

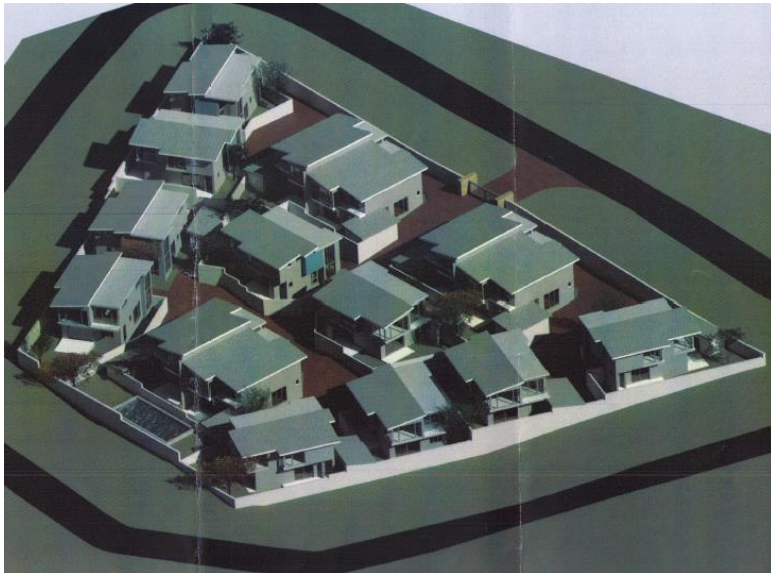


## WALEAF ACHIEVEMENTS.

NUMBER OF DWELLINGS REDUCED

FROM 16 TO 8

ERVEN 824 – 831 WILDERNESS EAST



## THE DEVELOPMENT PROPOSAL

At the beginning of 2015 WALEAF received an application for the proposed development of 16 dwellings on 8 erven situated at the south-eastern end of Wilderness East. These erven were originally demarcated for shops and businesses when that portion of Wilderness was subdivided and rezoned in 1953. On 19<sup>th</sup> April 2015 we submitted an objection to the proposal, stating that we were of the opinion that the density was way too high for Wilderness, as the dwelling density was in contravention of what was then earmarked for the area.

## OVERVIEW

This summary is about an application submitted to the George Municipality for the erection of 16 high density houses on the outskirts of Wilderness, where such high density developments are out of place and not in keeping with the more traditional sized erven in the vicinity. Three years elapsed after WALEAF submitted its objection to the initial application. In 2018, the proposal was resubmitted to the municipality. WALEAF once again objected, and after another three years, having considered our input, the municipality approved the development, limiting the number of houses to 8. This had been suggested in our objection as opposed to the proposed number of 16 houses.

At the beginning of 2018 we received a fresh set of documents from Jan Vrolijk Town Planners, resubmitting an application very similar to the original one submitted in 2015 (see Annexure 1). Before we submitted our objection to this new proposal, we arranged a meeting with one of the officials at the George Municipality Town Planning Department, to discuss our grievances surrounding the proposed 16 houses on a very small site. The official took note of our opposition to the proposal, and suggested that we submit our objections. On 21<sup>st</sup> February 2018, WALEAF again lodged an objection (see Annexure 2).

Below is an extract of our objection :

*This forum, whilst not having an objection to the change of zoning from Utility Zone/Business Zone II to a Residential Zone, we feel that General Residential Zone I would be more appropriate than the requested General Residential Zone II (Group Housing). We are of the opinion that as the development is bordering the N2, along which all tourists to the area travel, it should be made less obtrusive. Approaching from the east, this is the first glimpse of Wilderness which road users will see, and we therefore feel that this is not the right place for high-density housing. As all the neighbouring erven in the vicinity of this proposed development are over 750m<sup>2</sup>, we feel that this proposed development will not be in keeping with what is presently in the vicinity. We are of the opinion that the density of this proposed development is too high, and suggest that in terms on the Wilderness Local Spatial Development Framework : November 2015 which advocated minimum erf sizes in Wilderness of 750m<sup>2</sup>, that the 8 erven be consolidated and subdivided into residential properties with minimum sizes of 750m<sup>2</sup>, and be rezoned Residential Zone 1.*

## THE OUTCOME

On 2<sup>nd</sup> July 2021, three years after we submitted our objection, the George Municipality, taking into account WALEAF's objections and recommendations, approved of the development with only 8 dwellings, instead of the original 16 dwellings.

