certain piece of abolished quitrent land, situate in the Division of George, being Portion 40 (a portion of Portion 34) of the farm Klein Krantz; Measuring: Two Thousand and Six (2006) Square Metres;

III Certain piece of abolished quitrent land, situate in the Division of George, being Portion 41 (a portion of Portion 34) of the Farm Klein Krantz; Measuring: One Thousand Six Hundred and Sixty Five (1665) Square Metres

IV Certain piece of abolished quitrent land, situate in the Division of George, being Portion 42 (a portion of Portion 34) of the Farm Klein Krantz; Measuring: One Thousand One Hundred and Ninety Six (1196) Square Metres;

held by him by Certificate of Registered Title No. T22409/1986;

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and on the Transferee and his successors in title as registered owners of the property hereby transferred namely:

1. Subject to the provisions of Clause 2 hereunder no building shall be erected closer than 2,52 metres to the boundaries marked –

   (i) xAC on Diagram No. 7532/67 (hereto annexed in respect of the said Portion 38)

   (ii) xAGB on Diagram No. 7533/67 (hereto annexed in respect of the said Portion 39)

   (iii) yDFC on Diagram No. 7533/67 (hereto annexed in respect of the said Portion 39)

   (iv) xASB on Diagram No. 7534/67 (annexed to the said Certificate of Registered Title No. T22409/1968) in respect of the said Portion 40

   (v) yDRC on Diagram No. 7534/67 (annexed to the said Certificate of Registered Title No. T22409/1968) in respect of the said Portion 40

   (vi) xAJB on Diagram No. 7535/67 (annexed to the said Certificate of Registered Title No. T22409/1968) in respect of the said Portion 41

   (vii) yDH on Diagram No. 7535/67 (annexed to the said Certificate of Registered Title No. T22409/1968) in respect of the said Portion 41

   (viii) xANB on Diagram No. 7536/67 (annexed to the said Certificate of Registered Title No. T22409/1968) in respect of the said Portion 42

   (ix) yDMC on Diagram No. 7536/67 (annexed to the said Certificate of Registered Title No. T22409/1968) in respect of the said Portion 42

(hereunder called the said boundaries)

and no part of the roof construction, eaves or gutters shall be closer than 1,57 metres to any of the said boundaries, which distance will be horizontal measurement from the edge of the roof construction or gutter to a vertical line taken on the said boundaries.

2. No building, structure, or overhang or cantilever shall be erected except as indicated hereunder (Portion 38 is, however, not affected except as set out at the end of this condition):

   (a) on Portion 39 building is restricted to the figure marked GBCF on Diagram No. 7533/67 hereto annexed;

   (b) on Portion 40 building is restricted to the figure marked SBCR on Diagram No. 7534/67 annexed to the said Certificate of Registered Title No. T22409/1968;

For Information Only

(c) on Portion 41 building is restricted to the figure marked JBCH on Diagram No. 7535/67 annexed to the said Certificate of Registered Title No. T22409/1968;

(d) on Portion 42 building is restricted to the figure marked NBCM on Diagram No. 7536/67 annexed to the said Certificate of Registered Title No. T22409/1968;

except that the said Transferor as owner of the properties described in Items II, III and IV above and the Transferee as owner of the properties hereby transferred shall be entitled to construct boundary walls (as defined in Clause 3 hereunder) and retaining walls, anywhere on the said Portion 39 and Portions 40, 41 and 42 (described in Items II, III and IV above, provided that the height of a retaining wall is not more than .30 metres above the general ground level. The foregoing restriction shall not apply to boathouses or inlets in the river edge retaining wall, provided that no part or structure of a boathouse, shall be higher than .91 metres above the general ground level (and provided that plans are submitted to the said Transferor or his agent and approved as regards the said Portion 38 and 39, indicating details and materials of such structure, prior to the erection of any such boathouse structures). This condition shall, as set out above, not apply to Portion 38 except that the Transferee shall submit to the Transferor plans as set out above for any proposed building, retaining wall, boathouse, or any other structure on the said Portion 38.

3. No fences, trellises or walls shall be erected to a height exceeding 2,13 metres on around or any of the said boundaries (as defined in Clause 1 (i) to (ix) inclusive above) between any of the properties hereinbefore described; such height shall be reduced to 1,09 metres for that part of the boundaries extending between the building lines marked -

(i) JC on Diagram No. 7533/67 (in respect of Portion 39) and the water's edge;

(ii) RS on Diagram No. 7534/67 (in respect of Portion 40) and the water's edge;

(iii) HJ on Diagram No. 7535/67 (in respect of Portion 41) and the water's edge;

(iv) MN on Diagram No. 7536/67 (in respect of Portion 42) and the water's edge;

The materials to be used for fencing shall be restricted to galvanised wire, galvanised wire netting or plastic coated wire and netting, or a type of close or open wooden fencing as approved by the Transferor. Material used for boundary walls shall be restricted to brick, cement blocks, precast clay or cement blocks and natural stone faced walling or any permanent attractive material approved by the Transferor or his agent.

4. Only underground cables shall be permitted for connection of electrical municipal supply from the Municipality supply to any part of each portion and only underground cables shall be used from any building to a separate point or structure on the site.

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5. The transferee shall submit to the Transferor or his agent for approval, prior to the commencement of any structure on any portion, one set of plans indicating a site plan to a scale of 1/16" to one foot and 1/8" scale plans indicating ground and upper floors, sections and elevations of every part of the structure sufficient to explain the scheme. The erection of flat, lean- to or of corrugated iron or thatch or shingle sheets are used it shall be the Canadian pattern type, provided the visible surfaces are painted and maintained in good condition; corrugated iron, asbestos or any similar material for the cladding of external walls shall be prohibited, and external wooden cladding shall only be permitted where it conforms to good architecture so as not to interfere with the amenities of the neighbourhood.

6. The main building on any portion shall be a complete building and not one partly erected and intended for completion at a later date, and shall be erected simultaneously with or before the erection of the outbuildings.

7. No room on any portion used as a servant's bedroom, servant's living room or servant's W.C. bathroom or shower shall be erected with doors or windows facing the said boundaries (as defined in Clause 1 (i) and (ix) inclusive above) and with such doors or windows closer than 3,15 metres to any boundary (as defined in Clause 1, (i) to (ix) inclusive above) unless provision is made to obscure such doors and windows effectively from the view of adjoining Portions. The provision of at least one servant's water closet shall be made on each erf where a dwelling is erected.

8. In the event of any provisions of a Town Planning Scheme being made applicable to any of these Portions or in the event of further conditions being imposed by the Administrator or the Local Authority, which provisions and/or conditions are more restrictive than those contained in the aforegoing conditions then such further conditions and/or provisions shall apply to the properties hereby sold."

D. ENTITLED to the benefit of the conditions referred to in the endorsement dated 11 June 1970 on Deed of Transfer Number T22725/1964, which endorsement reads as follows:-

By Deed of Transfer No. T16099/1970 the remainder of Portion 34 (a portion of Fairy Knowe) of the farm Klein Krantz measuring: 10.2352 Hectares held hereunder is entitled to the Conditions as set out in Annexure "B" hereto over Portion 44 = 967 square metres thereby conveyed "which Annexure "B" reads as follows:

"SUBJECT FURTHER to the following conditions contained in the said Deed of Transfer No. T16099/1970 imposed by the Transferor herein namely Claude Mountford Watney (Born on 16 August 1912) in favour of himself and his successors in title, as the registered owners of the remainders of the property held by him by the said Deed of Transfer No. T22725/1964 and Certificate of Registered Title No. T22409 dated 4 October 1968 and the owners of other subdivisions of such remainders namely:-

(i) it shall not be subdivided;

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(ii) it shall be used for the purpose of erecting thereon one dwelling together with such outbuildings as are ordinarily required to be used therewith;

(iii) not more than half the area thereof shall be built upon;

(iv) no trade or business may be carried on upon the said erf;

(v) no building shall be erected closer than 2,2 metres to the common boundaries between this erf and any other erf (hereinafter called the common boundaries) and no part of the roof construction, eaves or gutters shall be closer than 1,57 metres to a common boundary, which distance shall be a horizontal measurement for the edge of the roof construction or gutter to a vertical line taken on the common boundary;

(vi). in the event of any provisions of a Town Planning Scheme being made applicable to the property or in the event of further conditions being imposed by the Administrator or the Local Authority, which provisions and/or conditions are more restrictive than those contained in the aforegoing conditions, then such further conditions and/or provisions shall apply to the property hereby sold."

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

GRAHAM HAROLD DAVIN, Married as aforesaid

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

The Trustees for the time being of PAUL K[illegible]LING TRUST
Registration Number IT4467/2006

its Successors in Office or assigns, now is and hereafter shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of [redacted].

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 - 3 OCT 2017 2017

q.q.

In my presence

REGISTRAR OF DEEDS

For Information Only

Raubenheimers Inc
PO Box 21
60 Cathedral Street
George
6530

Prepared by me

CONVEYANCER
ANN MARJORY COETZEE

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

GRAHAM HAROLD DAVIN
IDENTITY NUMBER
MARRIED OUT OF COMMUNITY OF PROPERTY

do hereby nominate and appoint

ANDISIWE MAGELE and/or ANN MARJORY COETZEE and/or CARL CHRISTIAAN BURGER and/or JOHANNA PHILNA PHILIPS and/or LEANNE HOWELL and/or LISA ANN VISAGIE and/or MICHELLE VAN WYK and/or ROBERT CHRISTOPHER FERRANDI and/or RONEL ELS and/or TERTIA LIZETTE KRIEL and/or WILLEM MUNRO LUTTIG

with power of substitution to be my true and lawful Attorney and Agent in my name, place and stead to appear at the Office of the REGISTRAR OF DEEDS at CAPE TOWN or any other competent official in the Republic of South Africa and then and there to act as my Attorney and Agent and to pass transfer to:

THE TRUSTEES FOR THE TIME BEING OF THE
PAUL NEETHLING TRUST
REGISTRATION NUMBER IT4467/2006

the property described as:

ERF 1126 WILDERNESS
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE

IN EXTENT 1445 (ONE THOUSAND FOUR HUNDRED AND FORTY FIVE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T42115/2001

For Information Only

(2) **ONE FOURTEENTH (1/14) SHARE IN ERF 1777 WILDERNESS IN THE MUNICIPALITY AND DIVISION OF GEORGE WESTERN CAPE PROVINCE**

IN EXTENT 6582 (SIX THOUSAND FIVE HUNDRED AND EIGHTY TWO) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T42115/2001

the said property having been sold by me on 16 August 2017 to the said transferee/s for the sum of [redacted]

and further cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the Transferor heretofore had in and to the said property, and generally for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, to all intents and purposes, as the Transferor might or could do if personally present and acting therein; hereby ratifying, allowing and confirming all and whatsoever the said Agent/s shall lawfully do or cause to be done in the premises by virtue of these presents.

Signed at GEORGE on 22 AUGUST 2017 in the presence of the undersigned witnesses.

AS WITNESSES :

1. _____

2. _____

_____
GRAHAM HAROLD DAVIN

For Information Only

2.8.

