



TOWN PLANNING

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DEVELOPMENT MANAGEMENT CONSULTING

PROPOSED PERMANENT DEPARTURES FOR HE & C BRAND

**ERF 527
KERK STREET, HOEKWIL
GEORGE MUNICIPALITY & DIVISION**



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Authors of this report:

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Aerial images:

<https://gis.elsenburg.com/apps/cfm/#>
<https://gis.george.gov.za/portal/apps/webappviewer/index.html?id=0283eccf869641e0a4362cb099290fca>
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PROPOSED PERMANENT DEPARTURES

ERF 527, KERK STREET, HOEKWIL GEORGE MUNICIPALITY & DIVISION

1. BACKGROUND INFORMATION & PROPERTY DETAILS

Erf 527 Hoekwil is a 3ha smallholding in Kerk Street, Hoekwil. The property is zoned Agricultural Zone II and is developed accordingly with a dwelling house. The owner plans to build an outbuilding for their home occupation near the existing dwelling house. As the property has an odd shape and has 20,0m building lines, the proposed addition of an outbuilding will require the necessary building line relaxations. The owner also now discovered that there seems to be no record of any previously approved plans for the property. For the sake of completeness, relevant relaxations for the existing house and carport are included with this land use application.

Erf 527 Hoekwil is a subdivision of Erf 123 Hoekwil which was approved on 1 April 1992 by the then local council and subsequently approved by the Surveyor-General on 9 July 1992. If the dwelling house on the subject property existed then already, the local authority at that stage would have considered the position of existing structures in relations to the new boundary to be created as building lines were still 30m from all boundaries at that stage.

DMC Town Planning was appointed to address the land use requirements (permanent departures) so that building plans for the proposed additions and existing structures can be submitted and approved for the property. The power of attorney attached as **Annexure 1** to this report. The table below includes relevant information regarding Erf 527 Hoekwil.

Property Description:	Erf 527 Hoekwil
Physical Address:	Kerk Street, Hoekwil, George
Owner:	HE & C Brand
Title Deed No:	T40540/2017 (Annexure 2)
Size of the property:	3.0000ha
SG Diagrams	4748/92 (Annexure 3)
Zoning	Agricultural Zone II (smallholding)

The conveyancer certificate confirms that there are no conditions in the title deed that restricts this land use application. The conveyancer's certificate is attached hereto as **Annexure 4**.

2. APPLICATION

This land use application in terms of Section 15(2) of the George Municipality: Land Use Planning By-law (2023) for Erf 527 Hoekwil entails the following:

▪ **Permanent departures** in terms of Section 15(2)(b) for the relaxation of the following building lines:

Home office:

- Southwestern street building line from 20m to 16.34m;
- Northwestern side building line from 20m to 13.23m;
- Southeastern side building line from 20m to 12.79m.

Dwelling house:

- Northwestern side building line from 20m to 18.64m;
- Southwestern side building line from 20m to 12.27m.

Carport:

- Southwestern side building line from 20m to 7.13m;
- Southeastern side building line from 20m to 2.81m.

Chicken coops:

- Southeastern side building line from 20m to 13.1 & 15.8m respectively.

3. LOCALITY, ZONING, & CHARACTER OF THE PROPERTY

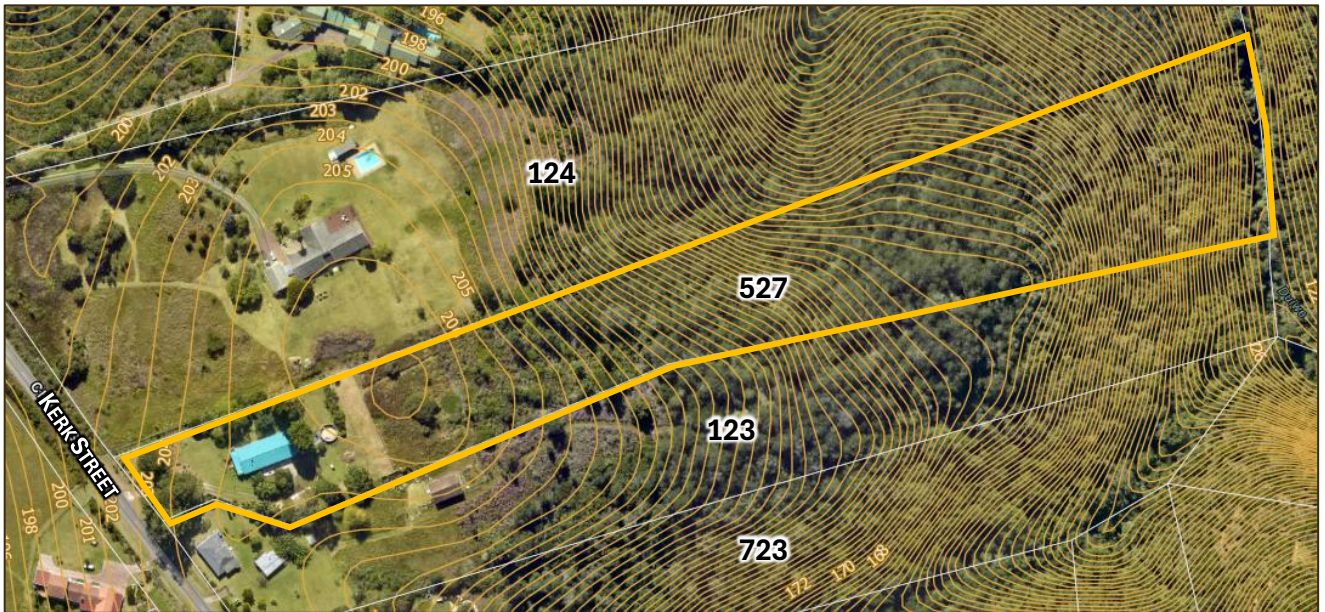
Erf 527 Hoekwil is an oblong developed smallholding located in Kerk Street in Hoekwil. Hoekwil is a rural smallholding community just northeast of Wilderness. Erf 527 Hoekwil is located less than 800m from the Hoekwil 'CBD' and is surrounded by smallholdings to its north, east, and west and an agricultural property to its south.

