

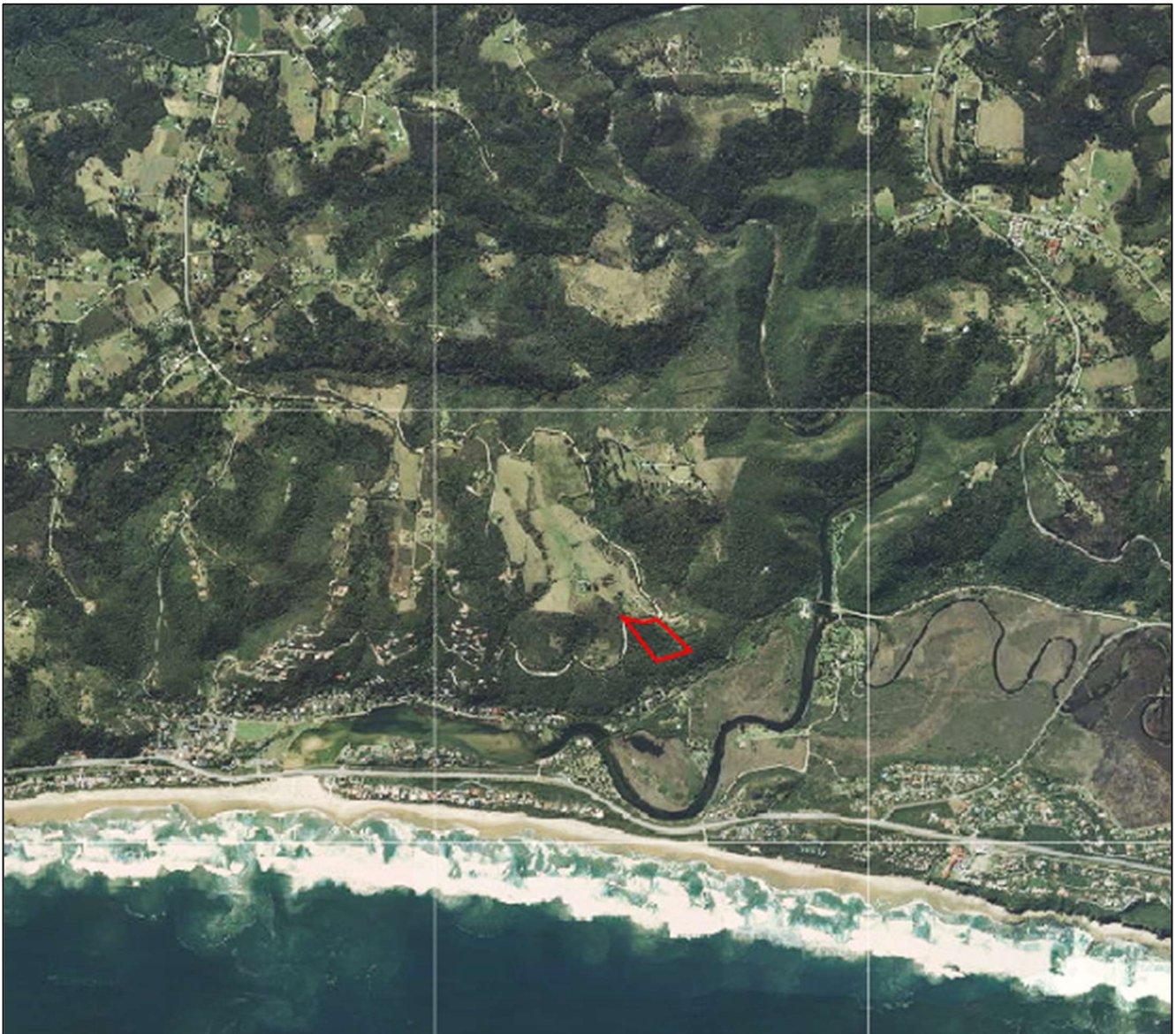


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**PROPOSED REMOVAL OF RESTRICTIVE CONDITIONS, REZONING, CONSENT USE &
PERMANENT DEPARTURE FOR *WEALTH SPRING PROPRIETARY LIMITED***

**ERF 1058, WHITES ROAD, HOEKWIL (WILDERNESS HEIGHTS)
GEORGE MUNICIPALITY & DIVISION**



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Aerial images:

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

<https://gis.george.gov.za/portal/apps/webappviewer/index.html?id=0283eccf869641e0a4362cb099290fca>

<https://www.google.com/earth/>

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**PROPOSED REMOVAL OF RESTRICTIVE CONDITIONS, REZONING,
CONSENT USE & PERMANENT DEPARTURE:
ERF 1058, WHITES ROAD, HOEKWIL (WILDERNESS HEIGHTS)
GEORGE MUNICIPALITY & DIVISION**

1. APPLICATION OVERVIEW

Erf 1058 Hoekwil (Wilderness Heights) is a vacant smallholding located in Hoekwil (Wilderness Heights). The property was recently sold, and the new owners wish to develop their dwelling house and tourist accommodation on the property. The property has a wonderful view over the Touw River and the Indian Ocean to the distant south.

Marlize de Bruyn Planning was appointed to address the land use requirements for the owner to develop the property as described in this report. The power of attorney attached as **Annexure 1** to this report.

1.1 APPLICATION

This land use application for Erf 1058 Hoekwil (Wilderness Heights) entails the following:

- **Removal of Restrictive Conditions** in terms of Section 15(2)(f) of the George Municipality: Land Use Planning By-law (2023) of restrictive title conditions E(a) & (b) in T4887/2023.
- **Rezoning** in terms of Section 15(2)(a) of the George Municipality: Land Use Planning By-law (2023) from Agricultural Zone II (smallholding) to Open Space Zone III (nature conservation area).
- **Consent use** in terms of Section 15(2)(o) of the George Municipality: Land Use Planning By-law (2023) for tourist accommodation.
- **Permanent departure** in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-law (2023) for an increase in the wall plate height of the garage & outbuilding from 6.5m to ± 7.5 m on the south, east & west elevation.

1.2 PROPERTY DETAILS

The table below includes relevant information regarding Erf 1058 Hoekwil (Wilderness Heights).

Property Description:	Erf 1058 Hoekwil (Wilderness Heights)
Physical Address:	Whites Road, Hoekwil
Owner:	Wealth Spring Proprietary Limited
Title Deed No:	T4887/2023 (Annexure 2)
Bond Holder:	-
Size of the property:	3.0108 ha
SG Diagram / GP	SG 5447/2005 (Annexure 3)
Zoning	Agricultural Zone II

The attached conveyancer's certificate (**Annexure 4**) confirms that the title deed contains no restrictive conditions except for paragraphs E(a) &(b).

The title deed determines in Par. E(a) that the property can only be used for residential and agricultural purposes. This is in conflict with the proposed change in use to nature conservation area with the zoning then being Open Space Zone III. Par. E(b) of the title deed then also states that only one dwelling unit with outbuildings for a single family is allowed on the property. For the proposed tourist accommodation units, this creates conflict. The removal of these restrictions is needed for the proposed rezoning and consent use for tourist accommodation. The removal of these restrictions will align the development proposal with the provisions of the proposed zoning.

2. CONTEXTUAL INFORMATION

1.3 LOCALITY

Erf 1058 Hoekwil (Wilderness Heights) is located in the south-eastern corner of Wilderness Heights between Hoekwil and Wilderness. The property is about 350m north of the Touw River and about 750m west of the Serpentine River. The property overlooks the Touw River and Ebb & Flow Rest Camp (Garden Route National Park) to the east, the Fairy Knowe-area and the Indian Ocean to the south, and the Village of Wilderness to the west.

The property is currently vacant and abutted by smallholding properties on both sides. To the rear (south) the property abuts another nature conservation area, and Whites Road to the north. A locality plan is attached hereto as **Annexure 5**.

1.4 ZONING & LAND USE

Erf 1058 Hoekwil (Wilderness Heights) is zoned Agricultural Zone II (smallholding) and vacant. It is intended to rezone the property to Open Space Zone III (nature conservation area) and to develop a primary dwelling and tourist accommodation on the property. The zoning plan is attached hereto as **Annexure 6**.





