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DEPARTURE APPLICATION AND ADMINISTRATIVE'S CONSENT

FOR ERF 760, WILDERNESS

23 June 2025

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PREPARED BY: SCOTT ARCHITECTS

Client: Jan Edward Casper van Zwam,

Architects: Scott Architects

DISCLAIMER:

Every effort has been made to ensure accuracy, using the source material available at the time of assessment. in good faith. Should any changes be made after the completion of the assessment, Scott Architects cannot be held liable for discrepancies as a result thereof. Scott Architects accepts no responsibility for failure to follow or compliance with the recommended measures of mitigation, specifications or recommendations.

LIST OF ANNEXURES

- a) Annexure A: Power of Attorney and Letter of Authority
- b) Annexure B: Title Deed
- c) Annexure C: Approved Plans from 2003
- d) Annexure C: New Proposed plans for Deviations, 2025
- e) Annexure E: Application for departure
- f) Annexure F: Neighbours Consent and Signed Site plan
- g) Annexure G: Conveyor's Certificate

1. INTRODUCTION

Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for the George Municipality, 2023 for a permanent departure for the relaxation of the following building lines on ERF 760, Wilderness:

- The Relaxation of the Western lateral Building line:
 - From 3m to 2.5m to allow for the legalization of a Pool wall

Application is made in terms of Section 39(4) of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) for the consent of the Administrator to relax restrictive Title Condition 4 (d) to allow:

- The Relaxation of the Western lateral Building line:
 - From 3.15m to 2.5m to allow for the legalization of a Pool wall

2. BACKGROUND INFORMATION

The client acquired ERF 760 in 2022 and received approved plans on July 31, 2023. The dwelling was constructed accordingly; however, a minor deviation occurred during construction:

The pool wall height was increased beyond initial approvals to enhance privacy from the lower-lying neighbouring property.

This resulted in an encroachment beyond the Western lateral building line, necessitating the current departure application for compliance.

The deviation does not compromise safety, functionality, or aesthetics and aligns with the spatial development vision for Wilderness.

Thus, it is Scott Architects intention to apply for the necessary departure and administrative consent use in order to authorize the existing encroaching structure of ERF 760 as per George Zoning Scheme By-Law (2023) and the Title Deed.

3. PROPERTY INFORMATION

Property Description:	ERF 760, Wilderness in the Municipality & Division of George, Western Cape
Physical Address:	760, 5 th Avenue, Wilderness
Owner:	Jan Edward Casper van Zwam
Title Deed No:	048634/22 (Attached as Annexure B)
Bond Holder:	N/A
Size of the property:	1692m ²
Land Use:	Residential
Zoning:	Single Residential Zone I

LOCALITY

ERF 760 is located in Wilderness, WC. It has one road access, namely, 5th Avenue (Southern side Access). The Property currently consists of a Single residential dwelling.



Figure 1: Image for George Public Viewer, Prior to construction



Figure 2: Image for George Maps, During construction

ZONING

Erf 760, Wilderness is zoned Single Residential Zone I in terms of George Integrated Zoning Scheme By-Laws (GIZS) and developed with a single residential dwelling. The zoning and use will not change following this land use application.

BIO-PHYSICAL CONDITIONS

The deviation of pool height wall does not negatively affect the surrounding vegetation, as it was an increase of a wall height that was originally approved

4. PROPOSED DEVELOPMENT:

- The pool was constructed as per approved plans, but the height of the pool wall exceeded the approved limits.
- This departure ensures that the already built structure complies with municipal regulations.
- The higher pool wall provides improved privacy and does not negatively impact neighbouring properties.
- The relaxation request aligns with George Zoning Scheme By-Laws, which allow for building line relaxations when there is no adverse effect on access, aesthetics, or neighbouring properties.

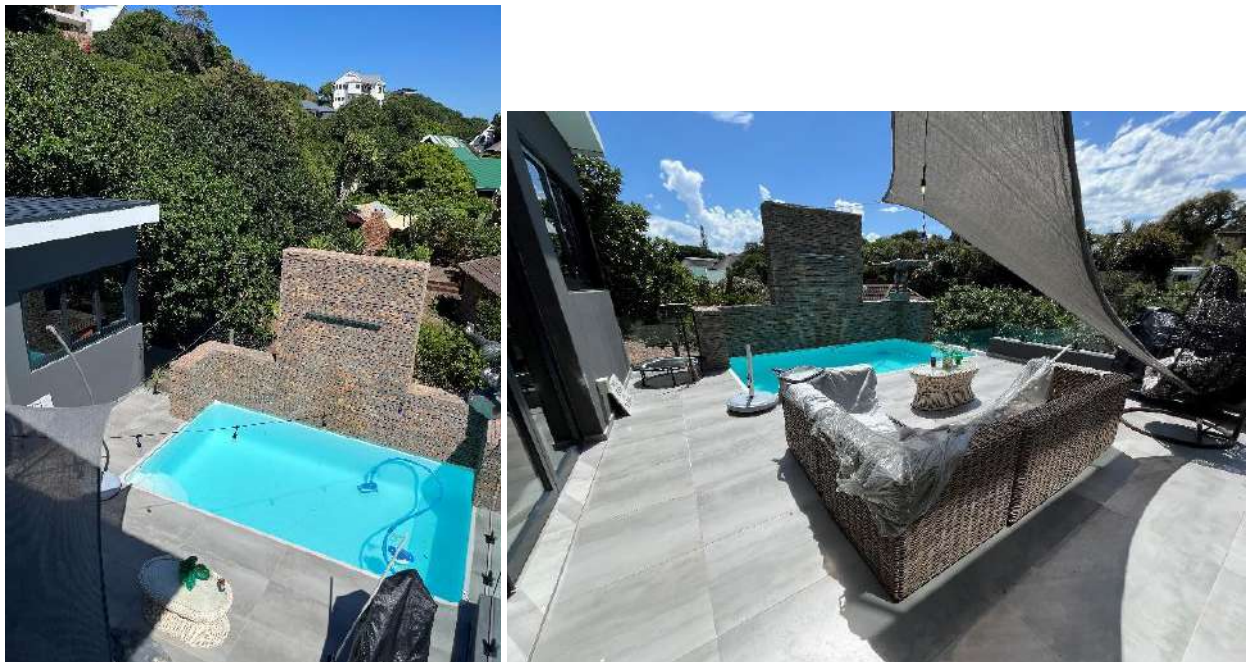


Figure 3 and 4: images showing pool height as well as neighboring property in the background

DEPARTURE

The integrated George Zoning Scheme By-Laws condones deviations from development parameters by means of departure application. The Municipality may permit a relaxation of the lateral and/or rear building lines in the case of a dwelling house in Single Residential Zone I, provided that an adequate means of access, at least 1metre wide, is provided from a street to every un-built open portion of the property. The proposed development discussed complies with this provision.

Erf 760 Wilderness is zoned for Single Residential Zone I and the property measures 1692m² in extent. Building lines for the property are stipulated in the integrated George Zoning Scheme By-Law and not the Title Deed documents.

Building lines applicable to the property are specified on the table below:

Building Line	Title Deed	George Zoning Scheme By-Law (2017)
Street	4.72m	5m
Lateral	3.15m	3m
Rear	3.15m	3m

Application for Departure from the provisions of the George Integrated Zoning Scheme By-Law for:

- a. The Relaxation of the Western lateral Building line:
 - From 3m to 2.5m

ADMINISTRATION CONSENT TO RELAX RESTRICTIVE TITLE CONDITION

Certain additional building restrictions apply to ERF 760 Wilderness as a result of conditions incorporated into relevant Title Deed. Conditions 4 (d) relates to building lines. This condition may be relaxed with consent from the Administrator, which is now the George Municipality.

Administrator's consent to relax Condition 4 (d) is requested in order to allow the relaxation of the street and both lateral building lines. Relaxation of this condition will permit the existing unauthorized and encroaching structures which have been discussed above.

(d) No building or structure or any portion thereof except boundary walls and fences, shall be erected nearer than 4.72 metres to the street line which forms a boundary of this erf, nor within 3,15 metres of the lateral boundary common to any adjoining erf, provided that with the consent of the local authority, an outbuilding not exceeding 3,05 metres in height, measuring from the floor to the wall plate and no portion of which will be used for human habitation, may be erected within the above prescribed rear space. On consolidation of any two or more erven, this conditions shall apply to the consolidated area as one erf;

Figure 5: Extract from title Deed indicating restrict condition to be relaxed

2. CONSIDERATIONS OF THE APPLICATION

EXISTING STRUCTURE

The swimming pool was constructed within approved parameters, except for the heightened wall. The additional height is a functional necessity, offering privacy without infringing on public or private interests.

NATURAL ENVIRONMENT

- The development does **not impact surrounding vegetation** or natural ecosystems.
- The increased height **did not alter the originally approved footprint**.

HERITAGE

The application has no negative impact on heritage resources and the structure is not older than 60 years. Therefore, no heritage sites will be affected by the proposed building line relaxation.

TRAFFIC AND PEDESTRIAN MOVEMENT:

The development will not have any negative impact on traffic flow, access, or loading activities. No access onto the property will be changed.

IMPACT ON NEIGHBOURING PROPERTIES

- The pool wall provides privacy for both the applicant and the neighbouring ERF 761.
- The deviation does not obstruct views or cause overshadowing.

PUBLIC PARTICIPATION

Requirements to be confirmed by George Municipality

NEED AND DESIRABILITY

The need and desirability of the proposed relaxation are rooted in practical necessity and improved liveability. The increased height of the pool wall serves a functional purpose by ensuring privacy between the subject property and its lower-lying neighbour, enhancing quality of life while maintaining the character of the surrounding area.

From a spatial planning perspective, the proposal aligns with broader municipal goals by ensuring the optimal and efficient use of residential land without introducing any adverse effects on density, infrastructure, or aesthetics. The heightened wall does not interfere with scenic views, overshadow adjacent properties, or compromise access to sunlight. Instead, it contributes to a harmonious residential setting where privacy and personal space are respected.

Additionally, considering the existing approvals for the pool structure, this departure serves to legitimize a minor deviation that was executed in good faith, aligning with principles of fair administration and equitable land use management. The proposal, therefore, meets both practical needs and regulatory compliance requirements, reinforcing its desirability in the given urban context

POLICIES:

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

In considering the application, the decision-maker needs to be guided by the DEVELOPMENT PRINCIPLES contained in (Chapter II) of Spatial Planning and land Use Management Act 2013 (Act no 16 of 2013) SPLUMA and Chapter VI of the Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA).

SPLUMA is a framework law, which means that the law provides broad principles for a set of provincial laws that will regulate planning. It does therefore not have much relevance to individual departure applications that are mostly site-specific. The principle of spatial justice for example requires that past spatial and other development imbalances must be redressed through improved access to and use of land. The nature of this application cannot directly contribute to spatial reform. These matters are best addressed through spatial development frameworks and zoning schemes and other management systems.

It can be argued that being compatible with a credible Spatial Development Framework, the proposal will automatically comply with the principles of Spatial Justice, Spatial Sustainability, Spatial Efficiency, and Spatial Resilience. Furthermore, authorization of the existing encroaching structures supports the principle of Good Administration.

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 applicable spatial development frameworks are discussed further of this motivation report. The land use planning principles expands on the five development principles of SPLUMA which is discussed in foregoing paragraphs and desirability of the proposed land use is addressed. 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 760 Wilderness, no conflict was found with the George Municipal Spatial Development Framework (GMSDF)

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 utilization of land;
- Impact of the proposed land 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;
- Provisions of the applicable zoning scheme.

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

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

Erf 760 Wilderness is zoned Single Residential Zone I (dwelling house) in terms of the George Integrated Zoning Scheme By-law (GIZS) (2023). The use and zoning of the property will not change following the approval of this land use application for certain departures.

GEORGE MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (GMSDF) (2019)

Erf 760, Wilderness is not addressed specifically in the GMSDF.

It is located in the urban area of Wilderness.

Therefore, this land use application is found to be consistent with the GMSDF as required in terms of Section 19 of the Land Use Planning Act, 2014 (LUPA).

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

The WLH LSDF 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.