A locality map is attached hereto as **Annexure 5**.

Erf 527 Hoekwil is zoned Agricultural Zone II (AZII) and developed accordingly with a dwelling house. The area is dominantly characterised by smallholdings with the exception of the southern abutting property (Erf 123) being zoned Agricultural Zone I (agriculture). Erf 527 Hoekwil abuts public street Church Road on its western boundary. the zoning and land use of the property will not change following this land use application for permanent departures. The property is subject to 20.0m building lines on all its boundaries.



Erf 527 Hoekwil is 3ha and has a gradual slope on its western section and a steeper slope in its eastern section. The eastern section of the property is not ideal for development due to the slopes and the proximity to the Duiwe River that forms its eastern boundary. There is an existing dwelling house and carport in the southern section of the property which is the most developable section of the property. See the image on the following page. However, due to the oblong shape of the property and its wide building lines, both the house and carport encroach on the relevant side building lines. Two existing chicken coops are also located in the building line space. This is addressed in this application. The property has only a 35m wide street boundary. Vehicular access to the property is from Kerk Street over this boundary. Access to the property will remain as is from Kerk Street.



The photo below shows the view up Kerk Street in a northwestern direction with the existing palisade fencing of Erf 527 Hoekwil visible to the right.



The photo below shows the view down Kerk Street in a southeastern direction with the palisade fencing of Erf 527 Hoekwil visible on the left.



The next photo shows Erf 527 Hoekwil as viewed from the southwest, from the opposite side of Kerk Street. The area circled in yellow is the approximate location of the proposed home office.



The last photo below indicates the approximate location of the proposed home office between the trees with the existing dwelling house behind it.



4. DEVELOPMENT PROPOSAL

The owner of Erf 527 Hoekwil proposes adding an outbuilding to be used for a home occupation. The outbuilding is planned to be located between the existing house and Kerk Street. This location is considered logical as it is already grassed and partly gardenised, between trees to be retained.

4.1 PERMANENT DEPARTURES

4.1.1. BUILDING LINES

Due to the property's long and narrow shape and a 20.0m building line, almost any new construction will encroach upon the building lines. If the outbuilding were to comply with the building lines, it would need to be positioned east of the existing house, which would place it directly in the middle of the house's outdoor living space and closer to the natural vegetation which dominates the eastern side of the property. This would be impractical for the owner and not environmentally the best option for the property. Therefore, building line relaxations are required for the proposed home office on three sides as specified in Paragraph 2 of this report. Relaxations are also necessary for the existing house and carport, both of which encroach on the building lines. We also include a relaxation of the southeastern side building line for the existing two chicken coops.

As seen on the site plan included as **Annexure 6** to this report, the space complying with the 20m building line on all boundaries are very narrow. Focussing all structures in this narrow space, will lead to an odd experience and placement of structures in relation to each other. From the aerial images is clear that most structures in this area are located closer to the street boundary.

The house and carport were constructed by previous owners more than 25 years ago, and it is assumed that all was in order at that point in time. Back then the building lines would have been 30.0m on all sides.

4.1.2. HOME OCCUPATION

The proposed structure to be used as a home office will have a total floor space of will have an external floor area of 59.55m², of which 9.08m² will be a small covered stoep at the entrance. This complies with the maximum floor area allowed to be used for home occupation according to the zoning by-law.

This home office will consist of a reception & board room area, ablution and a kitchenette, and a space for filing off the single office. Considering the definition for habitable room in the zoning by-law, this structure consists of two habitable rooms. Then reading the definition for dwelling unit, two rooms which are not interleading with the main dwelling house, is allowed. This structure for home occupation complies with this definition. The kitchenette indicated will not be for normal food preparation. It will be a convenient space for coffee/tea and heating a snack instead of walking to and from the house. It could be described as a coffee station.

The land use description and development parameters for home occupation, as relevant to this proposal, will be complied with.



4.2 FURTHER CONSIDERATIONS

4.2.1. MUNICIPAL ENGINEERING SERVICES & ACCESS

The municipal engineering services provided to this property will continue to be used as at present. Limited expansion is required.

4.2.2. IMPACT ON NEIGHBOURING PROPERTIES

The public interest of this application is considered limited, as the proposed new outbuilding is mostly on the street side and on the sides, trees provide a buffer with the neighbouring house. No nuisance will be generated from the home occupation (professional use) that could impact any neighbour. It is important to note that all structures in this area are located closer to the street boundary.

