

**PROPOSED APPLICATION FOR REMOVAL OF RESTRICTIVE CONDITIONS, CONSENT
USE & DEPARTURE ON ERF 875, 5TH AVENUE,
WILDERNESS, GEORGE MUNICIPALITY AND DIVISION**



FOR: MEK SCHROFF



DELPLAN
CONSULTING

URBAN & REGIONAL PLANNERS

DEVELOPMENT ENVIRONMENT LINK

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PROPOSED REMOVAL OF RESTRICTIONS, CONSENT USE AND DEPARTURE
APPLICATION: ERF 875, FIFTH AVENUE, WILDERNESS, GEORGE MUNICIPALITY AND
DIVISION

1. INTRODUCTION

Erf 875, Wilderness, hereafter referred to as the subject property, is currently vacant and were sold to a new owner. This new owner aspires to develop a guest house on the property, given its prime location and unobstructed views of the ocean. This new owner appointed *DELplan Consulting* to prepare and submit the required application for the proposed guest house on the property. A copy of the Power of Attorney to submit this land use application is attached as **Annexure 1**.

1.1 TITLE DEED

The registered owner of Erf 875, Wilderness is Michael Erns Karl Schroff. A copy of the Title Deed (T18955/2019) and SG Diagram is attached to **Annexure 2 & 3**. There are no bonds registered to the property, proof thereof is attached as **Annexure 4**. The title deed for the property indicated the extent of the property to be 1495m².

The Title deed contain restrictive title deed conditions that requires removal, this is confirmed with the attached Conveyancer Certificate (**Annexure 5**). The following conditions are in conflict with the proposed development:

“B. 4. This erf shall be subject to the following further conditions, provided especially that where, in the opinion of the Administrator after consultation with the Townships Board and the Local Authority, it is expedient that the restriction in any such conditions should at any time be suspended or relaxed, he may authorise the necessary suspension or relaxation subject to compliance with such conditions as he may impose:

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

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

(d) No building or structure or any portion thereof except boundary walls and fences shall be erected nearer than 4.72 meters to the street line which forms a boundary of this erf, nor within

3.15meters of the rear or 3.15 meters of the lateral boundary common to any adjoining erf provided that with the consent of the local authority an outbuilding exceeding 3.05 meters in height measured from the floor to the wall plate and no portion of which will be used for human habitation may be erected within the above prescribed rear space. On consolidation of any two or more erven this condition shall apply to the consolidated area as one erf;

(e) Notwithstanding the provisions of Condition (d) above, a garage intended as an adjunct to the dwelling may, where the slope of the erf up from the level of the abutting street is such that in the opinion of the local authority may approve, provided that not more than 50 percent of the cubic measure of such garage may project above natural ground level and that in no event shall any such garage be erected at less than 3,15 meters from the street line.

This application therefore also includes the deletion of the above-mentioned restrictive title deed conditions.

1.2 APPLICATION

1. **Removal of restrictive conditions** in terms of Section 15(2) (f) of the George Municipality: Land Use Planning By-Law (2015) for title deed 18955/2019 to remove conditions B. 4. (b), (c), (d) and (e).
2. **Consent Use** in terms of Section 15(2) (o) of the George Municipality: Land Use Planning By-Law (2015) of Erf 875, Wilderness for a four-bedroom guest house.
3. **Consent Use** in terms of Section 15(2) (o) of the George Municipality: Land Use Planning By-Law (2015) of Erf 875, Wilderness for a second dwelling of $\pm 125\text{-m}^2$.
4. **Departure** in terms of Section 15(2) (b) of the George Municipality: Land Use Planning By-Law (2015) of Erf 875, Wilderness to allow for a wall plate height of 7.3m and 6.8m respectively in lieu of 6.5m.

1.3 Pre-Application Consultation

A pre-application meeting was conducted on 18 August 2021. The following comments were made, our comments are also included:

- Capital Contributions will be payable.
Noted, the property owner will pay the capital contributions.

- Visual impact will be required.

*3 Dimensional illustrations of the proposed guest house are attached to the application. Attached as **Annexure 6**.*

- Refer to LSDF and MSDF.

This is addressed in paragraph four.

- Consider staggering the building towards the top floor/ second dwelling (to decrease the visual impact).

The building plans were amended based on this comment. The building was staggered and the second dwelling was setback.

- Reconsider the design of the building/ second dwelling to conform with the allowed 150m².
The size of the second dwelling was reduced as requested.

- Need to illustrate the height of the proposed building in relation to the height of the surrounding buildings.

This comment was adhered to, the image is supplied below.

- Need to indicate all indigenous trees on the property.

*A botanical report was obtained. Attached as **Annexure 7**.*

- Comments from inter alia DEFF, SANPARKS, Cape Nature and the 1921 Company will be required.

Noted, these comments will be obtained as part of the public participation process.

The Pre-application is attached as **Annexure 8**.

2 DEVELOPMENT PROPOSAL

2.1 PROPOSED DEVELOPMENT

The owner of the property wishes to optimise the potential of the property and develop a luxurious four-bedroom guest house. The proposed development constitutes a three-storey building.

The lower ground floor constitutes 218m². This floor will consist of the kitchen, dining and living area, braai area, two bathrooms and a storeroom. The food for the guests will be prepared on this floor.

The ground floor measuring 121m² constitutes four en-suite guest rooms with each access to the covered patio. Lastly the first-floor measuring 125m² constitutes the apartment for the manager which will have a bedroom, two bathrooms, kitchen and living area and a studio/ office.

The proposed site development plan is attached as **Annexure 9**. The images below are 3-Dimensional illustrations of the proposed guest house. The architect designed a modern structure with elements of wood end cladding. As indicated in the images below, the proposed building is staggered and the addition of the balconies prevent a monolithic looking development.

The proposal is not considered to be out of character with the rest of the area. The bulk of the proposed structure is significantly smaller than that of the guest house situated on Erf 877, Wilderness. Furthermore, the proposed use of the property being a guest house also fit the character of the area given that there are numerous other guest houses, lodges and hotels in the vicinity.



Figure 1: A 3D illustration of the proposed guest house from 5th Avenue.



Figure 2: A 3D illustration of the proposed guest house viewed from a southern direction.

2.2 ACCESSIBILITY & PARKING

The subject property will gain access of Fifth Avenue which is situated on the northern-side of the property. Access will be gained via a 5m wide driveway.

Five parking bays are proposed as well as a double garage which will supply parking for a total of 7 cars. According to the parking requirements for a guest house indicated in the George Integrated Zoning Scheme By-Law one parking should be supplied for each guest room; two for the manager and one visitors parking. Therefore, 7 parking bays are required for the proposed development, which is proposed. The application therefore complies with the minimum parking requirements for a guest house. There is sufficient on-site manoeuvrability.

2.3 ENGINEERING SERVICES

The property is located in an already developed and serviced residential area. Thus, the necessary engineering services are available for the proposed guest house.

3 CONTEXTUAL INFORMATION

3.2 LOCALITY

The subject property is located in the most scenic area of George, namely Wilderness. This area is mostly associated with tourist activities because of the beautiful views of the ocean and given that picturesque fauna and flora are located in close proximity.

The subject property is situated east of Wilderness, on the eastern side of the traffic circle on the N2. The property is situated in 5th Avenue, with unobstructed views of the ocean.

Figure 3 below indicate the subject property in relation to the broader area and the N2. Figure 4 supply a closer look at the subject property and surrounding area. A Locality map is attached as **Annexure 10**.

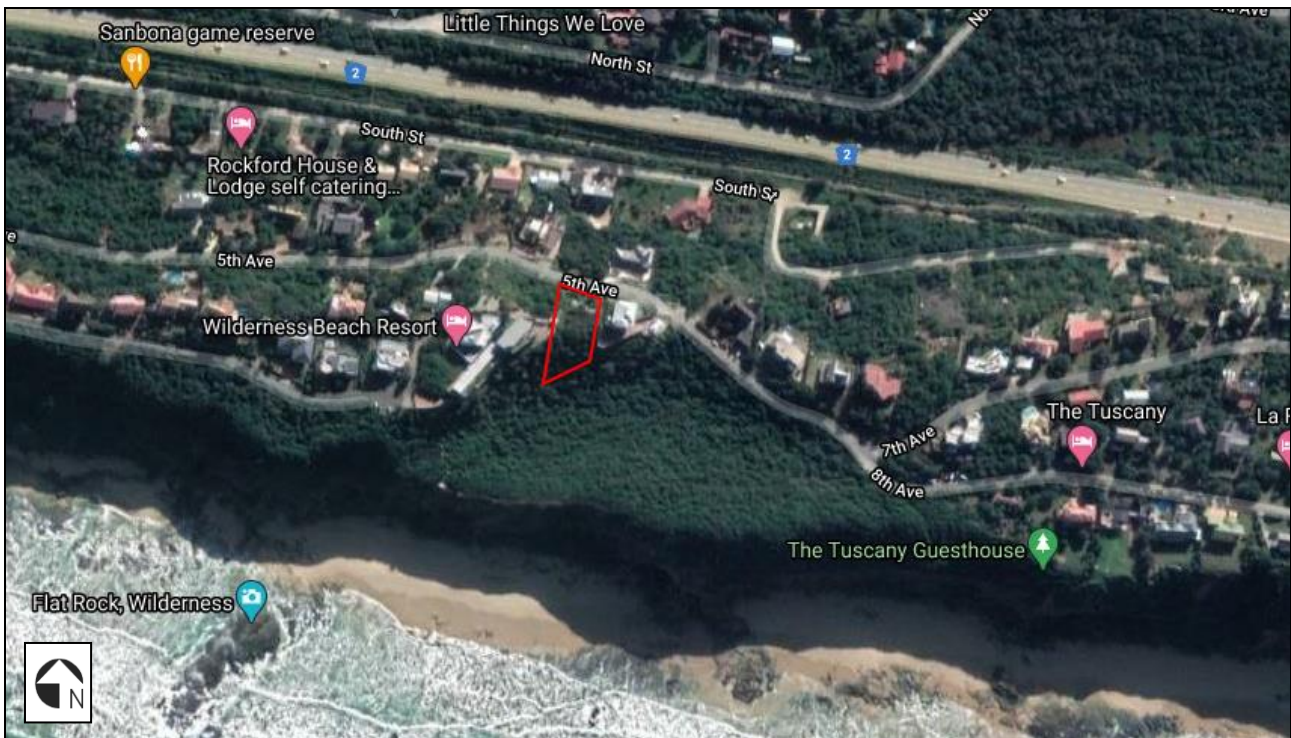


Figure 3: The location of the subject property in relation with the surrounding area and major roads such as the N2 (Source: Cape Farm Mapper, 2018).



Figure 4: An extract of satellite imagery (Source: Cape Farm Mapper, 2018) of the subject property (indicated in red) together with the immediate surrounding land uses.

3.3 ZONING

The zoning of the subject property according to the George Integrated Zoning Scheme By-Law is currently “Single Residential Zone I” which is indicated in the figure below. As indicated in subsection 1.2 the application entails a removal of restrictive title deed condition, consent use and departure application to allow for the development of a guest house on the property. The zoning of the property will therefore remain unchanged.



Figure 5: An illustration of the zoning for the subject property demarcated with red (Source: Cape Farm Mapper, 2018).

3.4 SITE CHARACTERISTICS

The subject property is currently vacant and filled with shrubs and trees. The property is situated within a residential area, with most of the surrounding properties developed with dwelling houses. The property is sloping towards the south. The images below indicated the vegetation on the subject property.



Figure 6: A photograph of the subject property taken from 5th Avenue.

4 RELEVANT SPATIAL PLANNING POLICIES

4.2 EXISTING POLICY FRAMEWORKS

This section briefly addresses the relevant spatial policy frameworks that provide guidance to development proposals in general and its applicability to this proposed development. These include:

4.2.2 George Municipal Spatial Development Framework (2019)

The subject property is demarcated as residential. This demarcation will remain unchanged as a residential use is proposed on the property. The GSDF refers to a specific spatial plan for the Wilderness area, namely the Wilderness-Lakes-Hoekwil Local Spatial Development Framework (WLHLSDF) (2015).

The GMSDF does not refer to the subject property. Reference is however made to the importance of tourism in the Municipal area. The approval of this application will allow for the development of a guest house on the subject property which will support the tourism industry of Wilderness as well as the greater George.

The proposed development represents the maximum use of an existing vacant property in consideration of its location as well as the character of the area. Which is also supported by the GMSDF.

4.2.3 Wilderness-Lakes-Hoekwil Local Special Development Framework (WLHSDF) (2015)

According to the WLHSDF the subject property is demarcated as residential, as mentioned above, this will remain unchanged. The WLHSDF states that guest houses, amongst others, are all compatible uses on single residential properties and are encouraged in general to accommodate more tourist in the area. It is further stated that these facilities should not detract however in any way from the amenity and character of the residential area of Wilderness. This motivation report illustrates that the proposed development will not have a negative impact on the surrounding area or the character of the area.

The above-mentioned framework further states that development parameters should preferably not be relaxed for guest accommodation establishments. This application only constitutes the relaxation of the wall plate height. The proposed development complies with the building lines, parking parameters, coverage and ridge of roof height. It is argued that the proposed departures are not detrimental to the aims of the WLHSDF. The proposal will also be aesthetically pleasing.

5 MOTIVATION

5.1 CONSISTENCY WITH STATUTORY FRAMEWORKS

Following the most recent legislative and procedural changes that have become applicable to the management of land use planning in South Africa, and consequently the Western Cape Province, it is considered necessary to summarise the implications of the current statutory framework within the context of this land use planning application. Set out below are set of principles and ethical conventions related to this application.

5.1.1 SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (ACT 16 OF 2013) (SPLUMA)

Section 7 of SPLUMA lists the five development principles that apply to spatial planning, land use development and land use management namely (each of which to be elaborated on);

-
- 1) Spatial justice refers to the need for improved access and use of land in order to readdress past spatial and development imbalances as well as the need for SDF's and relevant planning policies, spatial planning mechanisms, land use management systems and land development procedures to address these imbalances.

This development principle is not applicable to this application.

- 2) Spatial sustainability refers to the need for spatial planning and land use management systems to promote land development that is viable and feasible within a South African context, to ensure the protection of agricultural land and maintain environmental management mechanisms. It furthermore relates to the need to promote effective/ equitable land markets, whilst considering the cost implications of future development on infrastructure and social services as well as the need to limit urban sprawl and ensure viable communities.

This land use application does not affect prime and unique agricultural land. The property is situated in an already developed area, although the property is still vacant the development thereof will not have a negative impact on any environmental matters.

The proposed application will further not have a negative effect on the effective and equitable functioning of land markets. The proposed guest house will have limited impact on the provision of infrastructure and will not require any additional social services.

The subject property is situated within the urban edge, it will therefore not lead to urban sprawl and the development is considered to contribute to the community of Wilderness. The approval of the application will allow for the optimal utilisation of the subject property.

- 3) Efficiency relates to the need for optimal use of existing resources and infrastructure, decision- making that minimizes negative financial, social, economic or environmental impacts and development application procedures that are efficient and streamlined.

As mentioned above, the proposed development is situated in an already serviced area. The proposed development will therefore utilise the existing resources and infrastructure available and capital contributions will also be paid. It is not anticipated that the proposed application will have negative financial, social, economic or environmental impacts.

- 4) Spatial resilience refers to the extent to which spatial plans, policies and land use management systems are flexible and accommodating to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.

The development proposal does not undermine the aim of any relevant spatial plan. Spatial resilience is however not considered relevant to this application.

5) Good administration refers to the obligation on all spheres of government to ensure implementation of the above efficiently, responsibly and transparently.

This principle has no direct bearing on the application. George Municipality should consider the application within the prescribed timeframes. Public participation must be transparent with policies and legislation. Procedures should be clear to inform and empower members of the public.

Furthermore, Section 42 of SPLUMA refers to the factors that must be considered by a municipal tribunal when adjudicating a land use planning application, which includes (but are not limited to):

- Five SPLUMA development principles as listed above;
- 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.

Public Interest

The subject property is surrounded by properties on the western, eastern and northern side. As indicated below only the property on the south-western side and eastern side is developed.



Figure 7: An extract indicating the surrounding properties.

To the south is a large public open space.



Figure 8: A photograph of the subject property and the surrounding neighbours.

Erf 877, Wilderness (situated on the south-western side of the subject property) is developed with a guest house. The proposed guest house on the subject property is proposed closer to the northern boundary of the subject property leaving a large portion on the southern side of the property vacant. It is therefore anticipated that the proposed development will not have a negative impact on Erf 877, Wilderness. The extract below indicates the west elevation that will be facing Erf 877, Wilderness.

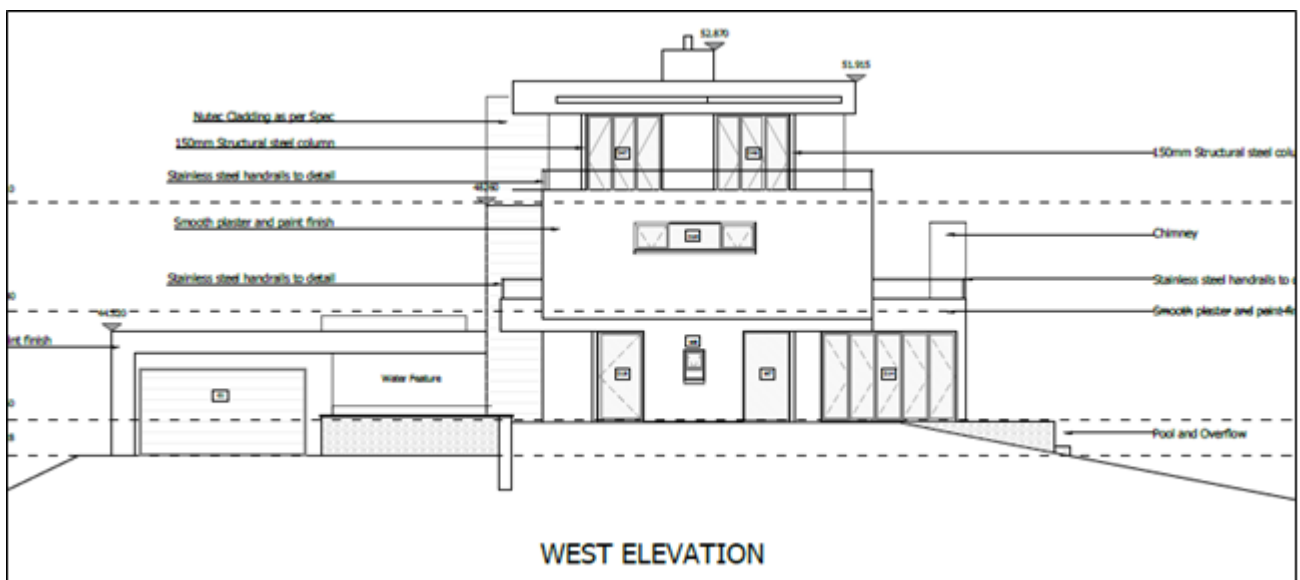


Figure 9: The proposed west elevation.

The dwelling situated on Erf 876 is also situated close to the boundary. The extract below indicates the east elevation which will be facing Erf 876. Most of the windows facing the windows proposed

on the eastern boundary are bathroom windows and bedroom windows. There are no balconies or patios proposed on the eastern side of the building overlooking the neighbouring property.