ERF 760 falls within the study area outlined by the WLSDF, which sets forth the Council's spatial development vision for the region. However, the framework does not provide detailed guidance for individual erven, and thus does not offer specific criteria for evaluating this application against its provisions. However, it does refer to building lines relaxation should not be approved to accommodate additional uses such as guest houses, bed and breakfast establishments, self-catering accommodations, or lodgers. And furthermore a building line relaxation should not be approved to accommodate larger or more units on a property.

The development on ERF 760 involves the legalization of a pool feature wall, which has been undertaken without any intention to support additional uses such as guest houses, bed and breakfast establishments, self-catering accommodations, or lodgers. Furthermore, the project does not involve an increase in the number of units on the property.

The pool feature wall has been implemented to provide privacy from the neighboring property and has had no adverse impact on the landscape. There are no substantial alterations to the streetscape, nor does the development introduce visual intrusion or obstruct views from neighboring properties.

Therefore, our assessment indicates that this application does not conflict with the WLSDF objectives and we see no reason why this application would conflict with WLSDF

3. CONCLUSION



The proposed building line relaxation is reasonable and justified due to the following:

- The pool structure was approved, and only the wall height requires formal consent.
- The enhanced wall improves privacy while maintaining the aesthetic and spatial integrity of the area.
- Neighbouring properties are not negatively impacted, and all affected neighbours have provided consent.
- The application aligns with municipal and provincial planning policies.
- No environmental, heritage, or traffic concerns arise from the deviation.

Given these factors, the requested departures should be approved, ensuring both compliance and the continued enhancement of the property's value and functionality.

POWER OF ATTORNEY

I, the undersigned appointed below Authorised Representative as legal representative for the submission of the application to act on my behalf and take the necessary steps as required by the Local Authority to ensure that the application complies with the conditions contained in the law on the By-Law on Municipal Land Use Planning for George Municipality, 2015, or any other applicable law.

OWNER NAME	JAN EDWARD CASPER VAN ZWAM	ID NUMBER	(Nederlandse Passport number)
ERF	760	EXTENSION AREA	WILDERNESS
AUTHORISED REPRESENTATIVE	ROBERT STEWART SCOTT (SCOTT ARCHITECTS)	ID NUMBER	
SIGNATURE OF OWNER		DATE	19/05/2025
SIGNATURE OF AUTHORISED REPRESENTATIVE		DATE	19/05/2025

Page reserved for the authorities responsible for issuing the passport /
Page réservée aux autorités compétentes pour délivrer le passeport

PASPOORT
PASSPORT
PASSEPORT



KONINKRIJK DER NEDERLANDEN

KINGDOM OF THE NETHERLANDS

P NLD Nederlandse

3 naam / surname / nom
van Zwam

4 voornamen / given names / prénoms

4 Voornamen / given names / prenomes
Jan Edward Casper

5 gebortedatum / date of birth / date de naissance

Elst

EISC
7. gestacht / sex / woin

M/M

M/M
datum van afgifte / date of issue / date de délivrance

Sleeping height/time

1,83 m

1,83 m
10 geldig tot / date of expiry / date d'expiration
30.05.2028

28 DEC/DEC 2028

12 instance / authority / patrolling

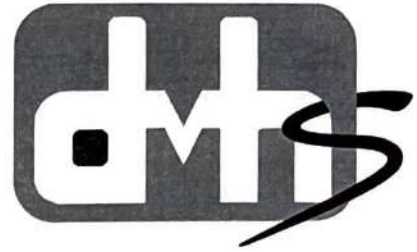
Minister van Buitenlandse Zaken

P<NLDVAN<ZWAM<<JAN<EDWARD<CASPER<<<<<<<<<<<<
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	761		760	
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	25.19		25.34	
	8. 861		8. 862	

Unit E4/2
Edward IV
120-122 Edward Road
Bellville 7530
South Africa

Tel: 0861 110 210
Fax: 021 910 4911
E-mail: natasha@dvh.law.za
Website: www.dvh.law.za



DYKES VAN HEERDEN SLABBERT HOPKINS
ATTORNEYS & CONVEYANCERS /
PROKUREURS & AKTEVERVAARDIGERS

PO Box/Posbus 4261
Tygervally 7536
South Africa
Docex 42, Tygerberg

Our Reference/Ons Verwysing:

Your Reference/U Verwysing:

Date/Datum :

EH/Tanya/V1826/TG

14 October 2022

**MR JEC VAN ZWAM
C/O PAM GOLDING PROPERTIES
UNIT 4
MILKWOOD VILLAGE
BEACON ROAD
WILDERNESS
6500**

CONTACT NO: 044 877 1944 and/or 076 595 7627 (Mollie)

Dear Sir/Madam

**TRANSFER ERF 760 WILDERNESS
ULDES E TO VAN ZWAM JEC**

We enclose herewith the following documents :

1. DEED OF TRANSFER NO T48634/2022

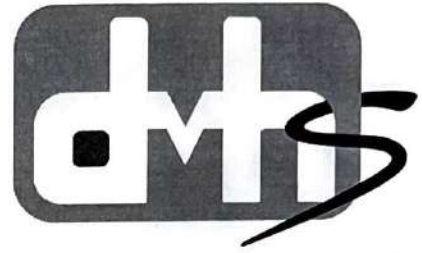
Kindly acknowledge receipt.

Yours faithfully
DVHS ATTORNEYS

Per:

Unit E4/2
Edward IV
120-122 Edward Road
Bellville 7530
South Africa

Tel: 0861 110 210
Fax: 021 910 4911
E-mail: natasha@dvh.law.za
Website: www.dvh.law.za



DYKES VAN HEERDEN SLABBERT HOPKINS
ATTORNEYS & CONVEYANCERS /
PROKUREURS & AKTEVERVAARDIGERS

PO Box/Posbus 4261
Tygervalley 7536
South Africa
Docex 42, Tygerberg

Our Reference/Ons Verwysing:

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Date/Datum :

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Kindly acknowledge receipt.

Yours faithfully
DVHS ATTORNEYS

Per:



DEED OF TRANSFER

in favour of

JAN EDWARD CASPER VAN ZWAM

over

ERF 760 WILDERNESS

DVHS
UNIT E4/2
EDWARD IV
120-122 EDWARD ROAD
BELLVILLE 7530
SOUTH AFRICA
Tel: 0861 110 210

340

DYKES VAN HEERDEN SLABBERT
HOPKINS
Unit E4/2
Edward IV
120-122 Edward Road
Bellville 7530
South Africa

Prepared by me



CONVEYANCER
ELANA HOPKINS (85685)

LISE COETZEE
(85098)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 895 000,00	R. 1220,00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

T 048634/22

DEED OF TRANSFER

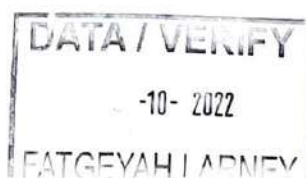
BE IT HEREBY MADE KNOWN THAT

LISE COETZEE (85098)

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

ERDEM ULDES
Born on 22 May 1988
Unmarried

which said Power of Attorney was signed at DIEP RIVER on 30 AUGUST 2022



And the appearer declared that his/her said principal had, on 22 August 2022, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

JAN EDWARD CASPER VAN ZWAM
Born on 29 June 1970
Unmarried

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

ERF 760 WILDERNESS
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE

IN EXTENT 1692 (ONE THOUSAND SIX HUNDRED AND NINETY TWO)
Square metres

FIRST TRANSFERRED by Deed of Transfer Number T12648/1958 with
Diagram No. 1170/1958 relating thereto and held by Deed of Transfer Number
T7787/2021

A. SUBJECT to the conditions referred to Certificate of Registered Title No.
T19388/1954.

B. ENTITLED to the benefits in terms of the following special conditions contained
in Deed of Transfer No. T9379/1908, Deed of Transfer No T9380/1908 and
Deed of Transfer No. T9381/1908, namely:-

"That the Two lakes on the remaining extent of the aforesaid Farm called Klein
Krantz shall remain for the joint use of all the Appearer's Constituents, that is to
say, for those who receive title upon partition of deducted portions, and those to
received undivided shares in the remaining extent."

C. SUBJECT FURTHER to the following special conditions contained in Deed of
Transfer No. T12648/1958 imposed by the Administrator of the Province of the
Cape of Good Hope in terms of Section 9 of Ordinance no 33 of 1934 with the
approval of the subdivision of Wilderness Township Extension No. 2 namely:

"1. Any words and expressions used in the following conditions shall have
the same meaning as may have been assigned to them by the
regulations published under Provincial Administration Notice No. 401
dated 17th October 1935, and in the memorandum which accompanied
the said regulations.

2. The owner of this erf shall without compensation, be obliged to allow electricity and water mains sewage and drainage, including storm water of any other erf or erven within or without the Township, to be conveyed across this erf, if deemed necessary by the Local Authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time in order to construct, maintain, alter, remove or inspect any sewer, manhole, channel, conduit or other works pertaining thereto.
3. The owner of this erf shall be obliged, without compensation, to receive the material or permit such excavation on the erf, as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to the difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.
4. This erf shall be subject to the following further conditions, provided especially that where, in the opinion of the Administrator after consultation with the Township Board and the Local Authority, it is expedient that the restriction in any such condition should at any time be suspended or relaxed, he may authorise the necessary suspension or relaxation subject to compliance with such conditions as he may impose:
 - (a) It shall not be subdivided;
 - (b) It shall be used only for the purpose of erecting thereon one dwelling together with such outbuildings as are ordinarily required to be used therewith;
 - (c) Not more than half the area thereof shall be build upon;

- (d) No building or structure or any portion thereof except boundary walls and fences, shall be erected nearer than 4.72 metres to the street line which forms a boundary of this erf, nor within 3,15 metres of the lateral boundary common to any adjoining erf, provided that with the consent of the local authority, an outbuilding not exceeding 3,05 metres in height, measuring from the floor to the wall plate and no portion of which will be used for human habitation, may be erected within the above prescribed rear space. On consolidation of any two or more erven, this conditions shall apply to the consolidated area as one erf;
- (e) Notwithstanding the provisions of Condition (d) above, a garage intended as an adjunct to the dwelling may, where the slope of the erf up from the level of the abutting street is such that in the opinion of the local authority it cannot reasonably be sited at a distance of 4.72 metres from the street line, be erected at such lesser distance there from as the local authority may approve, provided that not more than 50 per cent of the cubic measure of such garage may project above natural ground level and that in no event shall any such garage be erected at less than 3.15 metres from the street line.
- (f) In the event of the provision of a Town Planning Scheme being made applicable to this erf, which provisions are more restrictive than the provisions contained in the above, then the provisions of such scheme shall apply.

D. SUBJECT FURTHER to the following special conditions contained in Deed of Transfer No. T12648/1958 imposed by The Wilderness (1921) Limited for the benefit of all purchasers and their successors in title of the property in Wilderness Township Extension No. 2 and for the benefit of the aforesaid Transferor and his successors in title as owners of the remainder of the aforesaid Township held by Wilderness (1921) Limited in terms of the aforesaid Certificate of Registered Title No. T19388/1954, namely:-

DEFINITIONS

The terms "Seller" in these conditions shall be deemed to include the successors in title of the Seller to the remainder of the land held under the aforesaid Certificate of Registered Title No 19388 dated 24th November 1954.

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

TRADE AND OTHER RESTRICTIONS

1. No sand or gravel shall be dug or removed from the lot except in the way of excavating for the foundations of any building to be erected thereon, or for use in such building or in preparing or laying out gardens to be occupied therewith, and no brick, tiles, clay or lime shall at any time be manufactured or burnt upon the lot.
2. All buildings and/or alterations erected on this lot shall be constructed of brick, stone or concrete, and no building shall be erected on the lot until the site lot and elevation plans thereof and the site of any office or buildings together with the sanitation plans in relation thereto, shall have been approved by the Seller in writing. No such building shall, after erection, be altered without the like previous consent in writing. The Purchaser shall provide the Seller with plans in duplicate to the Seller's satisfaction.
3. The Seller shall be entitled to call upon the Purchaser to screen suitably any outbuildings erected on the lot.