4.2.3. ENVIRONMENTAL & HERITAGE CONSIDERATIONS

No trees need to be removed for the proposed new outbuilding and there are no other environmental features on the property (dams, rivers, wetlands, etc) on the western side of the existing house that can be affected. Therefore, there are no expected negative environmental impacts.

There are no heritage considerations for this application as the new outbuilding is detached from any other structures and the existing structures are not found to be older than 60 years anyway.

5. NEED & DESIRABILITY

Need

Need depends on the nature of the proposal and is guided by the principle of sustainability. This land use report demonstrates that the requested departures (building line relaxations) for the proposed new outbuilding and existing structures on Erf 527 Hoekwil are responsive to the property's specific characteristics and functionally fulfils the owner's need for home office space. The outbuilding will not negatively impact surrounding properties, the visual landscape, or the environment.

Desirability

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

Physical characteristics of the properties

No physical characteristics of the property will be changed or negatively affected by the proposed permanent departures. A new outbuilding will be added on an already grassed section of the property.

Existing planning in the area

As indicated later in this land use report, this land use application is not found to be in conflict with the George Municipal Spatial Development Framework (GMSDF).

Character of the area

The permanent departures will not negatively affect the character of the area. The area is characterised by long awkward properties with structures generally encroaching on building lines and positioned closer to the street boundary.

Provision of services

Municipal engineering services are already available on the property and will continue to be used as at present.

Economic impact

This land use application for permanent departures will improve the value of the property and the area.

Direct impact on surrounding properties

No neighbours are expected to be impacted negatively by the proposed new outbuilding.

It is our view that the need and desirability of the proposed permanent departures for Erf 527 Hoekwil, shows no negative impacts.

6. LEGISLATION & POLICIES

The criteria for the consideration of land use applications as per the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (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.

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

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

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

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

6.1.1. 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 fully relevant to this land use application.

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

- The proposed application holds no expected environmental impact.
- The effective and equitable functioning of land markets is not affected by this application.
- No negative impacts are expected on surrounding properties.

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

Spatial resilience as described in Section 7(d) of SPLUMA is not fully relevant to this 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 527 Hoekwil supports the relevant development principles of SPLUMA.

6.2 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.

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

Section 19(1) and (2) of LUPA refers to **consistency** and **compliance** of a land use proposal regarding spatial development frameworks or structure plans. Considering the aim of this land use application for Erf 527 Hoekwil, no conflict was found with the George Municipal Spatial Development Framework (GMSDF).

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

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

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

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

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

Erf 527 Hoekwil is an Agricultural Zone II (smallholding) property according to the George Integrated Zoning Scheme By-law (GIZS) (2023) and developed accordingly with a dwelling house and carport thereon as well as two chicken coops. The property's zoning and land use will remain unchanged following the approval of this application for permanent departures, which are intended to accommodate a new structure to be used for home occupation and to address municipal records pertaining to the existing structures on the property.

As stated, the zoning scheme bylaw imposes a 20.0m building lines on all the boundaries of this property. The existing house, carport and chicken coops encroach on the side building lines and the proposed new outbuilding will encroach on the side and street building lines. See Paragraph 2 of this report for the detail regarding the building line relaxations.

According to the zoning scheme bylaw, a home occupation is limited to a maximum floor area of 60m². this parameter will be complied with. Ample parking is also available which is prescribed at one parking bay per 25m² of GLA, resulting in a requirement of two parking bays for the proposed outbuilding. These parking bays can be comfortably accommodated to the north of the proposed outbuilding.

All other relevant development parameters are to be complied with.

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

Erf 527 Hoekwil is not addressed specifically in the GMSDF. It is a smallholding outside the urban edge of Hoekwil. This land use application and the nature thereof is found to be consistent with the GMSDF as required in terms of Section 19 of the Land Use Planning Act, 2014 (LUPA).

6.6 WILDERNESS LAKES HOEKWIL LOCAL SPATIAL DEVELOPMENT FRAMEWORK (WLH LSDF) (2015)

Erf 527 Hoekwil is in the small holding area of Hoekwil, outside the urban node of this semi-rural area. The WLH LSDF does state that home occupation is seen as an appropriate primary use for a small holding.

Building line relaxations are sometimes frowned upon. Considering the shape of the subject property, the topography further east and the space available between existing trees for the proposed new structure, there is sound reasons for the relaxation requested discussed in this land use report. An important factor to consider is that most structures in the vicinity of Erf 527 Hoekwil is located closer to the street boundary. The area closer to Kerk Street is the most level and supports the semi-rural character of Hoekwil.

We identified not conflict between this land use application for Erf 527 Hoekwil and the WLH LSDF. This LSDF assist in the implementation of the GMSDF.

7. CONCLUDING

Obtaining the necessary permanent departures for the proposed new structure for Erf 527 Hoekwil will enable the owner to operate their home occupation effectively. At the same time, we address the existing structure as well. Based on this land use report, we believe the application aligns with all relevant planning considerations and complies with the applicable legislation. Furthermore, it does not conflict with the broader spatial objectives for the area.