## ANNEXURE 1



GEREGISTREEDE POS

REGISTERED POST

WALEAF  
P O Box 843  
Wilderness  
6560

8 Februarie 2018

**APPLICATION FOR REMOVAL OF RESTRICTIONS,  
CONSOLIDATION, REZONING, SUBDIVISION AND  
DEPARTURES: ERVEN 824 TO 831 WILDERNESS**

As an interested and affected party, you are hereby notified in terms of Section 45 of the George Municipality: Land Use Planning By-Law (2015) that the George Municipality has received the following applications:

1. Application in terms of Section 15(2)(f) of the Land Use Planning By-Law for the George Municipality, 2015 for the removal of condition C.4. from
  - Title Deed No T21106/2006, being the Title Deed of Erf 824 Wilderness;
  - Title Deed No T21107/2006, being the Title Deed of Erf 825 Wilderness;
  - Title Deed No T21108/2006, being the Title Deed of Erf 826 Wilderness;
  - Title Deed No T21109/2006, being the Title Deed of Erf 827 Wilderness;
  - Title Deed No T21110/2006, being the Title Deed of Erf 828 Wilderness;
  - Title Deed No T21111/2006, being the Title Deed of Erf 829 Wilderness;
  - Title Deed No T21112/2006, being the Title Deed of Erf 830 Wilderness; and
  - Title Deed No T21113/2006, being the Title Deed of Erf 831 Wilderness.
2. Application in terms of Section 15(2)(e) of the Land Use Planning By-Law for the George Municipality, 2015 for the consolidation of Erven 824 to 831 Wilderness.
3. Application in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2015 for the rezoning of the consolidated erf from Utility Zone and Business Zone II to General Residential Zone II (Group housing).
4. Application in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2015 for the subdivision of the consolidated erf into 16 Residential Zone II erven, 1 Transport zone III erf and 1 Open Space Zone II erf.

5. Application in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2015 to increase the density from 35 dwelling units per hectare to 39 dwelling units per hectare.
6. Application in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2015 for relaxation of the 50m<sup>2</sup> open space required per dwelling unit to approximately 10m<sup>2</sup> per dwelling unit.
7. Application in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2015 for relaxation of the following building lines on the consolidated erf:
  - the street building line along Grant Place from 5.0 metre to 2.0 metre to allow for the construction of double storey dwelling units.
  - the street building line along Grant Place from 5.0 metre to 0.0 metre to allow for the construction of garages.
  - the street building line along Eight Avenue from 5.0 metre to 4.0 metre to allow for the construction of double storey dwelling units.
  - the street building line along Eight Avenue from 5.0 metre to 0.0 metre to allow for the construction of garages.

A locality plan, the proposed subdivision plan, site layout plan and a sketch plan of the development proposal is attached hereto.

The above proposal will be available for inspection at the George Municipality's office, Civic Centre, 5th Floor, York Street, George during normal office hours, Mondays to Fridays.