The land use on the property is proposed to change from vacant to residential, tourism, and nature conservation following this land use application.

1.5 CHARACTER OF THE PROPERTY & AREA

“Wilderness is one of the most popular tourism and residential destinations along the Garden Route, based on its unique terrestrial, aquatic and marine assets, outstanding rural and townscape qualities, and recreational amenity value”.

Erf 1058 Hoekwil overlooks the Touw River to the south and the Indian Ocean further south. Erf 1058 Hoekwil has a moderate slope downward from north to south-east that becomes very steep and undevelopable towards the southern and western edges. The property is mostly orientated to the south with the northern and eastern parts being most favourable for development and accessible from Whites Road.

A section of the property was recently cleared of alien vegetation. Access to the property is from Whites Road leading from the Village around the Wilderness Heights area with a circular route from the west to east and again reaching Heights Road in the west. The section of Whites Road passing Erf 1058 Hoekwil is a provincial road, Divisional Road 1621.

A power line runs through the property (see aerial image on the following page) while black wattles covered a large section of the property. No watercourses or visible rock formations are found on the property. A non-perennial stream passes just west of the property. The property has several indigenous trees thereon and still alien vegetation. Further clearing of invasive vegetation will follow in future in accordance with the relevant environmental legislation.

Due to the angle and gradient of the slopes, the area cleared for rehabilitation, and the direction of the views, the north-eastern and mid sections of the property are most sensible for development.



2. DEVELOPMENT PROPOSAL

Erf 1058 Hoekwil (Wilderness Heights) is a vacant smallholding in Wilderness Heights. The property overlooks the Touw River to the south and abuts Whites Road in the north. The property has an odd shape, is 3.0108ha in extent with the southern and western sections being steep.

The owners propose to develop the property in accordance with the character of the greater Wilderness and Hoekwil area. Wilderness, Wilderness Heights, Hoekwil, and the greater Lakes area are particularly admired for its natural beauty, beautiful views, and secluded holiday lodgings. It is proposed to develop Erf 1058 Hoekwil (Wilderness Heights) considering its location and the greater natural environment.

For this intention, it is necessary to rezone the property from Agriculture Zone II to Open Space Zone III. The primary land use right of this proposed zoning is *nature conservation area* with the following objective:

The objective of this zone is to provide for the conservation of natural resources in areas that have not been proclaimed as nature areas (non-statutory conservation), in order to sustain flora and fauna and protect areas of undeveloped landscape including woodlands, ridges, wetlands and the coastline. A range of consent uses is provided to supplement and support the main objective of this zone.

The land use description for *nature conservation area* is:

“nature conservation area” means the use and management of land with the objective of preserving the natural biophysical characteristics of that land, such as the fauna and flora and includes:

*(a) a dwelling house on a property zoned solely Open Space Zone III;
but does not include tourist facilities, tourist accommodation or agriculture.*

The area is also abundant with indigenous, as well as alien vegetation. Thus, the proposed rezoning will be in character with preserving the natural interest of the property and area. Open Space Zone III is therefore proposed so that the property can be used and protected as a nature conservation area. The extensive property bordering onto Erf 1058 Hoekwil to the south, Erf 1262 Wilderness has already been rezoned to Open Space Zone III. A bigger area, appropriately zoned is created which links with the Garden Route National Park, zoned Open Space Zone IV (nature reserve) towards the east.

Dwelling house & outbuilding

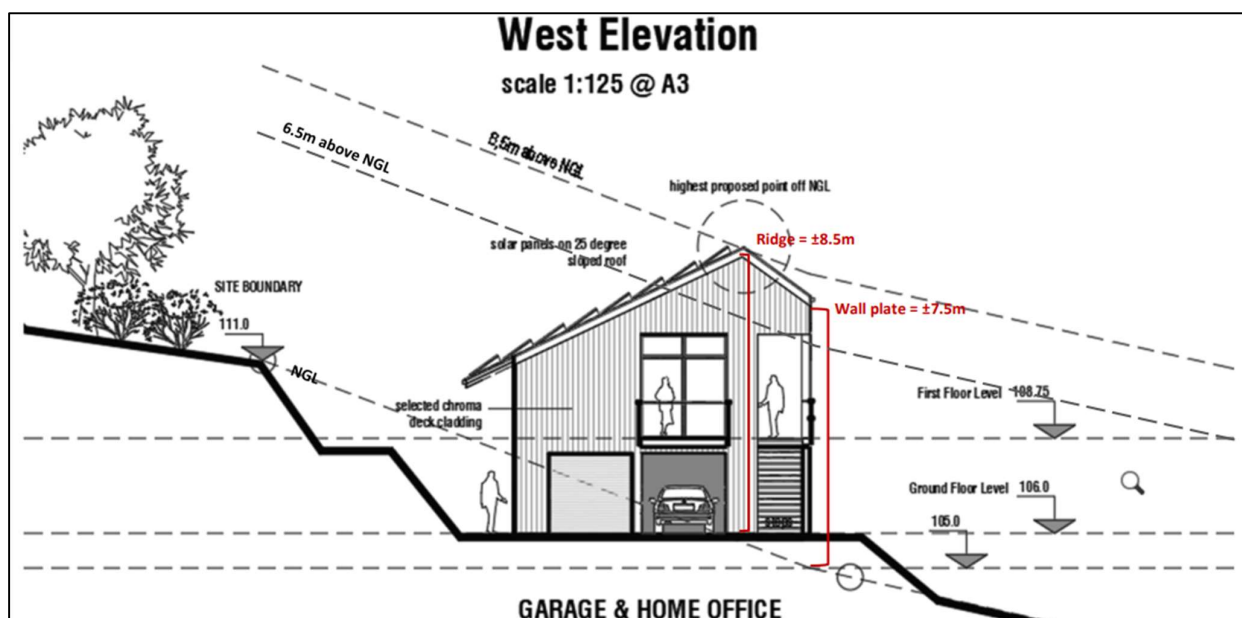
The property owner's home is proposed to be located on the northwestern side of the property closer to Whites Road above the power line (with a 22m wide servitude). Abutting this primary dwelling, an outbuilding with home office (to work remotely) above is proposed which will also provide garaging and storage space. The dwelling house is proposed about 12.5m from the northern boundary line with its outbuildings (garage, home office) 5.0m from the same boundary. The dwelling house will face south-west toward Wilderness beach and will have a total floor area of $\pm 280\text{m}^2$. The outbuilding has total floor area of $\pm 170\text{m}^2$. The concept site plan is attached hereto as **Annexure 7**.

The dwelling house will be split level due to the topography with two bedrooms, living area with the kitchen etc and a study. The proposed outbuilding will accommodate a double garage with a workshop & storage space in the rear. Above a home office and studio are proposed from where the owners will work remotely. Separating the dwelling house and home office keeps home and work apart.

It also minimises the development footprint of the proposed structures which then has a positive impact on the natural environment.

The proposed dwelling house and outbuilding will comply with the 8.5m roof ridge height parameter. The house will comply with the 6.5m wall plate height parameter with the exception of the outbuilding which is proposed to have a southern facade of $\pm 7.5\text{m}$. This $\pm 1.0\text{m}$ higher wall plate is still below the highest point of the roof and is created by the underlying topography – natural ground level – and the design. It would be possible to lower the roof, but it will change the design and the pitch which is necessary for the solar panels.

The following elevation indicates the height encroachment of the wall plate height on the southern façade from a western elevation profile.



The concept building plans for the dwelling house and outbuilding with floor plans, elevations & sections are attached as **Annexure 8**.

Tourist accommodation

Then, following an existing route on the property, access is to be provided centrally for the vehicles of visitors to the proposed three $\pm 80\text{m}^2$ tourist accommodation units which will have 2 bedrooms each. Tourist accommodation is a consent use for properties zoned Open Space Zone III (nature conservation area). Each tourist accommodation unit will have a small deck with a jacuzzi. The aim is to position the tourist accommodation units with their facilities to be hidden from each other between the vegetation.