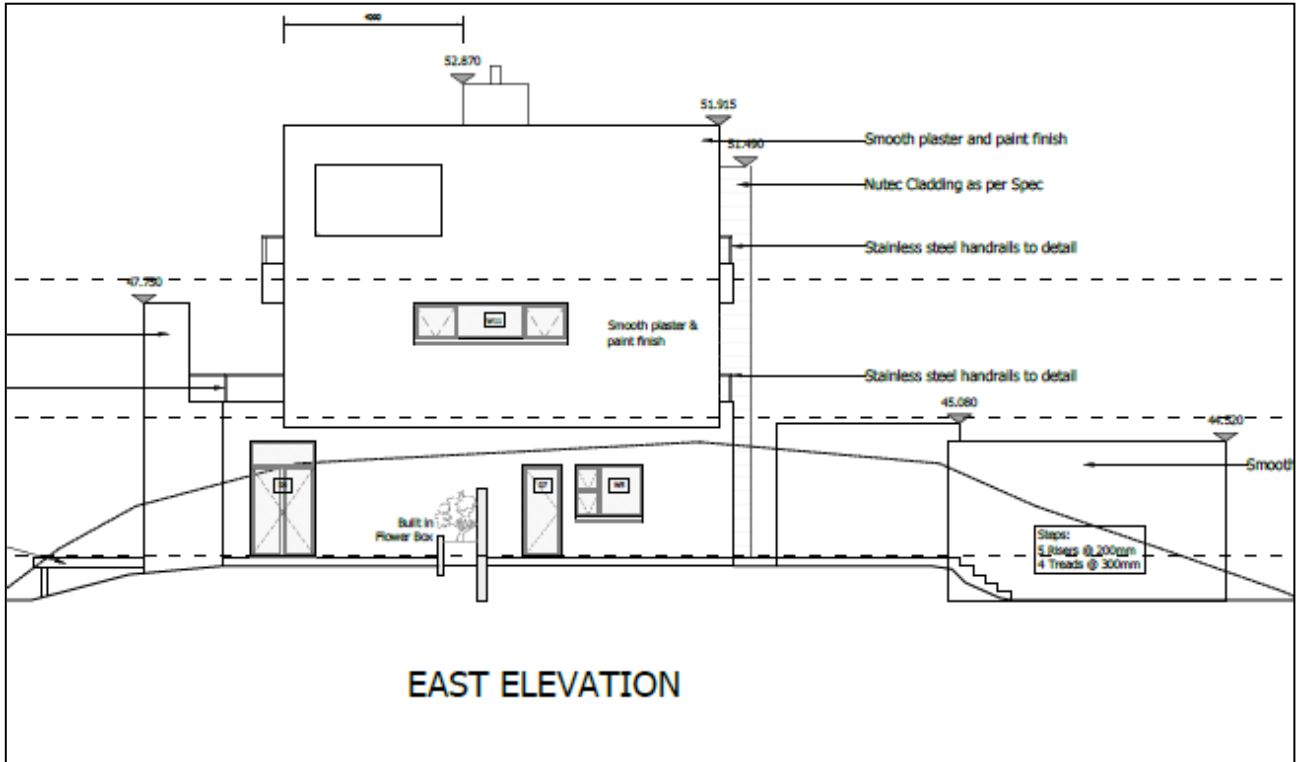


Figure 10: The proposed east elevation.

The image below indicates the proposed guest house in relation to the existing buildings on the neighbouring properties. It is evident that the proposed guest house will not be significantly larger or higher than the surrounding properties.



Figure 11: The proposed guest house in relation to the neighbouring structures.

The subject property is situated significantly lower than the properties on the northern side of the subject property. This is illustrated in the image below. The development of the subject property will therefore not affect the views of the properties on the northern-side.

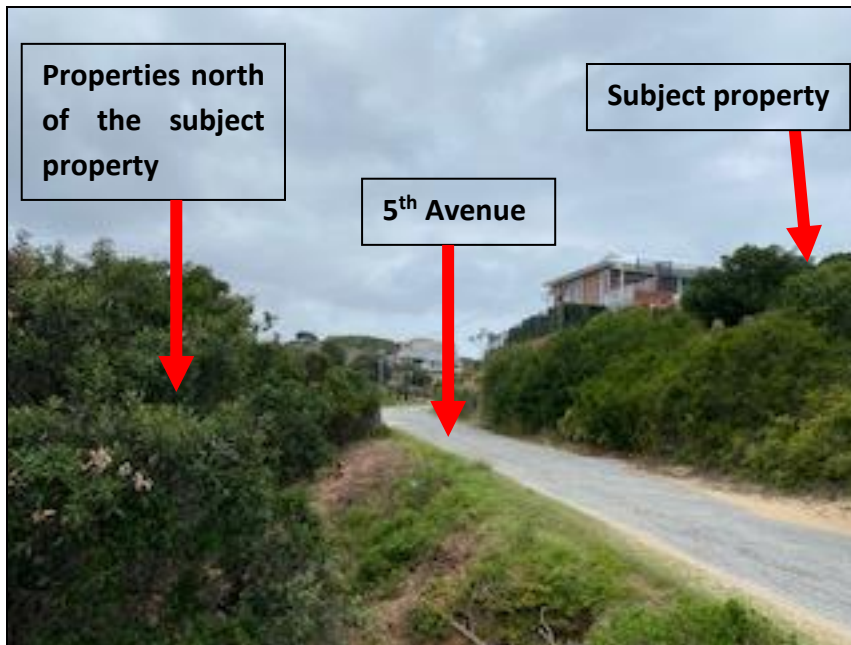


Figure 12: A photograph of the surrounding properties.

There is also sufficient vegetation which will also supply some privacy. It is not anticipated that the proposed application will have a negative impact on the surrounding neighbours. During the public

participation process the neighbours will be granted the opportunity to voice any concerns if there are any.

Municipal Engineering Services

The subject property is situated in an already serviced area, therefore sufficient capacity exists for the proposed development. Development contributions will be payable.

Environmental legislation

The subject property is not included in the Outeniqua Sensitive Coastal Area Extension Regulations (OSCAE).

5.1.2 Land Use Planning Act (LUPA)

The development objectives entrenched in SPLUMA have been assimilated into the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) and sets out a basis for the adjudication of land use planning applications in the province. It requires that local municipalities have due regard to at least the following when doing so:

- Applicable spatial development frameworks;
- Applicable structure plans;
- Land use planning principles referred to in Chapter VI (Section 59);
- 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 of LUPA (Section 59) is in essence the expansion of the five development principles of SPLUMA listed above. Again, only the relevant aspects are addressed in this report.

5.1.3 George Land Use Planning By-Law

Section 33 (5) of the By-Law identify 6 considerations when deciding on the removal, suspension or amendment of a restrictive condition. These considerations are applied to the proposed development below:

1. The restrictive title conditions recommended for removal will accrue to the holder of the rights a financial benefit as it would allow for a guest house to be operated on the property.

2. The title deed conditions prohibit the owner from having a guest house of any kind on the subject property, which does not hold any personal benefit to the property owner.
3. The removal of the restriction will allow for the property owner to optimally utilise the subject property with the development of a guest house.
4. Not removing the title deed condition will result in the owner not being able to develop a guest house on the property. The proposed guest house will support tourism therefore if the condition remains in place, there will be no social benefit to the area.
5. The removal of the title deed condition will be to the benefit of the community as it will enable the owner to develop a guest house on the property which will support tourism and benefit the surrounding community.
6. The removal of the indicated conditions will not completely remove the rights as the By-Law will provide a level of control thereafter.

5.1.4 George Integrated Zoning Scheme By-Law (2015)

As discussed under heading 3.3, the zoning of the subject property, according to the George Integrated Zoning Scheme By-Law is “Single Residential Zone I”. This application does not entail the rezoning of the property. The zoning therefore will remain unchanged.

The proposed application comply with all the development parameters for a guest house except the building line relaxations applied for in section 1.2. the table below indicate the development parameters and what is applied for.

Development parameter	Prescribed	Proposed	Compliant / Departure
Coverage	500m ² / 40%	23.01%	Comply
Floor factor	May not exceed 1	Less than 1	Comply
Height	6.5m wall plate; 8.5m ridge of roof height.	Wall plate height 7.3m and 6.8m; Ridge of roof height less than 8.5	Departure
Street building line	5m	Beyond 5m from street	Comply
Side & rear building line	3m	3.1m & 12m	Comply

Apart from the wall plate height, the proposal complies with the development parameters of guest house.

5.1.5 Compliance / consistence with spatial policy directives

Section 19(1) and (2) of LUPA states that the following:

“(1) If a spatial development framework or structure plan specifically provides for the utilisation or development of land as proposed in a land use application or a land development application, the proposed utilisation or development is regarded as *complying* with that spatial development framework or structure plan;

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

As addressed under heading 4 it is clear that the application partially complies with the spatial policies, given that the application constitutes a height departure. The application is considered to be consistent with the spatial policies rather than compliant.

5.1.6 Desirability

The concept “*desirability*” in the land use planning context may be defined as the degree of acceptability of this proposed land use development. This section expresses the desirability of the removal of restrictive title deed conditions, consent use and departure application on the subject property. Taken in conjunction with the development principles and criteria set out through the statutory planning framework listed above, as well as the degree to which this proposal may be considered within the context of broader public interest. The desirability of the proposed change in land use in terms of the impact on heritage, surrounding area and character of the area is discussed below.

View:

It is anticipated that the proposed additions will not obstruct the view of the surrounding properties. As discussed above the properties situated on the northern side of the subject property are all much lower and therefore will not be negatively affected by the approval of the application.

Furthermore, the proposed guest house complies with the allowable ridge of roof height. The approval of the wall plate height departure will not have a negative impact on the views of the surrounding neighbours.

Sunlight:

The proposed guest house will not exceed the allowable height of 8.5m. It is therefore not anticipated that the proposed dwelling will have an overshadowing effect on the surrounding erven. The proposed guest house does not require any building line relaxations.

Privacy:

As already mentioned, the proposed additions will not exceed the allowable ridge of roof height. There is also sufficient vegetation that will supply some privacy.

Aesthetic appearance:

The proposed guest house will enhance the aesthetic appearance of the streetscape given that the property is currently vacant.

Conclusion:

Given the above, the proposed development is considered desirable according to the GMSDF (2018) and the George Municipality's Integrated Zoning Scheme (2019). Guest houses are commonly found in residential areas.

6 CONCLUSION

We believe that the abovementioned principles, considerations and guidelines for this land use application for Erf 875, Wilderness satisfies the applicable legislation. As a result, it is trusted that this application can be finalised successfully.




DELAREY VILJOEN Pr. Pln

September 2021

POWER OF ATTORNEY

I, **Michael Ernst Karl Schroff**, the registered owner of Erf 875, Wilderness, George Municipality and Division hereby instruct *DELplan Consulting* to submit the land use application with the local authority.



MEK Schroff

Date: 17/02/21

Witnesses:

1. 

2. _____

RAUBENHEIMERS INC
60 CATHEDRAL STREET
GEORGE
6529

TEL: 044-873 2043

Prepared by me


CONVEYANCER
WILLEM MUNRO LUTTIG

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 14 015 000.00	R. 1146.00
Reason for exemption	Category Exemption.....	Exemption l t o. Sec/Reg..... Act/Proc.....

DATA / VERIFY
16-05-2019
YOLANDI OLIVIER

DATA / CAPTURE
16-05-2019
NOLUVO MTYATYAMBA

T 000018955 / 2019


DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

RONÉL ELS

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

The Trustees for the time being of THE ANTON LE ROUX TRUST
Registration number T8/1984

 which said Power of Attorney was signed at GEORGE on 03 APRIL 2019

And the appearer declared that his/her said principal had, on 20 March 2019, 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:

MICHAEL ERNST KARL SCHROFF
Born on 25 October 1948
Married, which marriage is governed by the laws of GERMANY

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

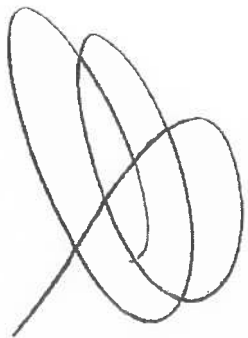
ERF 875 WILDERNESS,
IN THE MUNICIPALITY AND DIVISION OF GEORGE,
PROVINCE OF WESTERN CAPE

IN EXTENT 1495 (ONE THOUSAND FOUR HUNDRED AND NINETY FIVE)
Square metres

FIRST TRANSFERRED by Deed of Transfer Number T 25885/1965 with
Diagram No. 9066/1965 relating thereto and held by Deed of Transfer Number
T2770/2007

- A. SUBJECT to the conditions referred to in Certificate of Registered Title No. T19388/1954.
- B. SUBJECT FURTHER to the following special conditions contained in Deed of Transfer No. T25885/1965, imposed by the Administrator of the Province of the Cape of Good Hope, in terms of Ordinance No. 33 of 1934, upon approval of the establishment of Wilderness Township No. 2, namely:
- "1. Any words and expressions used in the following conditions shall have the same meaning as may have been assigned to them by the regulations published under Provincial Administration Notice No. 401 dated 17 October 1935, and in the memorandum which accompanied the said regulations.
 2. The owner of this erf shall, without compensation, be obliged to allow electricity and water mains and the sewage and drainage, including stormwater of any other erf or erven within or without this Township to be conveyed across this erf, if deemed necessary by the local authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time in order to construct, maintain, alter, remove or inspect any sewer, manhole, channel, conduit or other works pertaining thereto.
 3. The owner of this erf shall be obliged, without compensation, to receive the material or permit 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.

4. This erf shall be subject to the following further conditions, provided especially that where, in the opinion of the Administrator after consultation with the Townships Board and the Local Authority, it is expedient that the restriction in any such conditions should at any time be suspended or relaxed, he may authorise the necessary suspension or relaxation subject to compliance with such conditions as he may impose:
- (a) it shall not be subdivided;
 - (b) it shall be used only for the purpose of erecting thereon one dwelling together with such outbuilding as are ordinarily required to be used therewith;
 - (c) Not more than half the area thereof shall be built upon;
 - (d) No building or structure or any portion thereof except boundary walls and fences shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf, nor within 3,15 metres of the rear or 3,15 metres of the lateral boundary common to any adjoining erf provided that with the consent of the local authority an outbuilding not exceeding 3,05 metres in height measured from the floor to the wall plate and no portion of which will be used for human habitation may be erected within the above prescribed rear space. On consolidation of any two or more erven this condition shall apply to the consolidated area as one erf;
 - (e) Notwithstanding the provisions of Condition (d) above, a garage intended as an adjunct to the dwelling may, where the slope of the erf up from the level of the abutting street is such that in the opinion of the local authority it cannot reasonably be sited at a distance of 4,72 metres from the street line, be erected at such lesser distance therefrom as the local authority may approve, provided that not more than 50 per cent of the cubic measure of such garage may project above natural ground level and that in no event shall any such garage be erected at less than 3,15 metres from the street line;
 - (f) In the event of the provisions of a Town Planning Scheme being made applicable to this erf which provisions are more restrictive than the provisions contained in the above, then the provisions of such scheme shall apply."



SUBJECT FURTHER to the special conditions contained in Deed of Transfer No. T25885/1965 imposed by and in favour of "The Wilderness (1921) Limited" for the benefit of all purchasers and their successors in title of the erven out of which the Wilderness Township Extension No. 2 exists, and for the benefit of the transferor and his successors in title as owners of the remainder of the said Township, held by him by virtue of Certificate of Registered Title No. T19388/1954, namely:

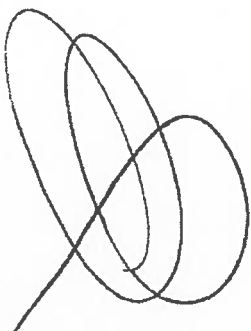
"DEFINITIONS"

The term "Seller" in these conditions shall be deemed to include the successors in title of the Seller to the remainder of the land held under the aforesaid Certificate of Registered Title No. T19388/1954.

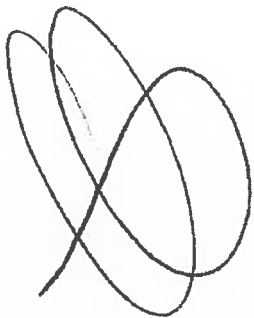
The term "Purchaser" shall be deemed to include the Heirs, Executors, Administrators or Assigns of the Purchaser, of the property hereby sold.

TRADE AND OTHER RESTRICTIONS

1. Nor shall this plot be used for other than residential purposes, and shall not be subdivided.
2. No sand or gravel shall be dug or removed from the lot except in the way of excavating for the foundations of any building to be erected thereon, or for use in such building or in preparing or laying out gardens to be occupied therewith, and no brick, tiles, clay or lime shall at any time be manufactured or burnt upon the lot.
3. All buildings and/or alterations erected on this lot shall be constructed of brick, stone or concrete, and no building shall be erected on the lot until the site and elevation plans thereof and the site of any offices or buildings together with the sanitation plans in relation thereto, shall have been approved by the Seller in writing. No such building shall, after erection, be altered without the like previous consent in writing. The Purchaser shall provide the Seller with plans in duplicate to the Seller's satisfaction.
4. The Seller shall be entitled to call upon the Purchaser to screen suitably any outbuildings erected on the lot.
5. All walls, fences, live hedges or like structures abutting upon any road or pathway, shall be of a type approved of by the Seller. The Seller shall not be liable to contribute to the cost of any party or dividing fence, or wall, nor to the cost of repair thereof, but he may call upon the Purchaser to enclose the said lot. This provision eliminating any contribution by the Seller to the cost of repair of any party or dividing fence or wall shall not extend to any adjoining lot which the Seller may sell or dispose of subsequent to the date hereof, and the Purchaser of such lot adjoining the lot hereby sold shall in all respects be subject to the laws governing contributors to such party or dividing fences or walls.
6. No wind driven appliance or windmill or wireless aerial and poles shall be erected by the Purchaser without the specific written approval thereof and permission of the Seller.



7. All buildings or structures, fences, live hedges or the like erected on the lot shall be reasonably maintained externally by the Purchaser in good order and repair, the intention being that adjoining lots shall not be depreciated by any shabby, uncared for or dilapidated buildings, structures, fences or live hedges.
8. Should any buildings or structures be erected out of compliance with these conditions, the Seller shall have the right to insist upon the demolition thereof, and the Seller shall at all reasonable times, through its proper officers, have the right of access to and inspection of any building operations conducted by the Purchaser on the lot.
9. Pending the establishment of a Local Authority the Seller retains the right and power to enforce the observance of proper sanitation and orderly neatness and cleanliness upon this lot, as well as the right to construct, use and maintain across the lot any pipeline for water leading, sewerage or drainage and any poles or structures for the conduct of any electricity for light or power.
10. In respect of any lot upon the sea front, Purchaser shall not cut down or otherwise destroy the natural bush growth on the sea front and so endanger any plot to erosion by the sea or to shifting sands. Seller reserves the right to prescribe the level at which all buildings shall be placed on such lots, or any of them, and if called upon to do so by the Seller, the Purchaser shall be obliged to plant and maintain suitable turf on any clear or open portion of such lots to guard against shifting sands.
11. The lot shall not be occupied either for building purposes or as a place of human residence or resort, whether by means of buildings thereon or tents or camps erected or placed thereon for any period, unless the said lot shall have previously been provided with water flush sanitation accommodation for the use of persons so residing or resorting upon the said lot. Such sanitary accommodation shall at all times be maintained in efficient working order by the owner of the plot.
12. The Purchaser agrees to be bound not to clear or destroy the trees and bush on the lot without first consulting the Seller, the intention being that it is desirable in the general interest that the scenery shall not be marred by excessive or undue clearing of the bush and trees and especially as it is the Seller's intention to avoid cutting of any lines or squares or angles which will show marked patterns on the scenic effect of the Township, but it is not the intention to interfere unreasonably with the Purchaser's full use and enjoyment of the said lot, the Seller agrees that the frontage of any premises other than domestic should have a clear and uninterrupted view.
13. The Purchaser agrees to observe uniformity in respect of fencing line for all fences, walls, hedges or structures that may abut on to any road, pathway, open space or property of the Seller, and to maintain all boundary fences, walls, hedges or structures of the lot in good order and repair."



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

**The Trustees for the time being of
THE ANTON LE ROUX TRUST
Registration number T8/1984**

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

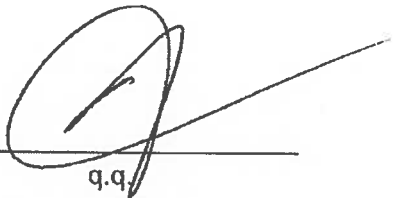
MICHAEL ERNST KARL SCHROFF, Married as aforesaid

his Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R1 495 000,00 (ONE MILLION FOUR HUNDRED AND NINETY FIVE THOUSAND RAND) .

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

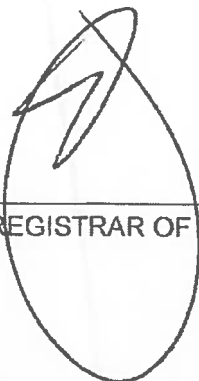
THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on

15 MAY 2019

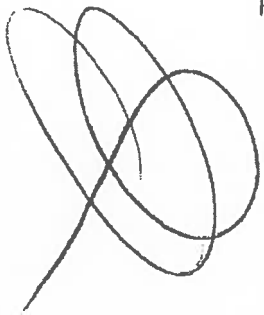


q.q.