4. All walls, fences, live hedges or like structures abutting upon any road or pathway, shall be of a type approved of by the Seller. The Seller shall not be liable to contribute to the cost of any party or dividing fence, or wall, nor to the cost or repair thereof, but he may call upon the Purchaser to enclose the said lot. This provision eliminating any contribution by the Seller to the cost or repair of any party or dividing fence or wall shall not extent to any adjoining lot which the Seller may sell or dispose of subsequent to the date thereof, and the Purchaser of such lot adjoining the lot hereby sold shall in all respects be subject to the laws governing contributions to such party or dividing fences or walls.
5. No wind driven appliance or windmill, or wireless aerial and poles shall be erected by the Purchaser without the specific written approval thereof and permission of the seller.
6. All buildings or structures, fences, live hedges or the like erected on the lot shall be reasonably maintained externally by the Purchaser in good order and repair, the intention being that adjoining lots shall not be depreciated by any shabby, uncared for or dilapidated buildings, structures, fences or live hedges.
7. Should any buildings or structures be erected out of compliance with these conditions, the Seller shall have the right to insist upon the demolition thereof, and the Seller shall at all times, through its proper officers, have the right of access to and inspection of any building operation conducted by the Purchaser on the lot.
8. In respect of any lot upon the sea front, the Purchasers shall not cut down or otherwise destroy the natural bush growth on the sea front and so endanger any plot to erosion by the sea or shifting sands. Seller reserves the right to prescribe the level at which all buildings shall be placed on such lots, or any of them, and if called upon to do so by the Seller, Purchaser shall be obliged to plant and maintain suitable turf on any clear or open portions of such lots to guard against shifting sands.

9. The lot shall not be occupied either for building purposes or as a place of human residence or resort, whether by means of buildings thereon or tents or camps erected or placed thereon for any period, unless the said lot shall have previously been provided with water flush sanitation accommodation for the use of persons so residing or resorting upon the said lot. Such sanitation accommodation shall at all times be maintained in efficient working order by the owner of the plot.
10. The Purchaser agrees to be bound not to clear or destroy the trees and bush on the lot without first consulting the seller, the intention being that it is desirable in the general interest that the scenery shall not be marred by excessive or undue clearing of the bush and trees and especially as it is the Seller's intention to avoid cutting of any lines or squares or angles which will show marked patterns on the scenic effect of the Township, but it is not the intention to interfere unreasonably with the Purchaser's full use and enjoyment of the said lot and the seller agrees that the frontage of any premises other than domestic should have a clear and uninterrupted view.
11. The Purchaser agrees to observe uniformity in respect of fencing line for all fences, walls, hedges or structures that may abut on to any road, pathway, open space or property of the Seller, and to maintain all boundary fences, walls, hedges or structures of the lot in good order and repair.

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

ERDEM ULDES , 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

JAN EDWARD CASPER VAN ZWAM , Unmarried

his Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R895 000,00 (EIGHT HUNDRED AND NINETY FIVE THOUSAND RAND) .

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

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

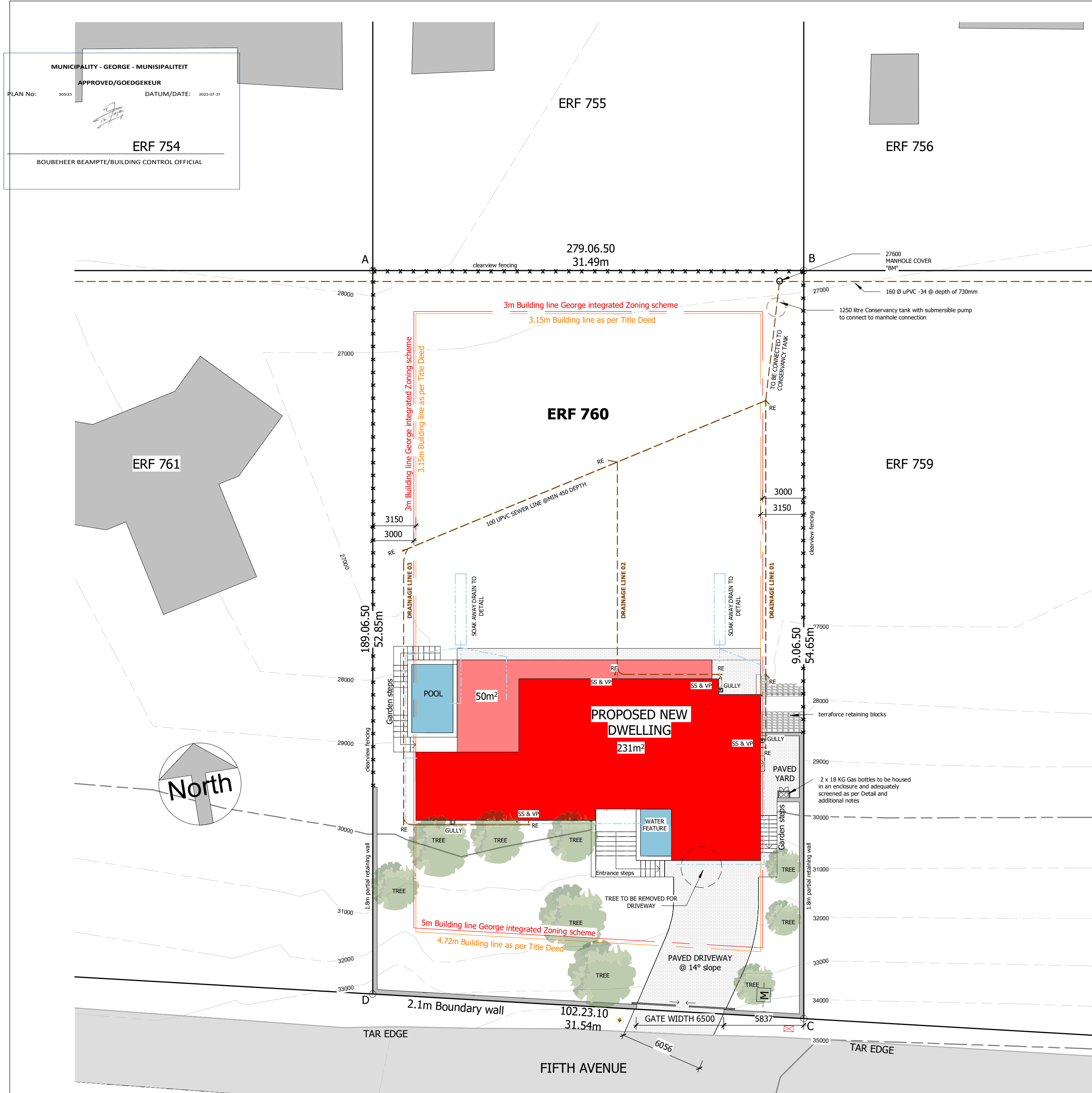
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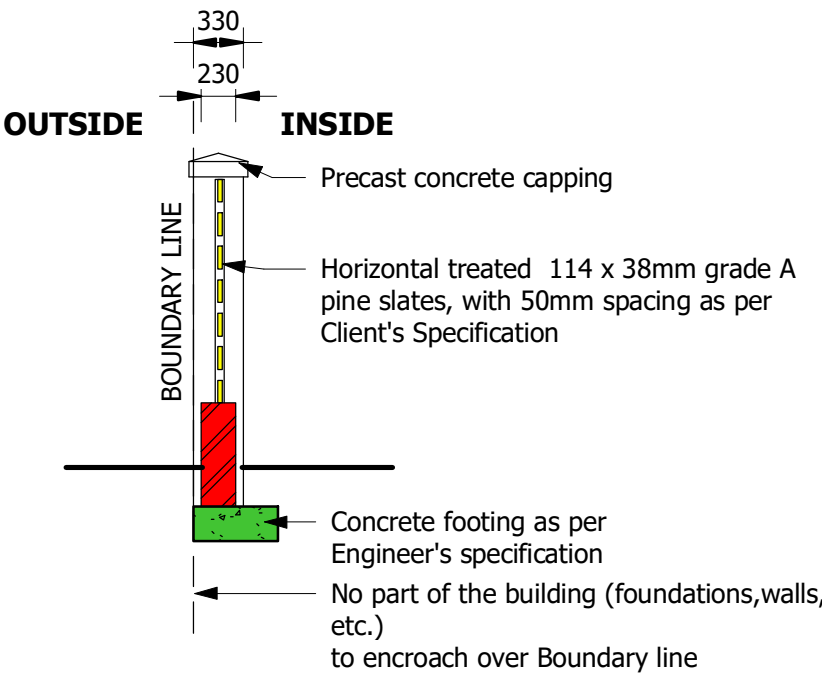
q.q.

In my presence

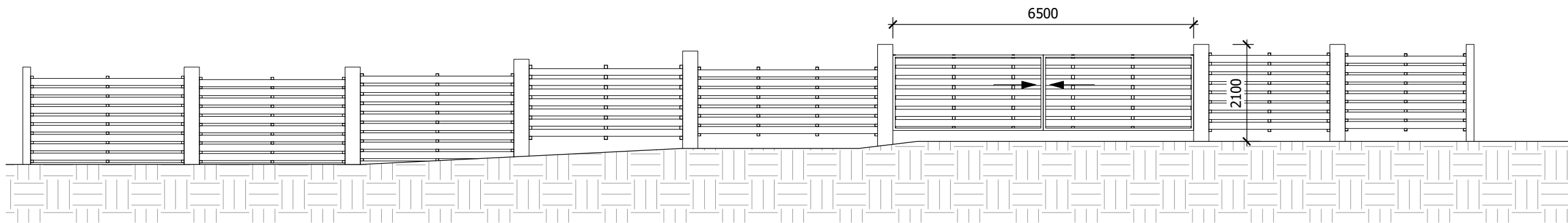

REGISTRAR OF DEEDS



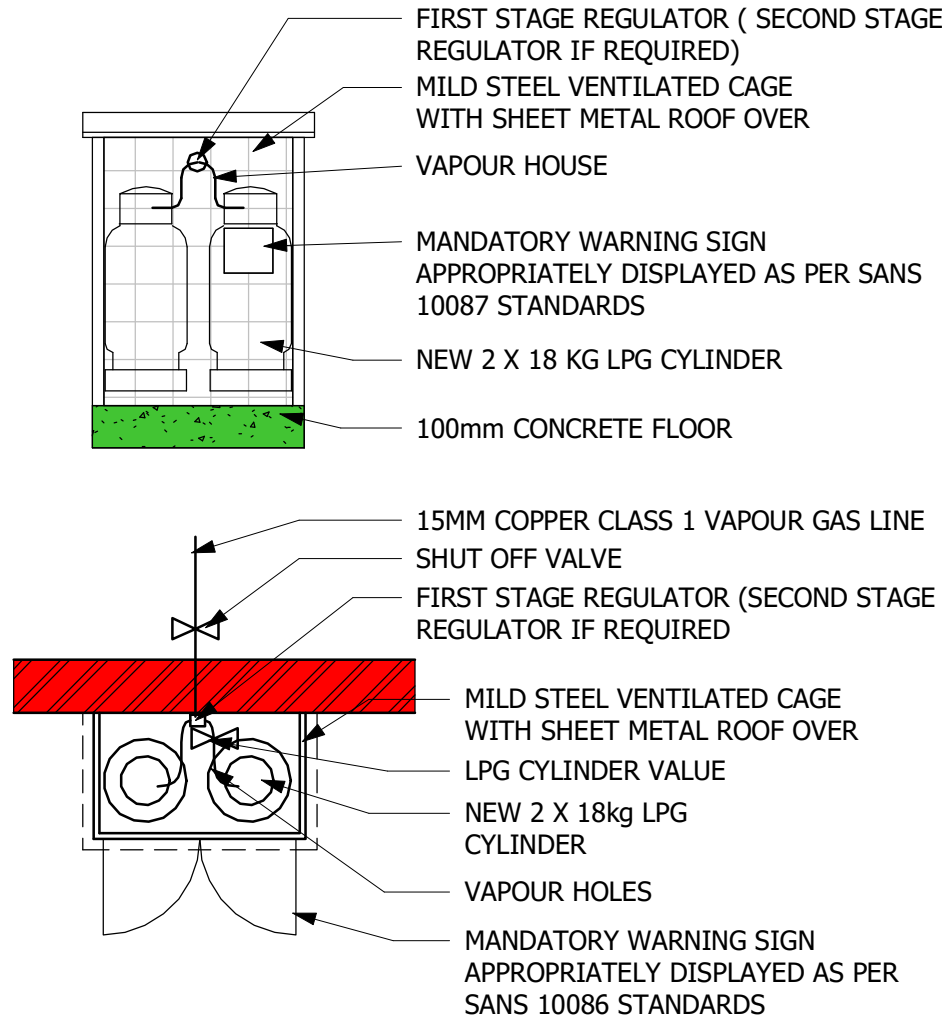
SITE PLAN
1 : 200



BOUNDARY WALL DETAIL
1 : 50



BOUNDARY WALL
1 : 100



GAS BOTTLE ENCLOSURE
1 : 20

SERVICE LEGEND

-----	STORMWATER
-----	SOIL & COMB. VENT
-----	DRAINAGE PIPE
-----	WASTE WATER PIPE
-----	GAS LINE
●	GAS POINT
1 HOUR FIRE RATING	
[M]	WATER METER
RE	RODDING EYE
lrb	LONG RADIUS BEND
ss	STUB STACK
vp	VENT PIPE
ie	INSPECTION EYE
☼	LIGHT POLE
⊠	KIOSK
*****	FENCE