MARLIZE DE BRUYN Pr. Pln

MARCH 2025

Power of Attorney

We, **Hendrik Edwin Brand (700731 5143 08 9) & Cornel Brand (800925 0185 08 2)**, the registered owners of *Erf 527 Hoekwil, George Municipality & Division* hereby authorise *Marlize de Bruyn and Denise Janse van Rensburg* from *DMC Town Planning* to submit the required land use application in terms of Section 15 (2) of George Municipality: Land Use Planning By-law (2023) for the property.

Signed at Hoekwil on 03 February 2025


HE Brand


C Brand

Witness 

VAN TONDER INC
P.O. BOX 1536
GEORGE
6530
Tel: (044) 873-0707

Prepared by me


CONVEYANCER
BERNARD VAN TONDER

Fee and/or payment		
	Amount	Rate
Purchase price/Value	R. 2 585 500,00	R. 1 275,00
Mortgage capital Amount	R.	R.
Reason for exemption	Exempt i.s.o. Cat. section Art.	

T 000040540 / 2017

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

JANINE FOUCHÉ

appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, the said Appearer being duly authorised thereto by a Power of Attorney, which said Power of Attorney was signed at HOEKWIL on 6 June 2017 granted to him by

ARNE TEN VELDEN

Identity Number: 600909 5074 08 9

Unmarried

DATA / CAPTURE
10 JUL 2017
KETILEN

DATA / VERIFIED
04 AUG 2017
LAMANI VUYSEWA

And the Appearer declared that his said principal had, on 3 MAY 2017, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

HENDRIK EDWIN BRAND

Identity Number: 700731 5143 08 9

and

CORNEL BRAND

Identity Number: 800925 0185 08 2

Married in community of property to each other

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

ERF 527 HOEKWIL,

IN THE MUNICIPALITY AND DIVISION OF GEORGE,

PROVINCE OF THE WESTERN CAPE;

IN EXTENT: 3,0000 (THREE COMMA ZERO ZERO ZERO ZERO) Hectares

FIRST TRANSFERRED by Deed of Transfer No. T25077/1993 with Diagram SG No. 4748/1992 relating thereto, AND HELD by Deed of Transfer No. T57298/2016.

- A. SUBJECT** to such conditions as are referred to in Deed of Transfer No. T57298/2016.
- B. SUBJECT** to the terms of a Notarial Deed No. 134/1956 dated 30 November 1955 referred to in the endorsement dated 16 March 1956 on Deed of Transfer No. T5973/1952, which reads as follows:-

"Kragtens Not. Akte Nr. 134/56 gedateer 30/11/55 is die Restant van Olifants Hoek Forest Reserve: 1160 Morge 506 V R. 54 V.V. hieronder gehou onderhewig aan die volgende voorwaardes:-

- (a) Sulke regte van opdam, stoor en waterleiding soos in die gesegde Not. Akte uiteengesit.
- (b) 'n Reg van pyplyn aangedui deur die letters A gekromde blou lyn b op serwituut Kaart 8673/54.
- (c) Die reg van gebruik, hernuwing en instandhouding van gesegde installasies.
- (d) Die reg van toegang tot voornoemde installasies.

Watter voorwaardes opgelê is ten gunste van Ged. 22 ('n Ged. van Ged. 21) van die plaas Klein Kranz, gehou onder T19388/54 soos meer breedvoerig sal blyk met verwysing na gesegde Not. Akte 'n afskrif waarvan hieraan geheg is."

- C. **SUBJECT** to the terms of a Notarial Deed No. 136/1956 dated 6 September 1955 referred to in the endorsement dated 16 March 1956 on Deed of Transfer No. T5973/1952, which reads as follows:-

"Registrasie van Serwituut

Kragtens Notariële Akte Nr. 136/1956 ged. 6/9/55 is die restant van Olifants Hoek Forest Reserve groot 1160 mge. 506 vk. rde. 54 vk. vte. onder Para 1 hierin gehou, onderhewig aan 'n Serwituut reg van weg 24 voet wyd soos aangedui deur die letters Gy (oostelike grens) yH (noordelike grens) op Kaart No. 4939/53 ten gunste van ged. 20 (ged. van Perseel D) van die plaas Klein Krantz gehou onder T.3585/56, onderhewig aan sekere voorwaardes soos meer volledig sal blyk met verwysing na gesegde Notariële Akte, 'n afskrif waarvan hieraan geheg is."

- D. **SUBJECT FURTHER** to the following uniform conditions contained in Certificate of Uniform Title No. 20225/1963, imposed by the Minister when granting his consent to issuing of the said Certificate of Uniform Title, namely:-

- (i)
- (ii) Die reg om grond te neem en materiaal te verkry en te verwyder vir die bou en herstel van openbare paaie

dit wil sê, alle besitvoorwaardes en alle ander regte wat ten gunste van die Staat bestaan het, word uitgewis.

- E. SUBJECT FURTHER** to the following conditions, as contained in Deed of Transfer No. T11542/1965, imposed by the Administrator of the Province of the Cape of Good Hope upon subdivision in terms of Section 196 of Ordinance No. 15/1952, as amended, of the farm Olifantshoogte, which can be amended or relaxed by him:-

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

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

ARNE TEN VELDEN, Unmarried

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

HENDRIK EDWIN BRAND and CORNEL BRAND, Married as aforesaid

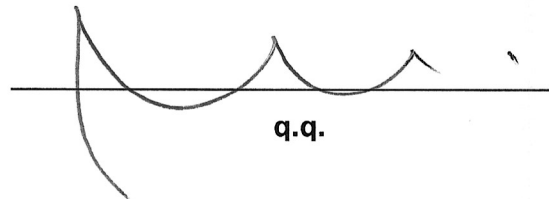
their Heirs, Executors, Administrators or Assigns, now are and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of **R2 585 500,00 (TWO MILLION FIVE HUNDRED AND EIGHTY FIVE THOUSAND FIVE HUNDRED 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

14 JUL 2017

2017.


q.q.