In my presence



REGISTRAR OF DEEDS



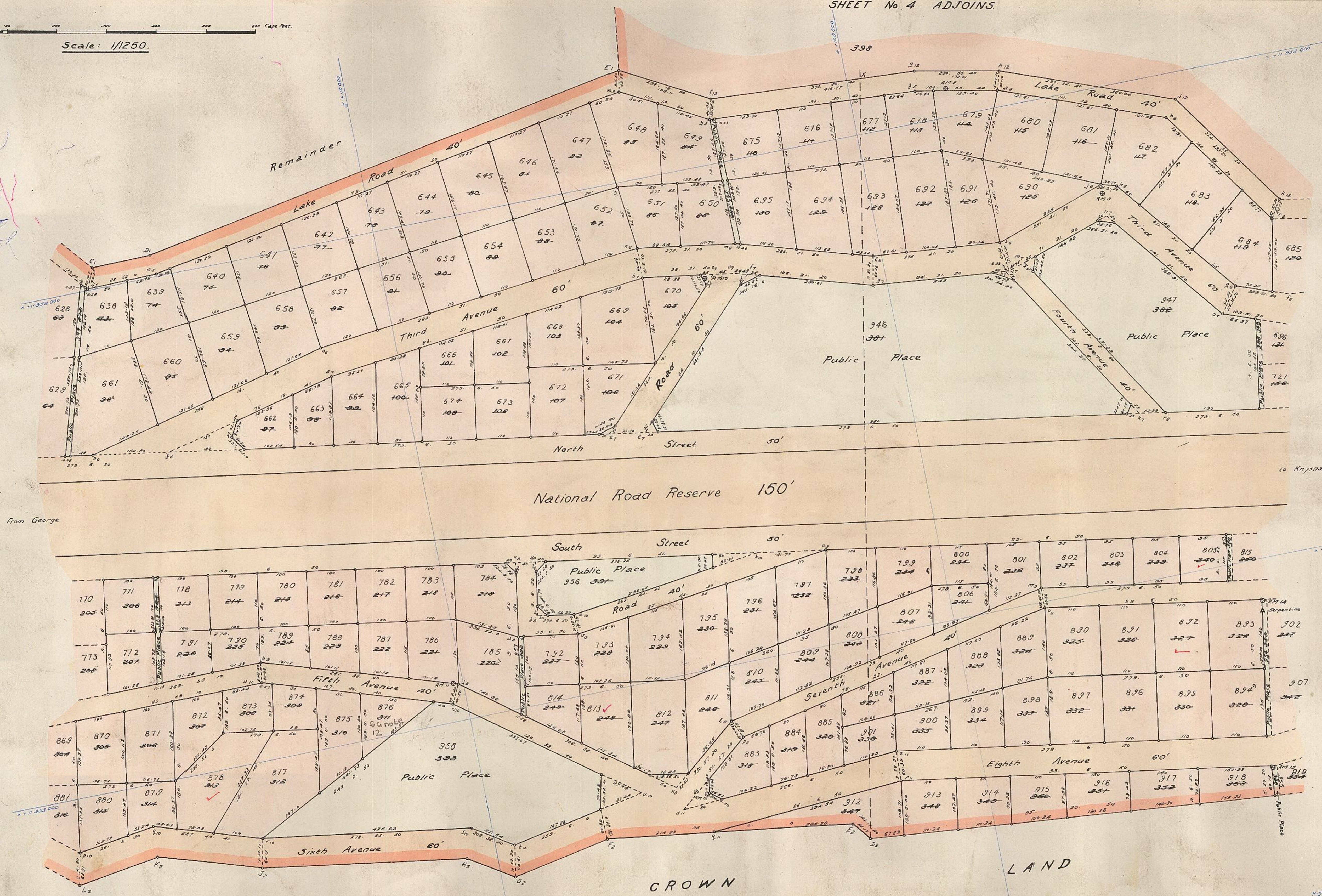
T P
GENERAL PLAN 1065 L D
 OF
WILDERNESS TOWNSHIP EXTENSION NO. 2. (C.D.R.)

Surveyed in May 1950 - July 1951 by us

J. H. H. / H. A. H. H.
 LAND SURVEYORS.

Scale: 1/1250.

SHEET No. 4 ADJOINS



1065 SHT. 2 C.D.R.

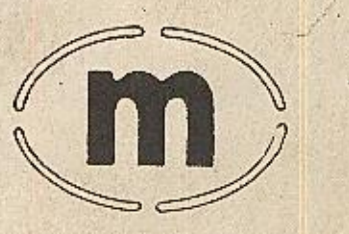


SHEET No. 1 ADJOINS

SHEET No. 3 ADJOINS

Orig. Dgm No 3015/53.
 S.G. File S. 8602/5
 Surv. Reas E 2000/53
 BL 800, BL 801, BL 802, BL 803, BL 804, BL 805, BL 806, BL 807, BL 808, BL 809, BL 810, BL 811, BL 812, BL 813, BL 814, BL 815, BL 816, BL 817, BL 818, BL 819, BL 820, BL 821, BL 822, BL 823, BL 824, BL 825, BL 826, BL 827, BL 828, BL 829, BL 830, BL 831, BL 832, BL 833, BL 834, BL 835, BL 836, BL 837, BL 838, BL 839, BL 840, BL 841, BL 842, BL 843, BL 844, BL 845, BL 846, BL 847, BL 848, BL 849, BL 850, BL 851, BL 852, BL 853, BL 854, BL 855, BL 856, BL 857, BL 858, BL 859, BL 860, BL 861, BL 862, BL 863, BL 864, BL 865, BL 866, BL 867, BL 868, BL 869, BL 870, BL 871, BL 872, BL 873, BL 874, BL 875, BL 876, BL 877, BL 878, BL 879, BL 880, BL 881, BL 882, BL 883, BL 884, BL 885, BL 886, BL 887, BL 888, BL 889, BL 890, BL 891, BL 892, BL 893, BL 894, BL 895, BL 896, BL 897, BL 898, BL 899, BL 900, BL 901, BL 902, BL 903, BL 904, BL 905, BL 906, BL 907, BL 908, BL 909, BL 910, BL 911, BL 912, BL 913, BL 914, BL 915, BL 916, BL 917, BL 918, BL 919, BL 920, BL 921, BL 922, BL 923, BL 924, BL 925, BL 926, BL 927, BL 928, BL 929, BL 930, BL 931, BL 932, BL 933, BL 934, BL 935, BL 936, BL 937, BL 938, BL 939, BL 940, BL 941, BL 942, BL 943, BL 944, BL 945, BL 946, BL 947, BL 948, BL 949, BL 950, BL 951, BL 952, BL 953, BL 954, BL 955, BL 956, BL 957, BL 958, BL 959, BL 960, BL 961, BL 962, BL 963, BL 964, BL 965, BL 966, BL 967, BL 968, BL 969, BL 970, BL 971, BL 972, BL 973, BL 974, BL 975, BL 976, BL 977, BL 978, BL 979, BL 980, BL 981, BL 982, BL 983, BL 984, BL 985, BL 986, BL 987, BL 988, BL 989, BL 990, BL 991, BL 992, BL 993, BL 994, BL 995, BL 996, BL 997, BL 998, BL 999, BL 1000.

S





Client: Terracon Properties
User: Tandy Giles
Tracking #: Blueprint_Prop:20211103020946
Report Date: 2021/11/03
Report #: 48024524

Property Details

Property Type:	FREEHOLD	Legal Description:	Erf 875 WILDERNESS OUTENIQUA DC WESTERN CAPE
Province:	WESTERN CAPE	Municipality:	George
Township:	WILDERNESS	Erf #:	875
Portion #:	0	Street:	5th AVENUE
Suburb:	WILDERNESS	Last Sales Price:	R 1 495 000
Street #:	875	Coordinates (Lat\ Long):	Google Maps: -34.0003, 22.6237 Street View
Last Sales Date:	20190320	SG Code:	C02700090000087500000
Land Size (Registered):	1495 m ²		
Land Size (Cadastral):	1499 m ²		
Estimate Size Under Roof:	Not Available		

Owner Details

Owner Name	ID / Registration Number	Title Deed No	Share	Marital Status
SCHROFF MICHAEL ERNST KARL	481025	T18955/2019		Not Available

Imagery





Street Address	Township	Erf Portion	Sales Date	Reg Date	Sales Price	Size	R/m2	Distance	Cash				
787 5TH AVENUE WILDERNESS	WILDERNESS	787 0	20210603	20210811	R 2 550 000	1066 m ²	R 2 392	61	<input checked="" type="checkbox"/>	5	5.0	1	400
902 7TH AVENUE WILDERNESS	WILDERNESS	902 0	20211011		R 2 755 000	1162 m ²	R 2 371	611	<input type="checkbox"/>	4	4.0	1	210
657 3RD AVENUE WILDERNESS	WILDERNESS	657 0	20200813	20201109	R 2 500 000	1555 m ²	R 1 608	271	<input checked="" type="checkbox"/>	4	4.0	2	280
654 3RD AVENUE WILDERNESS	WILDERNESS	654 0	20210614	20210806	R 6 100 000	1426 m ²	R 4 278	319	<input checked="" type="checkbox"/>	4	4.0	2	430
812 8TH AVENUE WILDERNESS	WILDERNESS	812 0	20201120	20210223	R 3 502 220	2025 m ²	R 1 729	205	<input checked="" type="checkbox"/>	8	8.0	2	500
621 LAKE ROAD WILDERNESS	WILDERNESS	621 0	20201015	20210202	R 3 000 000	1624 m ²	R 1 847	564	<input type="checkbox"/>	3	4.0	2	296
665 3RD AVENUE WILDERNESS	WILDERNESS	665 0	20200218	20200623	R 2 800 000	1576 m ²	R 1 777	217	<input checked="" type="checkbox"/>	4	4.0	2	330
903 7TH AVENUE WILDERNESS	WILDERNESS	903 0	20210323	20210531	R 3 300 000	1144 m ²	R 2 885	641	<input type="checkbox"/>	5	5.0	-	350
762 5TH AVENUE WILDERNESS	WILDERNESS	762 0	20200806	20201112	R 2 370 000	1579 m ²	R 1 501	456	<input checked="" type="checkbox"/>	4	4.0	2	330
567 CEDRIC AVENUE WILDERNESS	WILDERNESS	567 0	20210204	20210429	R 2 850 000	1249 m ²	R 2 282	871	<input checked="" type="checkbox"/>	-	-	-	-
777 5TH AVENUE WILDERNESS	WILDERNESS	777 0	20210818		R 725 000	1738 m ²	R 417	297	<input type="checkbox"/>	3	1.0	-	280
1220 CEDRIC AVENUE WILDERNESS	WILDERNESS	1220 0	20210618	20211011	R 2 750 000	1309 m ²	R 2 101	978	<input checked="" type="checkbox"/>	4	4.0	2	251
714 NORTH STREET WILDERNESS	WILDERNESS	714 0	20210319	20210607	R 995 000	2038 m ²	R 488	901	<input checked="" type="checkbox"/>	-	-	-	-
910 7TH AVENUE WILDERNESS	WILDERNESS	910 0	20200916	20201028	R 2 800 000	1325 m ²	R 2 113	784	<input checked="" type="checkbox"/>	4	4.0	2	292
WILDERNESS	WILDERNESS	2414 0	20211015		R 3 200 000	897 m ²	R 3 567	1108	<input type="checkbox"/>	3	0.0	-	190
596 1ST AVENUE WILDERNESS	WILDERNESS	596 0	20200307	20201222	R 2 100 000	1438 m ²	R 1 460	532	<input checked="" type="checkbox"/>	-	-	-	-
822 7TH AVENUE WILDERNESS	WILDERNESS	822 0	20210608	20210806	R 2 500 000	959 m ²	R 2 607	820	<input checked="" type="checkbox"/>	3	3.0	-	251
711 NORTH STREET WILDERNESS	WILDERNESS	711 0	20210612	20210810	R 4 950 000	1375 m ²	R 3 600	1011	<input checked="" type="checkbox"/>	3	3.0	2	260
629 3RD AVENUE WILDERNESS	WILDERNESS	629 0	20200302	20200615	R 3 150 000	2220 m ²	R 1 419	280	<input checked="" type="checkbox"/>	3	3.0	2	242
WILDERNESS	WILDERNESS	2386 0	20210106	20210430	R 4 000 000	1031 m ²	R 3 880	651	<input type="checkbox"/>	-	-	-	-

Offer to purchase

Comparable Valuation

Comparable Average Sales Price: R 2 944 861

Municipal Valuation

Municipal Valuation: R 800 000
Rating Period: 2017/2018
Usage Category: VACANT

Year of Valuation: 2017
Estimated Monthly Rates: R 493
Usage: RESIDENTIAL

Sales In Execution and Properties In Possession

No data for Sales In Execution and Properties In Possession

Bond Details

No bonds registered on the selected property

Other Endorsements

No endorsements info on the selected property.

Servitudes

No servitudes info on the selected property.

Transfer History

Buyer Name	Seller Name	Reg Date	Purchase Date	Purchase Price	Title Deed No
PRIVATE PERSON	TRUST	20190515	20190320	R 1 495 000	T18955/2019
TRUST	CC	20070119	20061025	R 1 220 000	T2770/2007
CC	PRIVATE PERSON	19990330	19980519	R 220 000	T24769/1999

Transfer Summary for past 3 months

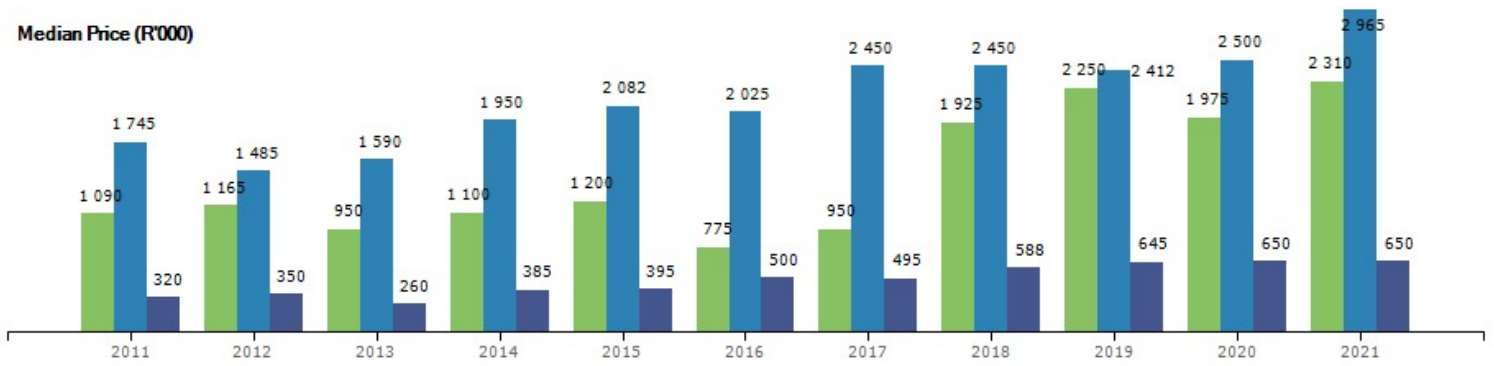
Max Transfer in the Suburb: R 13 000 000 **Min Transfer in Suburb:** R 225 000 **Total Transfers:** 26

Street Transfer History

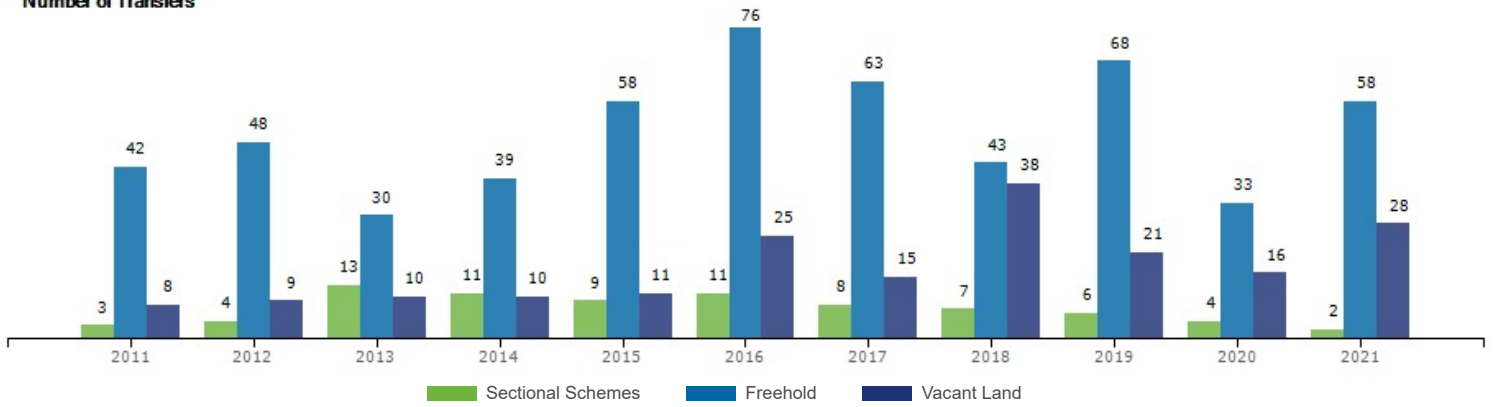
Buyer Name	Seller Name	Reg Date	Purchase Date	Purchase Price	Title Deed No	Street	Number
PRIVATE PERSON	PRIVATE PERSON	20210913	20210720	R 475 000	T45032/2021	5th	853
PRIVATE PERSON	CC	20210830	20210503	R 3 400 000	T41951/2021	5th	2292
PRIVATE PERSON	PRIVATE PERSON	20210811	20210603	R 2 550 000	T37118/2021	5th	787



Median Price (R'000)



Number of Transfers



Sectional Schemes Freehold Vacant Land

Amenities



Amenity	Type	Distance (km)
Die Knyp	Beach	0.70 km
Flatrock Public Beach	Beach	1.22 km
Kleinkrantz Beach	Beach	1.97 km
Caltex THE WAVES AT WILDERNESS	FillingStation	0.79 km
South African Police Service - Wilderness	PoliceStation	0.66 km
Hoekwil Primary School	PrimarySchool	3.08 km
Laerskool Hoekwil	PrimarySchool	3.13 km
Touwsranten Vgk Primary School	PrimarySchool	4.90 km

Disclaimer

Please note that Lightstone obtains data from a broad range of 3rd party sources and-despite the application of proprietary data cleaning processes-cannot guarantee the accuracy of the information provided in this report. It is expressly recorded that information provided in this report is not intended to constitute legal, financial, accounting, tax, investment, consulting or other professional advice. This report does not contain any confidential information relating to the property owner or any owners residing in the suburb. All Owner details, bond, home loan and property registration information in the reports is from the Deeds office where information on all property registrations, property transfers as well as all registered bonds/ home loans are kept. This is public domain information and accessible by any person.

This report was purchased by Tandy Giles who is the Responsible Party under POPIA for the use of any personal information herein. [Here's our Privacy Policy.](#)

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

APPLICATION DETAILS:

Departure in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-Law (2015) of Erf 875 Wilderness to allow for a wall plate height of 7,3m and 6,8m respectively in lieu of 6,5m.

Removal of restrictive conditions in terms of Section 15(2) (f) of the George Municipality: Land Use Planning By-Law (2015) for Title Deed Number T18955/2019 to remove B. 4. (b)and (d).

Consent Use in terms of Section 15(2) (o) of George Municipality: Land Use Planning By-Law (2015) of Erf 875 Wilderness for a four-bedroom guest house.

Consent Use in terms of Section 15(2) (o) of George Municipality: Land Use Planning By-Law (2015) of Erf 875 Wilderness for a second dwelling.

I, the undersigned, DE WAAL ESTERHUYSE, a duly qualified and admitted Conveyancer, practicing at:

DE WAAL ESTERHUYSE INC.
NO. 2, 11TH AVENUE
MELKBOSCH STRAND
7441

do hereby certify as follows:

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

Deed of Transfer Number T18955/2019



2.

In respect of:

**ERF 875 WILDERNESS
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE**

IN EXTENT: 1495 (ONE THOUSAND FOUR HUNDRED AND NINETY FIVE) SQUARE METERS

HELD BY DEED OF TRANSFER NUMBER T18955/2019

REGISTERED in the name of


**MICHAEL ERNST KARL SCHROFF
BORN ON 25 OCTOBER 1948**

2. I have appraised myself with the details of the abovementioned Land Development Application.
3. The abovementioned Title Deed/s contains no conditions restricting the contemplated Land Uses in terms of the abovementioned Land Development Application, except for the following conditions contained in Deed of Transfer Number T18955/2019, namely:-
 - B 4. This erf shall be subject to the following further conditions, provided especially that where, in the opinion of the Administration after consultation with the Townships Board and the Local Authority, it is expedient that the restriction in any such conditions should at any time be suspended or relaxed, he may authorise the necessary suspension or relaxation subject to compliance with such conditions as he may impose:
 - (b) It shall be used only for the purpose of erecting thereon one dwelling together with such outbuilding as are ordinarily required to be used therewith;
 - (c) Not more than half the area thereof shall be built upon;



- (d) No building or structure or any portion thereof except boundary walls and fences shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf, nor within 3,15 metres of the rear or 3,15 metres of the lateral boundary common to any adjoining erf provided that with the consent of the local authority an outbuilding not exceeding 3,05 metres in height measured from the floor to the wall plate and no portion of which will be used for human habitation may be erected within the above prescribed rear space. On consolidation of any two or more erven this condition shall apply to the consolidated area as one erf;
- (e) Notwithstanding the provisions of Condition (d) above, a garage intended as an adjunct to the dwelling may, where the slope of the erf up from the level of the abutting street is such that in the opinion of the local authority it cannot reasonably be sited at a distance of 4,72 metres from the street line, be erected at such lesser distance therefrom as the local authority may approve, provided that not more than 50 percent of the cubic measure of such garage may project above natural ground level and that in no event shall any such garage be erected at less than 3,15 metres from the street line.