Of the 3 tourist units, two are proposed along the eastern boundary and the third unit is proposed more west. It is proposed in favourable locations considering topography and vegetation. Parking is to be provided centrally in a suitable clearing. A small area of $\pm 90\text{m}^2$ is proposed just north of the parking area, where plants are to be grown for the rehabilitation of the property. Initially the property owner considered to construct a greenhouse here, but as this area will only be used temporarily for rehabilitation purposes, no structure is proposed now.

A communal outdoor lapa and sauna room are also proposed, close to the communal parking area. The sauna will be $\pm 40\text{m}^2$ and the lapa will be $\pm 42\text{m}^2$. On the western side of the property in a natural clearing, a natural pool is proposed to be developed. This pool will have a double purpose as a retention pond for stormwater runoff in accordance with the recommendation contained in the 'Aquatic Compliance Statement' by Confluent Environmental (see **Annexure 12**). The concept plans for the tourist accommodation units & sauna are attached hereto as **Annexure 9**.

An important aim of the site layout is to use existing disturbed spaces on the property for construction and therefore providing privacy for the visitors.

This distributed placement of the units is mainly because the owners wish to create the experience of isolation for visitors with ample privacy for all.

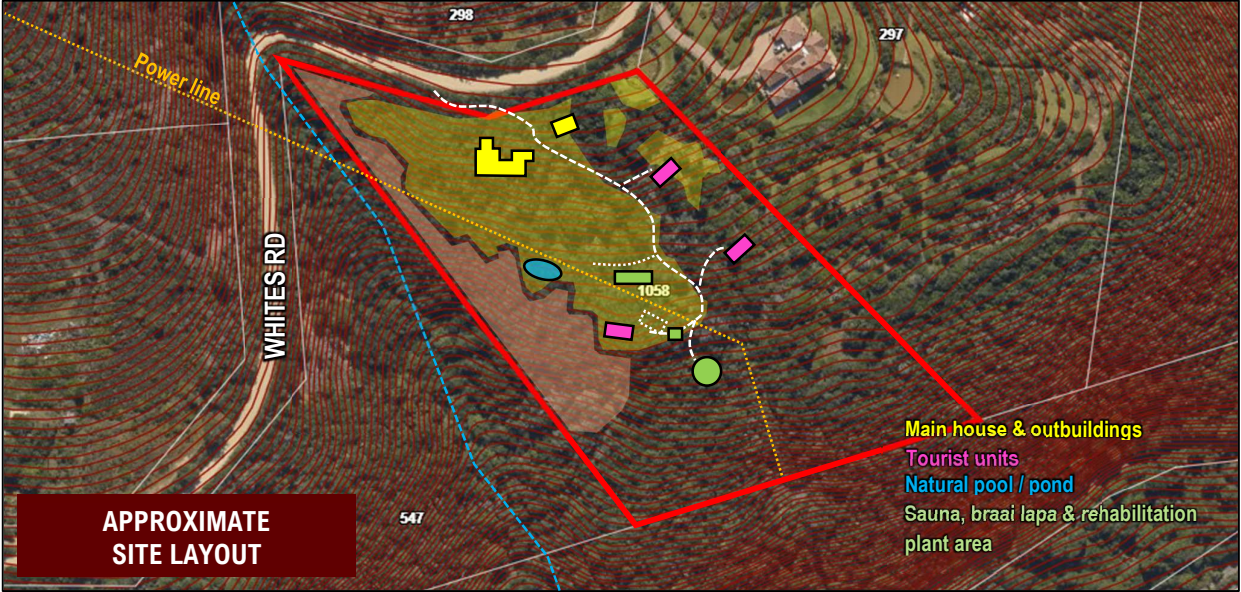
The vision for the tourist accommodation is to create a destination where people can come and break away from the frantic city life to come and relax isolated from other people, take in the beautiful views, and enjoy the many close by activities that the area has to offer.

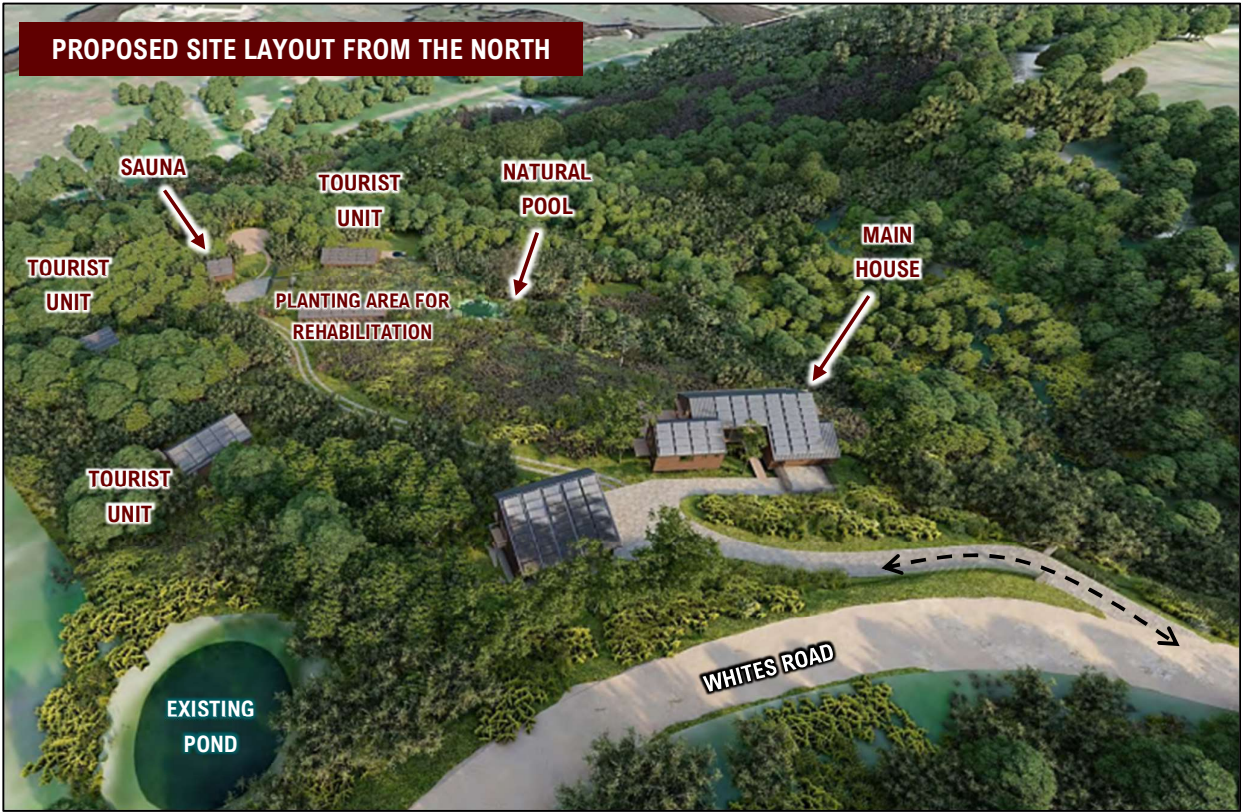
Over time the clearing of alien vegetation will continue with the subsequent rehabilitation and preservation of indigenous forest. An approval was obtained for the alien clearing plan from the Department of Forestry, Fisheries & Environment. See **Annexure 14**. Plants to be used in the rehabilitation of the property will be grown in a centrally located disturbed area of the property, as mentioned earlier. When rehabilitation is completed, this area will also return to its natural state.

A singular access from Whites Road will serve the property. The access (as proposed) has been approved by the Western Cape Department of Transport and Public Works (see **Annexure 14**). The required parking in a communal parking area as described earlier.

The concept site plan is attached hereto as **Annexure 7**. Building plans are attached as **Annexure 8**. The aerial image to follow shows the draft site layout for the development of the property owners' home with the tourist accommodation units and ancillary facilities.

The first image (aerial) to follow shows the layout of the proposed development on Erf 1058 Hoekwil from above. The second image (streetview) shows the proposed location of the site access point from Whites Road, as per **Annexure 14**. The third image (distant aerial) shows the estimated visual impact from the far west. The last two preliminary 3D-images to follow on p.10, by *Paul Buchholz*, shows how the development proposal is expected to blend within its natural environment.