SARS

Transfer Duty **TDREP**

Declaration

Reference Details

Transfer Duty Reference Number: TD[illegible]025A2FC

Details

Details of Seller / Transferor / Time Share Company

Surname / Registered Name	DAVIN	Full Name	GRA[illegible] HAROLD
ID Number		Date of Birth (CCYYMM[illegible])	
Company / CC / Trust Reg No.		Marital Status	M.O.C O[illegible] PROPERTY
Marital Notes if applicable	South Africa	Spouse Initials	

Details of Purchaser / Transferee

Full Name	PAUL NEETHLING TRUST	Surname / Registered Name	PAUL NEETHLING TRUST
Company / CC / Trust Reg No.	IT4467/2006	Marital Notes if ap[illegible]	

Details of the Property

Date of Transaction/Acquisition (CCYYMMDD)	2017-09-18		
Total Fair Value	R	Total Co[illegible]sideration	R

Calculation of Duty and Penalty / Interest

Transfer Duty Payable on Natural Person	R

Property Description

1	ERF 1126 WILDERNESS IN THE MUNICIPALITY AND DIVISION OF GEORGE WESTERN CAPE P[illegible]NCE IN EXTENT 1445 (ONE THOUSAND FOUR HUNDRED AND FORTY FIVE) Square metres
2	ONE FOURTEENTH (1/14) SHARE IN ERF 1777 WILDERNESS IN THE MUNICIPALI[illegible]AN[illegible]D[illegible]ON OF GEORGE WESTERN CAPE PROVINCE IN EXTENT 6582 (SIX THOUSAND FIVE HUNDRED AND EIGHTY TWO) Square metres

Receipt

Receipt Details

Transfer Duty Reference Number	TDE025A2FC	Receipt No.	1200508259
Receipt Amount			

Declaration by Conveyancer / Attorney

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

xxxxxxxx xxxxxxxxxxxxx
xxxxxxxx xxxxxxxxxxxxx
CAP[illegible] CHRIS[illegible]AN BURGER
Please sign over the 2 lines as it's above

Date (CCYYMMDD): 20170915

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

For information only

GEORGE
THE CITY FOR ALL REASONS

GEORGE LOCAL MUNICIPALITY

CERTIFICATE IN TERMS OF SECTION 118 OF THE LOCAL GOVERNMENT: MUNICIPAL SYSTEMS ACT, 2000 (ACT No. 32 OF 2000)
(AS PRESCRIBED IN TERMS OF SECTION 120 OF ACT No. 32 OF 2000)

ISSUED BY GEORGE LOCAL MUNICIPALITY

In terms of section 118 of the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000), it is hereby certified that all amounts that became due to George Local Municipality in connection with the undermentioned property situated within that municipality for municipal service fees, surcharges on fees, property rates and other municipal taxes, levies and duties during the two years preceding the date of application for this certificate, have been fully paid.

DESCRIPTION OF PROPERTY (see definition of property in section 1 of Act 32 of 2000)

21 Digit Code (or Municipal Reference Number):	PATIENCE
Erven:	1126
Portion:	
Extension:	WILDERNESS
Zoning:	
Registration Division / Administrative District:	
Suburb:	
Town:	
Sectional Title unit number:	
Exclusive use area and number as referred to in the registered plan:	
Real right:	
Scheme registration number:	
Sectional Title Scheme Name:	
Registered owner:	GRAHAM HAROLD DAVIN
Name and Identity/ Registration Number of all purchaser/s:	PAUL NEETHLING TRUST (IT4467/2006)

This Certificate is valid until: 03/01/2018

Given under my hand at GEORGE on 05/09/2017

Digitally signed by George Municipality
Signee: Cheryl Langeveldt
Sign date: 05/09/2017 05:53:31
Expiration date: 10/05/2019 04:06:49

MUNICIPAL MANAGER
George Local Municipality

Date issued: 05/09/2017

Authorised Officer: Cheryl Langeveldt

Certificate By Conveyancer:
I Ann Marjory Coetzee (full name and surname) hereby certify that this is a print-out of a data message in respect of the original clearance certificate electronically issued by the George Local Municipality.

Conveyancer

2017/09/08
Date

21 Digit Code (or Municipal Reference Number): PATIENCE

Certificate number: 10930703

For Information Only

4.8

GEORGE LOCAL MUNICIPALITY

CERTIFICATE IN TERMS OF SECTION 118 OF THE LOCAL GOVERNMENT: MUNICIPAL SYSTEMS ACT, 2000 (ACT No. 32 OF 2000)
(AS PRESCRIBED IN TERMS OF SECTION 120 OF ACT No. 32 OF 2000)

ISSUED BY GEORGE LOCAL MUNICIPALITY

In terms of section 118 of the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000), it is hereby certified that all amounts that became due to George Local Municipality in connection with the undermentioned property situated within that municipality for municipal service fees, surcharges on fees, property rates and other municipal taxes, levies and duties during the two years preceding the date of application for this certificate, have been fully paid.

DESCRIPTION OF PROPERTY (see definition of property in section 1 of Act 32 of 2000)

21 Digit Code (or Municipal Reference Number): PATIENCE

Erven: 1777

Portion:

Extension: WILDERNESS

Zoning:

Registration division / Administrative District:

Suburb:

Town:

Sectional Title unit number:

Exclusive use area and number as referred to in the registered plan:

Real right:

Scheme registration number:

Sectional Title Scheme Name:

Registered owner: GRAHAM HAROLD DAVIN

Name and Identity/ Registration Number of all purchaser/s: PAUL NEETHLING TRUST (IT4467/2006)

This Certificate is valid until: 03/01/2018

Given under my hand at GEORGE on 05/09/2017

Digitally signed by George Municipality
Signee: Cheryl Langeveldt
Sign date: 05/09/2017 12:29:32
Expiration date: 10/05/2019 04:06:49

MUNICIPAL MANAGER
George Local Municipality

Date issued: 05/09/2017

Authorised Officer: Cheryl Langeveldt

Certificate By Conveyancer:
I Ann Marjory Coetzee (full name and surname) hereby certify that this is a print-out of a data message in respect of the original clearance certificate electronically issued by the George Local Municipality.

Conveyancer

20171091 03
Date

21 Digit Code (or Municipal Reference Number): PATIENCE

Certificate number: 10930721

For Information Only

5.4

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN DATE : 20170919 TIME : 9 PAGE : 1
PREPARED BY : DRS08232 - MTYATYAMBA NOLUVUYO

TRACK NUMBER : 88806989656

BLACK-BOOKING ENQUIRY ON NAME - DAVIN GRAHAM HAROLD
ID NUMBER - [redacted]
BIRTH DATE - [redacted]
MARITAL STATUS - MARRIED OUT
MAIDEN NAME -
TYPE OF PERSON - PRIVATE PERSON

PERSON HAS NO CONTRACTS/INTERDICTS

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

* * * END OF REPORT * * *

IKE E: /XARRA //KE

For Information Only

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN DATE : 20170919 TIME : 1 PAGE : 1
PREPARED BY : DRS08232 - MTYATYAMBA NOLUMUYO

TRACK NUMBER : 88006989656

PROPERTY DETAILS PRINT FOR PORTION 0
ERF NO 1126
TOWNSHIP WILDERNESS
REG DIV GEORGE RD

PROVINCE WESTERN CAPE
PREV DESCRIPTION PTN OF 555
DIAGRAM DEED NO T30665/1982
EXTENT 1445 SQM
CLEARANCE OUTENIQUA DC

NO INTERDICTS

NO DOCUMENTS

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMO	REASON	O/P/A	IDENTITY	TITLE DEED	MMOD	MICROFILM REF
DAVIN GRAHAM HAROLD	20010419	[illegible]		P	[redacted]	T42115/2001	0605	2001 0395 1811

* O/P/A - O - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

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FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***

IKE E: /XARRA //KE

For Information Only

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN DATE : 20170919 TIME : 3 PAGE : 1
PREPARED BY : DRS08232 - MTYATYAMBA NOLUMUYO

TRACK NUMBER : 880006989656

PROPERTY DETAILS PRINT FOR PORTION 0
ERF NO 1777
TOWNSHIP WILDERNESS
REG DIV GEORGE RD

PROVINCE WESTERN CAPE
PREV DESCRIPTION PTN OF 545
DIAGRAM DEED NO T70135/1996
EXTENT 6582 SQM
CLEARANCE OUTENIQUA DC

NO INTERDICTS

DOCUMENTS	HOLDER & SHARE	AMOUNT	O/P/A	SCAN/MICRO REF	MMDD
B100448/2006	NEDBANK LTD			20070124080049	0928
K1056/2006S				20070124080110	0928

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT	REASON	O/P/A	IDENTITY	TITLE DEED	MMDD	MICROFILM REF
SCHIERNER OLAF MICHAEL					560515	T23529/2016	0426	20160719145928
0.035714 1/28	20160315	R1[illegible].00		O				
SCHIERNER KYUNGHIE ANJA KIM					648822	T23529/2016	0426	20160719145928
0.035714 1/28	20160315	[illegible]9.00		O				
DAVIN GRAHAM HAROLD						42115/2001	0605	2001 0395 1811
0.071428 1/14	20[illegible]8419	R2400000.00		P				
WIJK ERNA VAN						T51848/2006	0712	2006 1762 0475
0.035714 1/28		ESTATE		P				
R Z T ZELPY 4269 PTY LTD						*T61516/2005	0804	20151207134633
0.071428 1/14	20050[illegible]17	R6000000.00		P				
DISTRIKSRAAD-WILDERNIS						T70135/1996	0909	1996 0741 4595
0.071428 1/14		NIL						
PRATT FRANCIS FREDERICK						0136/1996	0909	1996 0741 4621
0.071428 1/14	19950207	R3838.00						
CORIE ZADE STEPHANY						T70138/1996	0909	1996 0741 4657
0.071428 1/14	19950207	R3838.00						
VILLIERS JACOBUS WYNAND L[illegible]W DE						T70140/1996	0909	1996 0741 4693
0.071428 1/14	19950207	R3838.00						
WIJK ERNA VAN						T70143/1996	0909	2006 1762 0451
0.035714 1/28	19950207	R3838.00		A				
1093 WILDERNISS C C						70144/1996	0909	1996 0741 4765
0.071428 1/1[illegible]	19950207	R3838.00		A				
POTGIETER F[illegible]ANCOI[illegible]						T70146/1996	0909	1996 0741 4801
0.071428 1/1[illegible]	19950207	R3838.00		A				
POTGIETER MARITA						T70148/1996	0909	1996 0741 4837
0.071428 1/14	19950207	R3838.00		A				

For Information Only

PROD DEEDS OFFICE TRACKING SUBSYSTEM - CAPE TOWN DATE : 20170919 TIME : 12:19:33.0 PAGE : 2

PREPARED BY : DRS08232 - MTYATYAMBA NOLUMUYO

TRACK NUMBER : B0006989656

CRAIG ALAN DE VILLIERS CHARLES KNOTT			52850850/082 /17 9/2016		1205	20170316152513
0.071428 1/14	20150930					
WAAL PIETER DE			T7598 /2006		0928	20070124075750
0.071428 0.071428	20060309	P				
EATON TRUST			5486/94	190085/1997	0915	1999 0456 0419
0.071428 1/14	19970704	A				

THE SUM OF THE SHARE TOTALS IS : 0.999992

* O/P/A - O - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

* DOCUMENT NOT VERIFIED

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
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*** END OF REPORT ***

IKE E: /XARRA //KE

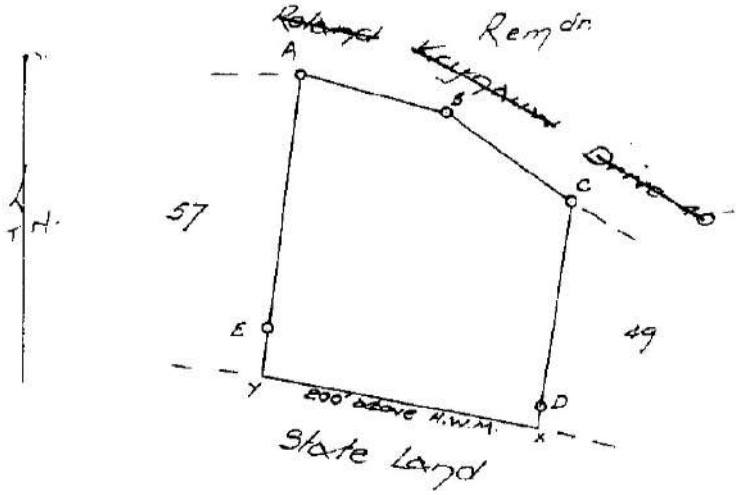
For information only

ANNEXURE 3

SIDES Cape Feet		ANGLES OF Direction		CO-ORDINATES y System Lo 23° x	
		Constants		+100 000.00	+11 900 000.00
AB	74.06	285.02.30	A	+ 19 461.44	+51 458.62
BC	74.95	305.43.20	B	+ 19 389.92	+51 477.84
CD	103.80	7.30.00	C	+ 19 329.07	+51 521.60
DE	140.33	105.46.10	D	+ 19 342.62	+51 624.51
EA	128.78	187.14.30	E	+ 19 477.67	+51 586.37
Dx		7.30.00			
Ey		7.14.30			