SIGNED at MELKBOSCH STRAND on this 22 SEPTEMBER 2021



CONVEYANCER
DE WAAL ESTERHUYSE (LPCM 78531)

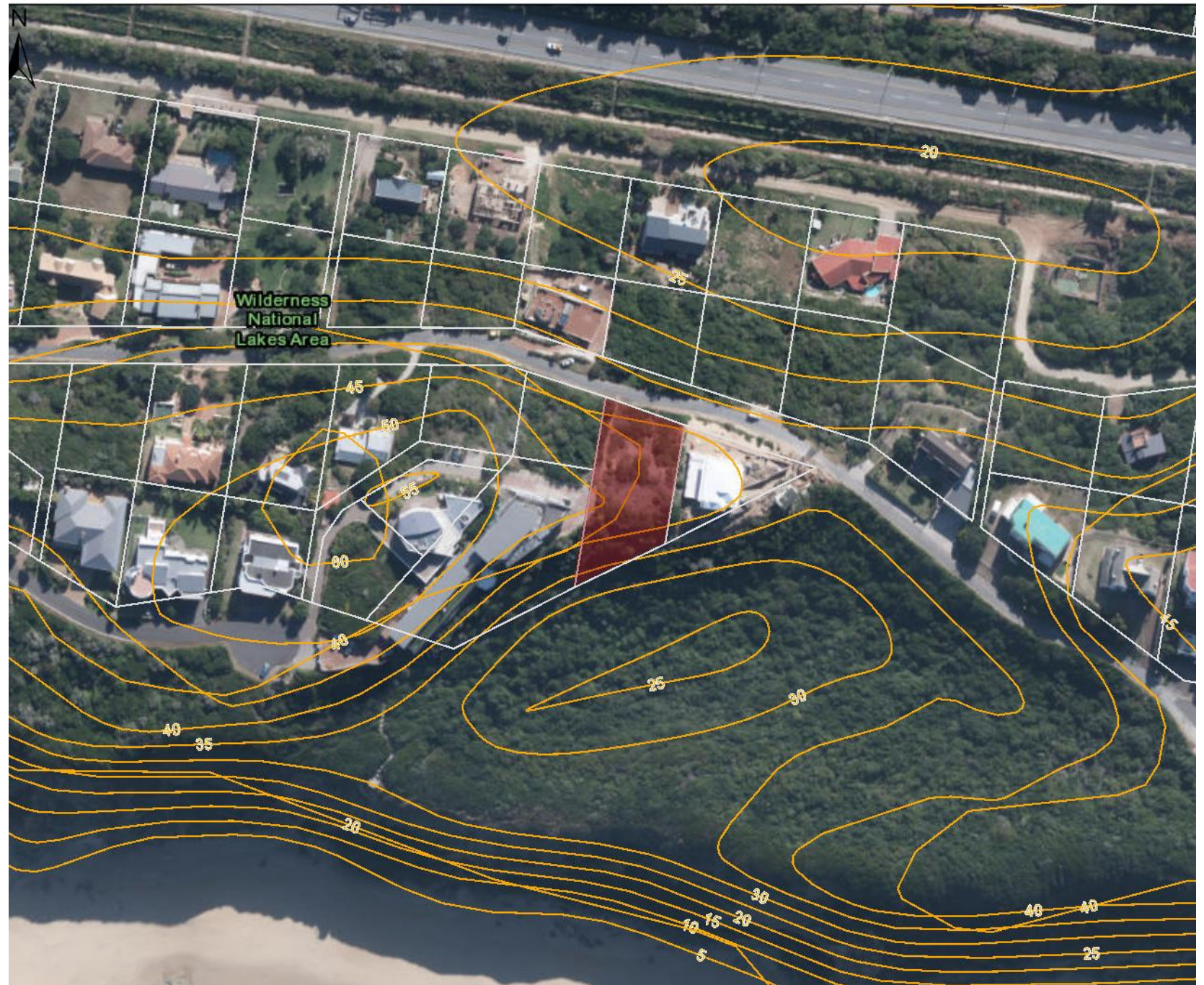
VISUAL IMPACT FOR ERF 875

HOUSE SCHROFF

ERF NUMBER: 875
ZONING OF ERF: Single residential Zone 1
AREA OF ERF: 1497.16 m²

EXISTING COVERAGE: 0 m²
PROPOSED COVERAGE: 344.52 m²
TOTAL COVERAGE: 344.52 M²
COVERAGE PERCENTAGE: 23.01%

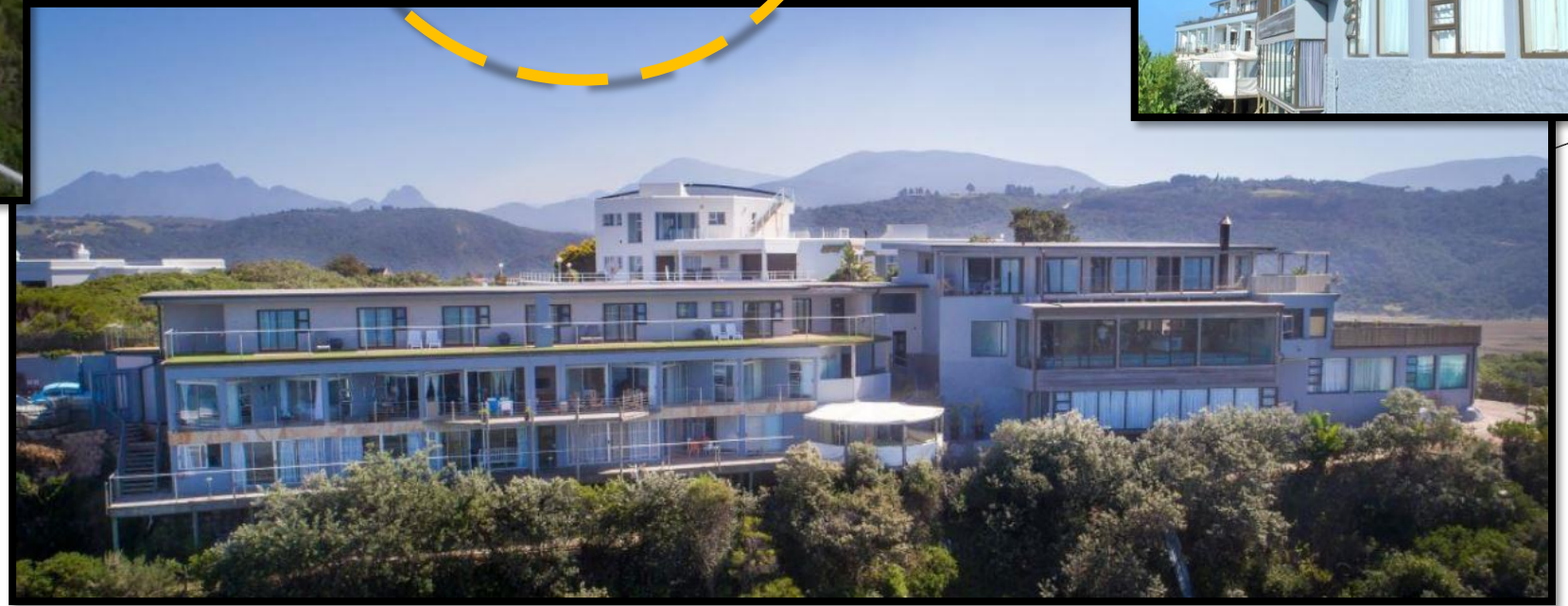
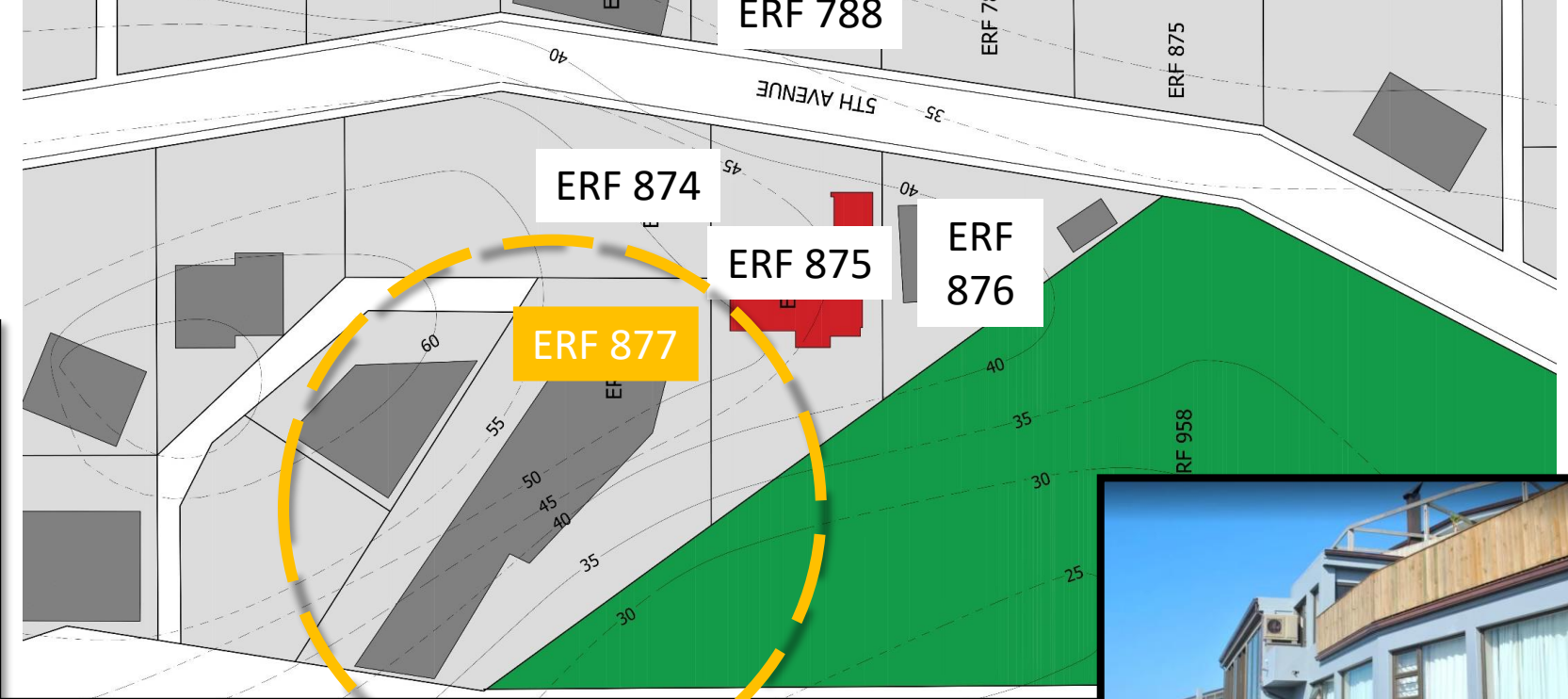
NET FLOOR AREA:
Lower ground floor +
Garage and Storeroom: 218 m²
Ground Floor: 121 m²
First Floor: 125 m²



NEIGHBOURING PROPERTY

ERF 877

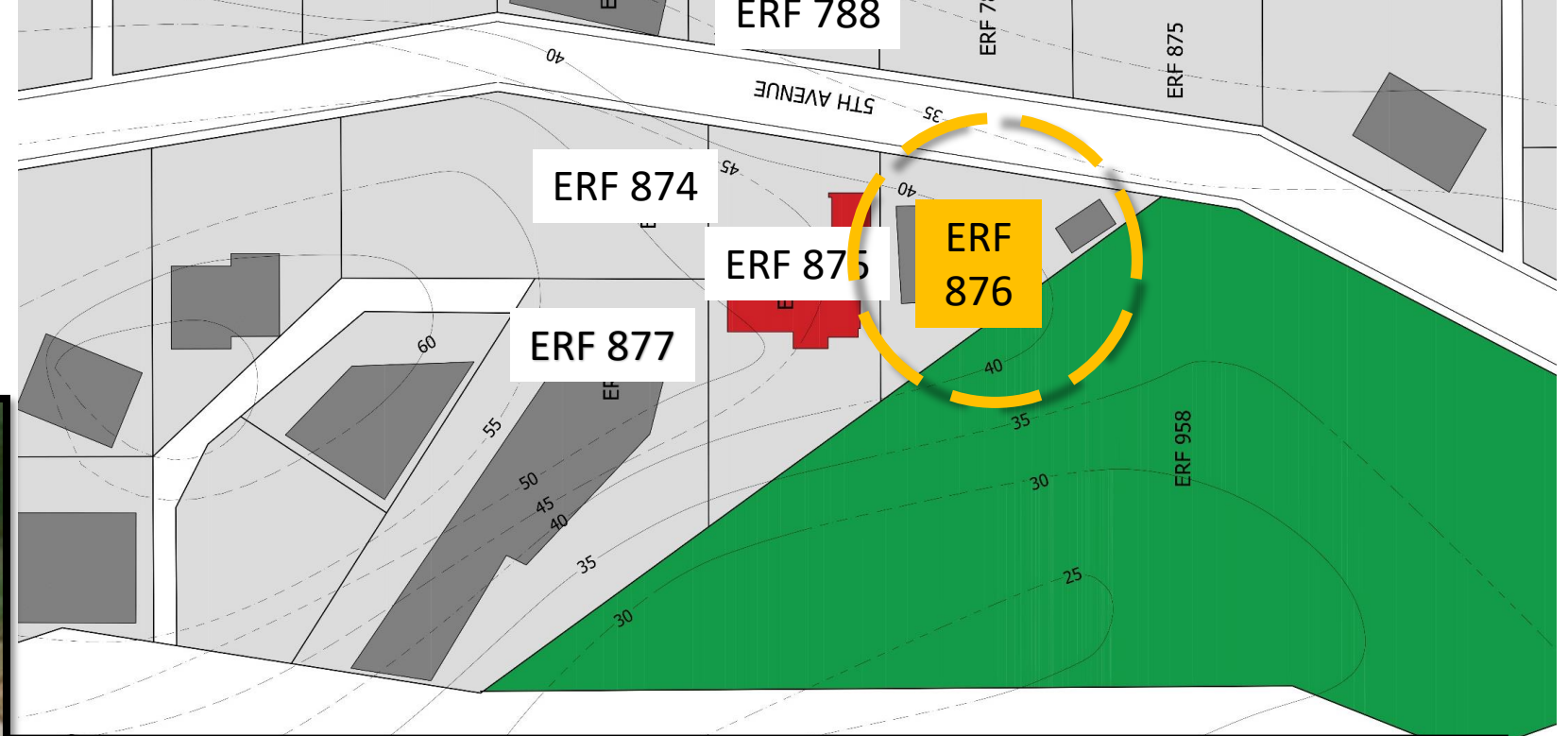
- Currently a 4 floor Guest House
- With a floor level of 45 m



NEIGHBOURING PROPERTY

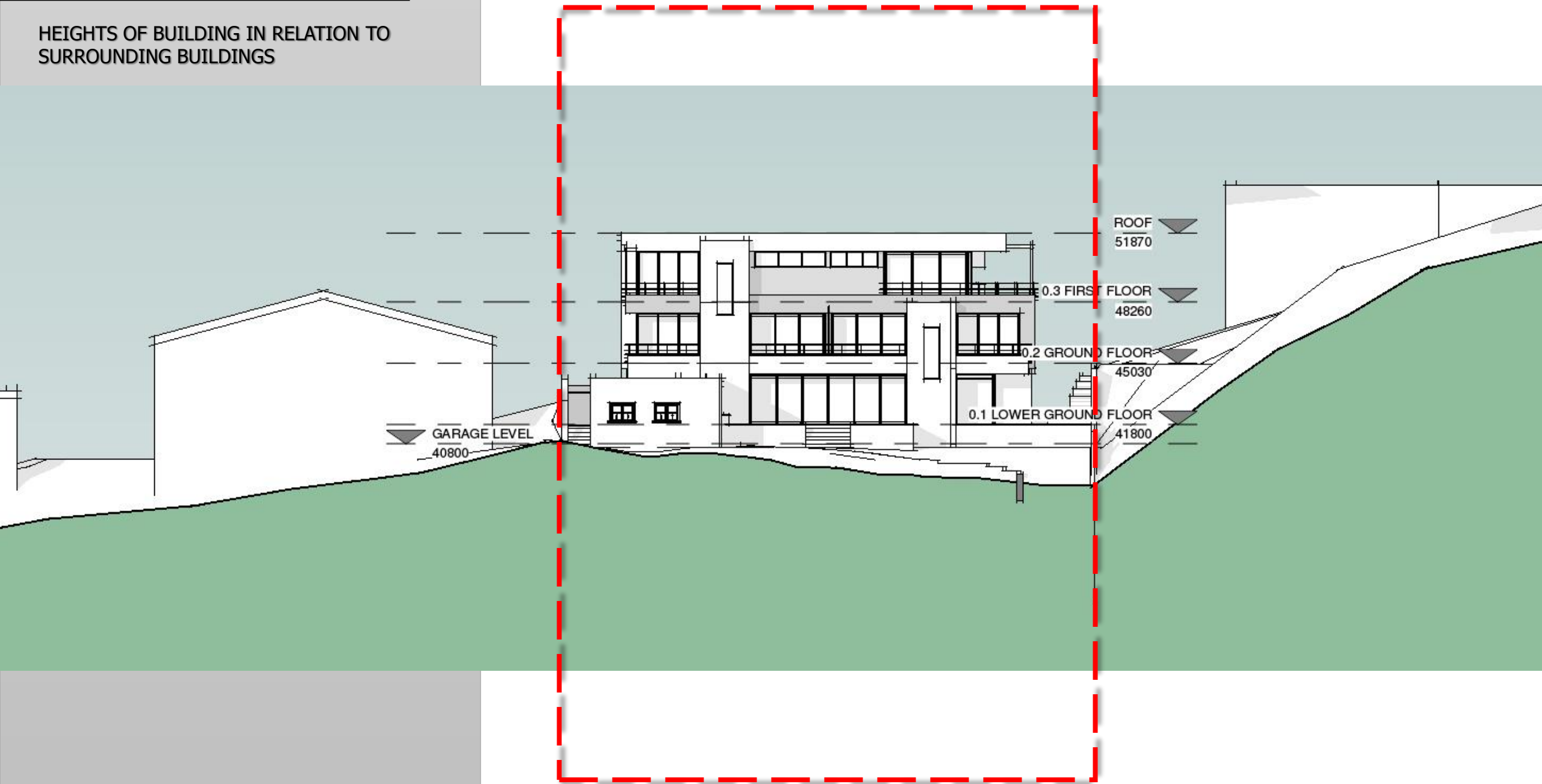
ERF 876

- Currently a 2 floor residential home,
- with 2nd dwelling
- With a floor level of 40.3 m



HEIGHTS

HEIGHTS OF BUILDING IN RELATION TO SURROUNDING BUILDINGS



ERF 876

ERF 874

SCOTT
ARCHITECTS

Towards Sustainability



SCOTT
ARCHITECTS

Towards Sustainability

SOUTH PERSPECTIVE



SCOTT
ARCHITECTS

Towards Sustainability

SOUTH PERSPECTIVE



SCOTT
ARCHITECTS

Towards Sustainability

SOUTH PERSPECTIVE



SCOTT
ARCHITECTS

Towards Sustainability

SOUTH PERSPECTIVE



SCOTT
ARCHITECTS

Towards Sustainability

SOUTH PERSPECTIVE



SCOTT
ARCHITECTS

Towards Sustainability

SOUTH PERSPECTIVE



SCOTT
ARCHITECTS

Towards Sustainability

SOUTH WEST PERSPECTIVE



SCOTT
ARCHITECTS

Towards Sustainability

NORTH EAST PERSPECTIVE



SCOTT
ARCHITECTS

Towards Sustainability

NORTH EAST PERSPECTIVE



SCOTT
ARCHITECTS

Towards Sustainability

NORTH PERSPECTIVE



SCOTT
ARCHITECTS

Towards Sustainability

NORTH EAST PERSPECTIVE



SCOTT
ARCHITECTS

Towards Sustainability

NORTH PERSPECTIVE



SCOTT
ARCHITECTS

Towards Sustainability

NORTH PERSPECTIVE



SCOTT
ARCHITECTS

Towards Sustainability

NORTH PERSPECTIVE



SCOTT
ARCHITECTS

Towards Sustainability

**TERRESTRIAL BIODIVERSITY STATEMENT
ERF 875 FIFTH AVENUE WILDERNESS
PROPOSED VEGETATION CLEARING
HOUSE SCHROFF**

George Municipal Area



View of the property from Fifth Avenue

Benjamin Walton for Cape Vegetation Surveys

o.b.o. the applicant Michael and Rosi Schroff

October 2021

STATEMENT OF INDEPENDENCE

I, Benjamin Alan Walton, trading as “*Cape Vegetation Surveys*”, in terms of section 33 of the NEMA, 1998 (Act No. 107 of 1998), as amended, hereby declare that I provide services as an independent botanical specialist and receive remuneration for services rendered for expressing a factual account of the baseline environment. I have no financial or other vested interest in the project. Botanical information contained in the report may not be copied without the authors consent.