3. STATUTORY INFORMANTS

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

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

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

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

Relevant aspects not addressed in the earlier paragraphs of this motivation report, are addressed below:

3.1.1. Five development principles

The five development principles of SPLUMA, namely spatial justice, spatial sustainability, efficiency, spatial resilience, and good administration are not all directly relevant to this land use application.

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

Spatial sustainability as described in Section 7(b) of SPLUMA is relevant as an existing vacant property is to be rezoned to reflect the character of the property with the subsequent use of the property for tourist accommodation purposes. This will make it accessible to the public.

- Prime and unique agricultural land is not affected by this land use application. The property was used for agricultural activities more than 60 years ago. No agricultural activities have occurred on the property for at least two decades.
- Environmental matters are relevant and is addressed through the required environmental applications by *Eco Route Environmental Consultancy*.

- The effective and equitable functioning of land markets is not negatively affected by this land use application.
- It is stated that all current and future costs to all parties for the provision of infrastructure and social services in land developments must be considered. These aspects are not negatively affected by this land use application and will be addressed as needed.
- It is further stated in this section of SPLUMA that land development in locations that are sustainable and that limits urban sprawl, must be promoted. This proposal is not in conflict with principles of the urban edge as this is not an urban development.
- This development proposal should not have a negative impact on the community of Wilderness as it reflects the character of Wilderness. The scale of the proposal is also limited.

Efficiency as described in Section 7(c) of SPLUMA is supported. This development proposal for Erf 1058 Hoekwil (Wilderness Heights) aims to utilise vacant land in accordance with its potential and with due consideration of the ecological value of the area and the need for conservation.

- This proposal cannot have a negative impact regarding financial, social, economic, or environmental considerations for the relevant authorities. The relevant factors are discussed in this motivation report and enhanced.
- The last aspect in this section of SPLUMA states that development application procedures must be efficient and streamlined and timeframes must be adhered to by all parties.

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

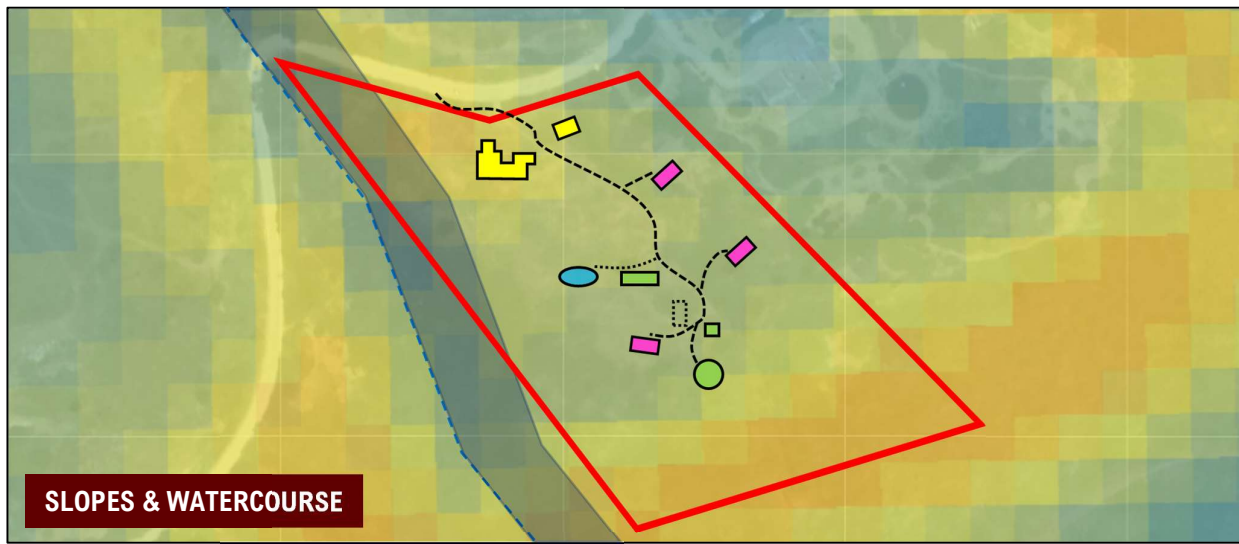
Good Administration as described in Section 7(e) of SPLUMA indicates the responsibilities of all involved in any land use matter.

The paragraphs above show that the land use application for Erf 1058 Hoekwil (Wilderness Heights) supports the relevant development principles of SPLUMA.

3.1.2. Environmental considerations

Erf 1058 Hoekwil (Wilderness Heights), located in Wilderness Heights, is included in the Outeniqua Sensitive Coastal Area Extension with the required permit application process to be followed. *Eco Route Environmental Consultancy* is conducting the necessary environmental authorisation process required in terms of the National Environmental Management Act, 1998 (NEMA).

A large section of the property is steeper than 1:4 which was considered with the draft site plan (**Annexure 7**) and guided the positioning of the structures. The tourist accommodation units are proposed along the gentlest topography, furthest away from the non-perennial watercourse and with the least impact on the areas to be rehabilitated.



The property is subject to several environmental features, addressed by *Eco Route Environmental Consultancy*. Alien clearing has been conducted on the property and an Alien Management Plan was approved in April 2023 by the *Department of Forestry, Fisheries, & the Environment* (see **Annexure 10**).

A screening report was submitted in May 2023 and several listed activities were triggered (see **Annexure 11**). The relevant specialist reports are attached hereto as **Annexures 12 & 13**.

As per the Aquatic Compliance Statement (ACS) from *Confluent Environmental* (**Annexure 12**), the sensitivity of aquatic biodiversity on the property can be regarded as *low* given that the entire footprint is located outside of the watercourse.

As per the Biodiversity Compliance Statement (BCS) from *The Biodiversity Company* (**Annexure 13**), the property has a low biodiversity value and lacks natural primary vegetation. The specialist's view is that the proposed development should be favorably considered, conditional upon implementing the mitigation measures outlined in this report, along with the recommendations as per the BCS.

It is our opinion that the proposed rezoning and development will not negatively impact the environmental character of the property and will provide an opportunity for tourists to experience the captivating natural charm that the property and area has to offer.

3.1.3. Municipal engineering services, access, & traffic

Access to the property and proposed development will be from Whites Road (abutting to the north) near the bend in the boundary. In this location Whites Road is a provincial road, namely Divisional Road 1621. The 5.0m building line from the provincial road is indicated on the site plan and not affected by the development proposal.

An engineer was engaged in designing the access for the property, this is included in the application as **Annexure 14**. The *Western Cape Department of Infrastructure: Road Network Management* visited the site and has no objection to the proposed development or access.

The power line servitude that runs through the western section of property is considered with the design. According to the Directorate: Electrotechnical Services, this power line is a 11kVA line with a 22m servitude area, 11m to each side. This is shown on the draft site development plan.

Stormwater and erosion management measures are recommended in the *Aquatic Compliance Statement (Annexure 12)*. The natural pool will have a double purpose as a retention pond for stormwater runoff.

The development will also be equipped with a solar system to harness clean and renewable energy.

3.1.4. Public interest

The public interest of this land use application is regarded as limited as a dwelling house and tourist accommodation units are very common in the greater Wilderness area and the proposed buildings will comply with all the development parameters as per the zoning scheme.

Due to the limited scale of the development proposal together with the locality, no negative impact on the residents of Wilderness and Wilderness Heights are expected. The proposed development will be at lower contours than surrounding developments and is not expected to impact on any skylines. A Visual Impact Assessment (VIA) was conducted by *Paul Buchholz* and is attached hereto as **Annexure 15**.

The property is about 1km north of the N2. It is inevitable that the dwelling house will be slightly visible from the N2; however, the tourist accommodation units will mostly be screened by natural vegetation. The structures are proposed to have wooden cladding of natural and darker colours to further minimise their visual impact. The roofs are proposed to be blackish to minimise reflection and the carports are proposed to be green to blend with the surrounding environment. The image below shows the colour schemes (aesthetic) proposed for the development. The visual impact is regarded as low. More images are included in the attached VIA.