In my presence




REGISTRAR OF DEEDS

TREVOR & BAILEY

SYE Meters		RIGTINGS- HOEKE	KO-ORDINATE Stelsel Lo23'				L.G. No.
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B C	88, 25	356 59 50	B	+	34 033, 26	+	60 603, 10
C D	256, 21	77 58 50	C	+	34 028, 64	+	60 691, 23
D E	104, 20	66 59 40	D	+	34 279, 24	+	60 744, 58
E F	76, 21	66 35 00	E	+	34 375, 15	+	60 785, 31
F G	35, 51	108 12 20	F	+	34 445, 08	+	60 815, 60
G H	24, 22	66 54 40	G	+	34 478, 82	+	60 804, 50
H A	35, 10	142 43 10	H	+	34 501, 10	+	60 814, 00
B b		249 29 20					
C c		257 58 50					

Goedgekeur



nms

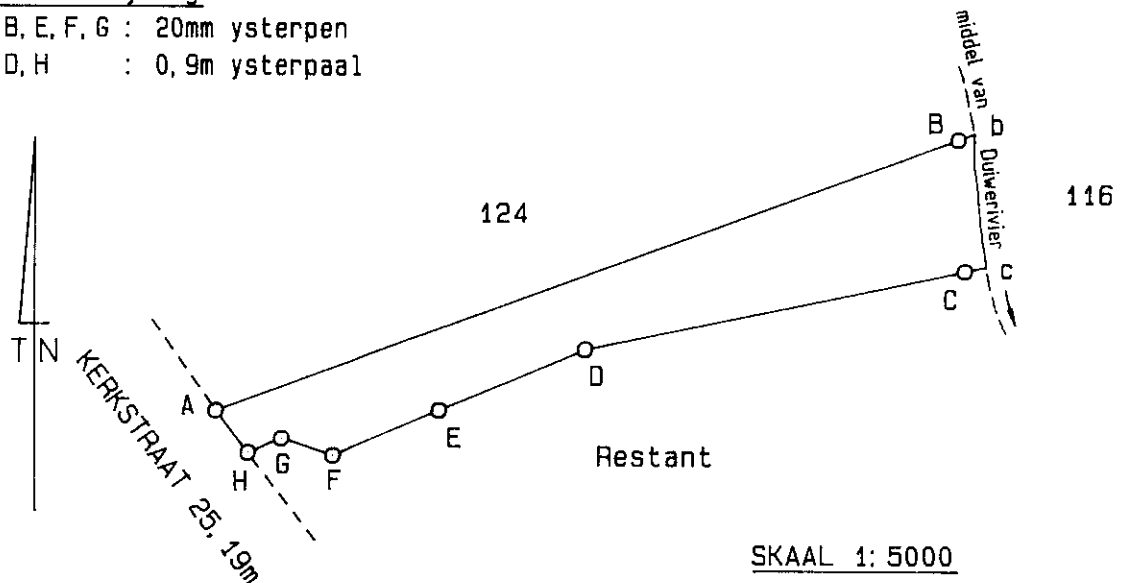
Landmeter-Generaal

1992-07-09

Berg 14 No. 108 \triangle + 38 455, 57 + 55 217, 28
 Rondevallei No. 69 \triangle + 24 059, 35 + 65 278, 97

Bakenbeskrywing

A, B, E, F, G : 20mm ysterpen
 C, D, H : 0, 9m ysterpaal



Die figuur A b middel van Duiwerivier c D E F G H
 stel voor 3,0000 hektaar grond, synde