S.G. No.
7446/68
Approved
Surveyor-General
6.5.69

All Beacons are Round Iron Pegs ½" diameter



Road lettered/along Bdy ABC closed. Vide T/C's Notice d.d. 1992.01.22 GEOR 192 p.1123 File S. 1993.01.29 DATE for SURVEYOR-GENERAL

ERF 556
WILDERNESS

Scale: 1 : 1200

The figure — A. B. C. curved line x. ~ 200' above H.W.M. of Indian Ocean

represents 19616 Sq. Ft. *of land, being*

Portion 48 (portion of portion 34) of the Farm KLEIN KRANTZ

situate in the ~~Division of and~~ **Wilderness Local Area** *Administrative District*

of George *Province of Cape of Good Hope*

Surveyed in March 1968

by me Land Surveyor

This diagram is annexed to	*The original diagram is*	*File No.* S. 10110
No. 47 26787/69 *dated*	182/1957 *No. annexed to*	*S.R. No.* E 2189/68
i.f.o.	~~*Transfer/Grant*~~ **Transfer**	*Comp.* BL-8cc/Z44
Registrar of Deeds	*No.* 1957. **147** .7330	

RONALD ROSS
P.O. BOX 60
GEORGE
LAND SURVEYOR

DIVISIONAL COUNCIL-AFDELINGSRAAD
GEORGE.

APPROVED
GOEDGEKEUR

PLAN No

DATE
DATUM 14: 10: 1968

SECRETARY
SEKRETARIS

THIS PORTION IS SUBJECT TO CONDITIONS REFERRED TO IN SECTION 11 (6) OF ACT No. 21 OF 1940.

HIERDIE GEDEELTE IS ONDERWORPE AAN VOORWAARDES WAARNA VERWYS WORD IN ARTIKEL 11 (6) VAN WET No. 21 VAN 1940.

Approved in terms of	Conditions.	
	With	Without
Sect. 9 Ord. 33/1934		✓
Sect. 196 Ord. 15/1952		✓
~~Sect. 9,6 Act 88/1967~~		

Ref. AF 37/3/64

Authority.....

Date. 13-7-1967

for Surveyor-General

OFFICE COPY

SIDES Metres		ANGLES OF DIRECTION		CO-ORDINATES Y System L^0 23^0 X		
		Constants		+ 30 000,00	+3760 000,00	
AB	40,55	7.14.30	A	+ 7 613,10	+ 2 983,38	
BC	32,10	82.23.30	B	+ 7 618,21	+ 3 023,60	
CD	44,63	186.56.10	C	+ 7 650,03	+ 3 027,85	
DE	1,80	277.16.20	D	+ 7 644,64	+ 2 983,55	
EA	29,75	269.13.50	E	+ 7 642,85	+ 2 983,78	
EF	7,80	7.14.30	F	+ 7 619,19	+ 3 031,34	
		Knys.32	▲	+ 3 944,40	+ 3 411,29	
		Knys.34	▲	+ 7 341,14	+ 2 689,46	

S.G. No. 915/82

Approved

for Surveyor-General

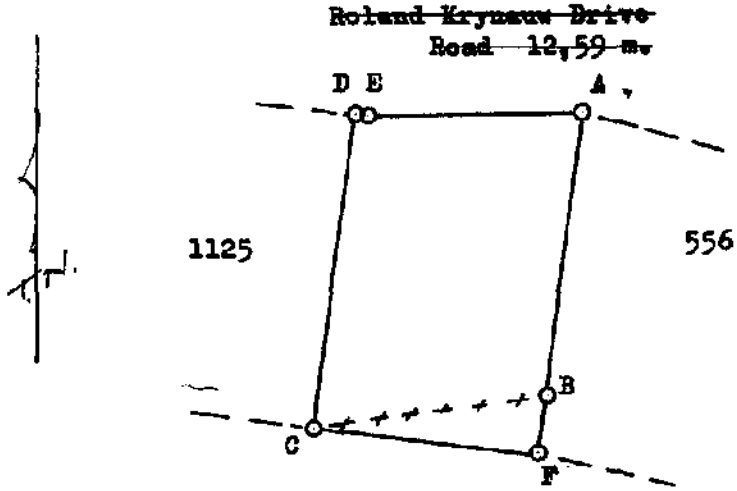
1982 -07- 14

Beacons.

A.B.E. ..... Round Iron Peg 20 mm. dia.
*C.D. ..... Round Iron Peg 16 mm. dia.
F ..... Not Beaconed.

*C - 12mm iron peg

~~Roland Kryzanow Drive~~
~~Road 12,59 m.~~



Road intended/closing duly ... D.E.A.
closed. Vide T/C's Notice d.d. 1993 - 01 - 22
File S. GEOR. 192 p1123
1993.01.29
DATE
for SURVEYOR-GENERAL

State Land

Note : ~~Boundary FC is 62,97 m. above H.W.M. of the Indian Ocean.~~

BEACONS...C.....Reg.18(2).....

REPLACED. VIDE E..290/1982...
Geor. 192 - p1373 & 1375

curved line Scale 1:1000

The figure A. F.* 62,97 Metres above H. W. M. Indian Ocean. C.D.E.

represents 1445 Square Metres of land, being

situate in ERF 1126 (PORTION OF ERF 555) WILDERNESS.
the Local Area of Wilderness.

Administrative District of George Province of Cape of Good Hope.

Surveyed in March 1968 + June 1981
by me,

Land Surveyor

This diagram is annexed to	The original diagram is	File No. ~~S. 10110~~
No. A/T 30065/82	No. 4801/82 ~~7445/68~~ annexed to	S.R. No. Geor. 192 E 290/82
dated	Transfer/~~Grant~~	Comp. BL - 800/244 (1768)
i.f.o.	No. 1969.536 .26787	
Registrar of Deeds		

1126

APPROVED IN TERMS OF SECT. 9
OF ORD. 38/1954
REF. AF395/3/26
DATE 26/10/1981

ANNEXURE 4

CONVEYANCER'S CERTIFICATE

I, the undersigned

MADELEINE GOLDIE

Conveyancer of Uys Fourie Attorneys, Shamrock Building, 97 York Street, George do hereby certify as follows:

1. That I have perused Deed of Transfer No T51908/2021 in respect of Erf 556 WILDERNESS in the George Municipality and Division of George, Western Cape Province IN EXTENT 1935 square metres registered in the name of:

   THE TRUSTEES FOR THE TIME BEING OF PAUL NEETHLING TRUST
   Registration Number IT4467/2006

2. No bond is registered on the property.

3. Application will be made for the removal of the restrictive conditions, to wit Condition C (IV)(5) on page 5 of the title deed; Condition E (1) (b) and E (4) as they appear on page 6 in the abovementioned title deed.

4. Conditions E (1) (b) and E (4) were imposed by the Wilderness Seafront Properties (Proprietary) Limited. This company was converted to a close corporation in 1986 which entity was subsequently deregistered in 1996 in terms of The Closed Corporations Act 69 of 1984.

5. The closed corporation was voluntary deregistered and therefor cease to exist as a separate legal entity.

6. Therefore, there are no known or identified successors in title for Wilderness Seafront Properties (Proprietary) Limited to impose Condition E as it appears in the abovementioned deed of transfer.

7. We do not think a professional land surveyor would be able to provide comment or information regarding title deed conditions as it does not fall under the Land Survey Act of 1997.

8. These conditions should be removed as proposed in the land use application, following the normal processes including public participation as it remains relevant to the use of the property even though it is no longer for the benefit of an existing entity.

9. To the best of my knowledge there are no further restrictive conditions of title in the said Deed of Transfer that prohibit the application for the consolidation of the abovementioned property with the adjacent Erf 1126 Wilderness, held by Deed of Transfer T57766/2017.

Signed at GEORGE on this 30th day of October 2026

M Goldie

MADELEINE GOLDIE

CONVEYANCER'S CERTIFICATE

I, the undersigned

MADELEINE GOLDIE

Conveyancer of Uys Fourie Attorneys, Shamrock Building, 97 York Street, George do hereby certify as follows:

1. That I have perused Deed of Transfer No T57766/2017 in respect of Erf 1126 WILDERNESS in the George Municipality and Division of George, Western Cape Province IN EXTENT 1445 square metres registered in the name of:

   THE TRUSTEES FOR THE TIME BEING OF THE PAUL NEETHLING TRUST
   Registration Number it 4467/2006

2. No bond is registered on the property.

3. Application will be made for the removal of the following restrictive conditions as they appear in the abovementioned title deed:
   - Condition 5 on page 5 of the title deed,
   - Condition E (1) (b)(ii) on page 6
   - Condition E (5) on page 7

4. Conditions E (1) (b) (ii) and E (4) were imposed by the Wilderness Seafront Properties (Proprietary) Limited. This company was converted to a close corporation in 1986 which entity was subsequently deregistered in 1996 in terms of The Closed Corporations Act 69 of 1984.

5. The closed corporation was voluntary deregistered and therefor cease to exist as a separate legal entity.

6. Therefore, there are no known or identified successors in title for Wilderness Seafront Properties (Proprietary) Limited to impose Condition E as it appears in the abovementioned deed of transfer.

7. We do not think a professional land surveyor would be able to provide comment or information regarding title deed conditions as it does not fall under the Land Survey Act of 1997.

8. These conditions should be removed as proposed in the land use application, following the normal processes including public participation as it remains relevant to the use of the property even though it is no longer for the benefit of an existing entity.

9. To the best of my knowledge there are no further restrictive conditions of title in the said Deed of Transfer that prohibit the consolidation of this property with Erf 556 Wilderness, held by Deed of Transfer T51908/2021

Signed at GEORGE on this 30th day of OCTOBER 2026

MADELEINE GOLDIE

Company
WILDERNESS SEAFRONT PROPERTIES, M1969/004833/07

Lexis® WinDeed

This report is compiled exclusively from the very latest data directly supplied to WinDeed by the Companies and Intellectual Property Commission (CIPC).

Any personal information obtained from this search will only be used as per the Terms and Conditions agreed to and in accordance with applicable data protection laws including the Protection of Personal Information Act, 2013 (POPI), and shall not be used for marketing purposes.