3.1.5. Socio-Economic considerations

Establishing tourist accommodation units on Erf 1058 Hoekwil can contribute to economic growth in the area indirectly through the increase in demand for goods and services from local businesses such as restaurants, shops, transportation services, and recreational activities.

Additional tourist accommodation units will mean more tourists will reside in the area, especially during peak season, and will lead to increased tourism income in the greater Wilderness area. Tourists who stay in these units will contribute to the local economy by spending money on dining, shopping, and participating in recreational activities. This revenue can have a positive multiplier effect, benefiting other businesses in the area thus also contributing to community development.

Overall, tourist accommodation units in a popular holiday destination can have numerous socio-economic benefits, including economic growth, increased tourism income, job creation, community development, and diversification of the local economy.

3.1.6. Urban design & aesthetic considerations

The design of the tourist accommodation units is sensitive to the local context and will blend harmoniously with the natural environment, especially the topography. The architectural style, materials, and scale of the units will align with the surrounding landscape to preserve the area's visual character as natural and earthy colours will be used for the house and tourist accommodation units.

The tourist accommodation units will be connected to a solar energy system to limit their environmental impact. The layout of the dwelling house and tourist accommodation units gives special consideration to optimize views, privacy, and access to amenities for each unit. Consideration was also given to preserving important views and sightlines from the N2 and from surrounding property owners.

Pedestrian-friendly pathways will connect each unit with the recreational areas that will be provided on the property (pool, sauna, and lapa). Adequate parking facilities will be provided centrally minimizing the disturbance impact.

By addressing these urban design considerations, the tourist accommodation units on Erf 1058 Hoekwil will be complementary to the existing environment, enhance the tourist experience, and contribute to the sustainable development and long-term success of the Wilderness area.

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

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

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

Section 19(1) and (2) of LUPA refers to **consistency** and **compliance** of a land use proposal regarding spatial development frameworks or structure plans. Considering the aim of this land use application for Erf 1058 Hoekwil (Wilderness Heights), it was found to be consistent with the George Municipal Spatial Development Framework (GMSDF) as well as the Wilderness-Lakes-Hoekwil Local Spatial Development Framework (WLH LSDF) as discussed later in this motivation report.

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

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

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

The above is addressed elsewhere in this motivation report as relevant.

3.4 GEORGE INTEGRATED ZONING SCHEME BY-LAW, 2017 (GIZS)

Erf 1058 Hoekwil (Wilderness Heights) is zoned Agriculture Zone II (small holding) in terms of the George Integrated Zoning Scheme By-law (GIZS) (2017). It is proposed to rezone the property to Open Space Zone III (nature conservation area) with consent use for 3 tourist accommodation units.

The objective of the proposed zoning is:

Open Space Zone III (nature conservation area) aims to provide for the conservation of natural resources in areas that have not been proclaimed as nature areas (non-statutory conservation), in order to sustain flora and fauna and protect areas of undeveloped landscape including woodlands, ridges, wetlands and the coastline. A range of consent uses is provided to supplement and support the main objective of this zone.

With the rezoning of the property, it is proposed to conserve the property as a nature area along Whites Road and in a scenic area, located close to the Ebb & Flow Rest camp of SANParks. Tourist accommodation is one of the eight consent uses possible in a nature conservation area.

“tourist accommodation” means a harmoniously designed and built holiday development, used for holiday or recreational purposes, whether in private or public ownership, that—
(a) consists of a single enterprise that provides overnight accommodation by means of short-term rental or time sharing only;
(b) may include the provision of a camping site, caravan park, chalets or mobile home park, resort shop, private or public roads; and
(c) does not include a hotel or wellness centre.

The zoning plan is attached hereto as **Annexure 6**.

The draft site plan (**Annexure 7**) shows that the location of structures was chosen due to access, environmental, and topographic considerations as described earlier in this motivation report.

The proposed development will comply with the relevant development parameters as per the zoning scheme with the exception of the outbuilding that is proposed to have an increased wall plate height of 7.5m on its southern façade. See motivation in Paragraph 2 above.

The fragmented architectural and layout design, considers and respect the environmental features in which it is located.

What is important to note regarding the development parameters (a) – (e), are as follows:

- (a) *The Municipality may require an environmental conservation plan to be submitted for its approval.*

This will be part of the NEMA-process being followed at present.

- (b) *The Municipality must determine the land use restrictions and the development parameters for the property based on the objectives of this zoning, the particular circumstances of the property and, where applicable, in accordance with an approved environmental management plan.*

The proposed zoning, Open Space Zone III, does not include a 20m building line on all boundaries anymore. The property dictates where structures can be positioned which is supported by environmental specialist reports.

- (c) *One dwelling house is allowed if no dwelling house exists on another portion of the land unit zoned for agriculture purposes or if the full extent of the land unit is zoned Open Space III.*

The primary dwelling house is discussed and shown on the relevant plans.

- (d) *When a consent use to provide tourist facilities in a “nature conservation area” is approved, it is subject to conditions laid down by the Municipality with regard to layout, landscaping and building design.*

This land use application provides detail regarding the tourist accommodation units including layout and design. Landscaping will be the natural environment of the property being rehabilitated.

- (e) *A site development plan must be submitted to the Municipality for its approval, clearly indicating the position of all structures, services and internal roads.*

It is expected that that a final site development plan will be a condition of approval.

4. SPATIAL PLANNING INFORMANTS

Spatial development frameworks and guideline documents are critical considerations during land use applications as they provide a structured and informed approach to managing land resources. The Western Cape Provincial Spatial Development Framework (2014), the George Municipality Spatial Development Framework (2023), the Wilderness – Lakes – Hoekwil Local Spatial Development Framework (2015) and the Western Cape WC Land Use Planning Guidelines Rural Areas (2019) all work together to offer a comprehensive framework to assist decision-makers, planners, and stakeholders in making well-informed decisions about land use applications. What is relevant to this land use application is discussed in the paragraphs to follow.

4.1 GEORGE MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK, 2023

Erf 1058 Hoekwil (Wilderness Heights) is not addressed specifically in the GMSDF (2023). It is located in Wilderness Heights, a small holding area of the greater Wilderness. The GMSDF refers to the Wilderness – Lakes – Hoekwil Local Spatial Development Framework (WLH LSDF) (2015) in which study area the subject property is located. The function of small holdings as a settlement type is described as low-density rural living, with an agricultural component with reference in the relevant LSDF. Wilderness Heights is one such small holding area.

The GMSDF also describes the area of the Wilderness-Lakes-Hoekwil LSDF as follows:

“Wilderness, Touwsrante, and Hoekwil Wilderness is one of the most popular tourism and residential destinations along the Garden Route, based on its unique terrestrial, aquatic and marine assets, outstanding rural and townscape qualities, and recreational amenity value. Threats to the area include the subdivision of smallholdings, expansion of poorly located and serviced informal areas, and insensitive building development.”

The GMSDF further states that the Municipality will maintain the present environmental, rural and settlement character of the WLH LSDF-area. To this end it will:

- *Not permit expansion of residential areas beyond the urban edge. - **Not relevant.***
- *Prohibit significant densification of existing residential areas (except through group/ town housing and resort development on land available within the urban edge). - **Not relevant.***
- *Upgrade the informal settlement in Kleinkrantz in an integrated manner. Extension of urban edge to incorporate the densification will only be supported if provision (and implementation funding) of supportive socio-economic infrastructure can be demonstrated. - **Not relevant.***
- *The extension of the Kleinkrantz resort is supported, within the urban edge, on the proviso that due environmental process is followed, the benefit of the resort is not provided on an exclusive manner. - **Not relevant.***