ERF 527, 'n gedeelte van Erf 123 HOEKWIL

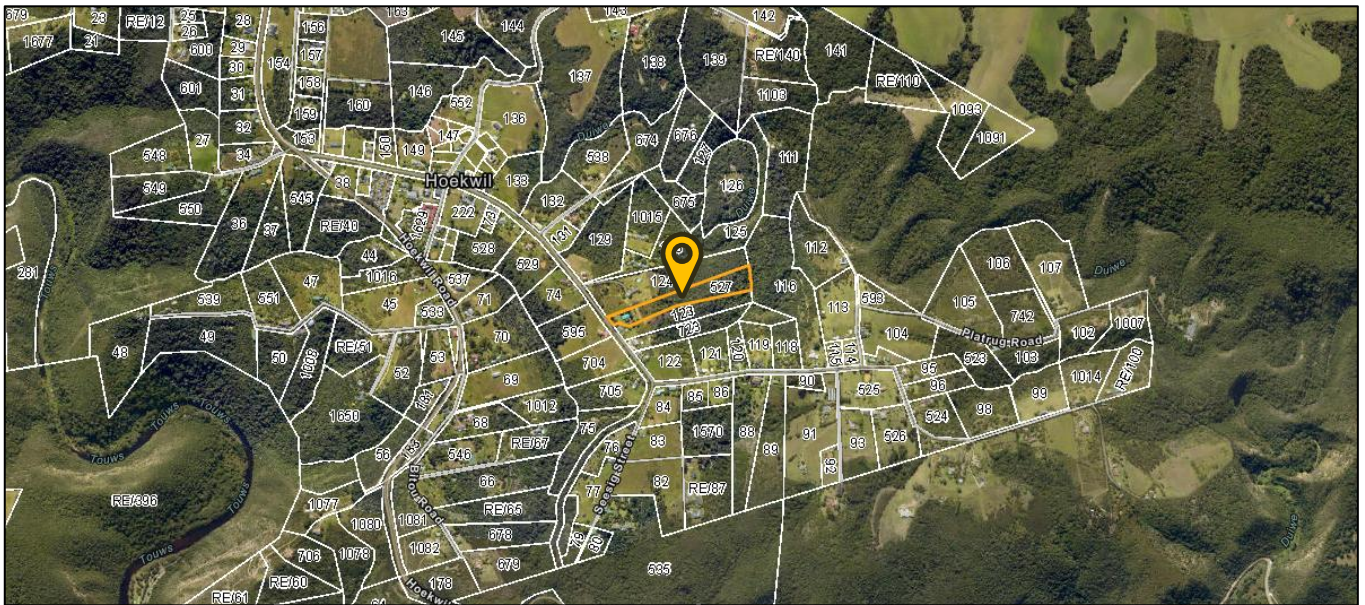
geleë in die Plaaslikeraadgebied van Hoekwil
 Administratiewe Distrik George
 Provinsie Kaap die Goeie Hoop
 Opgemeet in April, Mei 1992
 deur my

J.H. Bailey
 J.H. Bailey
 Landmeter

Hierdie kaart is geheg aan No. T 25077/93 gedateer t.g.v. Registrateur van Aktes	Die oorspronklike kaart is No. 5059/1961 geheg aan Transport No. 1965. 11542	Lêer No. S/4924 Geor. 160 M.S. No. E 1463/92 Komp. BL-8CDC (4142)
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QYED-REKREASI KESAGAYAN AMT. 25
KANTOR ID. 15/1935
14/7/2/788
1992-04-01

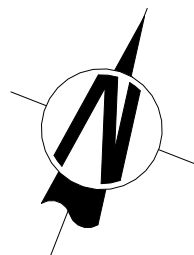
LOCALITY PLAN



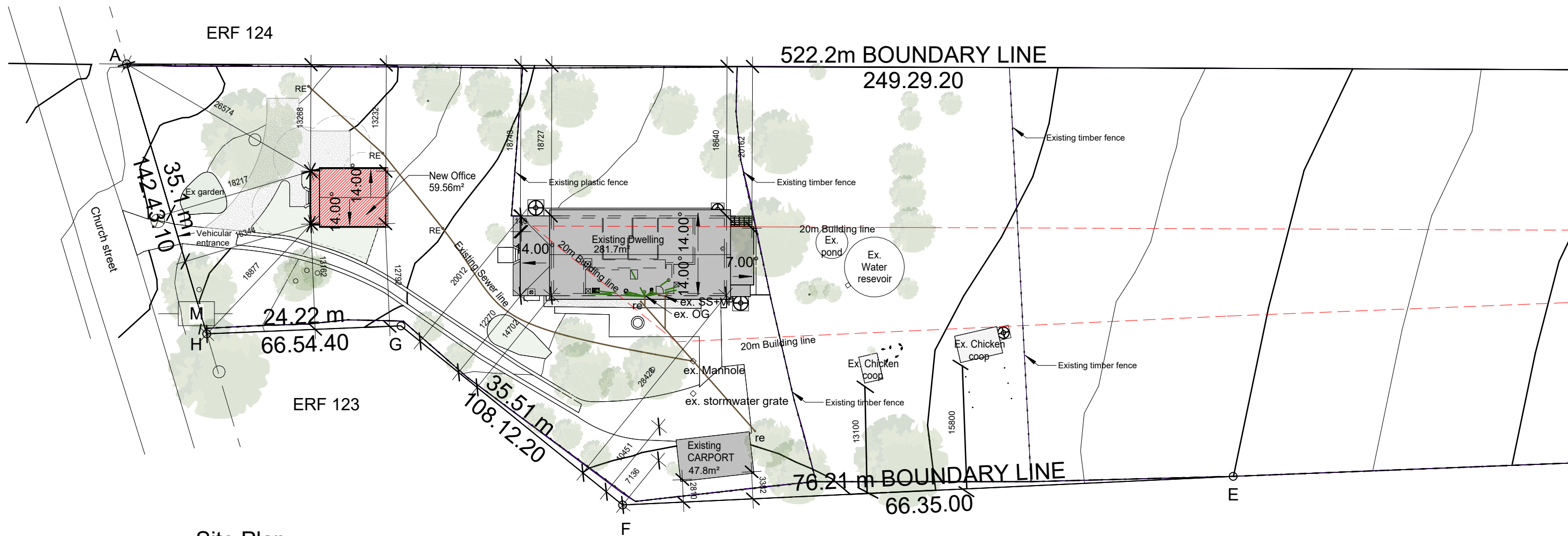
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ERF 527
CHURCH STREET, HOEKWIL
GEORGE MUNICIPALITY & DIVISION