SEARCH CRITERIA			
Search Date	2026/10/16 11:58	Company Name	WILDERNESS SEAFRONT PROPERTIES
Reference	K SMIT	Company Name Search Type	Starts with
Report Print Date	2026/10/16 11:58	Information Source	COMPANIES AND INTELLECTUAL PROPERTY COMMISSION

COMPANY SUMMARY			
Name	WILDERNESS SEAFRONT PROPERTIES	Status	CONVERSION CO/CC OR CC/CO
Registration Number	1969/004833/07	Registration Date	1969/03/31

DIRECTORS AND OTHER SUMMARY
No director and other summary to display

AUDITOR SUMMARY
No auditor summary to display

COMPANY INFORMATION			
Enterprise Name	WILDERNESS SEAFRONT PROPERTIES	Status	CONVERSION CO/CC OR CC/CO
Registration Number	1969/004833/07	Enterprise Type	PRIVATE COMPANY
Tax Number	-	Business Start Date	1969/03/28
Short Name	-	Registration Date	1969/03/31
Translated Name	-	Financial Year End	2
Old Registration Number	690483307	Financial Effective Date	1969/03/31
Conv. Enterprise Number	M1986002859	CK Date Received	-
Region	GAUTENG	CK Date	-
Country	-	Date of Type	-
Country of Origin	-		
Issued Shares	-		
Issued Capital	-		
Authorized Shares	-		

DISCLAIMER
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Authorized Capital	-		
Industry Code	0		
Industry	PRIVATE HOUSEHOLDS, EXTERRITORIAL ORGANISATIONS, REPRESENTATIVES OF FOREIGN GOVERNMENTS AND OTHER ACTIVITIES NOT ADEQUATELY DEFINED		
Principal Business	-		
Registered Address	-	Postal Address	-

DIRECTORS AND OTHER

No directors and other to display

SECRETARY COMPANIES AND CCS

No secretary companies and CCS to display

COMPANY SECRETARY NATURAL PERSONS

No company secretary natural persons to display

BOTH DIRECTOR / OFFICERS

No both director / officers to display

ALTERNATIVE DIRECTORS

No alternative directors to display

OFFICERS

No officers to display

LOCAL MANAGERS

No local managers to display

TRUSTS

No trusts to display

AUDITOR

No auditor to display

CAPITAL INFORMATION

No capital information to display

HISTORY

No history to display

DISCLAIMER
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Company
WILDERNESS SEAFRONT PROPERTIES, B1986/002859/23

Lexis® WinDeed

This report is compiled exclusively from the very latest data directly supplied to WinDeed by the Companies and Intellectual Property Commission (CIPC).

Any personal information obtained from this search will only be used as per the Terms and Conditions agreed to and in accordance with applicable data protection laws including the Protection of Personal Information Act, 2013 (POPI), and shall not be used for marketing purposes.

SEARCH CRITERIA

Search Date	2026/10/16 11:59	Company Name	WILDERNESS SEAFRONT PROPERTIES
Reference	K SMIT	Company Name Search Type	Starts with
Report Print Date	2026/10/16 12:00	Information Source	COMPANIES AND INTELLECTUAL PROPERTY COMMISSION

COMPANY SUMMARY

Name	WILDERNESS SEAFRONT PROPERTIES	Status	DEREGISTRATION FINAL
Registration Number	1986/002859/23	Registration Date	1986/02/13

MEMBERS AND OTHER SUMMARY (2)

ACTIVE

Name	ID/Reg. Number	Type	Status
SMITH, BETTY MARY	301111	MEMBER	ACTIVE
SMITH, VICTOR CHARLTON	290413	MEMBER	ACTIVE

INACTIVE

No Inactive directors to display

ACCOUNTING OFFICER SUMMARY (1)

ERNST AND YOUNG CA(SA)

COMPANY INFORMATION

Enterprise Name	WILDERNESS SEAFRONT PROPERTIES	Status	DEREGISTRATION FINAL
Registration Number	1986/002859/23	Enterprise Type	CLOSE CORPORATION
Tax Number	-	Business Start Date	1986/02/13
Short Name	-	Registration Date	1986/02/13
Translated Name	-	Financial Year End	2
Old Registration Number	860285923	Financial Effective Date	1986/02/13
Conv. Enterprise Number	M1969004833	CK Date Received	-
Region	WESTERN CAPE	CK Date	-

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Country	-	Date of Type	-
Country of Origin	-		
Issued Shares	-		
Issued Capital	-		
Authorized Shares	-		
Authorized Capital	-		
Industry Code	8		
Industry	FINANCIAL INTERMEDIATION INSURANCE, REAL ESTATE AND BUSINESS SERVICES		
Principal Business	-		
Registered Address	14 CATHEDRAL SQUARE CATHEDRAL STREET GEORGE 6530	Postal Address	P O BOX 393 GEORGE 6530

MEMBERS AND OTHER (2)

SMITH, BETTY MARY — 1 of 2 Members

Name	BETTY MARY	Status	ACTIVE
Surname	SMITH	Type	MEMBER
Initials	BM	Appointment Date	-
ID/Passport Number	301111	Resignation Date	-
Date of Birth	-	Member Size (%)	1
Profession	-	Member Contribution (R)	1
Country of Residence	-		
Residential Address	ONTBREEK ONTBREEK		
Postal Address	ONTBREEK ONTBREEK		

SMITH, VICTOR CHARLTON — 2 of 2 Members

Name	VICTOR CHARLTON	Status	ACTIVE
Surname	SMITH	Type	MEMBER
Initials	VC	Appointment Date	-
ID/Passport Number	290413	Resignation Date	-
Date of Birth	-	Member Size (%)	99
Profession	-	Member Contribution (R)	99
Country of Residence	-		
Residential Address	ONTBREEK ONTBREEK		
Postal Address	ONTBREEK ONTBREEK		

REPRESENTATIVE TRUSTREES

No representative trustees to display

DISCLAIMER
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INTER VIVO TRUSTS

No inter vivo trusts to display

TESTAMENTARY TRUSTS

No testamentary trusts to display

OTHER TRUSTEES

No trustees to display

ACCOUNTING OFFICERS (1)

ERNST AND YOUNG CA(SA) — 1 of 1 Accounting Officers

Profession Code	CA	Postal address	PO BOX 393 GEORGE 6530
Profession Number	-	Status	CURRENT
Registration entry date	1993/02/22	Profession	ACC
Expiry date	-	Start date	1993/02/22
Reference number	932272E	End date	-
Fine letter	-	CM31 completed	1993/02/22
Business address	-	CM31 received	1993/02/22

CAPITAL INFORMATION

No capital information to display

HISTORY (3)

Effective Date	Change Type
1995/05/26	FINAL DEREGISTRATION OF CC/CO (FINALLY DEREGISTERED)
1986/02/13	STATUS CHANGE (03)
1979/11/20	NAME CHANGE (WILDERNESS SEAFRONT PROPERTIES)

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ANNEXURE 5

ERVEN 556 & 1126 WILDERNESS **LOCALITY PLAN**





ANNEXURE 6

545

ROLAND KRYNAUW STREET

29.75m

23.32m

5.0m building line

23.6m

44.63m

1125

1126

(1445m²)

PORTION A

3380m²

556

(1935m²)

3.0m building line

3.0m building line

3.0m building line

37.52m

555

31.03m

43.82m

STATE LAND

N

CONSOLIDATION PLAN:

ERF 556 & ERF 1126
WILDERNESS
ROLAND KRYNAUW STREET

GEORGE MUNICIPALITY & DIVISION

- **Consolidation** in terms of Section 15(2)(e) of the Land Use Planning By-law for George Municipality, 2023 of Erf 556 Wilderness (1935m²) and Erf 1126 Wilderness (1445m²) to create one erf (3380m²).

Plan No: 07-10-2026v1
Drawn by: D. JvR

For scale refer to figured dimensions. Measurements always to be checked by Professional Land Surveyor.

ANNEXURE 7

LAND SURVEYOR'S CERTIFICATE

To whom it may concern

ERF 556 and ERF 1126 WILDERNESS

Situate in the Municipality of George
Administrative District of George
Province of the Western Cape

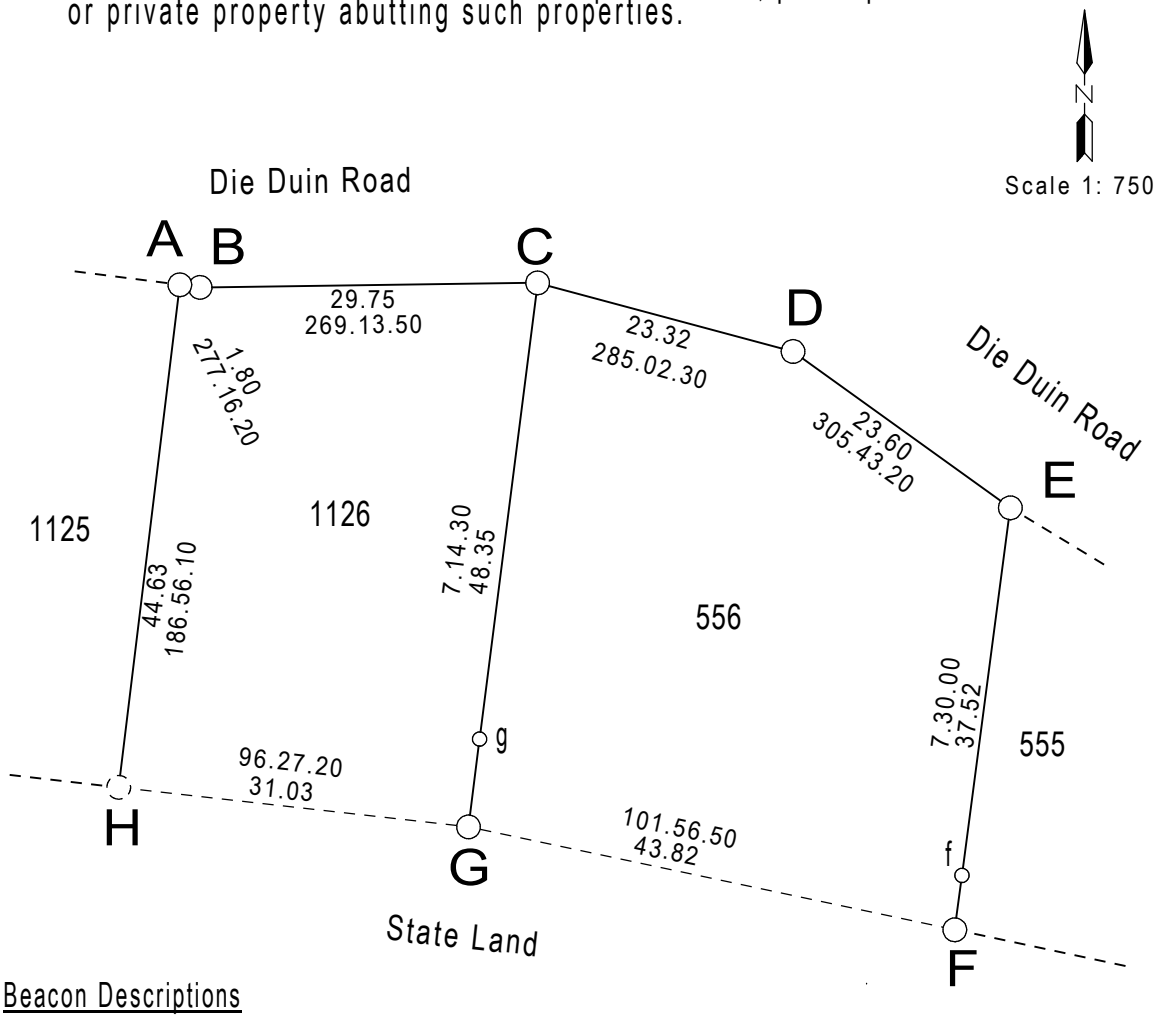
Diagrams SG Nos 7446/68 & 915/82

I hereby certify that these properties have been inspected and surveyed and that

a. survey beacons, defining the boundaries upon such properties, have either been located or, where necessary, replaced and

b. there are no encroachments upon such properties, and

c. there are buildings and structures contained on these properties, but there are no encroachments on to public roads, public places or private property abutting such properties.