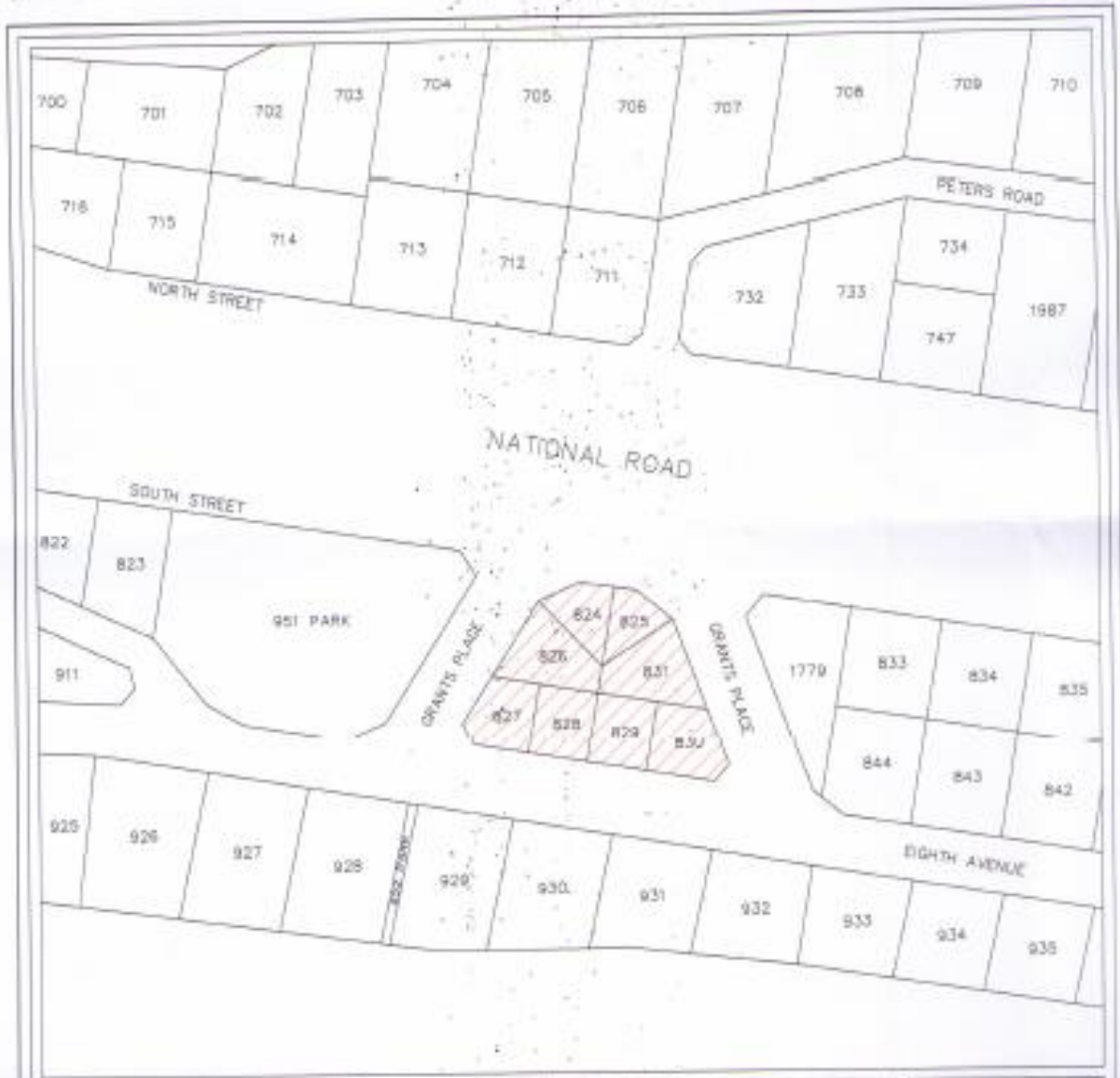
Motivated objections, if any, must be lodged in writing and be addressed to the Municipal Manager, George Municipality, P O Box 19, George, 6530 or be submitted to the abovementioned office by not later than **12 March 2018**. **Please note that no objections by e-mail will be accepted.** (Reference number: Erven 824 to 831 Wilderness. Ref: Primrose Nako: 044 801 9416).





It should be noted that any objections will be referred to the applicant for comment.

Yours faithfully



JAN VROLIJK



<p><b>AANSOEK OM OPHEFFING VAN TITELBEPERKINGS, HERSONERING, ONDERVERDELING EN AFWYKING</b></p>	<p><b>WITTELS &amp; BESKRYWING</b></p> <p>WITTELS WITTE</p> <ul style="list-style-type: none"> <li> Erwe 824 tot 831 Wilderness</li> <li> Kadastrale Inligting</li> <li> Erf nommers</li> </ul> <p>WITTELS en Erf nommers 824</p>	<p><b>WTS</b></p> <table border="1"> <tr> <td>WITTELS</td> <td>WITTELS</td> <td>WITTELS</td> </tr> <tr> <td>WITTELS</td> <td>WITTELS</td> <td>WITTELS</td> </tr> <tr> <td>WITTELS</td> <td>WITTELS</td> <td>WITTELS</td> </tr> <tr> <td>WITTELS</td> <td>WITTELS</td> <td>WITTELS</td> </tr> </table>	WITTELS	WITTELS	WITTELS	WITTELS	WITTELS	WITTELS	WITTELS	WITTELS	WITTELS	WITTELS	WITTELS	WITTELS	<p><b>NORTH</b></p> 
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<p><b>LIGGINGSPLAN</b></p>		<p><b>JAN VROOLIJKE JV TOWN PLANNER - STADIEBEPLANNER</b></p>													