An abridged Curriculum Vitae:

Benjamin Alan Walton

Experience: Cape Vegetation Surveys: Consulting Botanist 2017-2020

Western Cape Nature Conservation Board (CapeNature), Scientist: Land Use Advisor 2010-2017;

Department of Environmental Affairs and Development Planning, Principal Environmental Officer (George) 2008-2010;

Cape Vegetation Surveys: Consulting Botanist (Cape Town) 2006-2008;

Qualification: M.Sc. Forestry (Conservation Ecology), Stellenbosch University, 2001- 2006;

B.Sc. Botany, University of Cape Town, 1986-1989.

BENJAMIN WALTON

Consulting Ecologist for Eden & Central Karoo Districts
B.Sc. (Bot.), M.Sc. Forestry (Cons. Ecol.)

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Wilderness



(1) Introduction and Terms of Reference

The terms of reference is to conduct a vegetation survey at the property to confirm the vegetation unit and conservation status, and identify any Protected Tree species, and locate them on a map. This is to inform the environmental impact of clearing activities within Least Threatened Goukamma Dune Thicket habitat, and to avoid Milkwood Trees as far as practicable; identify risks, suggest mitigation and make recommendations for implementation. The sensitivity of the study area at Erf 875 in Wilderness East (see Fig. 1) is described in context of the natural habitat and suitability of occupation in a suburban area.



Figure 1: Locality map for Erf 875 (yellow polygon) accessed from the N2 roundabout to Fifth Avenue (image courtesy of Cape Farm Mapper).

Site sensitivity verification

The area was analyzed using satellite imagery (Google Earth and Cape Farm Mapper) and biodiversity informants viewed in QGIS.

Verification of the sensitivity of the receiving environment was conducted by ground surveying on foot where plant species were observed and recorded and select waypoints were taken with a GPS. The waypoints were used as a reference to establish the extent of the Milkwood trees and bushes and existing vegetation pattern.

The property is currently undeveloped and vacant consisting of Dune Thicket vegetation. The applicant proposes to clear vegetation in order to construct a primary dwelling unit. Currently the property has dense vegetation with some open areas and scattered Milkwoods (see Fig. 2).



Figure 2: Showing the property (yellow polygon) with the northern extent abutting Fifth Avenue and location of various Milkwood trees (image courtesy of Cape Farm Mapper ca. 2019).

This report describes the vegetation status and sensitivity occurring on site which is Dune Fynbos habitat of Low Terrestrial Biodiversity Sensitivity with a Medium Plant Species Sensitivity. Thus an impact on biodiversity is expected. The property is located within a suburban area in Wilderness East and is outside of the OSCAE extension area and thus an OSCAE permit for disturbance of vegetation and earthworks is not required. As Protected Tree species occur at the property a Licence application to relocate and / or remove Protected Tree species that fall within the development footprint will be sent to Forestry Western Cape (Department of Forestry, Fisheries & Environment) for consultation.

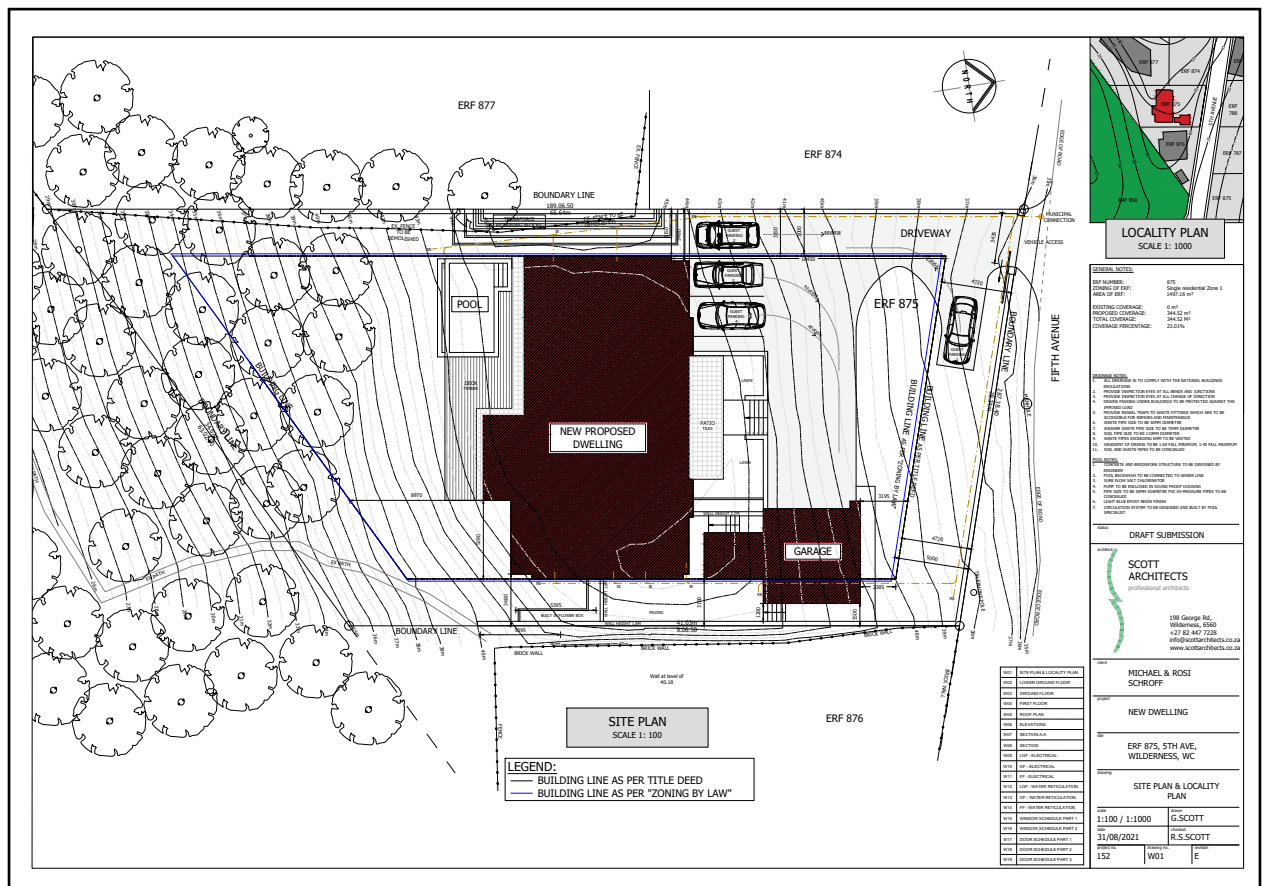


Figure 3: Showing the site development plan for Erf 875.

(2) The property and location

Erf 1247 (0.14977 ha) is zoned Residential Zone I and located in Wilderness East along Fifth Avenue, and is hereinafter referred to as the “property” (see Figs. 1 and 2). The property is situated on a moderate north-facing slope rising to a plateau top with moderate south-facing slopes overlooking Open Space and the Indian Ocean.

The site development plan (see Fig. 3) drafted by Scott Architects indicates that 344.52 m² (23%) coverage of the property is proposed for development. The property appears to have been cleared before and is now densely covered with indigenous vegetation dominated by *Searsia glauca* (Blue Kunirhus) and other common shrubs. Three Milkwoods are clustered at the southern extent of the property abutting Fifth Avenue, and two individuals occur at the middle of the property at the lateral boundaries.

THE BIODIVERSITY IMPORTANCE OF THE AREA IN CONTEXT OF THE LANDSCAPE PERSPECTIVE



Figure 4: View eastwards from the highest elevation at the property.

(3) The Biodiversity Spatial Plan¹

The southern extent of the property (see Fig. 4) is mapped as a Critical Biodiversity Area (see Fig. 5) according to the Provincial Biodiversity Spatial Plan. The large a-hexagonal spatial planning unit (>20 ha) encompassing the property and including the abutting natural open space (Remainder of Erf 565) has the following specific biogeographic features:

¹ <http://bgis.sanbi.org/Projects/Detail/194>

- (3)(1) Bontebok Extended Distribution Range;
- (3)(2) Coastal resource protection- Eden;
- (3)(3) Southern Cape Dune Fynbos (VU);
- (3)(4) Water source protection- Touws;
- (3)(5) Wilderness (Core) Estuary.

The identified specific geographic features mentioned above, pertain to the importance of the *Largely Natural* Serpentine River (PES: Class B; a Wetland FEPA) and ultimately the Touw River and Estuary. These Freshwater Lakes are also a declared RAMSAR wetland complex of global importance. From a landscape perspective the coastal area is also important for wildlife movement (mongoose were observed near the property), avifauna and indigenous vegetation. Patches of natural undeveloped habitat (Open Spaces) occur in the vicinity and along the Coastal Corridor managed by SANParks.

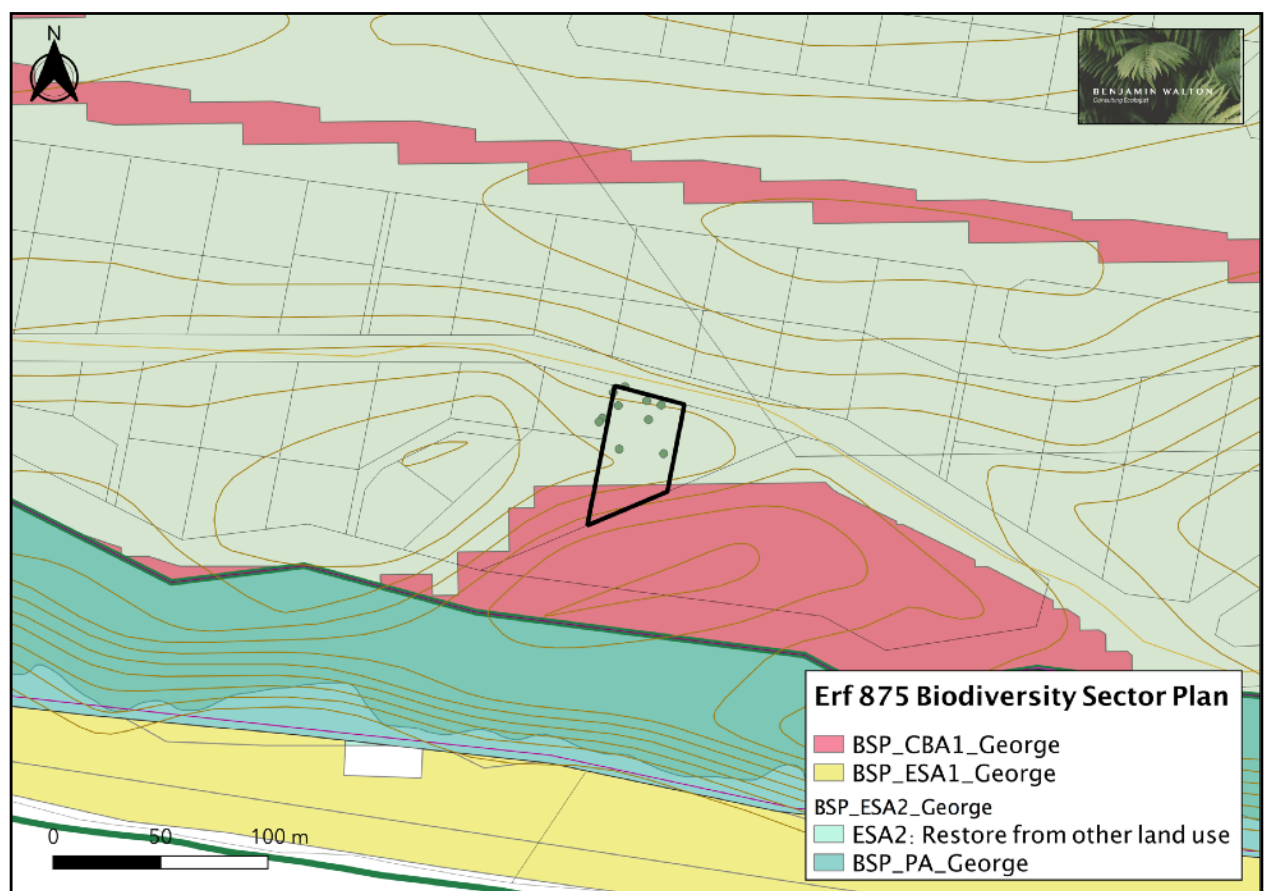


Figure 5: The property in context of the Biodiversity Spatial Plan, 2017, partially within a Critical Biodiversity Area.

THE BIODIVERSITY IMPORTANCE OF THE SITE AND SURROUNDING RECEIVING ENVIRONMENT

(4) Vegetation description

According to the updated Vegetation Map of South Africa, Lesotho and Swaziland² the mapped vegetation unit occurring at the property is Least Threatened Goukamma Dune Thicket (AT 36), which is not a threatened ecosystem (see Fig. 6). The fine-scale Vegetation Map for the Garden Route³ delineated broad habitat types with associated vegetation variants, here as *Wilderness Forest-Thicket*.

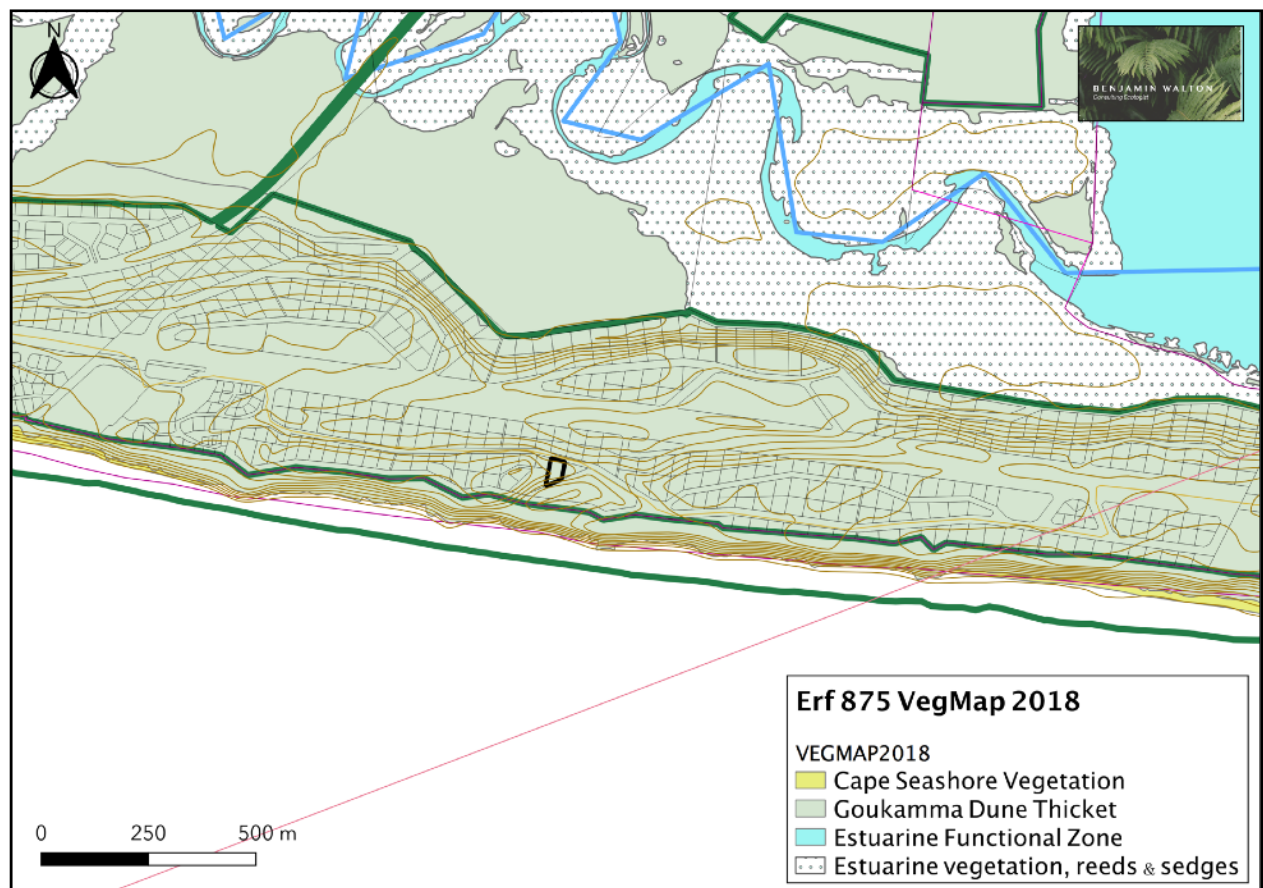


Figure 6: The property in context of National vegetation units as indicated within Goukamma Dune Thicket.

² Mucina L & Rutherford MC (eds) (2006) Vegetation of South Africa, Lesotho and Swaziland. Strelitzia 19. South African National Biodiversity Institute, Pretoria.

³ Vlok JHJ, Euston-Brown DIW and Wolf T (2008) Vegetation Map for the Garden Route Initiative. Unpublished 1:50 000 maps and reports supported by CAPE FSP task team.

SITE SENSITIVITY VERIFICATION



Figure 7: Showing the vegetation occurring at the property on north-facing slopes.

(5) Baseline description of biodiversity and ecosystem condition

Based on site inspections conducted on the 31st of August and the 29th of September 2021, the terrain has a level area at the crest of the ridge with moderate south- and north-facing slopes one either side. The north-facing slope abuts Fifth Avenue (see Figs. 7 and 8) and is the majority of the extent of the property; whereas the southern facing section abuts the Open Space and coastal corridor.

Previously the vegetation unit occurring here was mapped as Southern Cape Dune Fynbos; and is now mapped as Goukamma Dune Thicket, with a conservation status as Least Threatened, and confirmed as occurring here by ground-truthing of the study area. A total of 41 plant species were observed on site - three of which are Invasive Alien Species.

The vegetation is dominated by *Searsia glauca* (Bluefruit Currant) and other common shrubs, with five *Sideroxylon inerme* subsp. *inerme* (White Milkwood) clumps. The plant community composition consists of: *Aloe arborescens* (Krantz Aloe); *Capparis sepiaria* var. *citrifolia*; *Carissa bispinosa* (noem-noem); *Clausena anisata* (Perdepis); *Colpoos compressum*; *Cussonia thyrsoiflora*; *Diospyros dichrophylla* (Common Star-Apple); *Euclea racemosa* (Dune Gwarrie); *Grewia occidentalis* (Kruisbessie); *Gymnosporia buxifolia* (Common Spike-thorn); *Helichrysum teretifolium*; *Lauridia tetragona*; *Maytenus procumbens*; *Mystroxydon aethiopicum* subsp. *aethiopicum* (Cape Cherry); *Olea exasperata*; *Osteospermum moniliferum* (Bietou); *Podalyria myrtillifolia*; *Roepera morgsana* (Salad Twinleaf); *Salvia aurea* (Brown Sage); *Searsia crenata*; *Searsia glauca*; *Searsia pallida*; and *Zanthoxylum capense* (Knobwood).

Many climbers occur with the bush clumps and shrubs like: *Asparagus aethiopicus* (climber); *Cynanchum ellipticum* (Monkey Rope); *Cynanchum viminalis* (Caustic Vine); *Rhoicissus digitata*; *Rhynchosia caribea*; with a ground layer of: *Albuca juncifolia* (Rushleaf Tamarak); *Carpobrotus deliciosus*; *Chasmanthe aethiopica*; *Cotyledon orbiculata* (Pig Ears); *Crassula expansa*; *Ehrharta villosa* (Common Pipe Grass); *Restio eleocharis* and *Tetragonia fruticosa* (Sprawling Seacoral).

There are a few Invasive Alien Species like *Acacia cyclops* (Rooikrans); *Acacia saligna* (Port Jackson Willow); and *Myoporum montanum* (Waterbush) invading the property and they can be easily controlled and removed.



Figure 8: View westwards to the neighbouring properties.

Five Protected *Sideroxylon inerme* subsp. *inerme* (White Milkwood) occur at the property; with three other clumps at the adjacent property Milkwood MW1, MW3, MW4 (see Figs. 9, 10 and 11).