Beacon Descriptions

A.B.....Hole at wall
C,D,f,g ....20mm Iron Peg
E.....12mm Iron Peg in Concrete
G,H.....16mm Iron Peg

D.R. BAKER
Surveyed in January 2026

PROFESSIONAL LAND SURVEYOR (PLS 1359)
28 PIRATES CREEK, Wilderness, 6560.
Cell 0766421654
davebakersurveys@gmail.com

Survey performed by Mr. J.J.Fourie
under my supervision

ANNEXURE 8

NOTE:
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Site Area	:3380m²
Existing Buildings	:270m²
New Buildings	:613m²
Total	:883m²
Coverage	:26%

Existing Driveway & Site entrance

ERF 1125

ERF 1126

ERF 556

ERF 557

Consolidation Line

3m Building line

5m Garage setback line

Staff Bathroom 6m²

New Boat Garage 64m²

Existing Garage 42m²

Site Entrance Veranda 21m²

Staff Room 19m²

Water tanks

Service Yard

Drying yard

Laundry room 11m²

Boat Store 12m²

Garden Store 9m²

Hallway 7m²

Courtyard 22m²

Garden WC 3m²

IT Services 5m²

WC 4m²

septic

wm

ek

tap

Demolished Garage

Pool 69m²

Pool Patio 95m²

Games Room 36m²

Pool Bathroom 8m²

Staircase 17m²

Hallway 21m²

Courtyard 25m²

Lift

Courtyard

Entertainment / Braai Room 53m²

Store 3m²

Safe 4m²

Sauna 9m²

Outdoor Shower / Cold dip

Study 32m²

Plunge Pool / Jacuzzi 7m²

Entertainment Patio 49m²

Pavilion 56m²

steps UP

Hallway 10m²

Hallway 18m²

Foyer 8m²

Cellar 7m²

Courtyard 15m²

Living Room 36m²

Dining Room 33m²

Kitchen 40m²

Scullery 9m²

Pantry 13m²

Service Kitchen 9m²

Kitchen 11m²

Courtyard

Staircase 9m²

Bedroom 26m²

Ensuite 6m²

Lounge 48m²

2nd Dwelling unit 100m²

2nd Dwelling Patio 55m²

Kitchen Patio 40m²

Garden Shower

All Patios to comply with Section 21(1)(b) of the zoning by-laws. No Patio to be higher than 500mm above NGL.

All Patios to comply with Section 21(1)(b) of the zoning by-laws. No Patio to be higher than 500mm above NGL.

All Patios to comply with Section 21(1)(b) of the zoning by-laws. No Patio to be higher than 500mm above NGL.

State Land

IN2

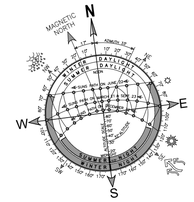
GROUND FLOOR PLAN
scale 1:100 (A1)
scale 1:200 (A3)

Malherbe Rust Architects
T +27 21 872 1623
E info@mrarch.co.za
mrarch.co.za

PROJECT:		DRAWING:	
Wilderness Erf 556&1126		Ground Floor Plan	
NO.:	BY:	DWG:	DATE:
1739	JLC	201	03/11/2026

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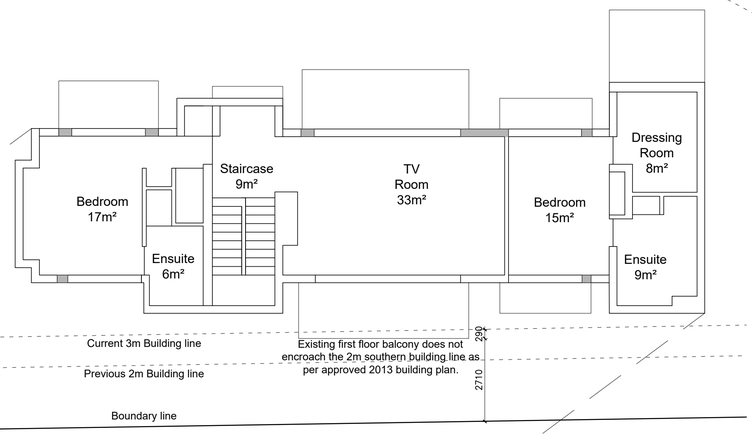
NOTE:
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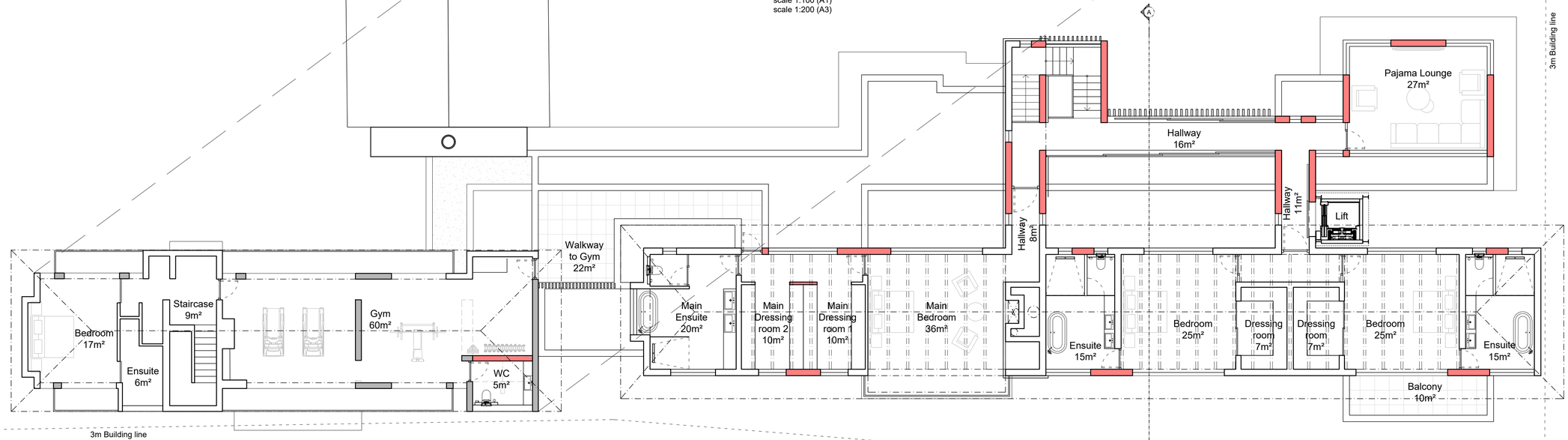
5m Garage setback line

5m Garage setback line

3m Building line



FIRST FLOOR PLAN (Existing Building)
scale 1:100 (A1)
scale 1:200 (A3)



FIRST FLOOR PLAN (2nd Floor of Existing Building)
scale 1:100 (A1)
scale 1:200 (A3)

260 3891 130 1860 300 955 128 957 260 10657 250 2616 250 4590 280 3755 230 2700 2585 230 6000 280 1200 280 3000 280 5000 230 2000 280 2000 230 5000 280 3000 280

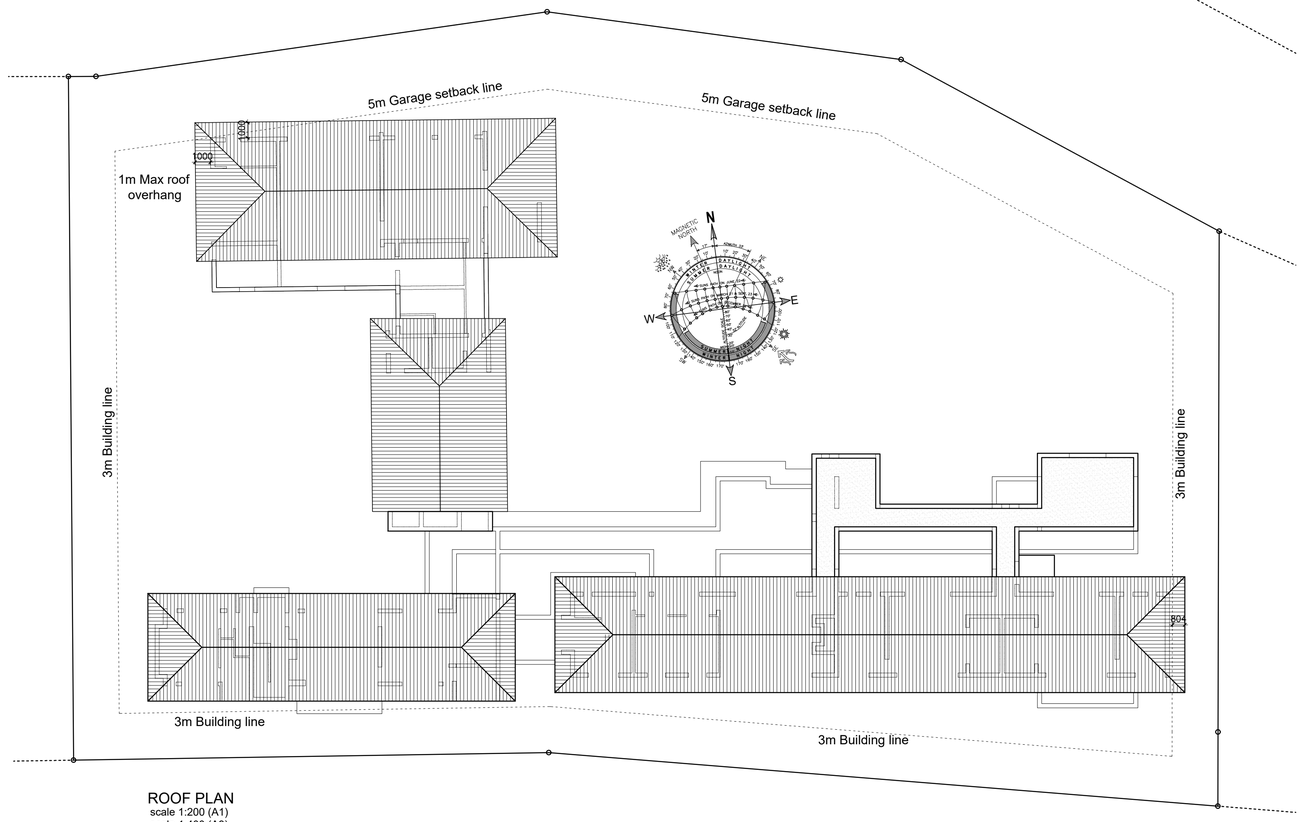
260 4520 280 1200 280 2500 280 5000 280 1720 280

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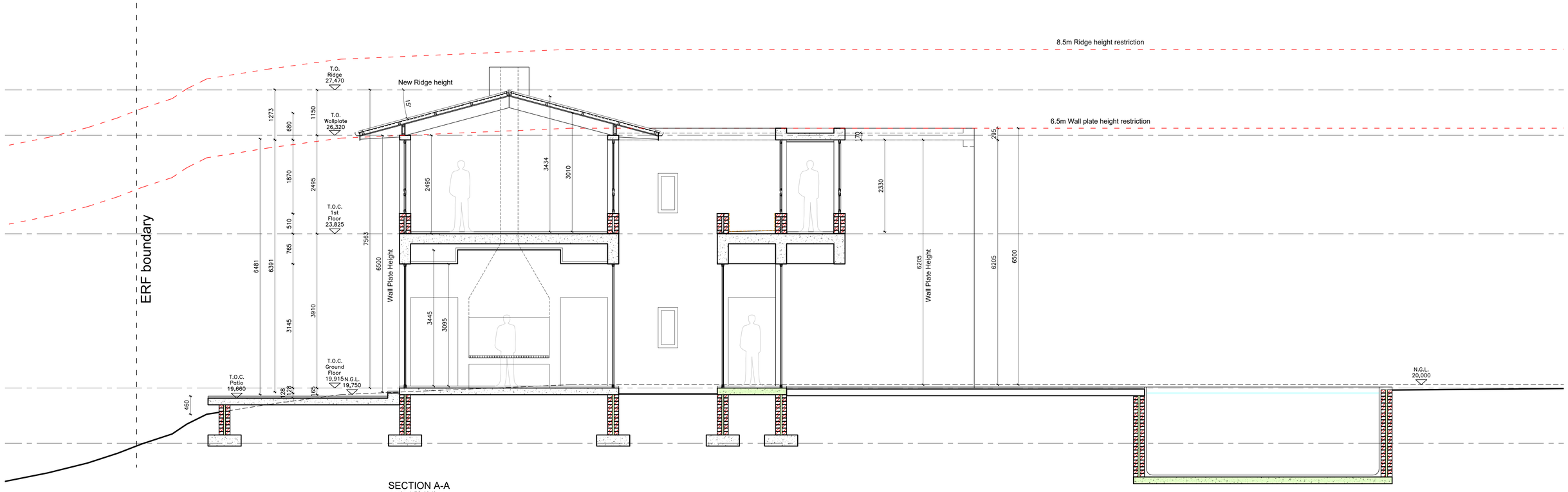
Malherbe Rust Architects
T +27 21 872 1623
E info@mrarch.co.za
mrarch.co.za