PLUMBING AND DRAINAGE NOTES: to comply with SANS 10400 Part P.
• SEE SHEET A1/W07

STORMWATER:

- Stormwater emanating from the roof, paving or area in the immediate vicinity of a building shall not cause damage to the building interior, structure, or structural elements, or accumulate in a manner that unduly inconveniences the occupant
- Pool and water feature backwashes to be connected to the Stormwater system and not a sewage system
- Stormwater disposal arrangements shall:
 - not result in the undercutting of foundations due to erosion or flooding,
 - drain away from buildings, as far as possible, under the action of gravity and not accumulate against or in close proximity to external walls,
 - make provision for the drainage of sites that are waterlogged or seasonally waterlogged, and
 - be capable of being readily cleaned and maintained.

STORMWATER CHANNELS:

- In-situ concrete Stormwater channels shall be constructed of unreinforced concrete with segmental channel formed in top.
- Channels shall be laid to falls on a well rammed earth bottom and finished smooth on exposed surfaces.

MANHOLE

- Manhole provided for access to a drainage installation have a removable cover and be so designed and constructed that it will sustain any normal load which might be imposed upon it and exclude the ingress or egress of water, be of such size and shape as to permit ready access to the installation for the purposes of inspecting, testing or cleaning.
- Manhole shall have a minimum plan dimension of not less than 450mm

VEGETATION:

- Only locally indigenous vegetation is used for landscaping and the rehabilitation of the disturbed areas. Rescued indigenous/ protected seedlings must, inter alia, be used for landscaping and rehabilitation
- Only indigenous fynbos vegetation must be used for gardening. No aliens may be planted as described by NEM:BA Alien and Invasion Species List 6
- Any pruning or removal of indigenous trees or tree clumps of coastal forest thicket must first carry the approval/ granting of a licence by the the Department of Forestry

POOL:

- Concrete and brickwork structure to be designed by Engineer, and finished with fiber glass lining.
- Property to be walled and fenced
- Backwash to be connected and discharged to SOAK AWAY
- Clear water chlorinator
- Pump to be enclosed in sound proof housing.
- Pump to be installed under timber deck with a trap door for access
- Pipe size to be 50mm Diameter PVC Hi- Pressure pipes to be concealed
- Circulation system to be designed and built by pool specialist

WATER TANKS

- Water tanks to be installed on Lower Ground floor level.

PAVING

- paving bricks to match the corobrick autumn blend and/or similar approved (size 110 x 220mm)

GARDEN STEPS

- Garden steps to be constructed of railway sleepers and cobblestone

RAINWATER GOODS: to comply with SANS 10400 - R

- Seamless aluminium -pre-painted charcoal colour - square profile gutters and downpipes within the roof structure as per detail.
- refer to Roof and Drainage Plan.

FINISHES

- All electrical and light fittings, geysers, doorbell, windows, paint, tiles, flooring, pavers, finishes etc. to be approved by owner prior to confirmation of the main contractor.

GAS NOTES:

- No drains to be installed 2m from gas installation.
- No electrical equipment within 5m from gas installation gas and pipe line to be installed by register installer in accordance with regulations of sans 10087
- To comply with SANS 1539, Appliances operating on liquefied petroleum gas (LPG) or natural gas (NG) – Safety aspects.
- To comply with SANS 1808-24, Water supply and distribution system components such as Gas-operated water heaters.
- Instantaneous gas water heaters shall comply with the requirements of SANS 1808-24 and SANS 1539 and shall be installed in accordance with SANS 10252-1 and SANS 10087-1.
- Storage gas water heaters shall comply with the requirements of SANS 151, SANS 1808-24 and SANS 1539 and shall be installed in accordance with SANS 10254 and SANS 10087-1.
- LP Gas; Max 38 kg allowed on premises without a Flammable Substance Certificate in terms of section 37(6) of the Community Fire Safety By-Law.
- A Gas installation certificate of compliance to be provided prior the request of a Occupancy certificate.
- Gas installation to comply with SANS 10087-1:2008 owners.

LIGHTING to comply with SANS 10400 - O

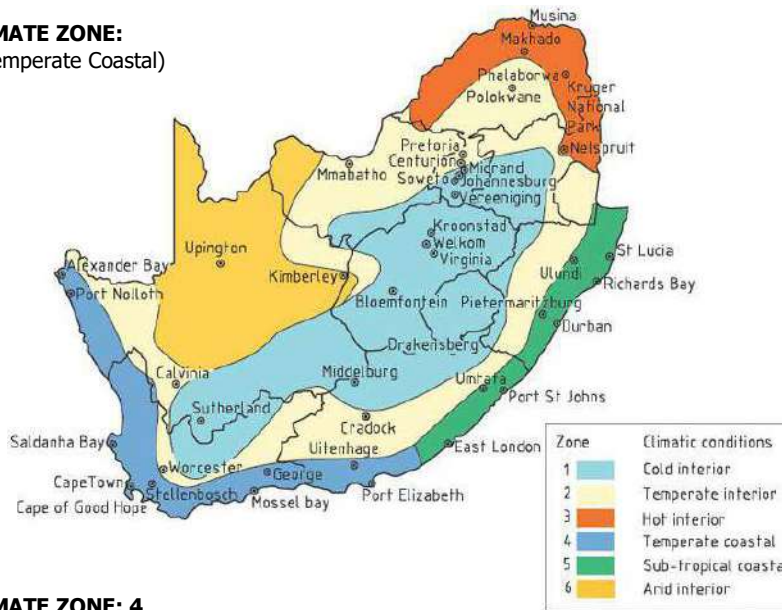
- External Lighting to be low level and downlighter type. No Coloured light bulbs are permitted and no flood lights

NOTES:

BUILDING TO COMPLY TO SANS 10400 PART X & YA - 2011 AND SANS 204 (REFERENCE BUILDING ROUTE) WHERE APPLICABLE XA1 BUILDING TO USE ENERGY EFFICIENTLY AND REDUCE GREEN HOUSE GAS EMISSIONS IN ACCORDANCE WITH FUNCTIONAL REGULATION XA2

CLIMATE ZONE:

4 (Temperate Coastal)



CLIMATE ZONE: 4

HOT WATER & GENERAL:

50% OF HOT WATER TO BE PROVIDED THROUGH NON-ELECTRICAL SOURCES SUCH AS SOLAR WATER HEATERS, GAS GEYERS OR HEAT PUMPS.

- ALL EXPOSED HOT WATER PIPE WORK TO BE INSULATED TO R-VALUE OF 1. (NOT IN WALLS)

ORIENTATION & SHADING:

- THE BUILDING IS ORIENTATED WITH MAIN HABITABLE AREAS FACING NORTH
- ROOF OVERHANGS TO SHADE NORTH WESTERN WINDOWS FROM SUN

ROOF

REFER TO ROOF PLAN, SHEET W06

WALLS:

- DOUBLE SKIN MASONRY WITH A 60mm CLEAN AIR GAP COMPLIES WITH SANS 10400XA.
- MIN. SPEC. EXTERIOR WALLS = 280mm PLASTERED & PAINTED

FLOORS:

- FLOORS DO NOT HAVE ANY UNDERFLOOR HEATING

FENESTRATION:

REFER TO DOOR AND WINDOW SCHEDULE, W10 and W11

ENERGY CONSUMPTION:

ENERGY DEMAN SHALL NOT EXCEED 5W/m² FOR CLASS H4 OCCUPANCY, ACCORDING TO TABLE 12 OF SANS 204

GENERAL NOTES:

ERF:	760
SIZE:	1690.84m²
PROPOSED NEW COVERAGE:	281 m²
Lower Ground Floor:	137.76 m²
House:	26.59 m²
Covered paving:	8.41 m²
Uncovered:	
Ground Floor:	221.480 m²
House (include garage):	21.46 m²
Covered patio:	3.27 m²
Partially covered patio (PERGOLA):	28.22 m²
Uncovered:	
Yard:	12.19 m²
Pool:	20.53 m²
Pond:	9.72 m²
First Floor:	79.28 m²
House:	37.70 m²
Covered patio:	

GENERAL NOTES:

- Contractor to ensure compliance to SANS 10400 in all relevant clauses and requirements
- All levels, dimensions and positions to be checked on site and verified before any work commenced.
- Any errors, discrepancies or omissions to be reported to the architect immediately.
- All work to be in accordance with good and accepted local building practice.
- Figured dimensions to be taken in preference to scaled dimensions.
- These architectural drawings are to be read in conjunction with engineers and consultants drawings, where applicable.
- All building by - laws, health and fire requirements to be strictly adhered to.
- The contractor will be held responsible for the correct setting out of the works. Any doubt as to the accuracy of boundary pegs or lines to be reported to the client immediately
- Any errors or discrepancies to be reported immediately for clarification prior to any work being undertaken
- Levels indicated are provisional and must be checked on site referring to top of foundation.
- Foundations to boundary walls not to encroach over boundary lines.
- All electrical and drainage work is to be execute by registered tradesmen.
- Care to be taken when excavating for new work, to comply with SANS 10400 - G. All existing pipes, cables, etc. exposed to be pointed out to client and/or architect, who shall advise necessary action to be taken.
- The contractor shall take all necessary precautions to avoid any damage what so ever, to existing buildings and fences.
- All Occupational safety regulations as set by Dept. of Labour to be complied with and to comply with SANS 10400 - B
- To comply with SANS 10400 - D
- All safety distances to be checked on site and must be in compliance with sans 10087, part 1 standards.
- Installation to comply to local authority and sans 10087 regulations.
- All building work to comply to sans 0400.
- All electrical work to comply to 0108.
- All mandatory fire equipment to be present and maintained. Area around gas cage to be kept clear of all combustible materials.
- All warning and safety notices to be displayed as per sans 1186.

Sheet Number	Sheet Name
W01	CONTOUR PLAN
W02	SITE PLAN
W03	LOWER GROUND
W04	GROUND FLOOR
W05	FIRST FLOOR
W06	ROOF PLAN
W07	ELEVATIONS
W08	SECTIONS
W09	DRAINAGE SECTION
W10	DOOR SCHEDULE
W11	WINDOW SCHEDULE

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CLIENT

MR VAN ZWAM

PROJECT

NEW DWELLING

SITE

ERF 760, 5TH AVENUE, WILDERNESS

DRAWING

SITE PLAN

SCALE (@ A1)

As indicated

DATE

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PROJECT NO.

198

DRAWING NO.