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



Area	m²	%
Site	2.8Ha	
Existing ground floor Ex. stoep Ex. Carport	243.17m² (38.53m²) (47.8m²)	
New Office New Stoep	50.47m² (9.08m²)	
Total Ground floor	293.64m²	
TOTAL AREA	293.64m²	
FOOTPRINT Coverage (Max 50%)	390.7m²	0.01%



Site Plan
1 : 500

GENERAL NOTES

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2. All work to be carried out in strict accordance with the local authority requirements, National Building Regulations, and the S.A.B.S. standards.
3. This drawing may not be scaled. Only figured dimensions and levels may be used.
4. All relevant details, levels, and dimensions must be checked on site before commencement of work. Any discrepancies to be reported to the Architects office immediately.

LIMINAL
ARCHITECTS

CELL- 078 386 7497
EMAIL - penny@limarc.co.za
ADDRESS - 392 Waterside Rd, Wilderness

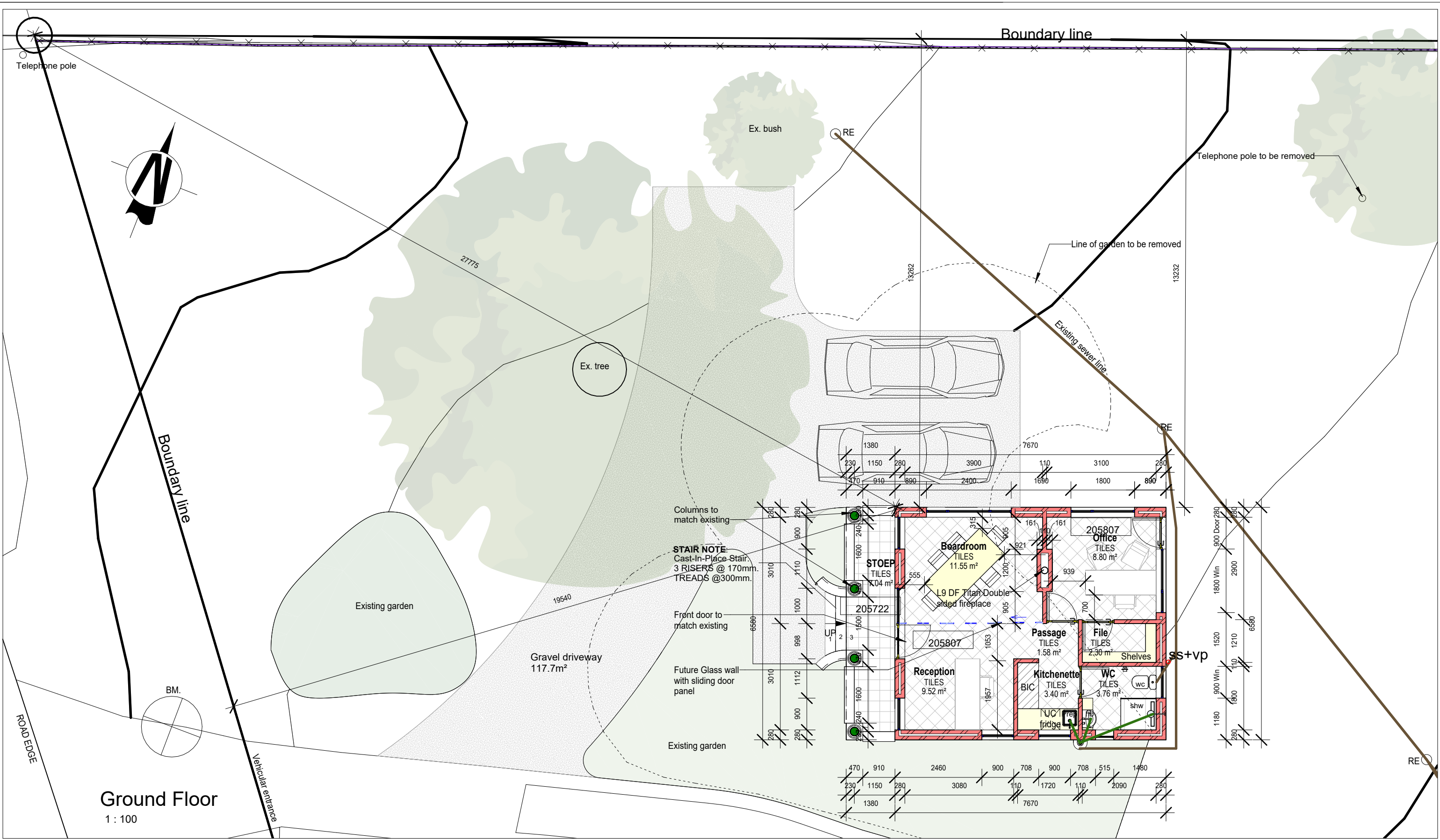
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Drawn by:	CO
Date Checked:	12/10/2024
Checked by:	P.VORSTER. PrArch44016884

Project Title: **PROPOSED ADDITIONS
FOR HOUSE HEINEKE**

Project Address: **37 CHURCH STREET
HOEKWIL**

Ref. No.: 18-24

Sheet Description:	SITE PLAN
Occupation Classification:	H4
Scales : As Shown	ARCH A100