PROJECT:		DRAWING:	
Wilderness Erf 556&1126		First Floor Plan	
NO.:	BY:	DWG:	DATE:
1739	JLC	202	03/11/2026

NOTE:
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ROOF PLAN
scale 1:200 (A1)
scale 1:400 (A3)



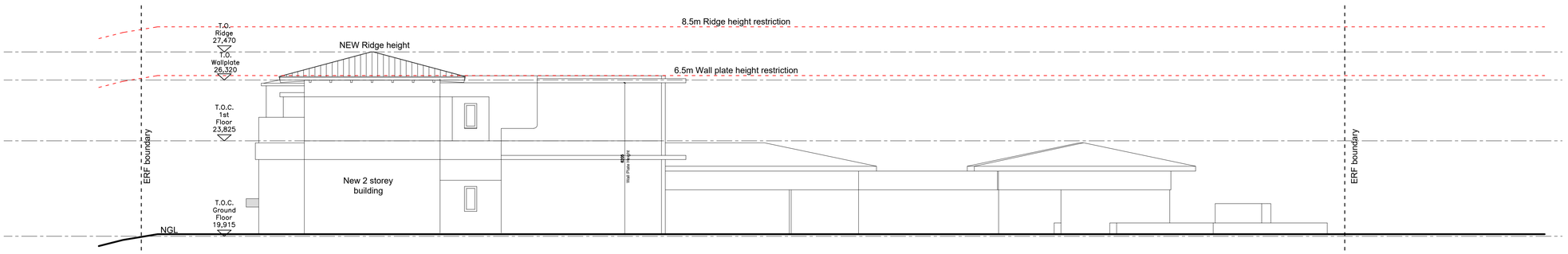
SECTION A-A
scale 1:50 (A1)
scale 1:100 (A3)

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E info@mrarch.co.za
mrarch.co.za

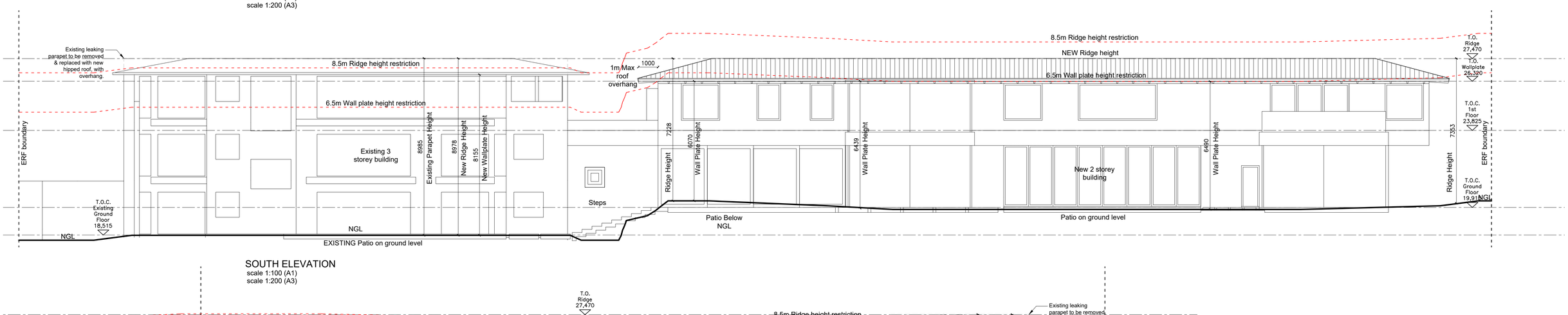
PROJECT:		DRAWING:	
Wilderness Erf 556&1126		Section A-A, Roof Plan	
NO.:	BY:	DWG:	DATE:
1739	JLC	301	03/11/2026

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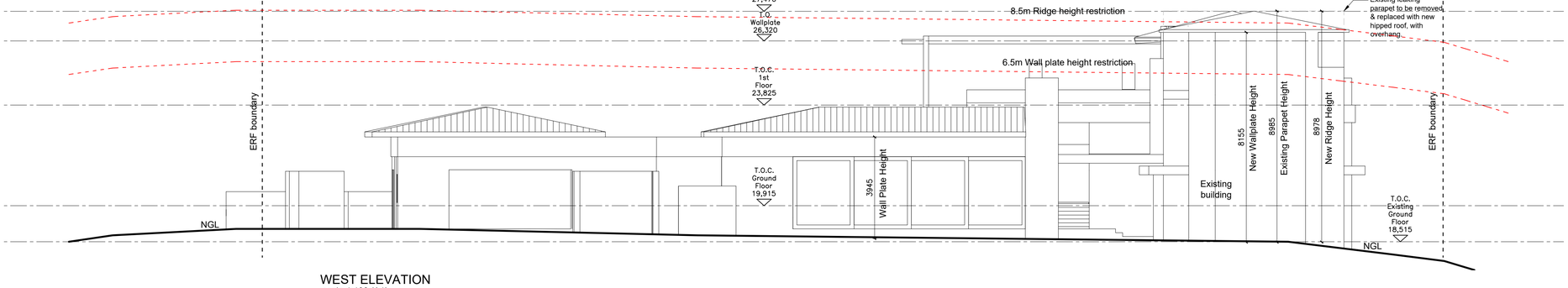
NOTE:
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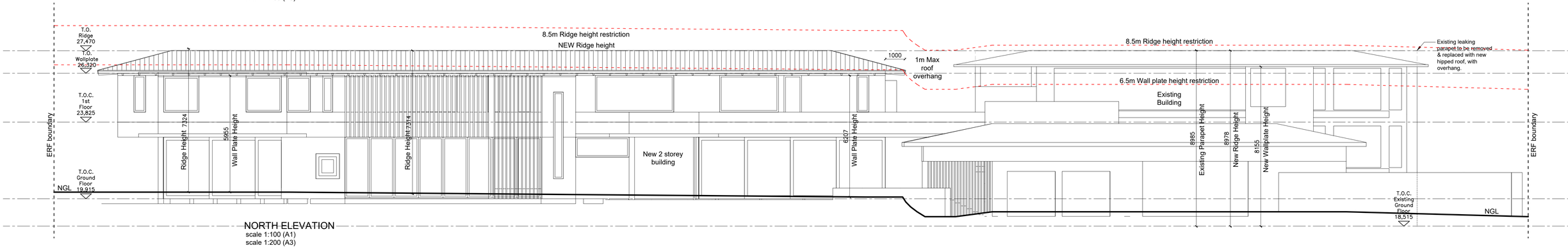
EAST ELEVATION
scale 1:100 (A1)
scale 1:200 (A3)



SOUTH ELEVATION
scale 1:100 (A1)
scale 1:200 (A3)



WEST ELEVATION
scale 1:100 (A1)
scale 1:200 (A3)



NORTH ELEVATION
scale 1:100 (A1)
scale 1:200 (A3)

Malherbe Rust Architects
T +27 21 872 1623
E info@mrarch.co.za
mrarch.co.za

PROJECT:		DRAWING:	
Wilderness Erf 556&1126		Elevations	
NO.:	BY:	DWG:	DATE:
1739	JLC	302	03/11/2026

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ANNEXURE 9

Planning and Development
Tel: +27 (0)44 801 9477

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: **Collab Ref No.: 4479989**

Purpose of consultation: **To discuss proposed land use application**

Brief proposal: **Proposed Consolidation & Removal of Restrictive Conditions**

Property(ies) description: **Erven 556 & 1126 Wilderness**

Date: **7 October 2026**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	**Khuliso Mukhovha**	**George Municipality**	**044 801 9477**	**kjmukhovha@george.gov.za**
	Naudica Swanepoel	**George Municipality**	**044 801 9477**	**nswanepoel@george.gov.za**
Pre-applicant	**Marlize de Bruyn**	**DMC Town Planning**	**0766340150**	**marlize@mdbplanning.co.za**

Documentation provided for discussion:

(Include document reference, document/plan dates and plan numbers where possible and attach to this form)
Copy of title deed
Locality
Draft plans

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

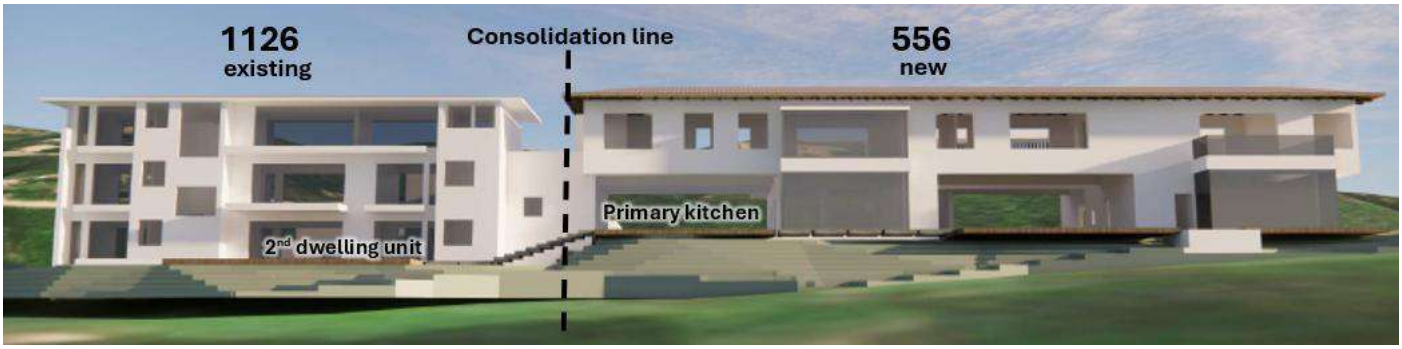
YES	**NO**

Comprehensive overview of proposal:

Erven 556 (1935m²) and 1126 (1445m²) Wilderness are two Single Residential Zone I (dwelling house)-properties located on Die Duin. It is proposed to consolidate the two erven. The western property, Erf 1126 Wilderness, has a dwelling house and outbuildings. The dwelling house on the eastern property, Erf 556 Wilderness, was demolished in the past 2 years, leaving only the garage, also to be demolished in time.

It is proposed to expand the existing dwelling house towards the east to create a new dwelling house (see floor plans and 3D's attached hereto). The property has been surveyed by a professional land surveyor. All development parameters are to be complied with.

Note that the eastern Erf 556 Wilderness is located at a higher level than the western Erf 1126 Wilderness. The existing dwelling house on Erf 1126 Wilderness has 3 levels. The extension towards the east will only have 2 levels with a new kitchen on the ground floor of the extension. The existing kitchen on the ground floor of the existing dwelling house will become part of an integrated second dwelling unit.



No conflict between this proposal and the GMSDF and WLHLSDF were identified.

The title deeds for the two properties however include restrictive conditions:

<u>Erf 556 Wilderness (east):</u>
Par. C(IV)(5): this paragraph includes restrictions regarding the type of roofs and materials used.

5. The Transferee shall submit to the Transferor or his agent for approval, prior to the commencement of any structure on any portion, one set of plans indicating a site plan to a scale of 1/16" to one feet and 1/8" scale plans indicating ground and upper floors, sections and elevations of every part of the structure sufficient to explain the scheme. The erection of flat, leanto or of corrugated iron or thatch or shingle or any other inflammable material is prohibited; where asbestos roofing sheets are used it shall be the Canadian pattern type, provided the visible surfaces are painted and maintained in good condition; corrugated iron, asbestos or any similar material for the cladding of external walls shall be prohibited, and external wooden cladding shall only be permitted where it conforms to good architecture so as not to interfere with the amenities of the neighbourhood.