W02

REVISION

E

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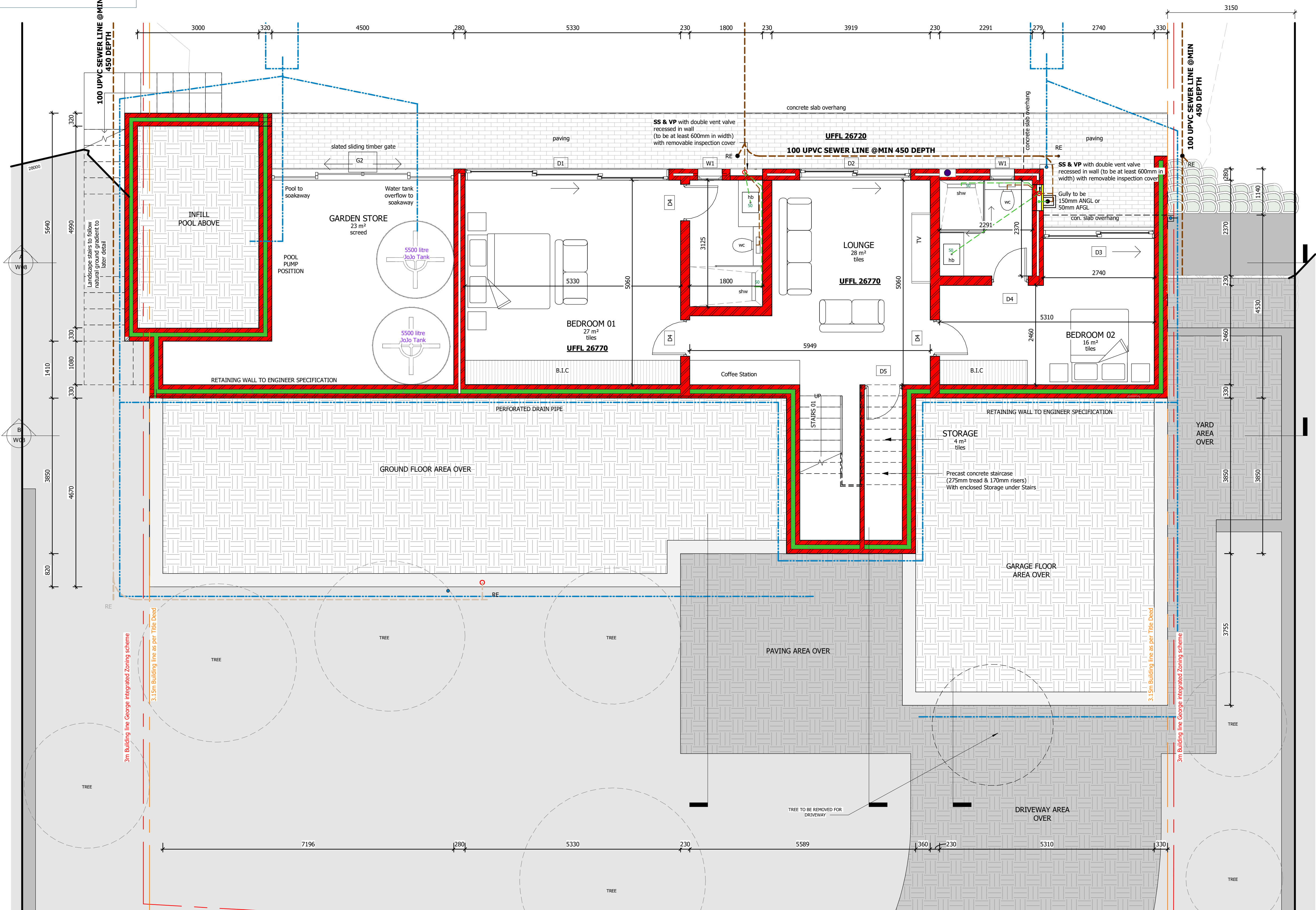
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ROOM SIZES	
ROOM	AREA
MUNICIPALITY OF BRIDGE - MUNICIPALITY	6 m²
BATH 02	5 m²
BEDROOM 01	27 m²
BED	16 m²
GARD	23 m²
LOUNGE	28 m²
STORAGE	4 m²
BOUWHEER BEAMPT/ BUILDING CONTROL OFFICIAL	
109 m²	

- POOL:**
- Concrete and brickwork structure to be designed by Engineer, and finished with fiber glass lining.
 - Backwash to be connected and discharged to SOAK AWAY**
 - Clear water chlorinator
 - Pump to be enclosed in sound proof housing.
 - Pump to be installed under timber deck with a trap door for access
 - Pipe size to be 50mm Diameter PVC Hi- Pressure pipes to be concealed
 - Circulation system to be designed and built by pool specialist



LOWER GROUND FLOOR
1 : 50

- GENERAL NOTES:**
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 - The contractor shall take all necessary precautions to avoid any damage what so ever, to existing buildings and fences.
 - All Occupational safety regulations as set by Dept. of Labour to be complied with and to comply with SANS 10400 - B
 - SAFETY:** to comply with SANS 10400 - D
 - All safety distances to be checked on site and must be in compliance with sans 10087, part 1 standards.
 - Installation to comply to local authority and sans 10087 regulations.
 - All building work to comply to sans 0400.
 - All electrical work to comply to 0108.
 - All mandatory fire equipment to be present and maintained. Area around gas cage to be kept clear of all combustible materials.
 - All warning and safety notices to be displayed as per sans 1186.

SERVICE LEGEND

STORMWATER
SOIL & COMB. VENT
DRAINAGE PIPE
WASTE WATER PIPE
GAS LINE
GAS POINT
1 HOUR FIRE RATING
WATER METER
RODDING EYE
LONG RADIUS BEND
STUB STACK
VENT PIPE
INSPECTION EYE
LIGHT POLE
KIOSK
FENCE

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CLIENT
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PROJECT
NEW DWELLING

SITE
ERF 760, 5TH AVENUE, WILDERNESS

DRAWING
LOWER GROUND

SCALE (@ A1) As indicated		DRAWN G.SCOTT	
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ARCHITECT SIGNATURE

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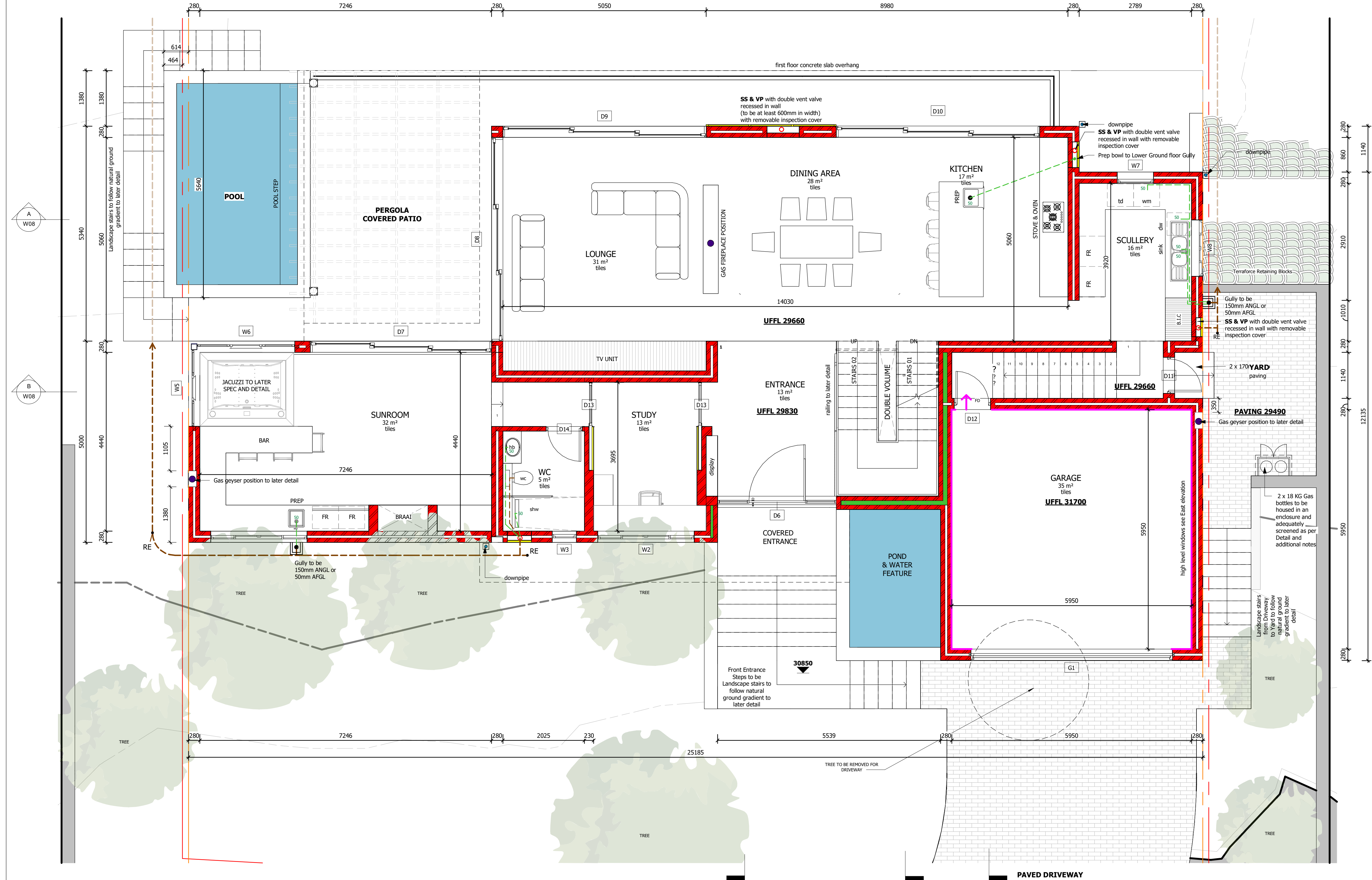
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ROOM SIZES		
ROOM	AREA	
MUNICIPALITY - MUNICIPALITY	28 m²	
ENTRANCE	13 m²	
GARAGE	35 m²	
KI	17 m²	
LI	31 m²	
SC	16 m²	
STAIRWELL	Redundant Room	
BOUWER	13 m²	
SUNROOM	32 m²	
WC	5 m²	
	190 m²	

- POOL:**
- Concrete and brickwork structure to be designed by Engineer, and finished with fiber glass lining.
 - Backwash to be connected and discharged to SOAK AWAY**
 - Clear water chlorinator
 - Pump to be enclosed in sound proof housing.
 - Pump to be installed under timber deck with a trap door for access
 - Pipe size to be 50mm Diameter PVC HI- Pressure pipes to be concealed
 - Circulation system to be designed and built by pool specialist



0.3 GROUND FLOOR
1 : 50

- GENERAL NOTES:**
- Contractor to ensure compliance to SANS 10400 in all relevant clauses and requirements.
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 - The contractor shall take all necessary precautions to avoid any damage what so ever, to existing buildings and fences.
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 - All safety distances to be checked on site and must be in compliance with SANS 10087, part 1 standards.
 - Installation to comply to local authority and SANS 10087 regulations.
 - All building work to comply to SANS 0400.
 - All electrical work to comply to SANS 0108.
 - All mandatory fire equipment to be present and maintained. Area around gas cage to be kept clear of all combustible materials.
 - All warning and safety notices to be displayed as per SANS 1186.