- MW2: A multi-stemmed Milkwood of 4 metres in height occurs near the footpath entrance to the property.
- MW5: A Milkwood of 2 metres in height occurs along the western boundary in the middle of the property and is fringed by *Capparis sepiaria*; *Clausena anisata*; *Grewia occidentalis*; and *Searsia glauca*.
- MW6: A Milkwood of 3 metres in height occurs at the crest of the property near the eastern boundary, together with *Clausena anisata* and *Zanthoxylum capense* and are stunted from wind action.
- MW7: A large multi-stemmed Milkwood between 2 and 5 metres in height occurs near the centre of the property near Fifth Avenue.

- MW8 & MW9: A cluster of two multi-stemmed Milkwood occur along the street boundary with Fifth Avenue, together with *Clausena anisata* and *Zanthoxylum capense*.

A Forestry Licence application will be submitted to relocate / remove the various Milkwood trees that occur within the development footprint.



Figure 9: Showing the identified Milkwood trees (green polygons) at the property; and otherwise dominated by Dune Fynbos and Thicket.

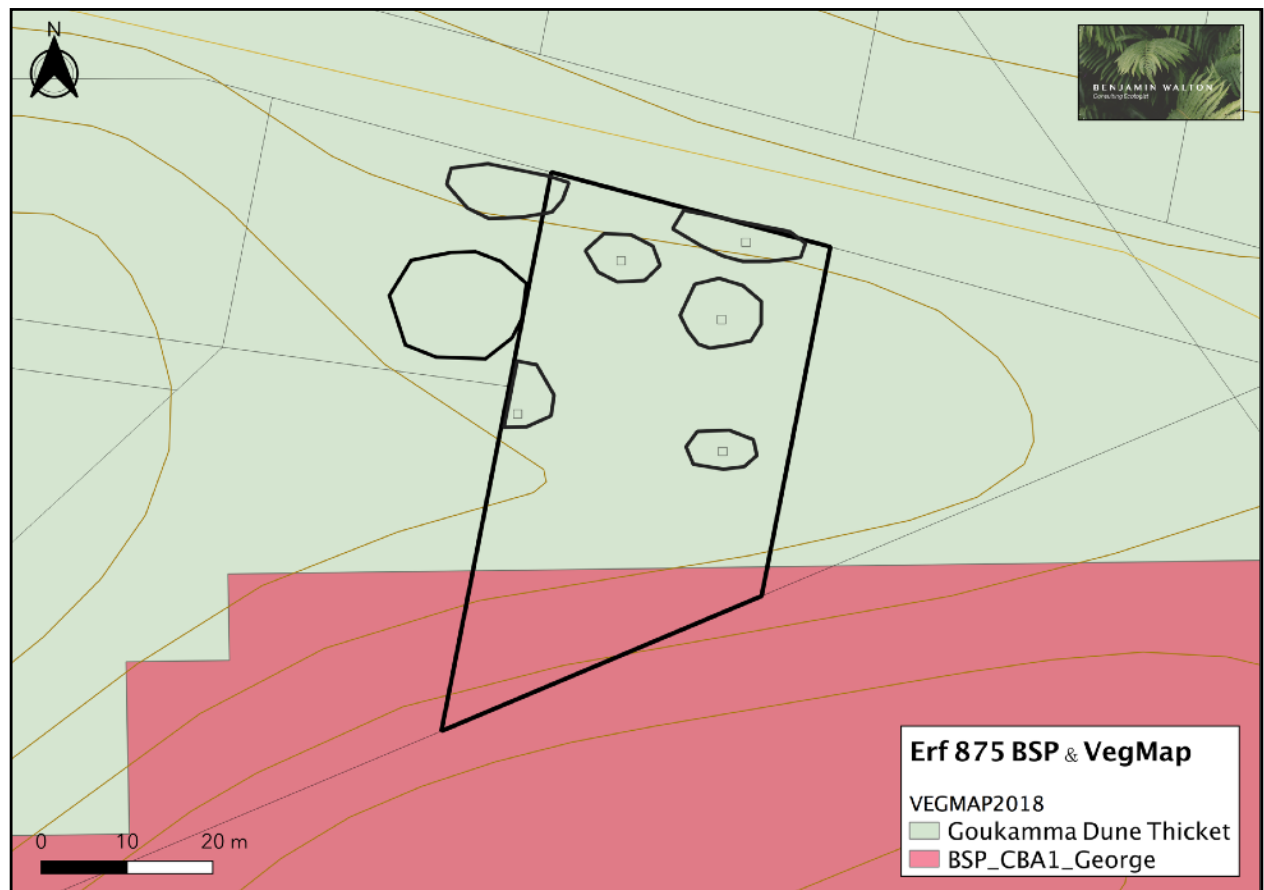


Figure 10: Showing the identified Milkwood trees (black polygons) at the property.

The clearing of disturbed habitat of **Low Terrestrial Biodiversity Sensitivity** with a **Medium Plant Species Sensitivity** is a low impact for biodiversity and positive impact for occupation.

The impact is site specific in **extent** to the study area and surrounding adjacent environment. The activities may have impacts downstream if erosion is unmanaged.

The **duration** of the impact is permanent should occupation proceed at the site.

The impact is of **low intensity** as a negligible amount of pattern and process will be lost by occupation. This can be mitigated by preventing the spread of Invasive Alien Species from, and into, the property and retaining Milkwood trees and some other indigenous plant species occurring there.

The impact on Goukamma Dune Thicket is **highly probable**.

The impact on Goukamma Dune Thicket habitat and effect on biodiversity, predicted with a **high** level of confidence in the assessment, is of **low significance**.



Figure 11: Showing an emergent Milkwood tree amongst shrubs near the boundary of the property with Sixth Avenue.

(6) Mitigation and Recommendations for management

- (6)(1) Measures should be placed to prevent erosion and increased storm water runoff or pollutants from impacting on land, groundwater and surface watercourses during vegetation clearing and construction activities.
- (6)(2) All Invasive Alien Plant species must be controlled and prevented from spreading, without causing undue damage to the environment.
- (6)(3) An ECO should be appointed to oversee the clearing operation and relocation or removal of the identified Protected Trees; with

the set-aside area at the southern slope cordoned off from clearing activities.

- (6)(4) All vegetation cut to ground level must either be removed or chipped and used as mulching on site.

Conclusion

The motivation by the applicant to cut, clear and remove some indigenous vegetation and Protected Trees in order to construct a dwelling unit, in the opinion of the author, is necessary. Fifth Avenue in Wilderness East is a suburban area currently being developed with few remaining erven left undeveloped. Most properties have full development coverage whereas it is proposed here to retain a large section abutting the Open Space for natural vegetation.

A small area abutting Fifth Avenue outside of the development footprint may be maintained as a garden and incorporate the existing indigenous vegetation, including any Milkwood occurring there (e.g. MW8 & MW9). The remaining undeveloped area from the crest and southern slopes can be set aside for conservation and indigenous vegetation maintained.

References

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

<https://www.inaturalist.org>

Ecosystem Guidelines for Environmental Assessment in the Western Cape, Edition 2. (2016) Fynbos Forum, Cape Town.

Mucina L & Rutherford MC (eds) (2006) Vegetation of South Africa, Lesotho and Swaziland. Strelitzia 19. South African National Biodiversity Institute, Pretoria.

Pool-Stanvliet R, Duffell-Canham A, Pence G & Smart R (2017) The Western Cape Biodiversity Spatial Plan Handbook. Stellenbosch, CapeNature.

QGIS Development Team (2018). QGIS Geographic Information System. Open Source Geospatial Foundation Project. <http://qgis.org>.

South African National Biodiversity Institute (2006-2018). The Vegetation Map of South Africa, Lesotho and Swaziland, Mucina L, Rutherford MC and Powrie LW (Editors). <http://bgis.sanbi.org/Projects/Detail/186>, Version 2018.

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Planning and Development
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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 #1979148**

Purpose of consultation: **To consult a Municipal town planner on their opinion on the said development**

Brief proposal: **Proposed consent use & Removal of Restrictive Title Deed Conditions**

Property(ies) description: **Erf 875, Wilderness** _____

Date: **18 August 2021** _____

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Ilané Huyser	George Municipality	044 801 9477	ihuyser@george.gov.za
Pre-applicant	Delarey Viljoen	DELplan Consulting	044 873 4566	planning@delplan.co.za

Documentation provided for discussion:

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

1. **Proposed site development plan & elevations;**
2. **Previous Pre-application**
3. **Title Deed;**
4. **Locality plan;**
5. **SG diagram;**

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

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

YES	NO
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Comprehensive overview of proposal:

- **Removal** of restrictive conditions in terms of Section 15(2) (f) of the George Municipality: Land Use Planning By-Law (2015) for title deed 18955/2019 to remove B. 4. (b) and (d).
- **Consent use** in terms of Section 15(2) (o) of the George Municipality: Land Use Planning By-Law (2015) of Erf 6865, George for a second dwelling and guest house (4) guest rooms.

A Pre-application for this application were already done on 23 November 2020. The Pre-application concluded that the proposed development rather complies with the definition of a guest lodge that a guest house. A rezoning was submitted, but subsequently withdrawn. Several other comments were made. Since then, the proposed plans were altered.

The amount of guest rooms was decreased to only four guest rooms, the proposed building was also altered in order to fit within the building lines. The title deed also stipulate building lines, which are predominantly complied with. The proposed garage however, exceeds the eastern side building line as per the title deed. The removal of this title deed condition is therefore proposed. The title deed also stipulates that only one dwelling is allowed on the property, which will also have to be removed.

The lower ground floor consists of the kitchen, lounge, braai area, garage and a technical room. The ground floor constitutes four en-suite bedrooms. The first floor will be an apartment for the manager which will have one bedroom, a kitchen, living area and office/ studio.

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
	2(e)	a consolidation of land that is not exempted in terms of section 24;	R
√	2(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R 790.00
	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 1400.00
	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):			R 2 190.00 (VAT excluded)

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

SECTION B:

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

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?	X			The GSDF (2019)
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	Conveyancer's Certificate will confirm this
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 Municipality's Integrated Zoning Scheme By-Law 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	TO BE DETERMINED	COMMENT
Is the proposal in line with the Provincial Spatial Development Framework (PSDF) and/or any other Provincial bylaws/policies/guidelines/documents?	X			
Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans?			X	

SECTION C:

CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE

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

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

SECTION D:

SERVICE REQUIREMENTS

DOES THE PROPOSAL REQUIRE THE FOLLOWING ADDITIONAL INFRASTRUCTURE / SERVICES?	YES	NO	TO BE DETERMINED	OBTAIN COMMENT FROM: (list internal department)
Electricity supply:			X	Directorate: Electro-

				technical Services
Water supply:			X	Directorate: Civil Engineering Services
Sewerage and waste water:			X	Directorate: Civil Engineering Services
Stormwater:			X	Directorate: Civil Engineering Services
Road network:			X	Directorate: Civil Engineering Services
Telecommunication services:			X	
Other services required? Please specify.			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 (Conveyance Attorney to confirm)

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

CES:

Capital Contributions will be payable.

Town Planning:

- Visual Impact will be required;
- Refer to LSDF and MSDF.
- Consider staggering the building towards the top floor/Second dwelling (to decrease the visual impact).
- Reconsider the design of the building/second dwelling to conform with the allowed 150m².
- Need to illustrate the height of the proposed building in relation to the height of the surrounding buildings.
- Need to indicate all indigenous trees on the property;
- Comments from inter alia DEFF, SANPARKS, CapeNature and the 1921 Company will be required.

PART F: SUMMARY / WAY FORWARD

See comments above. Application may be submitted for consideration.

OFFICIAL: Ilane Huyser PRE-APPLICANT: Delarey Viljoen (FULL NAME)
(FULL NAME)



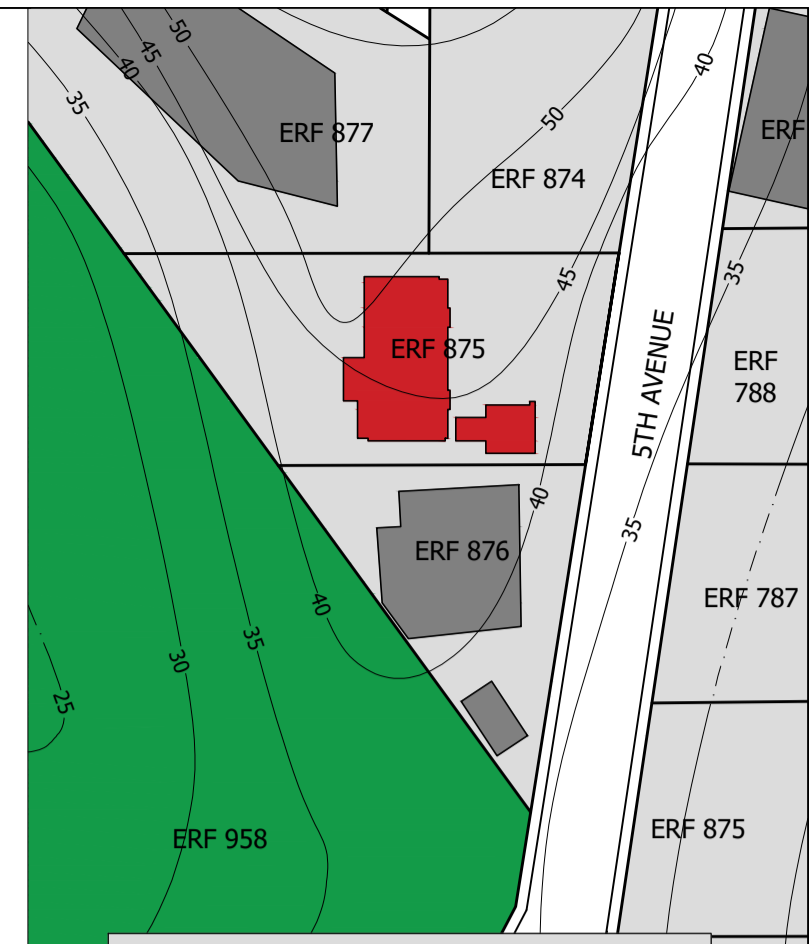
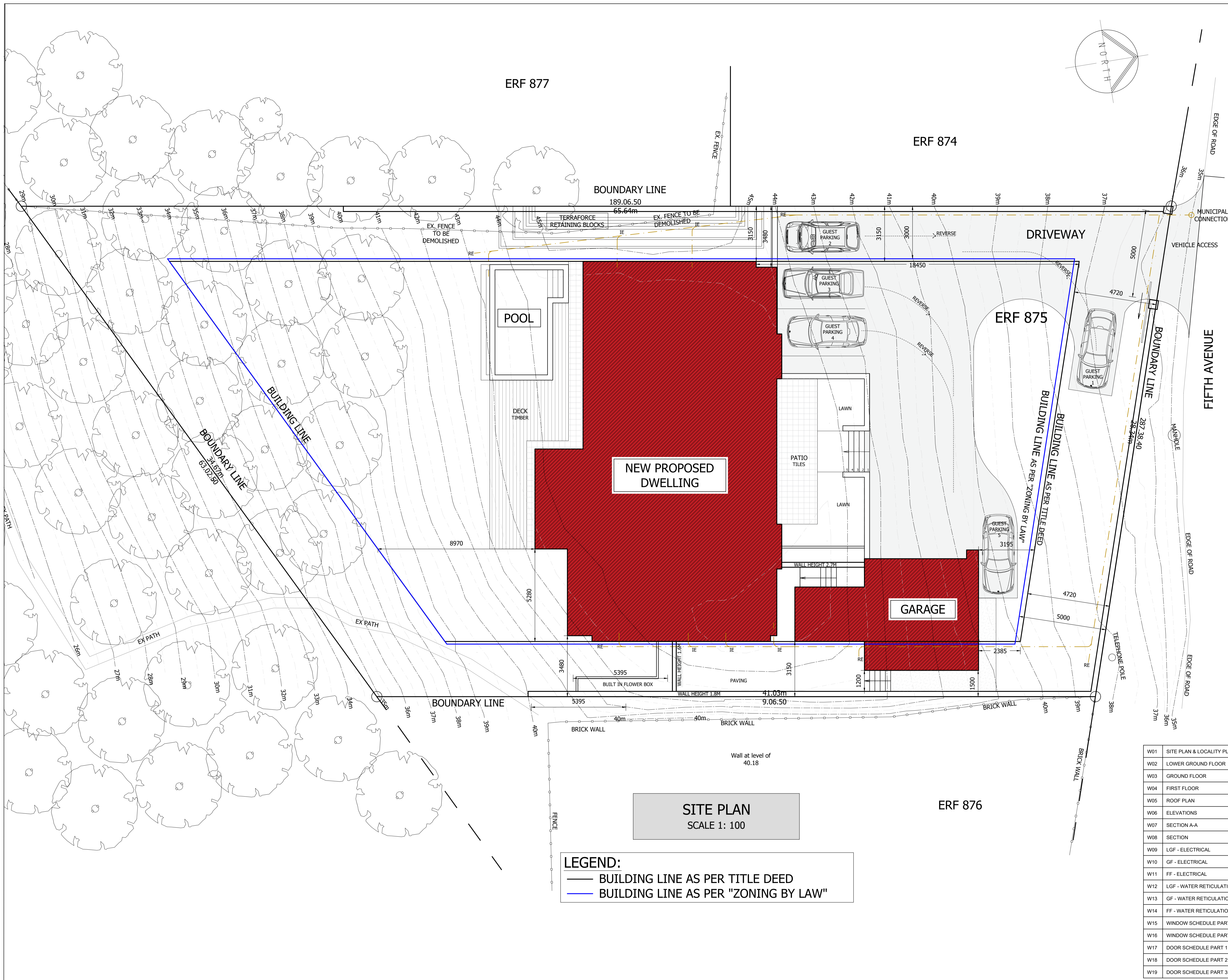
SIGNED: _____

SIGNED: _____

DATE: 2021.08.24

DATE: 16/08/2021

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



LOCALITY PLAN
SCALE 1: 1000

GENERAL NOTES:

ERF NUMBER:	875
ZONING OF ERF:	Single residential Zone 1
AREA OF ERF:	1497.16 m ²
EXISTING COVERAGE:	0 m ²
PROPOSED COVERAGE:	344.52 m ²
TOTAL COVERAGE:	344.52 M ²
COVERAGE PERCENTAGE:	23.01%

- DRAINAGE NOTES:**
- ALL DRAINAGE IS TO COMPLY WITH THE NATIONAL BUILDINGS REGULATIONS
 - PROVIDE INSPECTION EYES AT ALL BENDS AND JUNCTIONS
 - PROVIDE INSPECTION EYES AT ALL CHANGE OF DIRECTION
 - DRAINS PASSING UNDER BUILDINGS TO BE PROTECTED AGAINST THE IMPOSED LOAD
 - PROVIDE RESEAL TRAPS TO WASTE FITTINGS WHICH ARE TO BE ACCESSIBLE FOR REPAIRS AND MAINTENANCE
 - WASTE PIPE SIZE TO BE 50MM DIAMETER
 - SHOWER WASTE PIPE SIZE TO BE 75MM DIAMETER
 - SOIL PIPE SIZE TO BE 110MM DIAMETER
 - WASTE PIPES EXCEEDING 6MM TO BE VENTED
 - GRADIENT OF DRAINS TO BE 1:60 FALL MINIMUM, 1:40 FALL MAXIMUM
 - SOIL AND WASTE PIPES TO BE CONCEALED