Par.E(1)(b): this paragraph limits the number of dwellings for the property, in other words, only one kitchen is possible.

(b) It shall be used for the purpose of erecting thereon one dwelling together with such outbuildings as are ordinarily required to be used therewith;

Par.E(4): this paragraph is similar to Par. C(IV)(5).

4. The erection of flat and lean-to roofs is prohibited and the use of corrugated iron, corrugated asbestos and asbestos cement sheeting as roofing material or cladding of external walls is prohibited. Should asbestos roofing sheets be used they shall be the Canadian pattern type and all visible surfaces shall be painted and maintained in good condition. External wall cladding of wood or timber is permitted only if it is in keeping with good architectural standards and in conformity with the quality of buildings in the Wilderness Local Area.

<u>Erf 1126 Wilderness (west):</u>

Par.1(C)IV(5): this paragraph is similar to Par. C(IV)(5) of the title deed for Erf 556 Wilderness:

5. The Transferee shall submit to the Transferor or his agent for approval, prior to the commencement of any structure on any portion, one set of plans indicating a site plan to a scale of 1/16" to one foot and 1/8" scale plans indicating ground and upper floors, sections and elevations of every part of the structure sufficient to explain the scheme. The erection of flat, lean- to or of corrugated iron or thatch or shingle or any other inflammable material is prohibited; where asbestos roofing sheets are used it shall be the Canadian pattern type, provided the visible surfaces are painted and maintained in good condition; corrugated iron, asbestos or any similar material for the cladding of external walls shall be prohibited, and external wooden cladding shall only be permitted where it conforms to good architecture so as not to interfere with the amenities of the neighbourhood.

Par.E(1)(b)(ii): this paragraph is similar to par. E(1)(b) of the title deed for Erf 556 Wilderness:

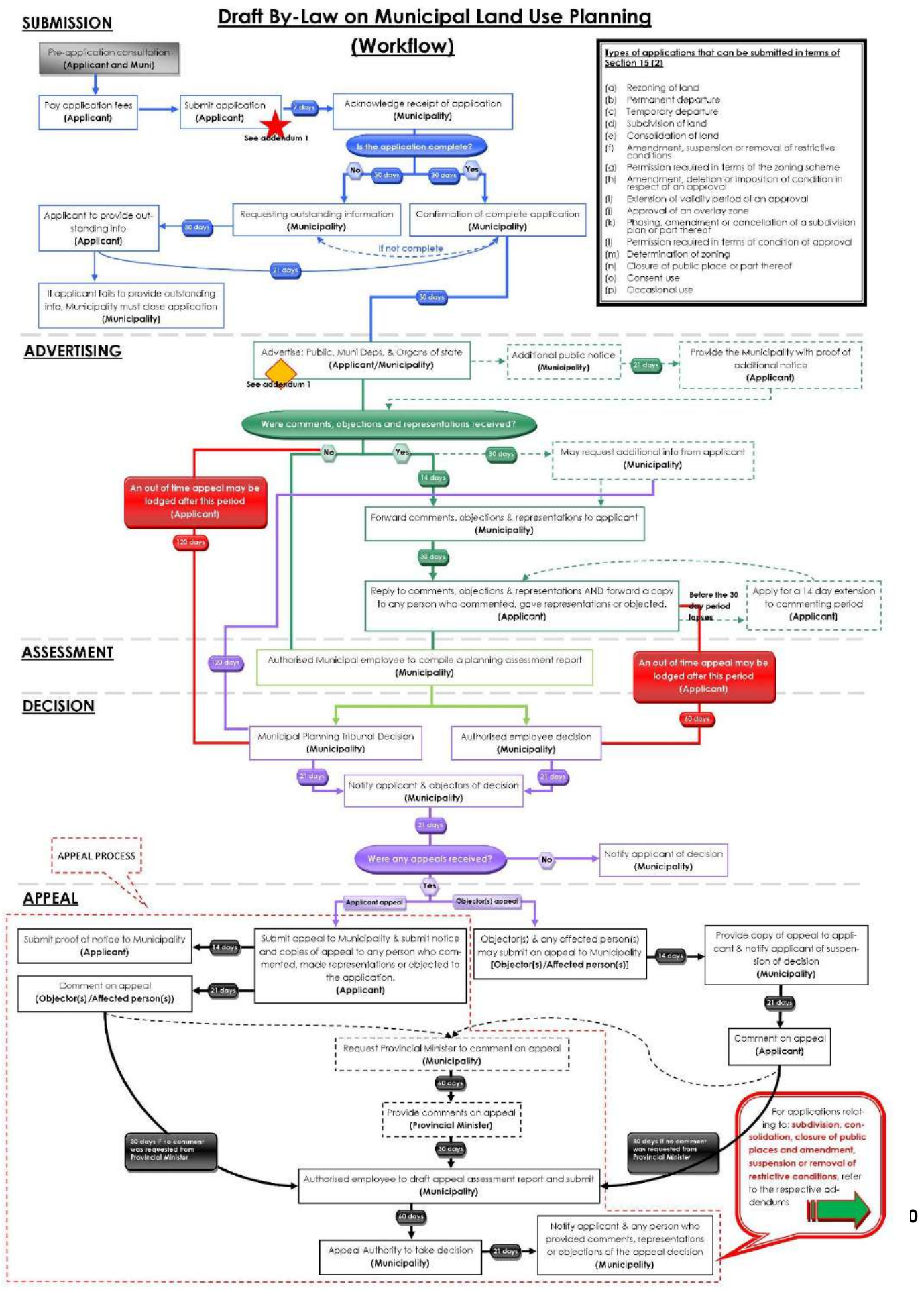
(ii) It shall be used for the purpose of erecting thereon one dwelling together with such outbuildings as are ordinarily required to be used therewith;

Par.E(5): this paragraph is similar to par. E(4) of the title deed for Erf 556 Wilderness:

5. The erection of flat and lean-to roofs is prohibited and the use of corrugated iron, corrugated asbestos and asbestos cement sheeting as roofing material or cladding of external walls is prohibited. Should asbestos roofing sheets be used they shall be Canadian pattern type and all visible surfaces shall be painted and maintained in good condition. External wall cladding of wood or timber is permitted only if it is in keeping with good architectural standards and in conformity with the quality of buildings in the Wilderness Local Area.

These restrictions are to be removed. As shown, it limits the number of dwelling units to one. It also restricts certain building materials/style which is not relevant as it was 60 years ago.

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



PART C: *QUESTIONNAIRES*

SECTION A:

DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES

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

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	TBD	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**	**Motivate compliance with George Municipal Spatial Development Framework, 2023 and Wilderness Local Spatial Development Framework, 2015**
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]	**X**			**A conveyancer certificate is required to confirm if there are any restrictive conditions against the specific proposal, if so, identify the beneficiaries and determine method to address such conditions.**
Any other Municipal by-law that may be relevant to application? (If yes, specify)	**X**			
Zoning Scheme Regulation considerations: Which zoning scheme regulations apply to this site? **George Integrated Zoning Scheme By-law, 2023** What is the current zoning of the property? **Single Residential Zone I** What is the proposed zoning of the property? **Single Residential Zone I** 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) **Yes**				

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

SECTION C:

CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE

OUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TBD	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

OUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TBD	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?		**X**		Western Cape Provincial Department of Environmental Affairs & Development Planning (DEA&DP)
Will the proposal require authorisation in terms of Specific Environmental Management Act(s) (SEMA)? (National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003) (NEM:PAA) / National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004) (NEM:BA) / National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004) (NEM:AQA) / National Environmental Management: **Integrated Coastal Management Act, 2008 (Act 24 of 2008) (NEM:ICM) /** National Environmental Management: Waste Act, 2008 (Act 59 of 2008) (NEM:WA) (strikethrough irrelevant)			**X**	National Department of Environmental Affairs (DEA) & DEA&DP
Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?		**X**		National Department of Water & Sanitation (DWS)
Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?		**X**		South African Heritage Resources Agency (SAHRA) & Heritage Western Cape (HWC)
Will the proposal have an impact on any National or Provincial roads?		**X**		National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & Western Cape Provincial Department of Infrastructure (RNM)
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		**X**		National Department of Labour (DL)
Will the proposal affect any Eskom owned land and/or servitudes?		**X**		Eskom
Will the proposal affect any Telkom owned land and/or servitudes?		**X**		Telkom
Will the proposal affect any Transnet owned land and/or servitudes?		**X**		Transnet
Is the property subject to a land / restitution claims?		**X**		National Department of Rural Development & Land Reform
Will the proposal require comments from SANParks and/or CapeNature?		**X**		SANParks / CapeNature
Will the proposal require comments from DFFE?		**X**		Department of Environment, Forestry and Fishery
Is the property subject to any existing mineral rights?		**X**		National Department of Mineral Resources
Does the proposal lead to densification to such an extent that the number of schools, healthcare facilities, libraries, safety services, etc. In the area may be impacted on? (strikethrough irrelevant)		**X**		Western Cape Provincial Departments of Cultural Affairs & Sport (DCAS), Education, Social Development, Health and Community Safety

SECTION D:

SERVICE REQUIREMENTS

DOES THE PROPOSAL REQUIRE THE FOLLOWING ADDITIONAL INFRASTRUCTURE / SERVICES?	YES	NO	TBD	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.			**X**	
Development charges:			**X**	

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

COMPULSORY INFORMATION REQUIRED:						
Y	N	Power of Attorney / Owner's consent if applicant is not owner (if applicable)		**Y**	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Motivation report / letter		**Y**	N	Full copy of the Title Deed
Y	N	Locality Plan		**Y**	N	Site Layout Plan
Y	N	Proof of payment of fees		**Y**	N	Bondholder's consent
MINIMUM AND ADDITIONAL REQUIREMENTS:						
Y	N	Site Development Plan		**Y**	N	Conveyancer's Certificate
Y	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

- The pre-application was discussed in a meeting held on 07 October 2026.
- The pre-application was submitted supporting documents as attached to this report.

Town Planning

- The size of the dwelling house is noted. Should the intention be to use the dwelling house and second dwelling for guest house purposes, the applicant is advised to include an application for consent use for such purposes.
- The plans indicate three dwelling units. Please include an application for consent use for the third dwelling unit.
- Please ensure that the second dwelling, including all associated uses, complies with the applicable development parameters. Where necessary, applications for departures from the relevant development parameters must be included.
- Conveyancer certificate to specify specific conditions impacted on by the proposal, and beneficiaries to be notified.
- Coastal Management Section of DEADP may need to be consulted (to be confirmed by the Municipality's Environmental Section).
- Ensure compliance with garaging parameters (or submit departure).
- Indicate all relevant development parameters on the site plan.
- 3D renderings and Elevations to correlate with each other (3 storeys on 3D).

Civil Engineering Services

Access

- Access to the proposed development is subject to the comments and approval, limited to Roland Krynauw.
- The Site Development Plan shall comply with the Zoning Scheme, which may require the consolidation or reduction of existing vehicle access points.

Parking

- Parking shall be provided in accordance with the applicable George Municipality parking requirements.
- Parking must be provided in terms of the Zoning Scheme.
- Based on the nature and scale of the proposed development, a Normal PT parking ratio would be supported.
- No parking shall be permitted within the road reserve.

Water and Sewer

- Only Municipal water services are currently available to service the proposed development.
- The applicant will be required to provided sewer services to services the proposed development.
- Should the Mun. services be expanded to the area, the developer will have to connect to the services provided as well as pay the applicable development Charges in terms of the DC policy.

Development Charges

- The proposed development shall be assessed in accordance with the George Municipality Development Charges Policy (2023).
- Note that DC's will apply, on the service applicable, on the building plan approval.