# SUBDIVISION PLAN



**Application**

- Application is made in terms of Section 18(2)(f) of the Land Use Planning By-Law for the George Municipality, 2015 to consolidate Erven E24 to E31 Wilderness.
- Application is made in terms of Section 18(1)(a) of the Land Use Planning By-Law for the George Municipality, 2015 to rezone the consolidated erf from Utility Zone and Business Zone II to General Residential Zone I (Grouphousing).
- Application is made in terms of Section 18(2)(e) of the Land Use Planning By-Law for the George Municipality, 2015 to subdivide the consolidated erf into 18 General Residential Zone II erven, 1 Open Space Zone II erf and a 1 Transport zone II erf as indicated.

**Sizes**

The sizes of the subdivided portions are indicated on the subdivision plan.

**Zoning**

Portions 1 to 16	General Residential Zone II
Portion 17	Transport Zone II
Portion 18	Open Space Zone II

**Application for consolidation and subdivision:**  
Erven E24 to E31 Wilderness

**Consolidation and Subdivision Plan**

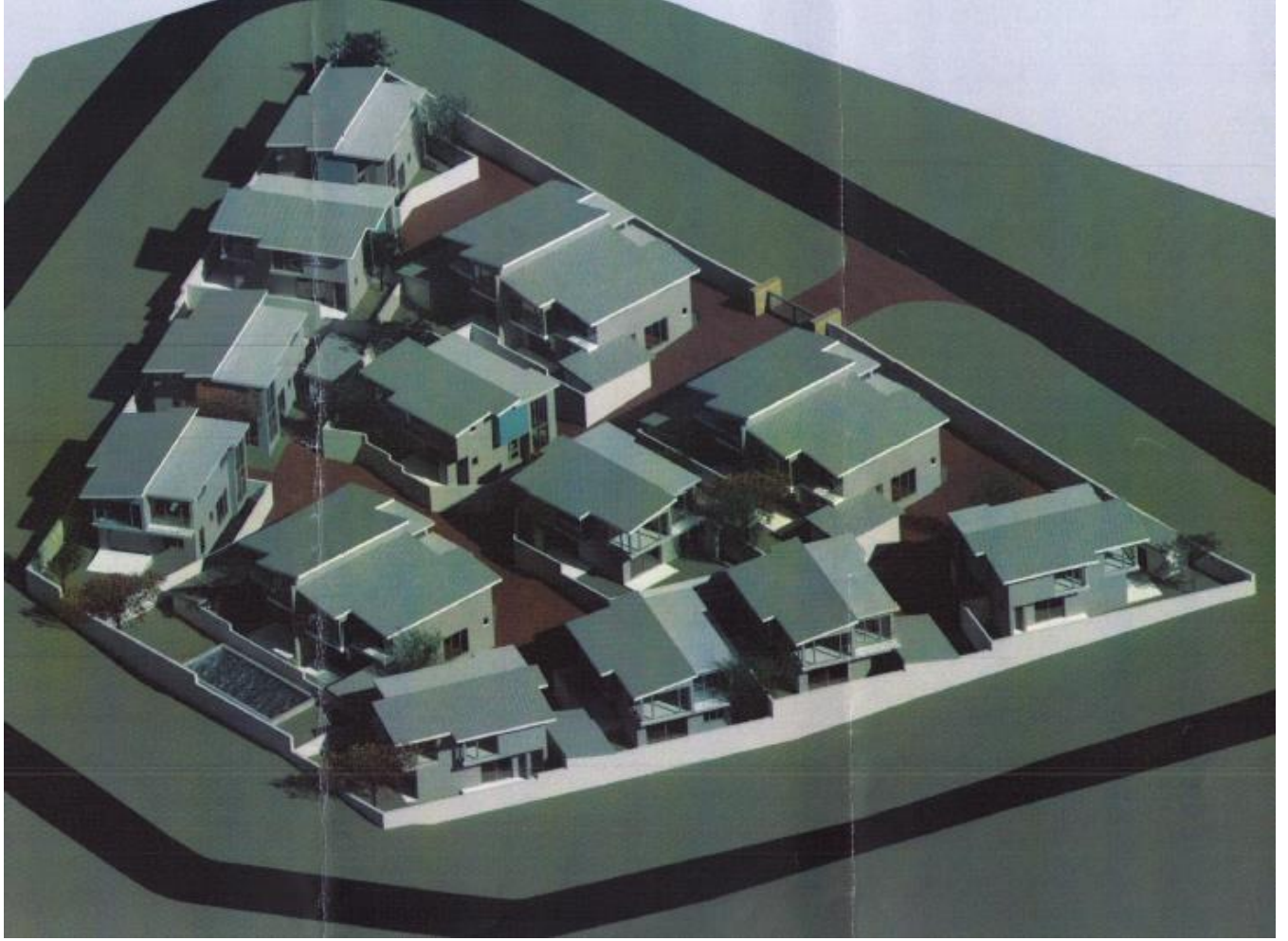
**JV** JOHN VAN LANGVLEI - CIVIL ENGINEER