- POOL NOTES:**
- CONCRETE AND BRICKWORK STRUCTURE TO BE DESIGNED BY ENGINEER
 - POOL BACKWASH TO BE CONNECTED TO SEWER LINE
 - SURE FLOW SALT CHLORINATOR
 - PUMP TO BE ENCLOSED IN SOUND PROOF GOUSING
 - PIPE SIZE TO BE 50MM DIAMETER PVC HI-PRESSURE PIPES TO BE CONCEALED
 - LIGHT BLUE EPOXY RESIN FINISH
 - CIRCULATION SYSTEM TO BE DESIGNED AND BUILT BY POOL SPECIALIST

status **DRAFT SUBMISSION**

architect **SCOTT ARCHITECTS**
professional architects

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info@scottarchitects.co.za
www.scottarchitects.co.za

client **MICHAEL & ROSI SCHROFF**

project **NEW DWELLING**

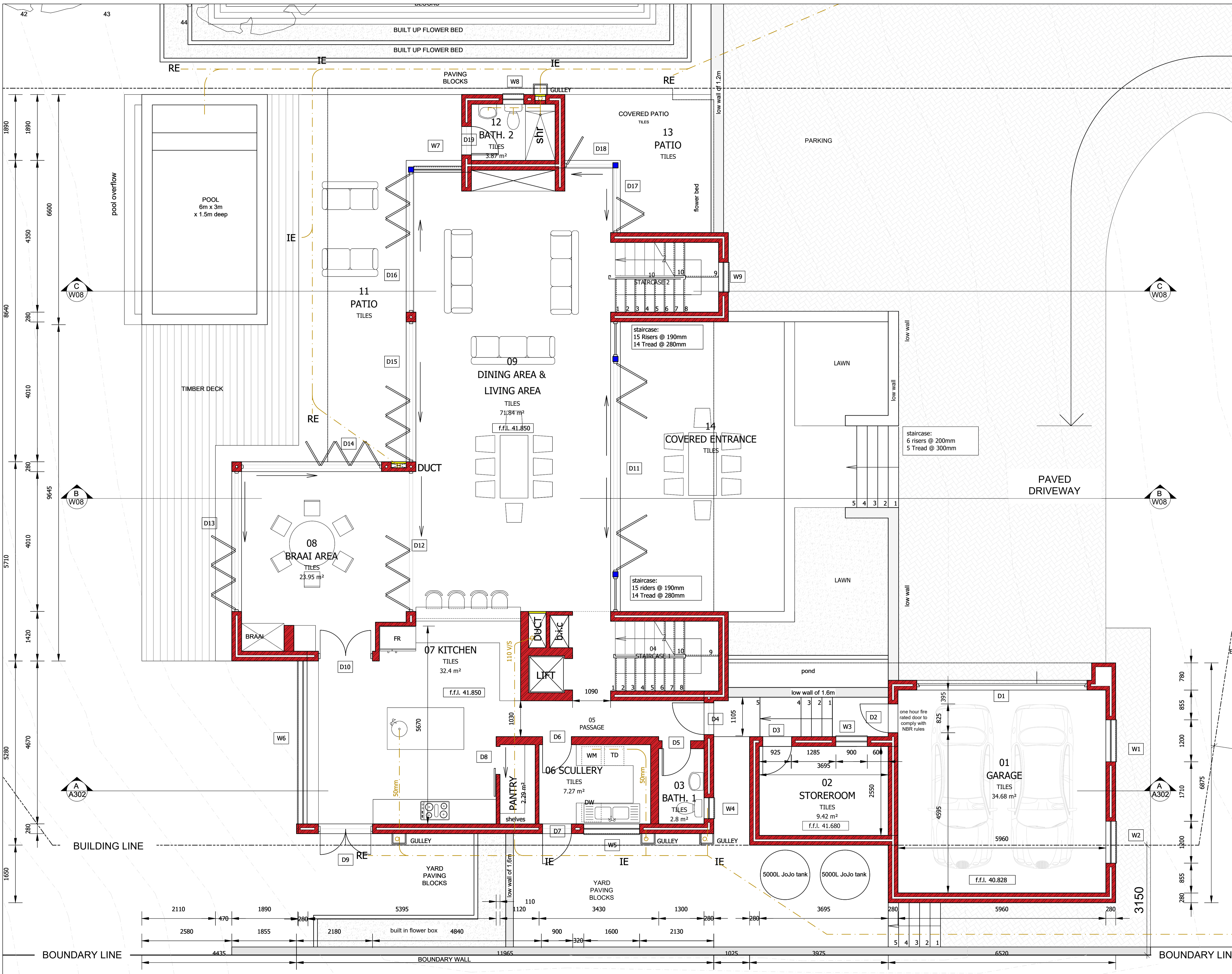
site **ERF 875, 5TH AVE, WILDERNESS, WC**

drawing SITE PLAN & LOCALITY PLAN	
scale 1:100 / 1:1000	drawn G.SCOTT
date 13/09/2021	checked R.S.SCOTT
project no. 152	drawing no. W01
	revision F

SITE PLAN
SCALE 1: 100

LEGEND:
 — BUILDING LINE AS PER TITLE DEED
 — BUILDING LINE AS PER "ZONING BY LAW"

W01	SITE PLAN & LOCALITY PLAN
W02	LOWER GROUND FLOOR
W03	GROUND FLOOR
W04	FIRST FLOOR
W05	ROOF PLAN
W06	ELEVATIONS
W07	SECTION A-A
W08	SECTION
W09	LGF - ELECTRICAL
W10	GF - ELECTRICAL
W11	FF - ELECTRICAL
W12	LGF - WATER RETICULATION
W13	GF - WATER RETICULATION
W14	FF - WATER RETICULATION
W15	WINDOW SCHEDULE PART 1
W16	WINDOW SCHEDULE PART 2
W17	DOOR SCHEDULE PART 1
W18	DOOR SCHEDULE PART 2
W19	DOOR SCHEDULE PART 3



NET FLOOR AREA:
 Lower ground floor + Garage and Storeroom: 218m²
 Ground Floor: 121m²
 First Floor: 125m²

NOTES:
ROOF:
 • Reinforced concrete slab with 1:3 screed topping to 1:70 fall with min 75mm outlet with Bitumen torch on waterproofing by specialist with approved stone dressing

CONCRETE SURFACE BED
 • 200mm Thick (minimum 15MPa) cast level, a minimum of 170mm above ground level on gunpluss usb 250 micron USB green waterproof sheeting sealed at laps with gunpluss pressure sensitive tape laid continuous under surface beds as indicated on architects and engineers drawings. 25mm Thick river sand blinding layer on approved hardcore filling compacted to structural engineers specifications. Finish with 30mm cement / riversand (1:4) screed applied to a smooth and even finish to take floor finish.

REINFORCED CONCRETE SLAB
 • Floor finish as noted on floorplan, on 40mm screed internal and 30mm screed external.
 • All on suspended floors to be 170mm reinforced concrete slab, unless stated otherwise

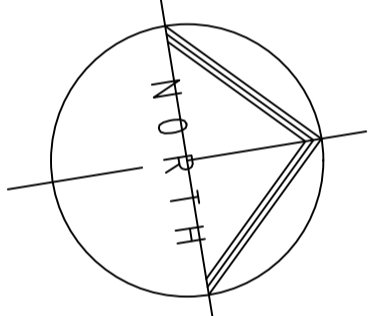
FLOOR FINISH ON DECKS
 • Timber construction methods shall comply with SANS 10082. Wood and laminate flooring shall be installed in accordance with SANS 10043.

FOUNDATIONS
 • Concrete strip foundations & surfaced thickening to Engineers spec. Foundation walls to be concrete filled to underside of 375 micron dpm in walls.
 • 10mm Jointex Between all walls and surfacebeds
 • Pad foundations to engineers detail.

WALLS
 • Walls to be plastered and painted unless otherwise stated on the drawings.
 • Stairwell to be clad with Nutec Textured Tongue and Groove cladding

HANDRAILS
 • Galvanised steel handrail with hardwood BALAU (timber) top rail, with shoe rawl bolted onto reinforced concrete floor slab upstand beam. (1000mm high handrail)

RAINWATER GOODS
 • Seamless aluminium -charcoal colour - square profile gutters and downpipes within the roof structure as per detail.



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status **DRAFT SUBMISSION**

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client **MICHAEL & ROSI SCHROFF**

project **NEW DWELLING**

site **ERF 875, 5TH AVE, WILDERNESS, WC**

drawing **LOWER GROUND FLOOR PLAN**

scale 1:100	drawn G.SCOTT
date 31/08/2021	checked R.S.SCOTT
project no. 152	drawing no. W02
	revision E

NET FLOOR AREA:
 Lower ground floor +
 Garage and Storeroom: 218m²
 Ground Floor: 121m²
 First Floor: 125m²

NOTES:
ROOF:
 • Reinforced concrete slab with 1:3 screed topping to 1:70 fall with min 75mm outlet with Bitumen torch on waterproofing by specialist with approved stone dressing

CONCRETE SURFACE BED
 • 200mm Thick (minimum 15MPa) cast level, a minimum of 170mm above ground level on gunplus usb 250 micron USB green waterproof sheeting sealed at laps with gunplus pressure sensitive tape laid continuous under surface beds as indicated on architects and engineers drawings. 25mm Thick river sand blinding layer on approved hardcore filling compacted to structural engineers specifications. Finish with 30mm cement / riversand (1:4) screed applied to a smooth and even finish to take floor finish.

REINFORCED CONCRETE SLAB
 • Floor finish as noted on floorplan, on 40mm screed internal and 30mm screed external.
 • All on suspended floors to be 170mm reinforced concrete slab, unless stated otherwise

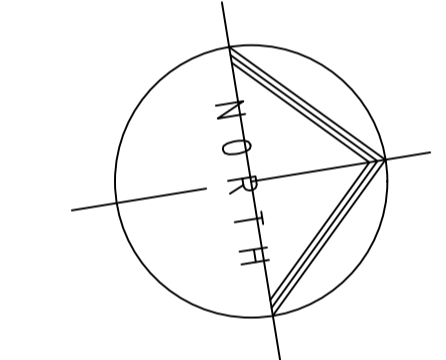
FLOOR FINISH ON DECKS
 • Timber construction methods shall comply with SANS 10082. Wood and laminate flooring shall be installed in accordance with SANS 10043.

FOUNDATIONS
 • Concrete strip foundations & surfaced thickening to Engineers spec. Foundation walls to be concrete filled to underside of 375 micron dpm in walls.
 • 10mm Jointex Between all walls and surfacebeds
 • Pad foundations to engineers detail.

WALLS
 • Walls to be plastered and painted unless otherwise stated on the drawings.
 • Stairwell to be clad with Nutec Textured Tongue and Groove cladding

HANDRAILS
 • Galvanised steel handrail with hardwood BALAU (timber) top rail, with shoe rawl bolted onto reinforced concrete floorslab upstand beam. (1000mm high handrail)

RAINWATER GOODS
 • Seamless aluminium -charcoal colour - square profile gutters and downpipes within the roof structure as per detail.



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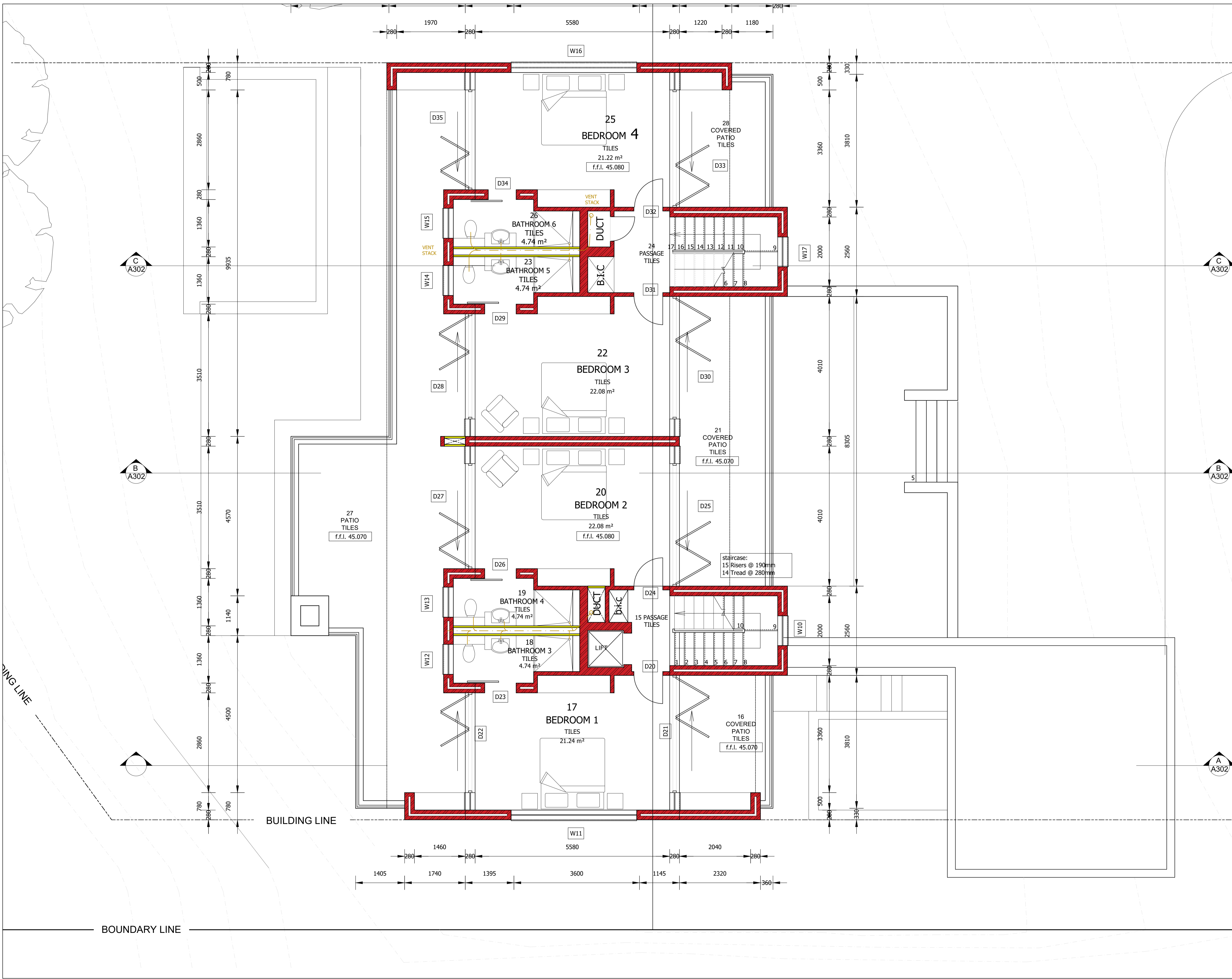
client
MICHAEL & ROSI SCHROFF

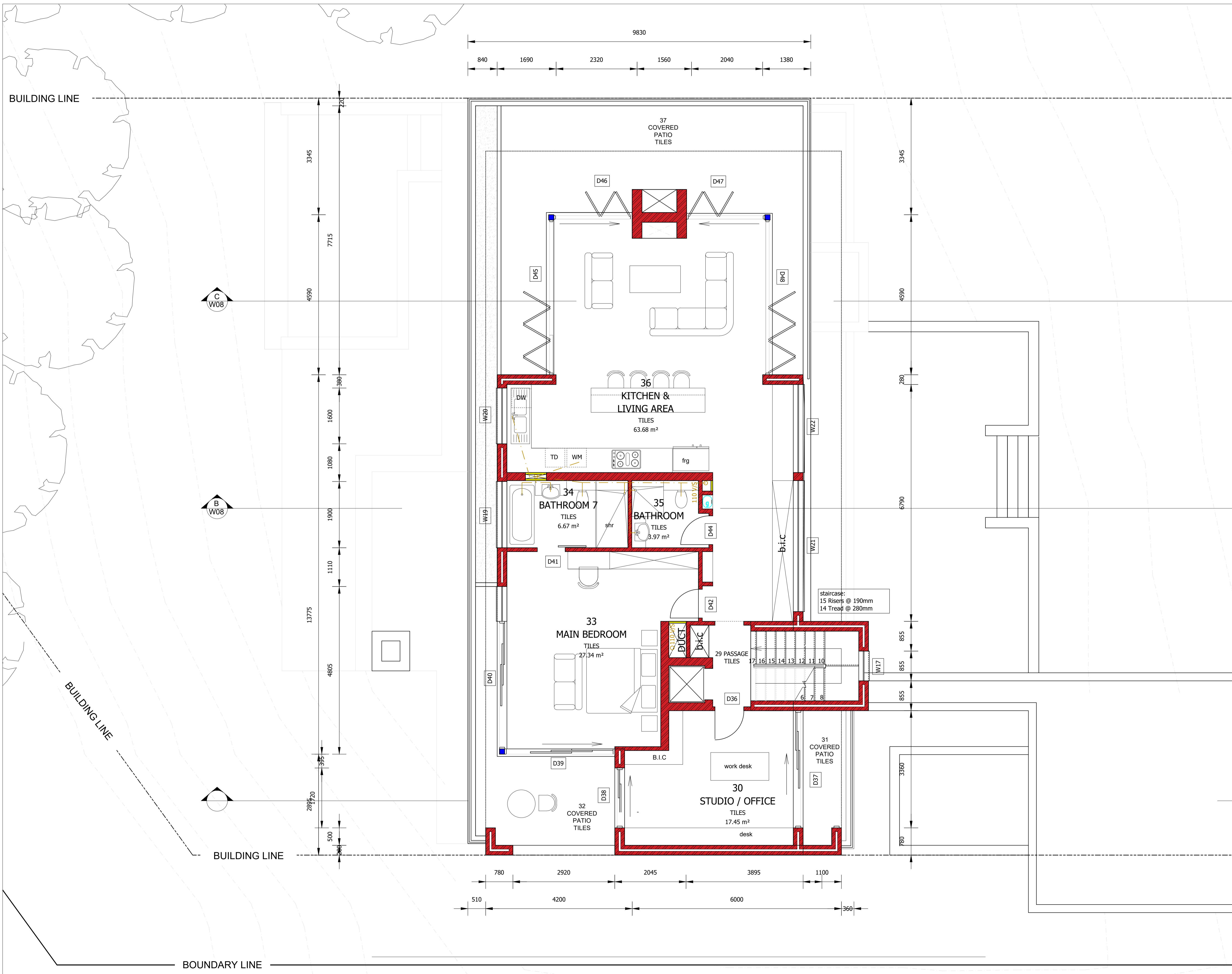
project
NEW DWELLING

site
ERF 875, 5TH AVE, WILDERNESS, WC

drawing
GROUND FLOOR PLAN

scale 1:50	drawn G.SCOTT
date 31/08/2021	checked R.S.SCOTT
project no. 152	drawing no. W03
	revision E





NET FLOOR AREA:
 Lower ground floor + Garage and Storeroom: 218m²
 Ground Floor: 121m²
 First Floor: 125m²

NOTES:

ROOF:

- Reinforced concrete slab with 1:3 screed topping to 1:70 fall with min 75mm outlet with Bitumen torch on waterproofing by specialist with approved stone dressing

CONCRETE SURFACE BED

- 200mm Thick (minimum 15mPa) cast level, a minimum of 170mm above ground level on gunpluss usb 250 micron USB green waterproof sheeting sealed at laps with gunpluss pressure sensitive tape laid continuous under surface beds as indicated on architects and engineers drawings. 25mm Thick river sand blinding layer on approved hardcore filling compacted to structural engineers specifications. Finish with 30mm cement / riversand (1:4) screed applied to a smooth and even finish to take floor finish.

REINFORCED CONCRETE SLAB

- Floor finish as noted on floorplan, on 40mm screed internal and 30mm screed external.
- All on suspended floors to be 170mm reinforced concrete slab, unless stated otherwise

FLOOR FINISH ON DECKS

- Timber construction methods shall comply with SANS 10082. Wood and laminate flooring shall be installed in accordance with SANS 10043.

FOUNDATIONS

- Concrete strip foundations & surfaced thickening to Engineers spec. Foundation walls to be concrete filled to underside of 375 micron dpm in walls.
- 10mm Jointex Between all walls and surfacebeds
- Pad foundations to engineers detail.

WALLS

- Walls to be plastered and painted unless otherwise stated on the drawings.
- Stairwell to be clad with Nutec Textured Tongue and Groove cladding

HANDRAILS

- Galvanised steel handrail with hardwood BALAU (timber) top rail, with shoe rawl bolted onto reinforced concrete floor slab upstand beam. (1000mm high handrail)

RAINWATER GOODS

- Seamless aluminium -charcoal colour - square profile gutters and downpipes within the roof structure as per detail.