SERVICE LEGEND

—	STORMWATER
—	SOIL & COMB. VENT
—	DRAINAGE PIPE
—	WASTE WATER PIPE
—	GAS LINE
●	GAS POINT
—	1 HOUR FIRE RATING
[M]	WATER METER
RE	RODDING EYE
lr	LONG RADIUS BEND
ss	STUB STACK
VP	VENT PIPE
IE	INSPECTION EYE
☼	LIGHT POLE
⊠	KIOSK
*****	FENCE

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CLIENT
MR VAN ZWAM

PROJECT
NEW DWELLING

SITE
ERF 760, 5TH AVENUE, WILDERNESS

DRAWING
GROUND FLOOR

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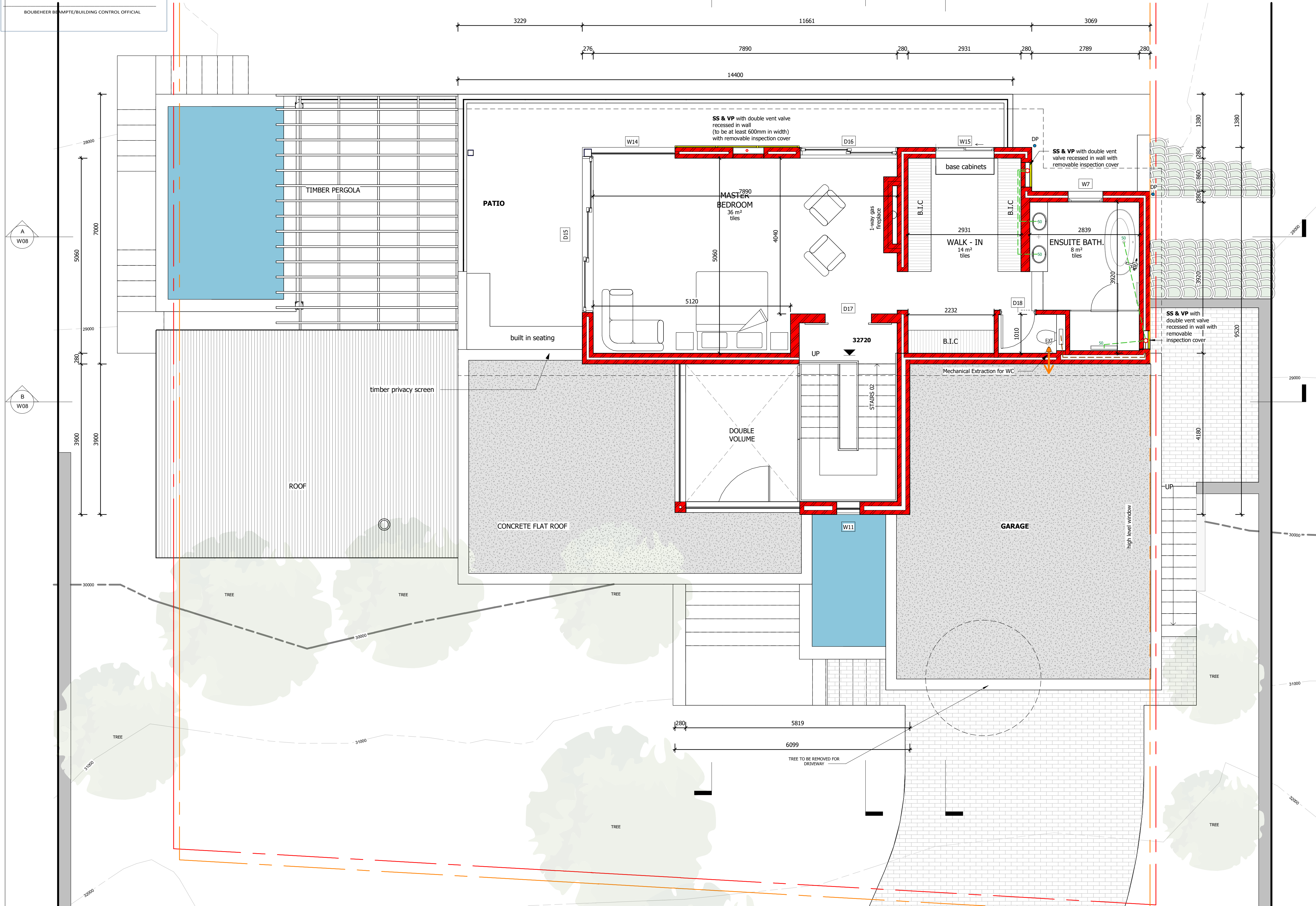
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ROOM SIZES		
ROOM		AREA
ENSUITE BATH	MUNICIPALITEIT	8 m²
MASTER BEDROOM	PROFESOR GEKEUR	36 m²
WALK - IN	DATUM/DATE: 2023-07-14	14 m²
		58 m²

BOUBEHEER BILAMPTE/BUILDING CONTROL OFFICIAL

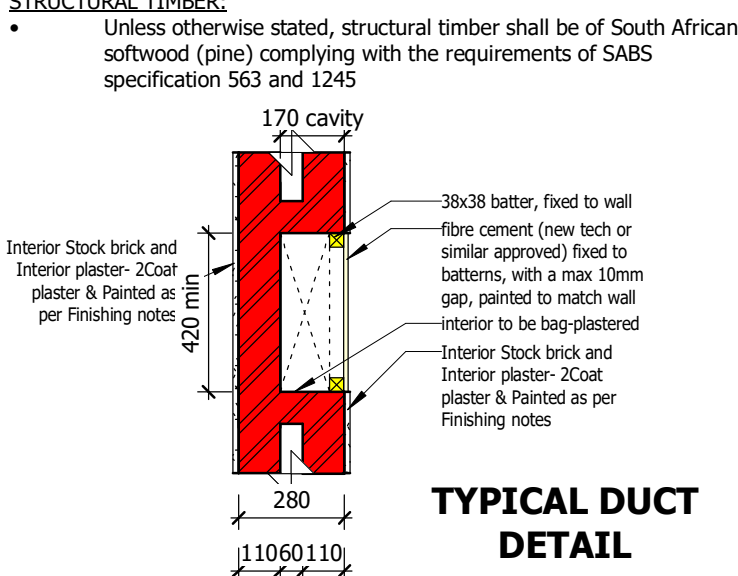


- GENERAL NOTES:**
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 - All electrical work to comply to SANS 0108.
 - All mandatory fire equipment to be present and maintained. Area around gas cage to be kept clear of all combustible materials.
 - All warning and safety notices to be displayed as per SANS 1186.

- CHIMNEY:**
- Chimneys not less than 1 meter in height above junction to roof.
 - Chimneys to be stainless steel, where indicated, and factory painted, to match roof, doors and windows.
 - Installation to comply with NBR
- ROOF:** to comply with SANS 10400 - L
- Roof to be structural timber roofs and to be specified and inspected by Engineer at each stage.
- RAINWATER GOODS:** to comply with SANS 10400 - R
- Seamless aluminium - pre-painted charcoal colour - square profile gutters and downpipes within the roof structure as per detail. refer to Roof and Drainage Plan.

- FASCIA BOARD**
- All Fascia Boards to be painted to match roof unless otherwise specified.
- STRUCTURAL TIMBER:**
- Unless otherwise stated, structural timber shall be of South African softwood (pine) complying with the requirements of SABS specification 563 and 1245



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CLIENT
MR VAN ZWAM

PROJECT
NEW DWELLING

SITE
ERF 760, 5TH AVENUE, WILDERNESS

DRAWING
FIRST FLOOR

SCALE (@ A1)
As indicated

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PROJECT NO.
198

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W05

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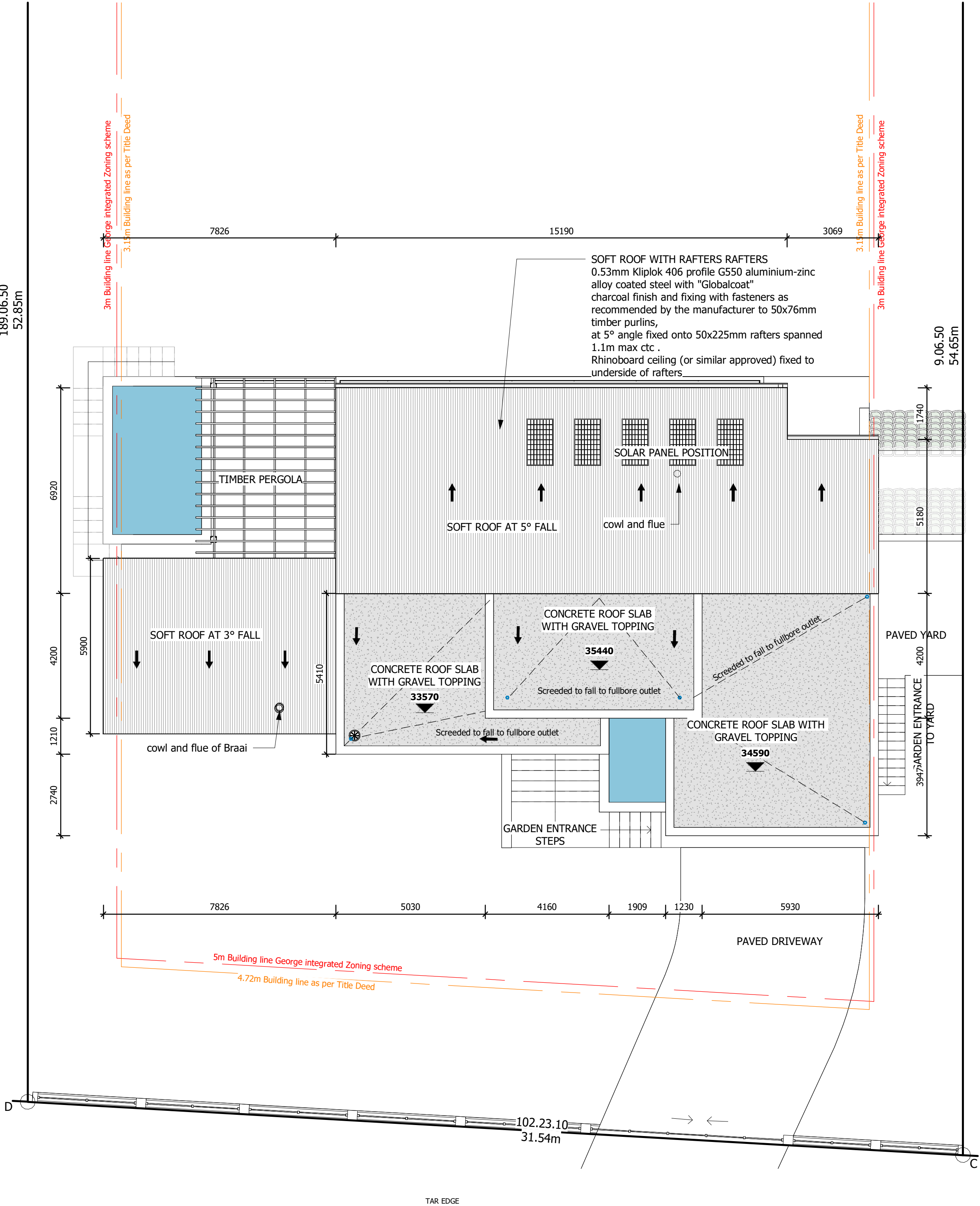
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FIRST FLOOR

1 : 50

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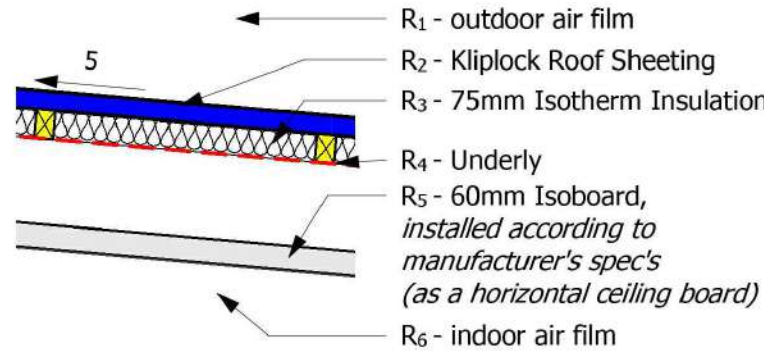


XA - CALCULATIONS OF KLIP LOCK METAL ROOF

ROOFING:

- ROOF ASSEMBLIES TO RECEIVE INSULATION TO ACHIEVE THE R VALUE AS INDICATED IN TABLE 7. THICKNESS GIVEN IN SANS 204 - TABLE 10.
- R-VALUE OF 3.7 TO BE OBTAINED IN ZONE 4.