Stormwater

- Stormwater management shall be based on Sustainable Urban Drainage Systems (SUDS) principles.
- The applicant shall demonstrate that post-development runoff will not adversely affect adjacent properties, municipal infrastructure or downstream drainage systems.
- Appropriate source control, infiltration and attenuation measures shall be incorporated where feasible.
- Any stormwater infrastructure upgrades required as a result of the development shall be for the developer's account.

PART F: SUMMARY / WAY FORWARD

- Application that addresses matters above may be submitted.

Notes

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

b) 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 of the application and to ensure that it is prepared and submitted in accordance with all relevant requirements and legislation.

OFFICIAL: KHULISO MUKHOVHA

SIGNED: 

DATE: 14 OCTOBER 2026

PRE-APPLICANT: MARLIZE DE BRUYN

SIGNED:

DATE: 7 OCTOBER 2026

OFFICIAL: NAUDICA SWANEPOEL

SIGNED: 

DATE: 14 OCTOBER 2026

ANNEXURE 10

ROLAND KRYNAUW DRIVE

BOUNDARY LINE

GRASS

DRIVEWAY

M.H

STORM WATER TO GROUND SOAK AWAY DRAIN

CHILDREN PLAY-AREA

SECURITY GATE

TIMBER FENCE

GARDEN

SWIMMING POOL FENCE

GARAGE

shelving

PARKING

PLANTER

STORE ROOM

shelving

EXTENDED SEWER LINE

NEW WORK STUDIO

Lockable cupboard with shelving

new shwr

re-use whb

existing wc

new door

110 VENT STACK

GULLEY

PLAYROOM

GARDEN

TIMBER SCREEN

WASHING LINE POSITION

UP

TOP

BRAAI AREA

400mm HIGH 230 DIVIDING WALL

COURTYARD

PATIO

PLANTER

LAUNDRY

WM

UNIT

GAS/ REFUSE

EXISTING SEWER LINE

LOBBY

B.I.C

PATIO

BEDRM.1

WC

SHWR

BATHR

SHELVES

LOUNGE

DINING

KITCHEN

EXISTING SEPTIC TANK

FLOORPLAN

ENLARGED PLAN

Existing door in new position

re-use Geyser in new position wall mounted

75mmø PVC Geyser overflo outlet drain pipe

new plaster & painted wall to match existing.

new 1200x1200mm aluminium window to match existing

remove wall

new internal type door to match existing

new internal type Bathroom door to match existing

exist wc

re-use whb

new GULLEY

3275

1110

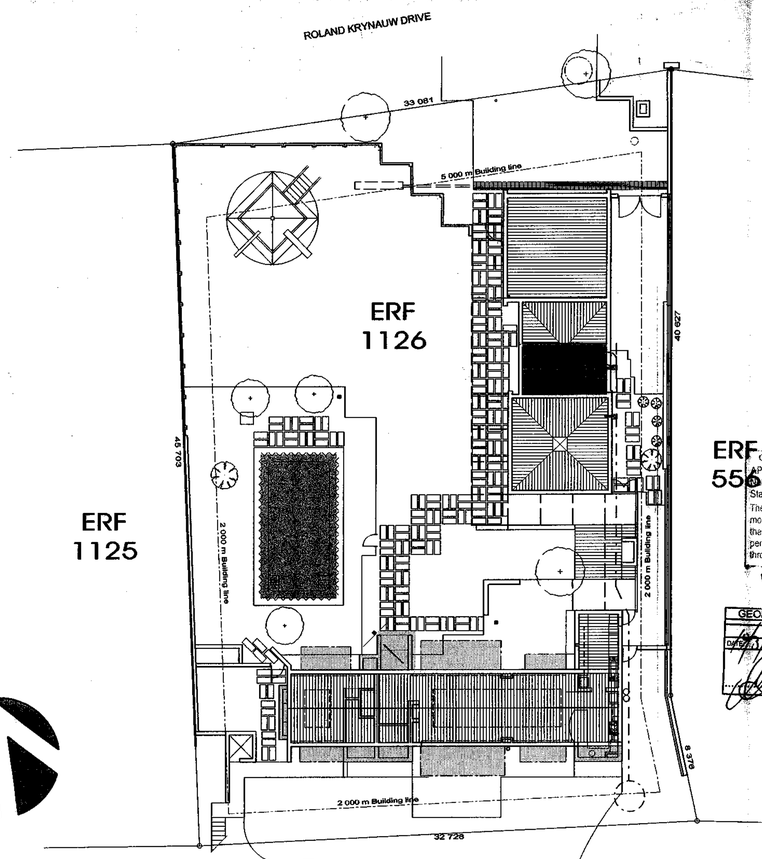
2130

900

1230

5515

Park



AREAS :

SITE AREA	= 1445.00 sqm
HOUSE GROUND FLOOR AREA	= 134.15 sqm
HOUSE FLOOR AREA	= 368.30 sqm
NEW ADDITIONS GRD FLOOR	= 2.90 sqm
NEW ADDITIONS 2ND FLOOR	= 34.15 sqm
GARAGE FLOOR AREA	= 53.00 sqm
OUTBUILDING FLOOR AREA	= 45.85 sqm
NEW OUTBUILDING FLOOR AREA	= 33.32 sqm
GARAGE DEMOLITION AREA	= 43.26 sqm
NEW COVERED VERANDAH	= 20.63 sqm
OPEN SOUTH PATIO	= 43.80 sqm
OPEN NORTH PATIO	= 150.13 sqm
DRIVEWAY & PARKING	= 124.00 sqm
TOTAL COVERED AREA	= 289.85 sqm
COVERAGE	= 20 %

S.A.C.A.P. no. 2273

GEORGE MUNICIPALITY
APPROVED subject to Section 7(1)(a) of the National Building Regulations & Building Standards Act 1977 (Act 103/1977).
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.

GEORGE MUNICIPALITY
APPROVED
PLAN No. 72/13

BRINK STOKES MKHIZE
architects + landscape architects
90 Meade Street PO Box 1691 George 6530
T 044 874 5054 F 044 874 7715 E george@bsmmdesign.com
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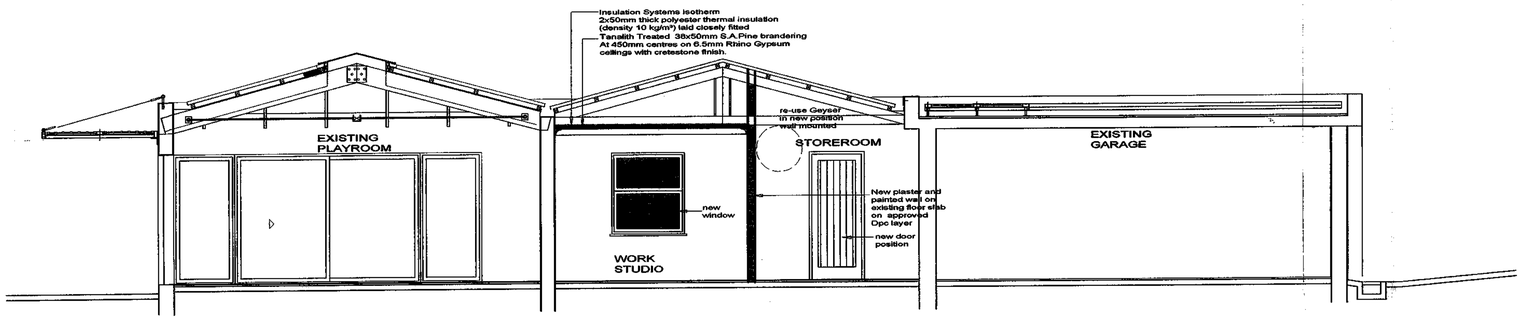
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PROJECT

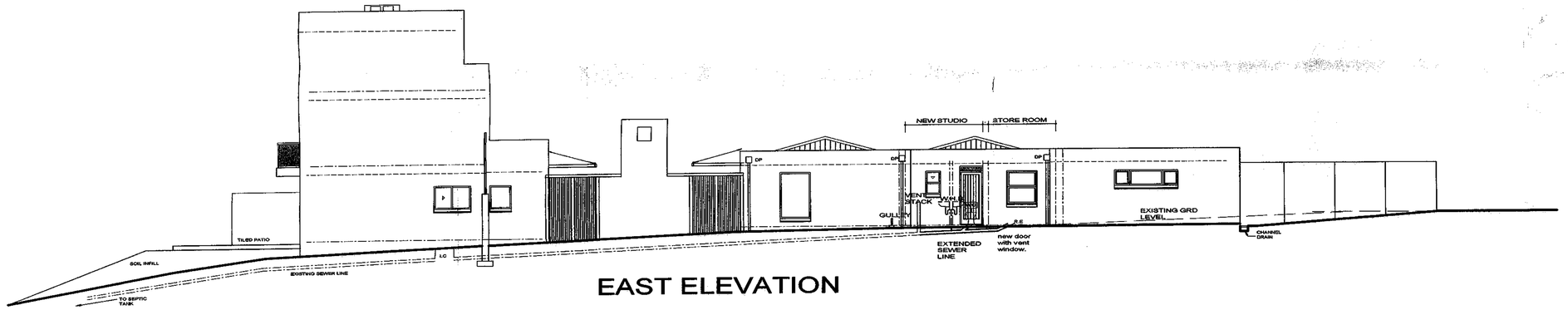
HOUSE DAVIN ALTERATIONS ERF 1126 WILDERNESS

SITE & GROUNDFLOOR PLAN

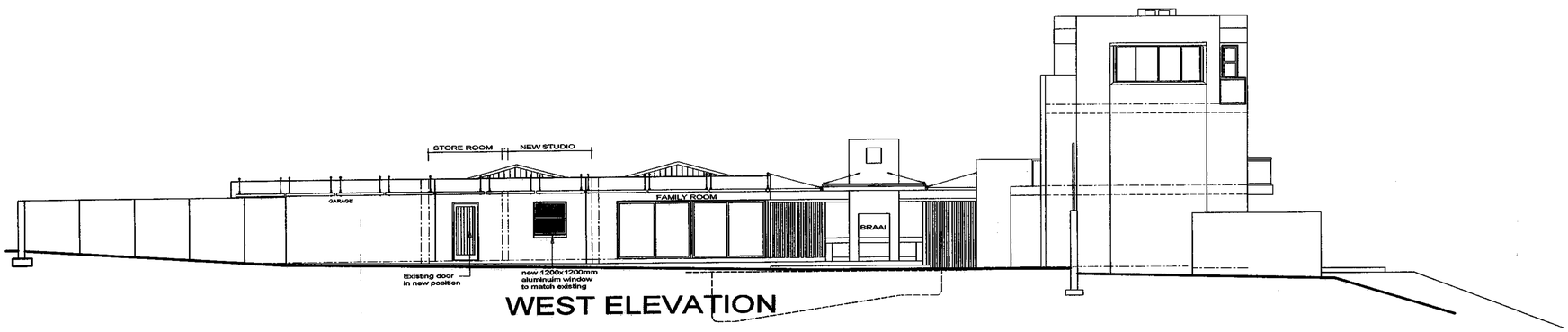
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SECTION A-A



EAST ELEVATION



WEST ELEVATION

GEORGE MUNICIPALITY
APPROVED subject to Section 7(1)(a) of the National Building Regulations & Building Standards Act 1977 (Act 103/1977).
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.

GEORGE MUNICIPALITY
APPROVED
DATE 19/11/13 PLAN No
BUILDING EXAMINER

S.A.C.A.P. no. 2273

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PROJECT

HOUSE DAVIN
ALTERATIONS
ERF 1126
WILDERNESS

ELEVATIONS
SECTION

SCALE	PROJECT NUMBER
1:100 / 1:50	G367
DRAWING NUMBER	REVISION
W02	Rev.
PRINT ISSUED	DRAWN: JOHNETH, 11 Feb 2013 / CHECKED

K:\house davin\working drawings\house davin floorplan option 6 - 15.2.dw