- *Public access to the beach must be protected and upgraded.* - **Not relevant.**
- *Incremental/new development/division in the priority environmental area, or any environmental zone listed as a risk/sensitivity index (CML, 10m amsl, ridgeline, steep gradient, coastal protection zone, etc) is discouraged and fast tracking of zoning change of Open Space III zoning to be facilitated in the GIZSB. The adoption of environmental management plans/stewardship agreements to be encouraged.* – **This consideration is relevant as it will not lead to subdivision. The proposal is for a property below the ridgeline. The gradient is steep, but the most suitable sections of the property are indicated to be used as described earlier in this report. This is also an application to rezone the property to Open Space Zone III. An environmental management plan will be part of the future of this property.**
- *Discourage further growth of the Kleinkrantz and Wilderness Heights settlements. Wilderness Heights to explore alternative upgrading and communal ownership options, given the prohibitive costs, and disadvantageous location factors of individual tenure options using government subsidy. Look at relocation of those based at Wilderness heights to a better suited areas with existing services. Current site has no services and huge financial implication to make provision for services.* - **Not relevant**
- *Alternative ownership/formalization approaches to be investigated – if feasible.* - **Not relevant**
- *Support further tourism development in the Village to enhance its role as the primary business node in Wilderness.* – **This consideration is relevant as far as all visitors / tourists to the area visit the Village of Wilderness to enjoy the restaurants and shops it offers.**
- *Retain and extend (formalize/use/manage) all possible public access allowance to the natural areas and beach (not individual owners, but public collective).* - **Not relevant**
- *Support fine grain economic opportunity in tourism precincts.* - **Not directly relevant as this area is not a tourism precinct.**
- *Support nodal/economic precinct/tourism development at Hoekwil, Touwsrante, Wilderness and Kleinkrantz.* - **Not directly relevant as the subject property is not located in a node or precinct. The visitors to this property will however support economic opportunities created in the nodes and precincts, e.g. restaurants and recreational facilities.**
- *Support initiatives to practically integrate the segregated settlements.* - **Not relevant**
- *No development should impact negatively on the lakes area, crest skyline, coastal protection zone and green boundaries.* – **This is relevant as the proposed development is especially sensitive to the area and the environmental character of the property. The development proposal for Erf 1058 Hoekwil cannot impact negatively on the greater Lakes area, the skyline, the coastal protection zone or green boundaries.**
- *A parking study, plan and contribution to adequate provision for the entire Wilderness settlement must be undertaken.* - **Not relevant**

SPATIAL VISION

Considering the spatial vision directives of the GMSDF, the proposal for the subject property is found to support the 5 normative development principles of SPLUMA, namely spatial justice, spatial sustainability, efficiency, spatial resilience and good administration. It is also our view that this land use application to create a property zoned for nature conservation purposes with a primary dwelling and a few tourist accommodation units will support the spatial development vision for George, namely:

Develop George as a resilient regional development anchor of excellence for prosperity, inclusive- and smart growth.

THEMES OF THE GMSDF

The spatial vision is also based on 6 themes, namely:

- A: Infrastructure
- B: Economic growth
- C: Manage the growth of urban settlements
- D: Integrated housing options
- E: Protect natural resources
- F: Celebrate heritage

Regarding infrastructure it can be stated that the development of Erf 1058 Hoekwil will be self-sufficient to an extent with limited needs for municipal infrastructure.

To facilitate enabling and inclusive economic growth, the objective according to the GMSDF is to *spatially facilitate economic development that is inclusive and fosters economic growth. Direct public and private fixed investment to existing settlements reinforcing their economic potential. In this way the impact of public and private investment is maximised, the majority of residents benefit, and the Municipality's natural and productive landscapes are protected.* This is not fully relevant to the proposal for Erf 1058 Hoekwil, but the proposal will have socio-economic benefits in maintaining the natural environment and creating employment opportunities.

Tourism and recreation are ways to achieve economic growth and adds to the sense of place of the greater George municipal area as the gateway to the Garden Route. The GMSDF states that tourism accommodation and uses in varying formats in the urban and rural environments is a generally accepted principle.

Growth management of urban settlements is focused on the urban areas. As the proposal for Erf 1058 Hoekwil is compatible with its location and natural environment, it has no negative impact on the urban edge. It can be stated that this proposal protects the urban edge.

The protection of natural resources is relevant to this proposal for Erf 1058 Hoekwil. The GMSDF states that the use of land in the municipal area must protect natural resources, ecological functioning, ecological services and also the rural character. The rural areas are located outside the urban edge and includes agricultural and natural areas. The rural area contributes to the economy and the sense of place with systematic erosion to be prevented.

The proposal for Erf 1058 Hoekwil aims to acknowledge the natural potential of the property while making it accessible to visitors and tourists. The new owner is already improving the property by controlling the alien vegetation found here.

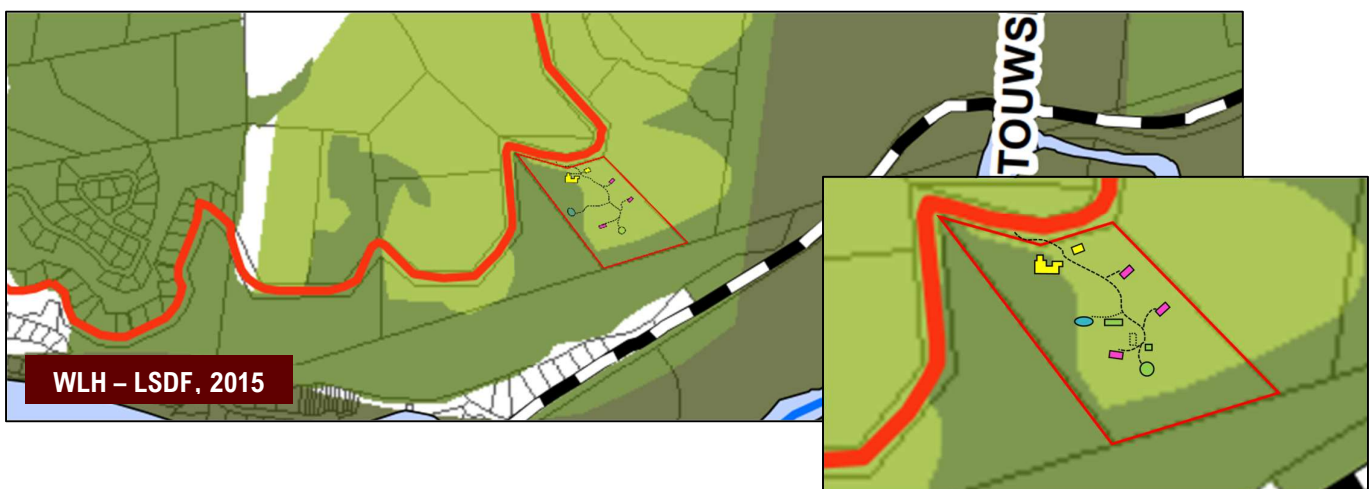
The GMSDF states that Open Space Zone III is encouraged in CBA/ESA areas and where steep slopes are found. Erf 1058 Hoekwil is also located abutting the *Wilderness Lakes Protected Area* of the Garden Route National Park. A property also bordering onto Erf 1058 Hoekwil was recently rezoned to Open Space Zone III. Properties surrounding the Garden Route National Park are slowly reflecting the character of the area and the importance of its location. Through appropriate management the natural environment of this property is being restored.

As Erf 1058 Hoekwil is not located on a ridge, the development can be 'hidden' in the surrounding natural vegetation. Visual impact is mitigated due to its location, building style and exterior finishes that will blend in the area. Sections of the property are steeper than 1:4 but primarily avoided.

No conflict was found between the GMSDF and the proposed development of this property as proposed. Therefore, this application is consistent with the GMSDF as required in terms of Section 19 of the Land Use Planning Act, 2014 (LUPA).

4.2 WILDERNESS – LAKES – HOEKWIL LOCAL SPATIAL DEVELOPMENT FRAMEWORK, 2015

Erf 1058 Hoekwil is located in the small holding area of Wilderness Heights as indicated in the WLH LSDF. According to the WLH LSDF, the property is partially indicated as 'critical biodiversity area' and further as "ecological support area".



As part of the environmental authorisation process, the environmental features of the property were assessed by the required specialists. The biodiversity specialist found that Erf 1058 Hoekwil is not located in a critical biodiversity area due to historical agricultural activities which affects up to $\pm 85\%$ of the property. The demarcation of the WLH LSDF is therefore not correct.

Landscape character

The WLH LSDF states that the landscape character and view sheds along tourism routes *must be protected by appropriate guidelines and even regulations to ensure that this landscape and visual resource is protected for the generation to come.* The landscape character is not expected to be negatively affected by the development proposal for Erf 1058 Hoekwil.