ROOF TYPE: KLIP-LOCK METAL ROOF - INSULATION DETAIL



TOTAL R-VALUE KLIP LOCK METAL ROOF

$R_x = \frac{\text{THICKNESS (m)}}{K\text{-VALUE}}$

- R ₁ -value of outdoor air film as per Table F2 (SANS204)	= 0.03
- R ₂ - value of Kliplock Roof Sheetting	= 0.00
- R ₃ -value of 75mm Isotherm Insulation	= 1.18
- R ₄ -value of Underly	= $(\frac{0.02}{0.08}) = 0.34$
- R ₅ -value of 60mm Isoboard	= 2.287
- R ₆ -value of indoor air film as per Table 2(SANS204)	= 0.11

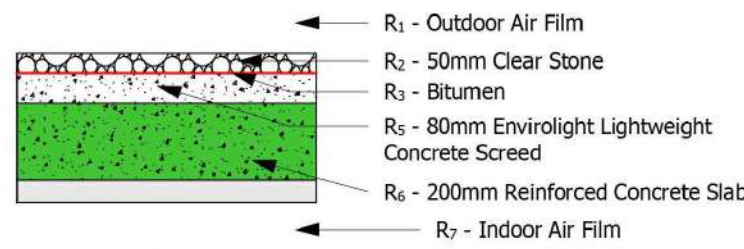
Therefore, total R-value achieved = 3.947
Total R-value required in climatic zone 4 = 3.7
Therefore **COMPLIES**

XA - CALCULATIONS OF CONCRETE FLAT ROOF

NOTE:

- ROOF ASSEMBLIES TO RECEIVE INSULATION TO ACHIEVE THE R VALUE AS INDICATED IN TABLE 7. THICKNESS GIVEN IN SANS 204 - TABLE 10.
- R-VALUE OF 3.7 TO BE OBTAINED IN ZONE 4.

ROOF TYPE: CONCRETE ROOF - INSULATION DETAIL



TOTAL R-VALUE CONCRETE FLAT ROOF

$R_x = \frac{\text{THICKNESS (m)}}{K\text{-VALUE}}$

- R ₁ -value of outdoor air film as per Table F2 (SANS204)	= 0.03
- R ₂ - 50mm Gravel clear stone	= $(\frac{0.05}{0.2}) = 0.07$
- R ₃ - Bitumen	= $(\frac{0.001}{0.05}) = 0.01$
- R ₄ -value of envirolight concrete screed	= $(\frac{0.08}{0.08}) = 1.23$
- R ₅ -value of concrete slab	= $(\frac{0.200}{1.4}) = 0.14$
- R ₆ - R ₅ -value of 60mm Isoboard	= 2.287
- R ₇ -value of indoor air film as per Table 2(SANS204)	= 0.11

Therefore, total R-value achieved = 3.88
Total R-value required in climatic zone 4 = 3.7
Therefore **COMPLIES**

GENERAL NOTES:

- Contractor to ensure copliance to SANS 10400 in all relevant clauses and requirements
- All levels, dimensions and positions to be checked on site and verified before any work commenced.
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- Foundations to boundary walls not to encroach over boundary lines.
- All electrical and drainage work is to be execute by registered tradesmen.
- Care to be taken when excavating for new work, to comply with SANS 10400 - G. All existing pipes, cables, etc. exposed to be pointed out to client and/or architect, who shall advise necessary action to be taken.
- The contractor shall take all necessary precautions to avoid any damage what so ever, to existing buildings and fences.
- All Occupational safety regulations as set by Dept. of Labour to be complied with and to comply with SANS 10400 - B

SAFETY:

- to comply with SANS 10400 - D
- All safety distances to be checked on site and must be in compliance with sans 10087, part 1 standards.
- Installation to comply to local authority and sans 10087 regulations.
- All building work to comply to sans 0400.
- All electrical work to comply to 0108.
- All mandatory fire equipment to be present and maintained. Area around gas cage to be kept clear of all combustible materials.
- All warning and safety notices to be displayed as per sans 1186.

CHIMNEY:

- Chimney not less than 1 meter in height above junction to roof.
- Chimneys to be stainless steel, where indicated, and factory painted, to match roof, doors and windows.
- instillation to comply with NBR

ROOF:

- to comply with SANS 10400 - L

- Roof to be structural timber roofs and to be specified and inspected by Engineer at each stage.

RAINWATER GOODS:

- to comply with SANS 10400 - R
- Seamless aluminium -pre-painted charcoal colour - square profile gutters and downpipes within the roof structure as per detail. refer to Roof and Drainage Plan.

FASCIA BOARD

- All Fascia Boards to be painted to match roof unless otherwise specified.

STRUCTURAL TIMBER:

- Unless otherwise stated, structural timber shall be of South African softwood (pine) complying with the requirements of SABS specification 563 and 1245

STATUS

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CLIENT

MR VAN ZWAM

PROJECT

NEW DWELLING

SITE

ERF 760, 5TH AVENUE, WILDERNESS

DRAWING

ROOF PLAN

SCALE (@ A1)
1 : 100

DRAWN
G.SCOTT

DATE
20/07/2023 15:21:52

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R.S.SCOTT - ProfArch 6469

PROJECT NO.
198

DRAWING NO.
W06

REVISION
E

ARCHITECT SIGNATURE

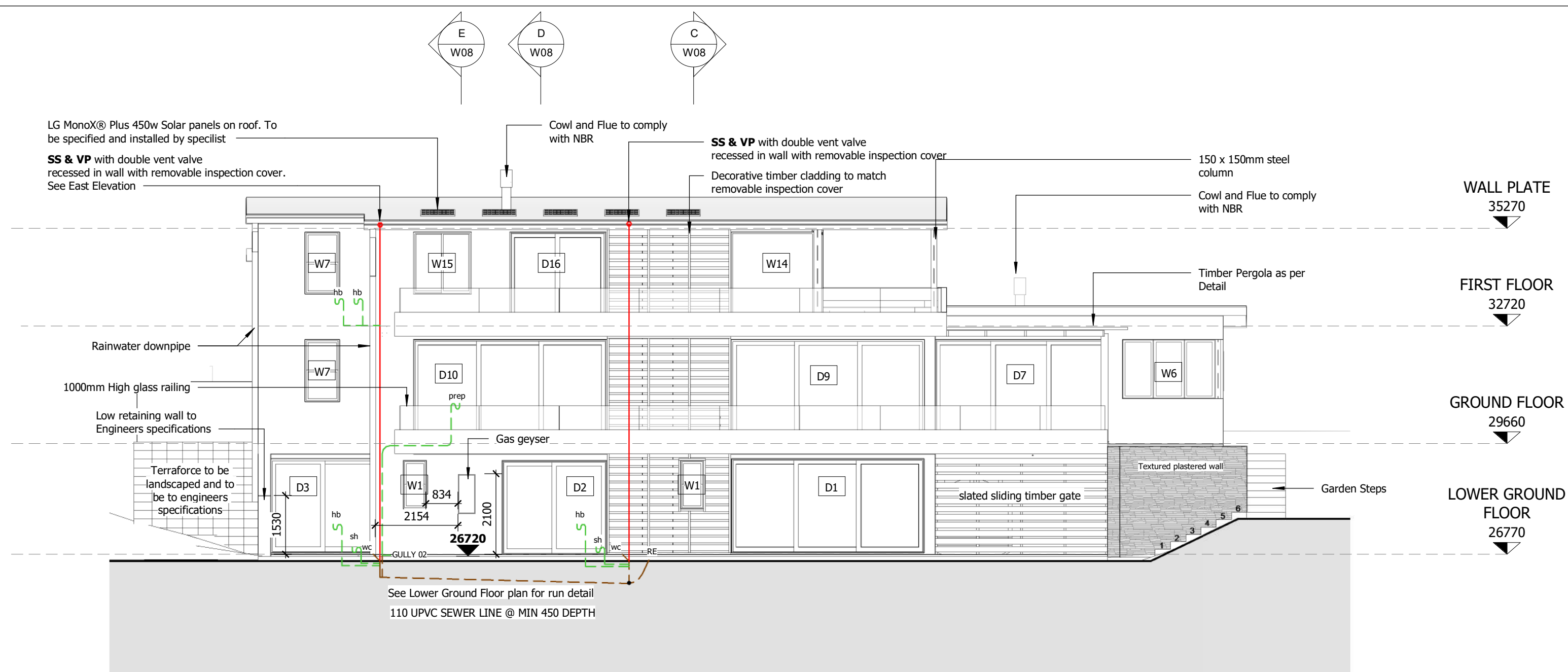
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DATE:

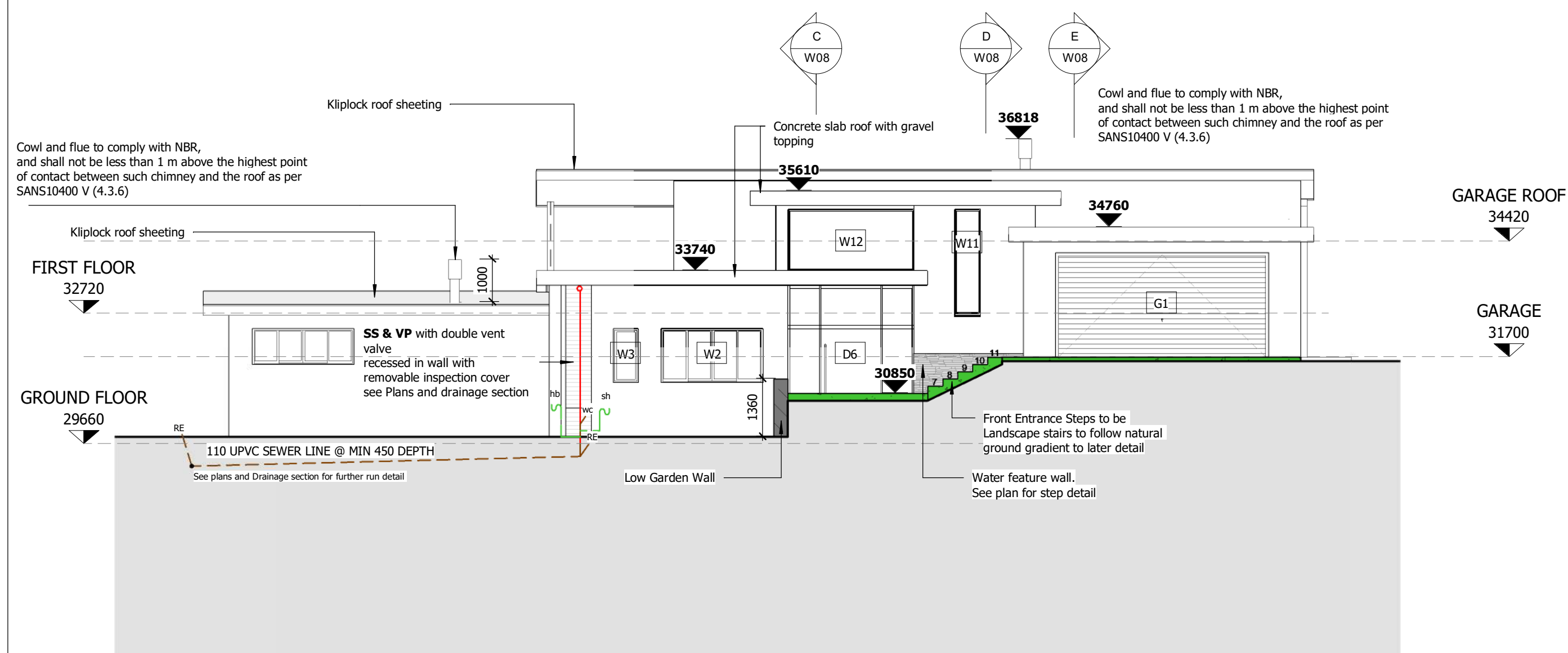
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ROOF PLAN
1 : 100