MTE	
Project No.	E24
Client	Erven E24 - 31 Wilderness
Date	October 2017
Scale	Subdivision plan

ALL MEASUREMENTS APPROXIMATE  
ALLES METINGS BY BENADWENDING

WENNERS VOORBEHOUD | COPY RIGHT RESERVED





P O Box 791 Wilderness 6560

[waleaf@langvlei.co.za](mailto:waleaf@langvlei.co.za)

## **ANNEXURE 2**



P O Box 843  
6560 WILDERNESS  
Email : [waleaf@telkomsa.net](mailto:waleaf@telkomsa.net)  
2018-02-21

The Municipal Manager  
George Municipality  
GEORGE

Dear Sirs,

### **APPLICATION FOR REMOVAL OF RESTRICTIONS, CONSOLIDATION, REZONING, SUBDIVISION AND DEPARTURES : ERVEN 824 - 831, 8<sup>th</sup> AVENUE, WILDERNESS**

This forum, whilst not having an objection to the change of zoning from Utility Zone/Business Zone II to a Residential Zone, we feel that General Residential Zone I would be more appropriate than the requested General Residential Zone II (Group Housing). We are of the opinion that as the development is bordering the N2, along which all tourists to the area travel, it should be made less obtrusive. Approaching from the east, this is the first glimpse of Wilderness which road users will see, and we therefore feel that this is not the right place for high-density housing. As all the neighbouring erven in the vicinity of this proposed development are over 750m<sup>2</sup>, we feel that this proposed development will not be in keeping with what is presently in the vicinity. We are of the opinion that the density of this proposed development is too high, and suggest that in terms on the Wilderness Local Spatial Development Framework : November 2015 which advocated minimum erf sizes in Wilderness of 750m<sup>2</sup>, that the 8 erven be consolidated and subdivided into residential properties with minimum sizes of 750m<sup>2</sup>, and be rezoned Residential Zone 1.

In terms of the Wilderness Local Spatial Development Framework : November 2015, the minimum size proposed for residential properties is 750m<sup>2</sup>. We append below the relevant sections of this SDF which relates to this application.

#### **Wilderness Local Spatial Development Framework : November 2015**

#### **" 4.5.4 Guidelines For Development Applications In Residential Areas**

*g) Subdivisions and Minimum erf Sizes*

*Although the subdivision of existing residential erven is not recommended, there are a few opportunities for further subdivision. To ensure that the character of the area is not affected by further and smaller subdivisions, a minimum erf size of 750 m<sup>2</sup> is adopted.*

*h) Proposals emanating from Wilderness Structure Plan*

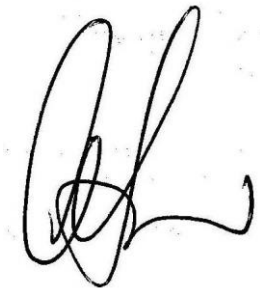
*The following suggestions were contained in the Wilderness Structure Plan of 1997 that has now lapsed. These are suggested land use changes that have not been implemented since the approval of the structure plan and is herewith adopted in this new structure plan as well.*

*Erven 824 - 831:*

*These erven are in private ownership and zoned for authority purposes and business. These zonings are not appropriate for this area and consideration should be given to the rezoning of these to residential purposes. As it is in private ownership the owner's permission should be sought or compensation should be considered."*

We also note that these 8 erven are densely covered in indigenous vegetation, which include many protected milkwoods, which actually form a proper milkwood forest. If any development is to take place on these properties, the Department of Environmental Affairs, Cape Nature and SANPARKS should inspect the properties and earmark certain trees/bushes which must be preserved.

Yours faithfully,



Secretary  
WALEAF