The WLH LSDF lists the following as the *various elements that contribute to the importance of the landscape character and view sheds along tourism routes:*

- a) Wilderness qualities and pristine eco-systems – the forests and lakes and the coastline on either side of the tourism routes;
- b) Areas with formal protected status such as the Garden Route National Park;
- c) Heritage sites or Scenic routes – the views from various routes through the area includes spectacular visual experiences particular the forested south facing slopes of the steep escarpment north of the lakes;
- d) Outstanding rural and townscape qualities;
- e) Wilderness“ special character and sense of place;
- f) Important tourism and recreation value;
- g) The Touw River catchment area providing the primary water source for the area;
- h) Important Vistas or scenic corridors – visually prominent ridgelines and slopes in Wilderness this is a very important component of the landscape character.

Whites Road and also Waterside Road located to the south, are tourism routes which will be supported by this development proposal Erf 1058 Hoekwil (Wilderness Heights).

The proposed zoning complements the Wilderness National Park (part of the Garden Route National Park). This Park provides numerous tourist accommodation units in the Ebb & Flow Rest Camp located close by. The limited number of tourist accommodation units will also provide access to the Wilderness character & sense of place. Importantly, the skyline will not be negatively affected as discussed earlier in this report.

The WLH LSDF also provide guidelines for all development applications for change in land use which includes rezoning, departures, consent, subdivision and building plan approvals. It is stated that land use changes including large-scale infrastructure that may have an impact on the sensitive landscape and visual resources should be avoided as far as possible. These include the following as included in the table below with the relevance to the subject property indicated:

Guidelines pertaining to land use changes	Relevance to Erf 1058 Hoekwil (Wilderness Heights)
A change in land use from the prevailing use;	The property is vacant at present. The addition of the owner’s dwelling and 3 tourist accommodation units utilises a small percentage of the property while rezoning the property to reflect the ‘use’ of the property, namely conservation.

A use that is in conflict with an adopted plan or vision for the area;	The proposed development supports the vision for the greater Wilderness.
A significant change to the fabric and character of the area;	The character of the area is supported.
A significant change to the townscape or streetscape;	Not relevant due to the specific location of the owner's dwelling and 3 small tourist accommodation units. Structures are to be positioned in/between the vegetation.
Possible visual intrusion in the landscape such as developments that are proposed on skylines, are out of scale and causes light pollution during the night, etc	Not relevant as shown in this report.
Obstruction of views of others in the area.	Not relevant as shown in this report.

It is further stated that if development has to occur in these sensitive landscapes or along scenic routes due to existing rights or other circumstances, it must be sensitive to the landscape and natural visual resources. How layout, buildings, density, landscape treatment and infrastructure should be treated is listed below with the relevance to Erf 1058 Hoekwil (Wilderness Heights) indicated in the table to follow:

How development should be treated in sensitive landscapes or along scenic routes	Relevance to Erf 1058 Hoekwil (Wilderness Heights)
Be visually unobtrusive.	This report shows that the proposed development will not be visually obtrusive due to the limited scale and specific location. The Visual Impact Assessment (VIA) supports this statement.
Utilise materials and colours that originate from or blend into the surrounding landscape.	The images included in this motivation report and architectural plans reflect these aspects.
Be grouped in clusters with open spaces between clusters.	The tourist units are proposed dispersed from each other to ensure each unit and the dwelling house has their privacy and is isolated from other guests. The positions consider topography and disturbed areas and makes the structures 'disappear'. The subject area is small and clustering will increase visibility of 'a large structure'. A dispersed proposal is supported by the Western Cape Rural Guidelines as discussed later.
Not interfere with the skyline, landmarks, major views, and vistas.	This report shows that the development proposal will not interfere with the skyline, landmarks, major views, and vistas.
Not result in light, noise, or effluent pollution.	The scale and location of the development should not result in these forms of pollution.
Not result in excessive water consumption and should incorporate a requirement for rainwater collection as part of the building.	Rainwater harvesting is standard with any new structure. The scale of the development proposal is also limited as shown.

Respond to the historical, architectural and landscape style of surrounding layout and buildings.	The development proposal responds to the potential the property offers and importantly its character. It will add a few structures to an area with limited structures.
Incorporate existing man-made or natural landmarks and movement patterns	Not relevant
Keep and protect a visual buffer along the N2 National Road as far as possible.	The N2-route and views from it is not affected by this development proposal as the property is about 1km away and the tourist units will be small. Residential homes and other man-made features are located between the property and the N2 which is clearly visible. The subject property is also surrounded by dwellings of various sizes and exterior finishes. This will also distract the attention from the subject property.

It is our conclusion that the development proposal for Erf 1058 Hoekwil does not negatively impact on the landscape character of the area and will also not have a detrimental impact on the natural environment in which it is located. Considering the foregoing paragraphs and the nature of the proposed development of Erf 1058 Hoekwil, we found no conflict with the WLH LSDF.

4.3 WESTERN CAPE LAND USE PLANNING GUIDELINES: RURAL AREAS, 2019

Erf 1058 Hoekwil is located in a more rural setting due to its location in Wilderness Heights and proximity to the Garden Route National Park and the Touw River. The property is also located outside of the urban edge. The Western Cape Land Use Planning Guidelines: Rural Areas (2019) applies to Erf 1058 Hoekwil (Wilderness Heights).

The objectives of the Rural Areas guideline are:

- *Promote sustainable development in appropriate rural locations throughout the Western Cape and ensure the inclusive growth of the rural economy.*
- *Safeguard priority biodiversity areas and the functionality of the province's life supporting ecological infrastructure and ecosystem services (i.e., environmental goods and services).*
- *Maintain the integrity, authenticity and accessibility of the Western Cape's significant farming, ecological, coastal, cultural, and scenic rural landscapes, and natural resources.*
- *Assist Western Cape municipalities to plan and manage their rural areas more effectively, and to inform the principles of their zoning schemes and spatial development frameworks in a pro-active manner.*
- *Provide clarity to all role players and partners (public and private) on the type of development that is appropriate beyond the current built-up areas, suitable locations where it could take place, and the desirable form and scale of such development.*

The proposal for Erf 1058 Hoekwil is found to be compliant with the abovementioned objectives.

The Garden Route is described as *an area of outstanding natural beauty, made up of wilderness and agricultural landscapes, estuaries, mountain backdrops and coastal settings, including the well-watered and verdant landscapes. The Southern Cape coastal belt has been identified as a significant leisure, lifestyle, holiday, and retirement economic center – which stretches from Plettenberg Bay and Nature's Valley in the east, to Mossel Bay in the west, with the George/Mossel Bay settlement concentrations being a significant emerging regional economic node of the province.*

Regarding the spatial planning categories (SPC's), the western and southern side of Erf 1058 Hoekwil is indicated as a critical biodiversity area (CBA) and therefore partly Core 1 and Core 2. No development is proposed in this part of the property, only a natural pool hidden in the natural environment. As stated earlier, the biodiversity specialist found the property not to be a critical biodiversity area.

It is stated that CBA's *should be maintained in a natural state or near-natural state with no further loss of natural habitat.* As shown the property owner is improving the property by controlling alien vegetation. This is an ongoing process. In future, with human assistance, the property can become a CBA.

The proposed zoning, Open Space Zone III (nature conservation area), is appropriate considering the location of the property, sections with indigenous vegetation and it abuts the *Wilderness Lakes Protected Area.*

The proposal for Erf 1058 Hoekwil (Wilderness Heights) aims to provide accommodation for the property owner and tourists on a section of the property which is not indicated as a specific SPC. The Rural Areas guideline further states that overnight accommodation can be provided in a CBA-area with *temporary structures preferred (e.g., wooden structures, tents, raised boardwalks, and/or tree canopy structures), with units carefully dispersed or clustered (depending on the landscape, habitat and existing infrastructure and access) to achieve least impact. The use of alternative porous materials and innovative eco-friendly design concepts are encouraged.* As stated, the accommodation is not to be provided within the demarcated CBA-area which was found to not be CBA by the biodiversity specialist.