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Date Drawn:	2024/12/10 14:47:17
Drawn by:	CO
Date Checked:	12/10/2024
Checked by:	P.VORSTER. PrArch44016884

Project Title: **PROPOSED ADDITIONS
FOR HOUSE HEINEKE**

Project Address: **37 CHURCH STREET
HOEKWIL**

Ref. No.: 18-24

Sheet Description:
GROUND FLOOR PLAN

Occupation Classification: **H4**

Scales : As Shown | **ARCH A101**

TOPOGRAPHICAL SURVEY

of
ERF 527 HOEKWIL

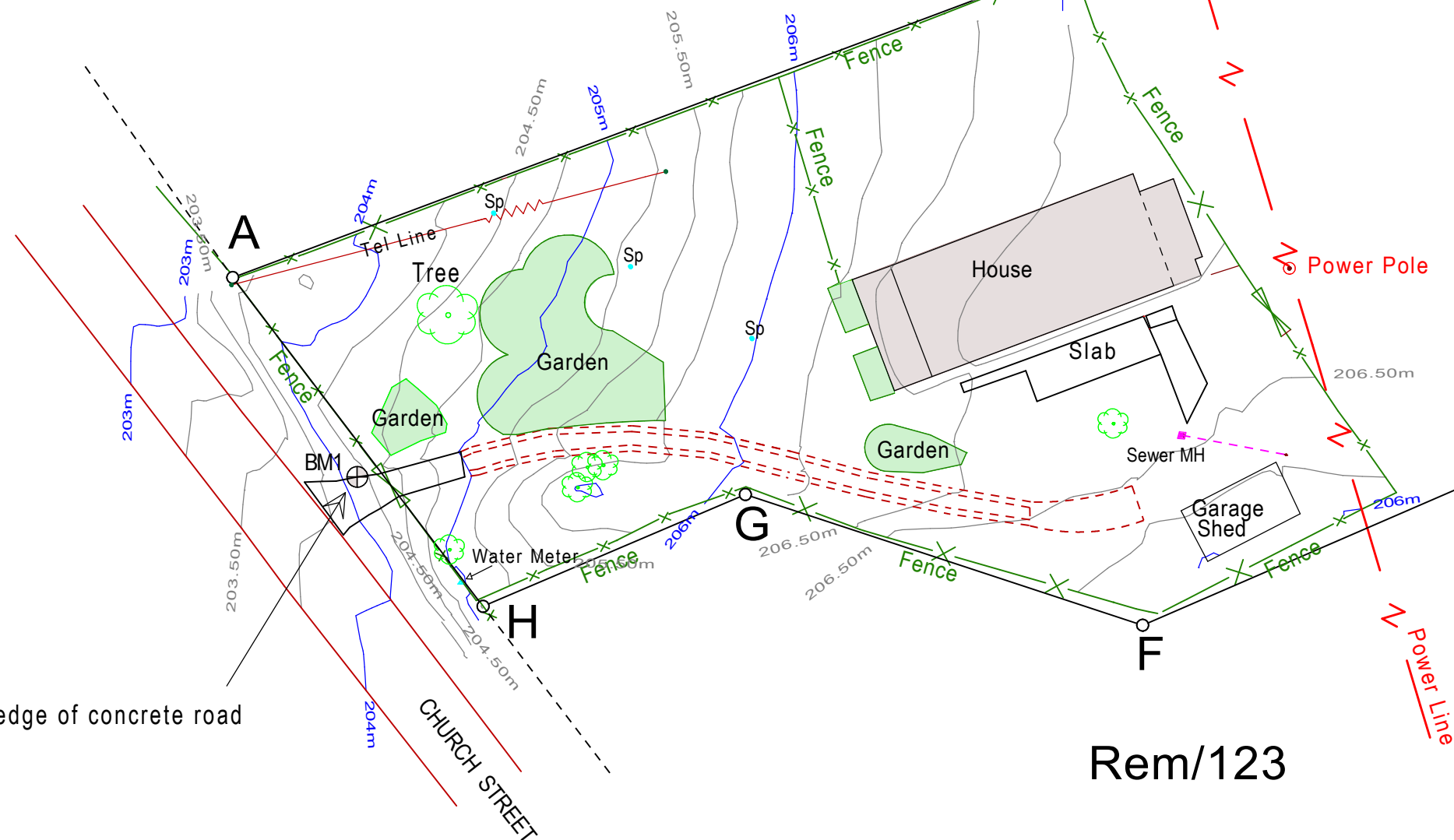
Y 34600
X 3761050

124

Y 34500

SCALE 1:500

X 3761050



BM 1 - 12mm Iron Peg on edge of concrete road
Y = 34559.94
X = 3761098.67
Z = 204.20

Y 34600
X 3761150

Notes:

1. 0.25m Contour Interval
2. Main road is cambered
3. Floor Level of whole house is 206.95m
4. SP = Sprinkler Head
5. See Beacon Certificate for dimensions of Erf 725

Y 34500

X 3761150

David R. Baker

David.R.Baker
Surveyed in October 2024

PROFESSIONAL LAND SURVEYOR (PLS 1359)

582 LAKE ROAD, WILDERNESS 6560.

CELL 0766421654

email davebakersurveys@gmail.com