NORTH

The design on this drawing remains the property of the designer - copyright reserved. All dimensions to be checked on site before work commences. Any discrepancy must immediately be reported to the designer. This drawing is not to be scaled. All work to comply with the NBR, any relevant SABS code of practice and any local authority regulations. The contractor is to make themselves aware of these prior to commencement of work.

status

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architect

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 www.scottarchitects.co.za

client

MICHAEL & ROSI SCHROFF

project

NEW DWELLING

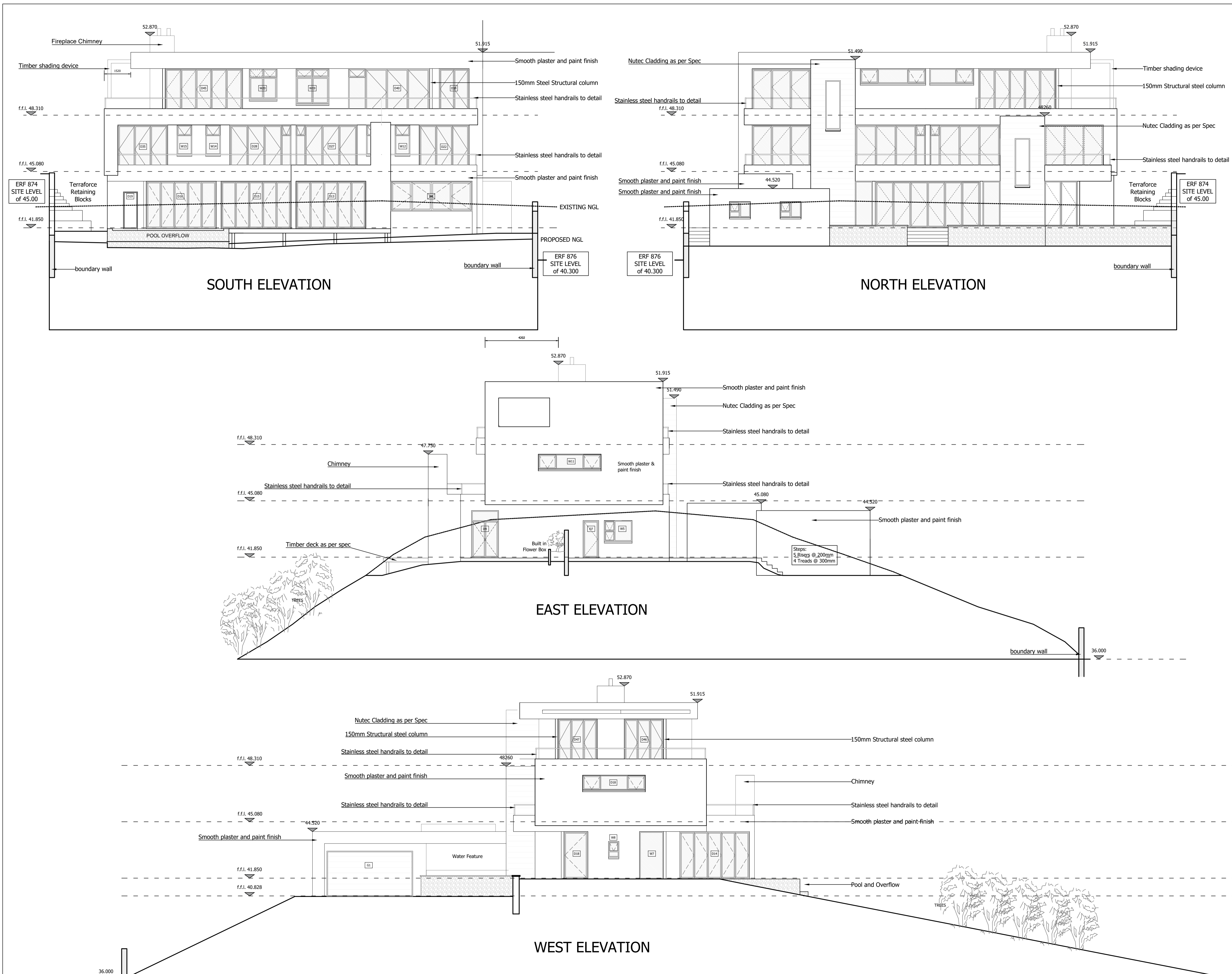
site

ERF 875, 5TH AVE, WILDERNESS, WC

drawing

FIRST FLOOR PLAN

scale	1:50	drawn	G.SCOTT
date	31/08/2021	checked	R.S.SCOTT
project no.	152	drawing no.	W04
		revision	E



- GENERAL NOTES:**
- All levels, dimensions and positions to be checked on site and verified before any work commenced.
 - Any errors, discrepancies or omissions to be reported to the architect immediately.
 - All work to be in accordance with good and accepted local building practice.
 - Figured dimensions to be taken in preference to scaled dimensions.
 - These architectural drawings are to be read in conjunction with engineers and consultants drawings, where applicable.
 - All building by-laws, health and fire requirements to be strictly adhered to.
 - The contractor will be held responsible for the correct setting out of the works. Any doubt as to the accuracy of boundary pegs or lines to be reported to the client immediately.
 - Any errors or discrepancies to be reported immediately for clarification prior to any work being undertaken.
 - Levels indicated are provisional and must be checked on site referring to top of foundation.
 - Foundations to boundary walls nor to encroach over boundary lines.
 - All electrical and drainage work is to be executed by registered tradesmen.
 - Care to be taken when excavating for new work. All existing pipes, cables, etc. exposed to be pointed out to client and/or architect, who shall advise necessary action to be taken.
 - The contractor shall take all necessary precautions to avoid any damage whatsoever, to existing buildings and fences.
 - All stairs are 170mm - 200mm high and 300mm wide no alterations allowed.
 - Glazing in accordance with SABS 10137
 - Balustrades has to comply with SABS 10104, 1 meter high with openings not more than 100mm.
 - All Occupational safety regulations as set by Dept. of Labour to comply with.

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status
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architect
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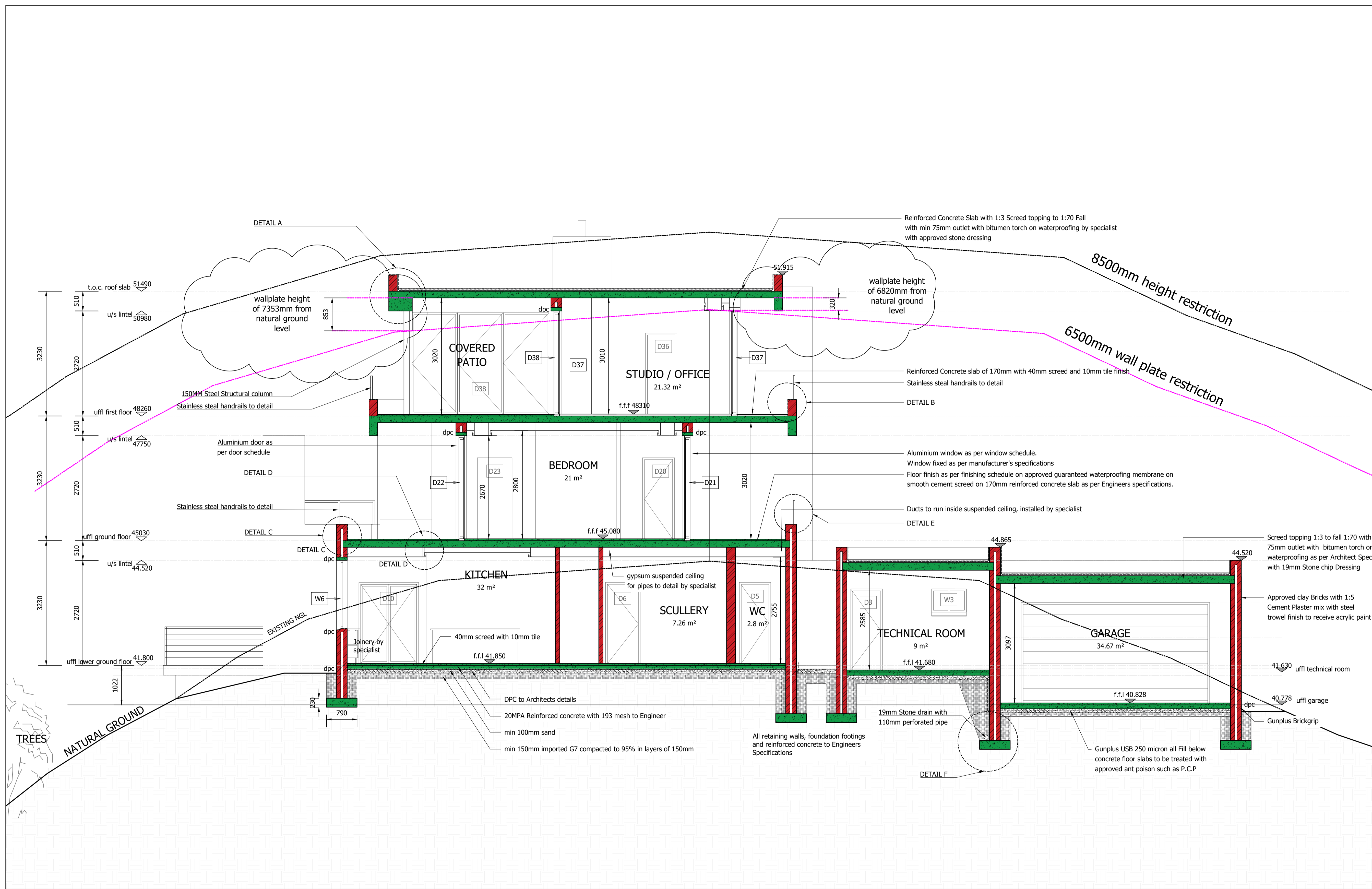
client
MICHAEL & ROSI SCHROFF

project
NEW DWELLING

site
ERF 875, 5TH AVE, WILDERNESS, WC

drawing
ELEVATIONS

scale 1:100	drawn G.SCOTT
date 31/08/2021	checked R.S.SCOTT
project no. 152	drawing no. revision W06 E



NOTES:

DAMP PROOF COURSE:

- Use Gunplus "Brickgrip" embossed DPC under walls as SABS 952 / 1959 type B. Allow for proper laps, joints and crossings. Use also under cills

DAMP PROOF UNDER FLOORS:

- Use Gunplus green 250micron to manufacturers specifications. (SABS mark) Special precaution is to be taken to install per architects details to contain and prevent rising damp in walls.

ROOF:

- Reinforced concrete slab with 1:3 screed topping to 1:70 fall with min 75mm outlet with Bitumen torch on waterproofing by specialist with approved stone dressing

CONCRETE SURFACE BED

- 200mm Thick (minimum 15mPa) cast level, a minimum of 170mm above ground level on gunplus usb 250 micron USB green waterproof sheeting sealed at laps with gunplus pressure sensitive tape laid continuous under surface beds as indicated on architects and engineers drawings. 25mm Thick river sand blinding layer on approved hardcore filling compacted to structural engineers specifications. Finish with 30mm cement / rversand (1:4) screed applied to a smooth and even finish to take floor finish.

REINFORCED CONCRETE SLAB

- Floor finish as noted on floorplan, on 40mm screed internal and 30mm screed external,
- All on suspended floors to be 170mm reinforced concrete slab, unless stated otherwise

FLOOR FINISH ON DECKS

- Timber construction methods shall comply with SANS 10082. Wood and laminate flooring shall be installed in accordance with SANS 10043.

FOUNDATIONS

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- 10mm Jointox Between all walls and surfacedbeds
- Pad foundations to engineers detail.

WALLS

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- Stairwell to be clad with Nutec Textured Tongue and Groove cladding

HANDRAILS

- Galvanised steel handrail with hardwood BALAU (timber) top rail, with shoe rawl bolted onto reinforced concrete floor slab upstand beam. (1000mm high handrail)

RAINWATER GOODS

- Seamless aluminium -charcoal colour - square profile gutters and downpipes within the roof structure as per detail.

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status **DRAFT SUBMISSION**

architect **SCOTT ARCHITECTS**
professional architects

client **MICHAEL & ROSI SCHROFF**

project **NEW DWELLING**

site **ERF 875, 5TH AVE, WILDERNESS, WC**

drawing **SECTION A-A**

scale **1:50**

date **13/09/2021**

project no. **152**

drawn **G.SCOTT**

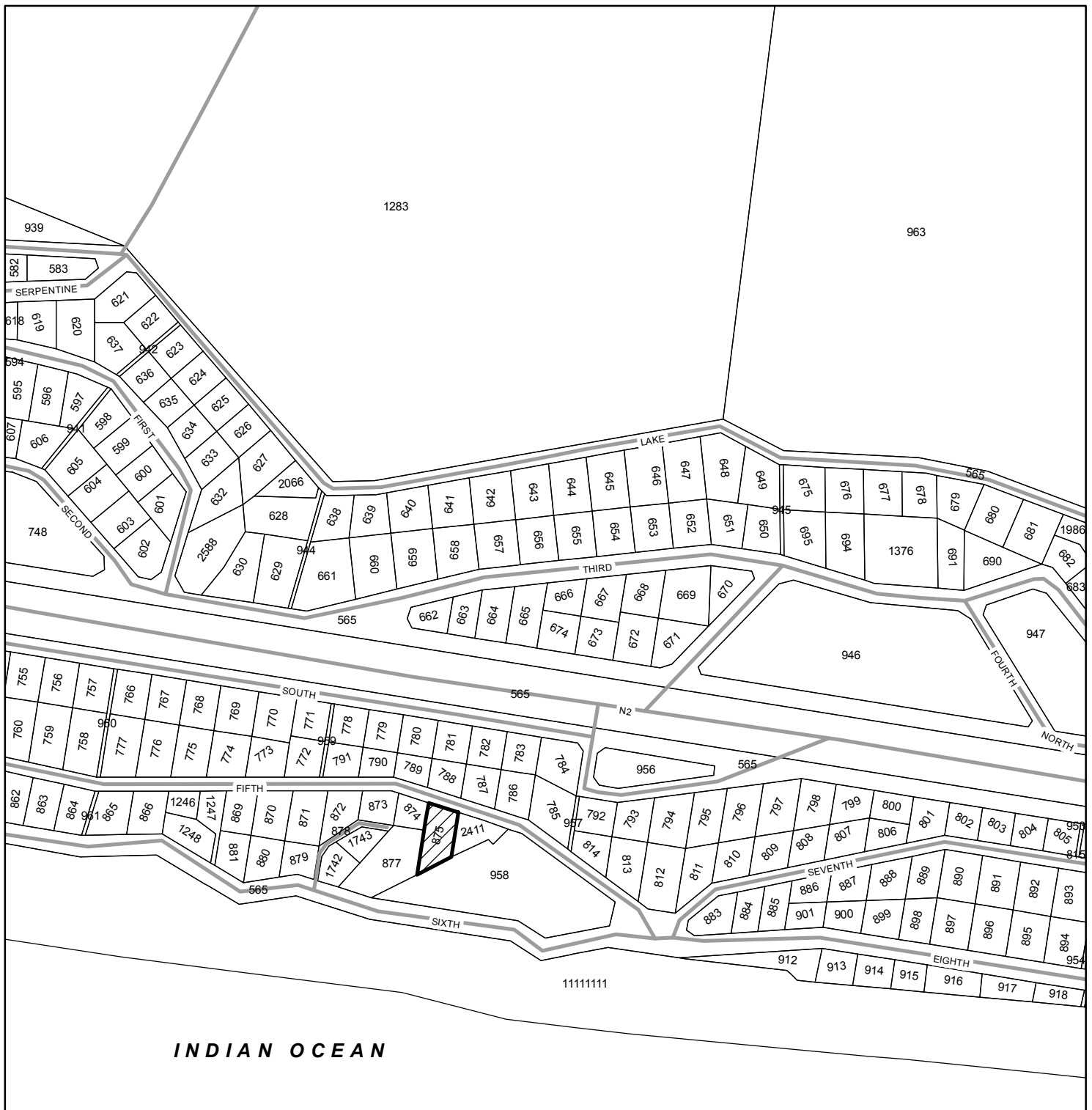
checked **R.S.SCOTT**

drawing no. **W07**

revision **F**

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www.scottarchitects.co.za

SECTION A-A



LEGEND:



A4 Scale:
1:5 000

PROJECT: Proposed removal of restrictive conditions, consent use and departure for MEK Schroff
PROJEK:

DESCRIPTION: Erf 875, 5th Street, Wilderness
BESKRYWING:

TITLE: Locality plan
TITEL:
1112/GEO/20/GIS/Ligging

DESIGNED: SG
ONTWERP:

DRAWN: MV
GETEKEN:

DATE: FEB 2021
DATUM:

PLAN NO: ANNEXURE 6
PLAN NR:

Tel: 044 873 4566, Email: planning@delplan.co.za
www.delplan.co.za



URBAN & REGIONAL PLANNERS

COPYRIGHT: **KOPIEREG:**

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Die kopiereg van hierdie tekening behoort aan DELplan Consulting. Moenie daarvan afskaal nie, maar verwys na afstande soos aangedui. Alle afmetings moet deur 'n professionele Landmeter nagegaan en bevestig word. Enige teenstrydighede moet asseblief dadelik aan DELplan rapporteer word.



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

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

PART A: APPLICANT DETAILS

First name(s)	DELAREY		
Surname	VILJOEN		
SACPLAN Reg No. (if applicable)	A/1021/1998		
Company name (if applicable)	DELPLAN CONSULTING		
Postal Address	79 VICTORIA STREET		
	GEORGE	Postal Code	6530
Email	planning@delplan.co.za		
Tel	044 873 4566	Fax	Cell 082 808 9624

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

Registered owner	MICHAEL ERNS KARL SCHROFF		
Address			
		Postal code	
E-mail	Schroff.michael@bluewin.ch		
Tel	+041 660 9285	Fax	Cell

PART C: PROPERTY DETAILS (in accordance with Title Deed)						
Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	ERF 875, WILDERNESS					
Physical Address	5TH AVENUE					
GPS Coordinates	Lat: -34.000216 Lon: 22.623636		Town/City	WILDERNESS		
Current Zoning	SINGLE RESIDENTIAL ZONE I	Extent	1495m²	Are there existing buildings?	Y	N
Current Land Use	VACANT					
Title Deed number & date	T18955/2019					
Any restrictive conditions prohibiting application?	Y	N	If Yes, list condition number(s).	B. 4. (b), (c), (d) and (e).		
Are the restrictive conditions in favour of a third party(ies)?	Y	N	If Yes, list the party(ies).			
Is the property encumbered by a bond?	Y	N	If Yes, list Bondholder(s)?			
Has the Municipality already decided on the application(s)?	Y	N	If yes, list reference number(s)?			
Any existing unauthorized buildings and/or land use on the subject property(ies)?	Y	N	If yes, is this application to legalize the building / land use?	Y	N	
Are there any pending court case / order relating to the subject property(ies)?	Y	N	Are there any land claim(s) registered on the subject property(ies)?	Y	N	
PART D: PRE-APPLICATION CONSULTATION						
Has there been any pre-application consultation?	Y	N	If Yes, please complete the information below and attach the minutes.			

Official's name	ILANE HUYSER	Reference number	ERF 875, WILDERNESS	Date of consultation	18 AUGUST 2021
-----------------	--------------	------------------	------------------------	----------------------	----------------

PART E: LAND USE APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY & APPLICATION FEES PAYABLE

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

BANKING DETAILS

Name: **George Municipality**
Bank: **First National Bank (FNB)**
Branch no.: **210554**
Account no.: **62869623150**
Type: **Public Sector Cheque Account**
Swift Code: **FIRNZAJJ**
VAT Registration Nr: **4630193664**
E-MAIL: **msbrits@george.gov.za**
*Payment reference: **Erf 875, Wilderness**

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

The application for **Erf 875, Wilderness** entails the following:

1. **Removal of restrictive conditions** in terms of Section 15(2) (f) of the George Municipality: Land Use Planning By-Law (2015) for title deed 18955/2019 to remove B. 4. (b), (c), (d) and (e).
2. **Consent Use** in terms of Section 15(2) (o) of the George Municipality: Land Use Planning By-Law (2015) of Erf 875, Wilderness for a four-bedroom guest house.
3. **Consent Use** in terms of Section 15(2) (o) of the George Municipality: Land Use Planning By-Law (2015) of Erf 875, Wilderness for a second dwelling.
4. **Departure** in terms of Section 15(2) (b) of the George Municipality: Land Use Planning By-Law (2015) of Erf 875, Wilderness to allow for a wall plate height of 7.3m and 6.8m respectively in lieu of 6.5m.

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

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

Is the following compulsory information attached?

Y	N	Completed application form	Y	N	Pre-application Checklist (where applicable)
Y	N	Power of Attorney / Owner's consent if applicant is not owner	Y	N	Bondholder's consent

Y	N	Motivation report / letter	Y	N	Proof of payment of fees
Y	N	Full copy of the Title Deed	Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Locality Plan	Y	N	Site layout plan

Minimum and additional requirements:

Y	N	N/A	Conveyancer's Certificate	Y	N	N/A	Land Use Plan / Zoning plan
Y	N	N/A	Proposed Subdivision Plan (including street names and numbers)	Y	N	N/A	Phasing Plan
Y	N	N/A	Consolidation Plan	Y	N	N/A	Copy of original approval letter (if applicable)
Y	N	N/A	Site Development Plan	Y	N	N/A	Landscaping / Tree Plan
Y	N	N/A	Abutting owner's consent	Y	N	N/A	Home Owners' Association consent
Y	N	N/A	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)	Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	N/A	Services Report or indication of all municipal services / registered servitudes	Y	N	N/A	Required number of documentation copies 2 copies
Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes	Y	N	N/A	Other (specify)

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

Y	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	N/A	Specific Environmental Management Act(s) (SEMA) (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004), National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008),
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)			
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)			
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)			

Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations			National Environmental Management: Waste Act, 2008 (Act 59 of 2008), National Water Act, 1998 (Act 36 of 1998) (strikethrough irrelevant)
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)	Y	N/A	Other (specify)
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc. N/A			
Y	N	If required, do you want to follow an integrated application procedure in terms of section 44(1) of the Land-Use Planning By-law for George Municipality?			

SECTION I: DECLARATION

I hereby wish to confirm the following:

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

Applicant's signature:



Date:

28 September 2021

Full name:

Delarey Viljoen

Professional capacity:

Professional Planner

SACPLAN Reg. Nr:

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