As only 3 tourist accommodation units are proposed, the Rural Areas guideline regard it as a small resort where the floor area of a unit can be up to 120m². As indicated in this motivation report, the 3 tourist accommodation units is proposed to be ±60 / 80m² each. The development space on the property is limited as discussed earlier.

We conclude that the development proposal for Erf 1058 Hoekwil (Wilderness Heights) holds no conflict with the Western Cape Land Use Planning Guidelines: Rural Areas (2019).

5. REMOVAL OF RESTRICTIVE CONDITIONS

The title deed contains conditions (E(a)&(b)) that restricts the property residential and agricultural land uses ONLY and restricts it to one dwelling only.

E. SUBJECT FURTHER to the following conditions contained in Deed of Transfer Number T19632/1962 imposed by the Administrator of the Province of the Cape of Good Hope when subdividing by virtue of Section 196 of Ordinance Number 15/1952, as amended in the farm WILDERNISHOOGTE, which may be amended or relaxed by him:

- (a) Dit mag net vir woon- en landboudoeleindes gebruik word.
- (b) Geen geboue uitgesonder een woning vir gebruik deur 'n enkele familie tesame met die buitegeboue wat gewoonlik nodig is om in verband daarmee gebruik te word, mag op hierdie grond opgerig word nie.

The spatial compilation of Wilderness Heights and the Greater Lakes – Wilderness – Hoekwil area has changed significantly since the aforementioned conditions were imposed. The conditions inhibit the tourist and economic potential of Wilderness and prevent any positive and reasonable progress.

It is proposed that conditions E(a) & (b) be removed from T4887/2023 to allow land use other than residential on Erf 1058 Hoekwil. Tourist accommodation is a large proportion of the local economy, and the proposed addition of tourist accommodation will also support the local economy.

Furthermore, in compliance with condition F(2), an engineer has been engaged in access design for the property, included in the application. Also, in compliance with condition F, Provincial Roads have visited the site and has no objection to the proposed development. See **Annexure 14**.

F. SUBJECT FURTHER to the following conditions contained in Deed of Transfer No. T99312/2006:

Ten gunste van Departement van Vervoer en Openbare Werke opgelê in terme van Artikel 11(6) van Wet 21 van 1940, naamlik:-

- "1. That the statutory 5m building line in terms of Section 17 of Ordinance 19 of 1976 be adhered to;
- 2. That survey plans and a design by a civil engineer for both access points be submitted to Council for approval, before building plans are submitted;
- 3. That the provisions of Act 21 of 1940 be adhered to."

6. PRE-APPLICATION CONSULTATION

The pre-application document is attached hereto as **Annexure 16**.

TOWN PLANNING

- *Visual impact: the property is located at a high point of the ridge (visible from the N2 scenic route); thus, the design should strive to limit visual impact. The application should be submitted with detailed building plans showing elevations and height of the buildings. The VIA demonstrates the level of visual impact and the appropriate mitigation measures.*

Noted and discussed accordingly in this report. See **Annexure 8, 9 & 15**.

- *Consider clustering the tourist accommodation on the northern side of the property to avoid excessive disturbance to the natural environment.*

The tourist accommodation cannot be clustered in the north as the northern slopes are steeper than where the tourist accommodation is currently proposed. The position of the electrical servitude running through the property also has an impact on position of structures. Furthermore, the owners wish to create a sense of remoteness for the prospective guests and clustering. This motivation report and specialist reports such as the VIA supports the site layout as proposed.

- *Comments from DEADP, Cape Nature and DFFE will be required.*

This is part of the public participation process to follow.

- *An Environmental Management Plan / biodiversity agreement will be required.*

Noted. *Eco Route Environmental Consultancy* is overseeing the relevant environmental processes and requirements.

- *It is recommended to locate all parking close to the main house.*

This recommendation is unfortunately not feasible for the proposed development due to topographical considerations. The parking is proposed to be clustered centrally near the tourist accommodation units for easier accessibility and functionality. An existing route on the property is used.

- *Pathways / trails to be used from the parking area to units (therefore no vehicular access to units to minimize vegetation clearance).*

See foregoing comments and the relevant detail in the motivation report.

- *The proposed application should address all relevant spatial policies and legislation (MSDF, LSDF, Rural Guidelines, SPLUMA, LUPA etc.).*

Noted and done accordingly.

ENVIRONMENTAL SERVICES

- *It is suggested that the tourist accommodation units be located on a central area that has already been cleared of alien vegetation.*

This proposed placement of the components of the development is addressed in the foregoing paragraphs and the relevant sections of this motivation report. The already cleared area is primarily impacted on by the electrical servitude.

- *The pool can also be moved into the same area (more centrally) to prevent further damage to the ecosystem by cutting down more trees.*

See the aquatic statement in this regard.

- *The road was formed because of illegal removal of alien vegetation for wood; thus, the road is currently existing.*

This access road was created in the past when the property was still used for agricultural activities. Regarding the removal of alien vegetation as illegal is a contradiction.

- *DFFE National must comment on this application as it falls within the Threatened Vegetation Type (Garden Route Granite Fynbos)*

Noted. Part of public participation process.

CIVIL ENGINEERING SERVICES (CES)

- *The road falls under the Provincial Road Authority. CES roads will currently only support a single access.*

Noted. The Provincial Road Authority has provided the required approval for the access. See **Annexure 14**.

- *Water & Sewer: Currently no municipal services are available in this area, and the developer will have to provide these services. Should the applicable network/s be extended to the area, the developer, in terms of the land use approval, stipulating proposed DC, will be required to pay DC.*

Noted.

7. NEED & DESIRABILITY

Need and desirability is the balancing of various factors from a land use perspective.

Need depends on the nature of a development proposal and is based on the principle of sustainability. This motivation report has shown that the proposed rezoning & consent use on Erf 1058 Hoekwil (Wilderness Heights) responds to the character of the area and will have no negative impact on surrounding properties. Most importantly it will fulfil the need for the property owners to build their home on Erf 1058 Hoekwil (Wilderness Heights) and to provide peaceful and remote accommodation units on their property for others to enjoy.

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

Physical characteristics of the properties

The physical characteristics of Erf 1058 Hoekwil (Wilderness Heights) guided a lot of the design of the house and tourist accommodation units as discussed extensively in this motivation report. The topography of the property leaves only sections of the property feasible for development.

Existing planning in the area

This land use application is not found to be in conflict with the George Municipal Spatial Development Framework (GMSDF) or the Hoekwil Lakes Hoekwil Local Spatial Development Framework.

Character of the area

As discussed, and shown earlier in this motivation report, the proposed development is not expected to have a negative impact on the character of the area.

Provision of services

Limited municipal engineering services are available on the property and will be used accordingly. The property will be self-sufficient as far as possible especially considering the proposed solar energy installations. Water tanks will be provided for rainwater harvesting.

Economic impact

No negative economic impact is expected. More tourist accommodation in a popular tourist area will likely increase tourist income for the local economy of Wilderness.

Direct impact on surrounding properties

The impact on neighbouring properties is discussed in paragraph 3.1.4. A VIA is also attached hereto as **Annexure 15**.

It is our view that the need and desirability of the removal, rezoning, and consent use on Erf 1058 Hoekwil (Wilderness Heights), shows no negative impacts.

8. CONCLUDING

The Wilderness-Lakes-Hoekwil area is one of the most popular tourism and residential destinations along the Garden Route, based on its unique terrestrial, aquatic and marine assets, outstanding rural and townscape qualities, and recreational amenity value. The proposed development of a residential house, 3 tourist accommodation units, and recreational facilities on Erf 1058 Hoekwil is directly in line with the character of the area.

The development proposal is guided by the topography, vegetation of the property and the owner's need to create accommodation that offers guests the sense of remoteness in nature.

The rezoning of the property to Open Space Zone III (nature conservation area) will contribute to the conservation of the property and support the abutting *Wilderness Lakes Protected Area*.

From this motivation report, it is our opinion that the proposed land use application for Erf 1058 Hoekwil is consistent with all relevant considerations as prescribed by the planning legislation. It does not create conflict with the overall spatial objectives for the area.



MARLIZE DE BRUYN Pr. Pln

August 2023