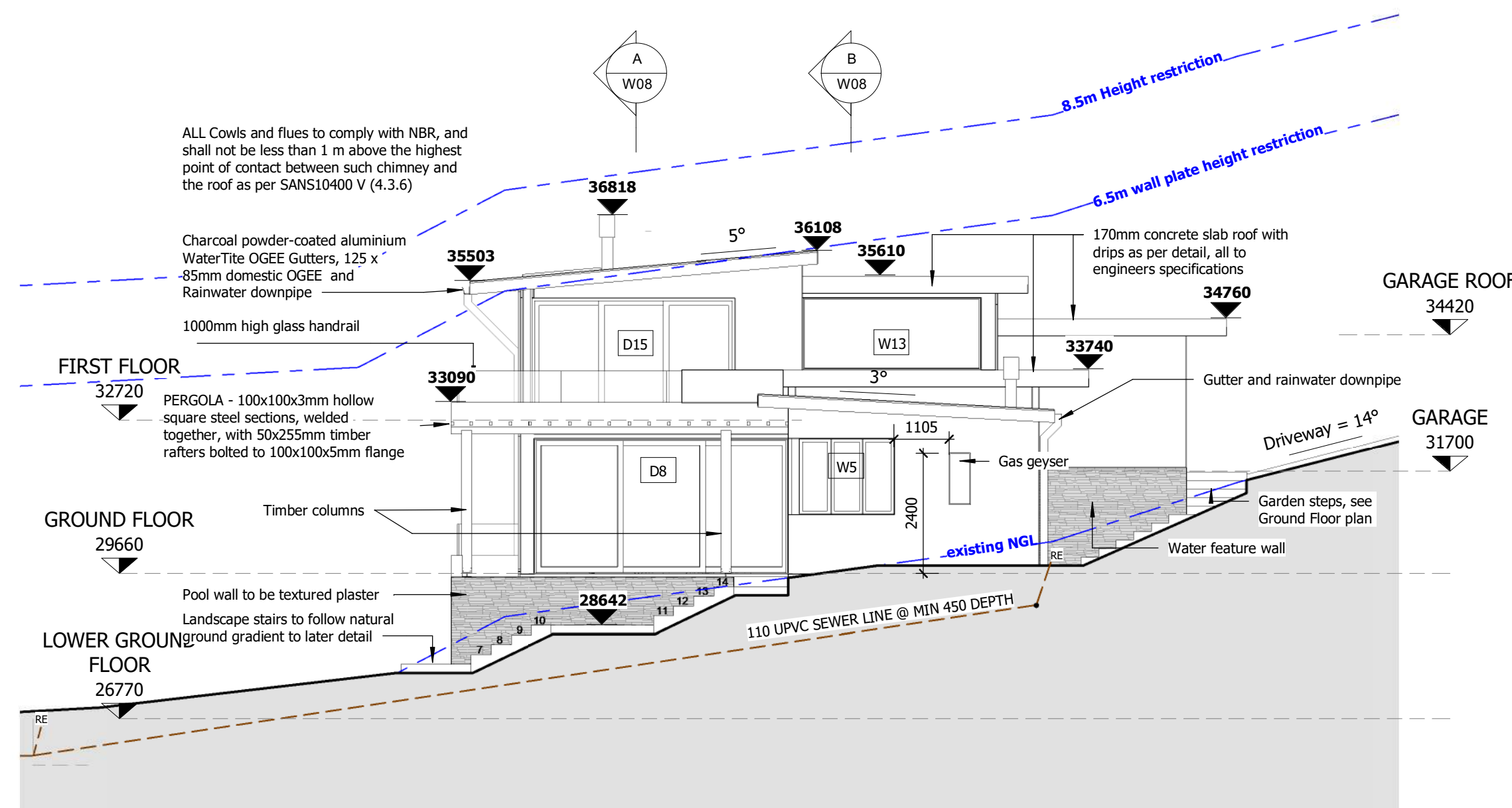
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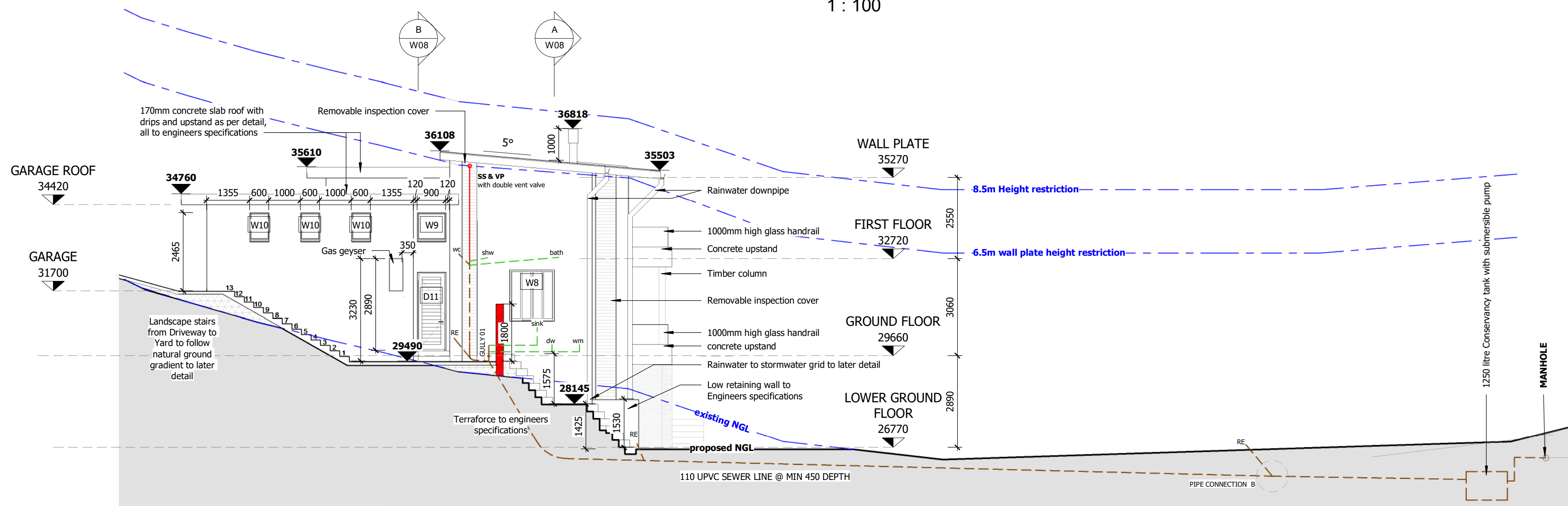
NORTH ELEVATION
1 : 100



SOUTH ELEVATION
1 : 100



WEST ELEVATION
1 : 100



EAST ELEVATION

1 : 100

- **GENERAL NOTES:**
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- Any errors or discrepancies to be reported immediately for clarification prior to any work being undertaken
- Details indicated are proposed and must be checked on site referring to top of foundation.
- Foundations to boundary walls must not encroach over boundary lines.
- All electrical and drainage work is to be executed by registered tradesmen.
- Care to be taken when excavating for new work, to comply with SANS 10400 - G. All existing pipes, cables, etc. exposed to be protected, not to be cut and/or architect, who shall advise necessary action to be taken.
- The contractor shall take all necessary precautions to avoid any damage whatsoever, to existing buildings and structures.
- All Occupational safety regulations as set by Dept. of Labour to be complied with and to comply with SANS 10400 - B

PAVING

- paving bricks to match the corobrick autumn blend and/or similar approved (size 110 x 220mm)

STAIRS: to comply with SANS 10400 - M

- All stairs are 170mm - 200mm high and 300mm wide no alterations allowed

- **BALUSTRADES:** Balustrades has to comply with SABS 10104, 1 meter high with openings not more than 100mm.

- Chimney:
 - Chimney not less than 1 meter in height above junction to roof.
 - Chimneys to be stainless steel, where indicated, and factory painted, to match roof, doors and windows.
 - installation to comply with NBR
- ROOF: to comply with SANS 10400 - L
 - Roof to be structural timber roofs and to be specified and inspected by Engineer at each stage.

RAINWATER GOODS: to comply with SANS 10400 - R

- Seamless aluminium - pre-painted charcoal colour - square profile gutters and downpipes within the roof structure as per detail.
- refer to Roof and Drainage Plan.

- WALLS to comply with SANS 10400 - K
Cavity walls shall be kept free of all rubbish, mortar droppings and projecting mortar.

- The tops of the walls covered with planks or sacking during wet weather to prevent rain entering the cavities in construction.
- External cavity walls are to be provided with galvanized wire wall ties at every third course for 230 mm brick force galvanized ties used every third course.
- Weep Holes to be evenly spaced.

CONCRETE ROOF:

- 50mm gravel binding layer on derbigum waterproofing on screed laid to fall in accordance with SABS 021 (or similar approved) waterproofing to specialist with 10 year guarantee.

ALL SCREDS TO FALL TO FULBORE OUTLETS
ALL TO ENGINEER SPECIFICATION AND DESIGN
GLAZING:to comply with SANS 10400 - N

- **FINISHES** All electrical and light fittings, geysers, doorbell, windows, paint, tiles, flooring, pavers, finishes etc. to be approved by owner prior to confirmation of the main contractor.

12 CONTINUED OF THE NEXT SECTION.

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CLIENT **MR VAN ZWAM**

PROJECT

NEW DWELLING

SITE
ERF 760, 5TH AVENUE, WILDERNESS

DRAWING ELEVATIONS

SCALE (@ A1)	DRAWN
1 : 100	G. SCOTT

1 : 100	G.SCOTT
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PROJECT NO.	DRAWING NO.	REVISION
198	W07	E

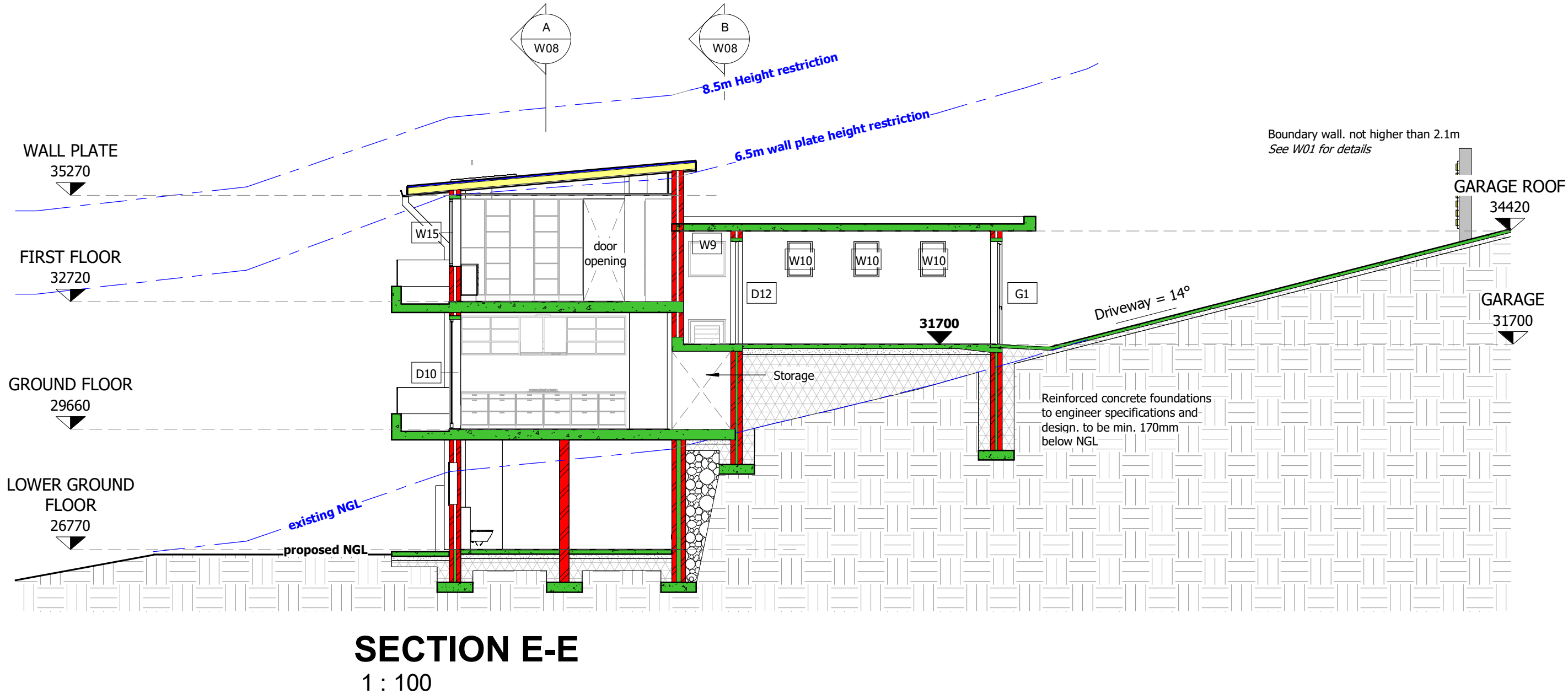
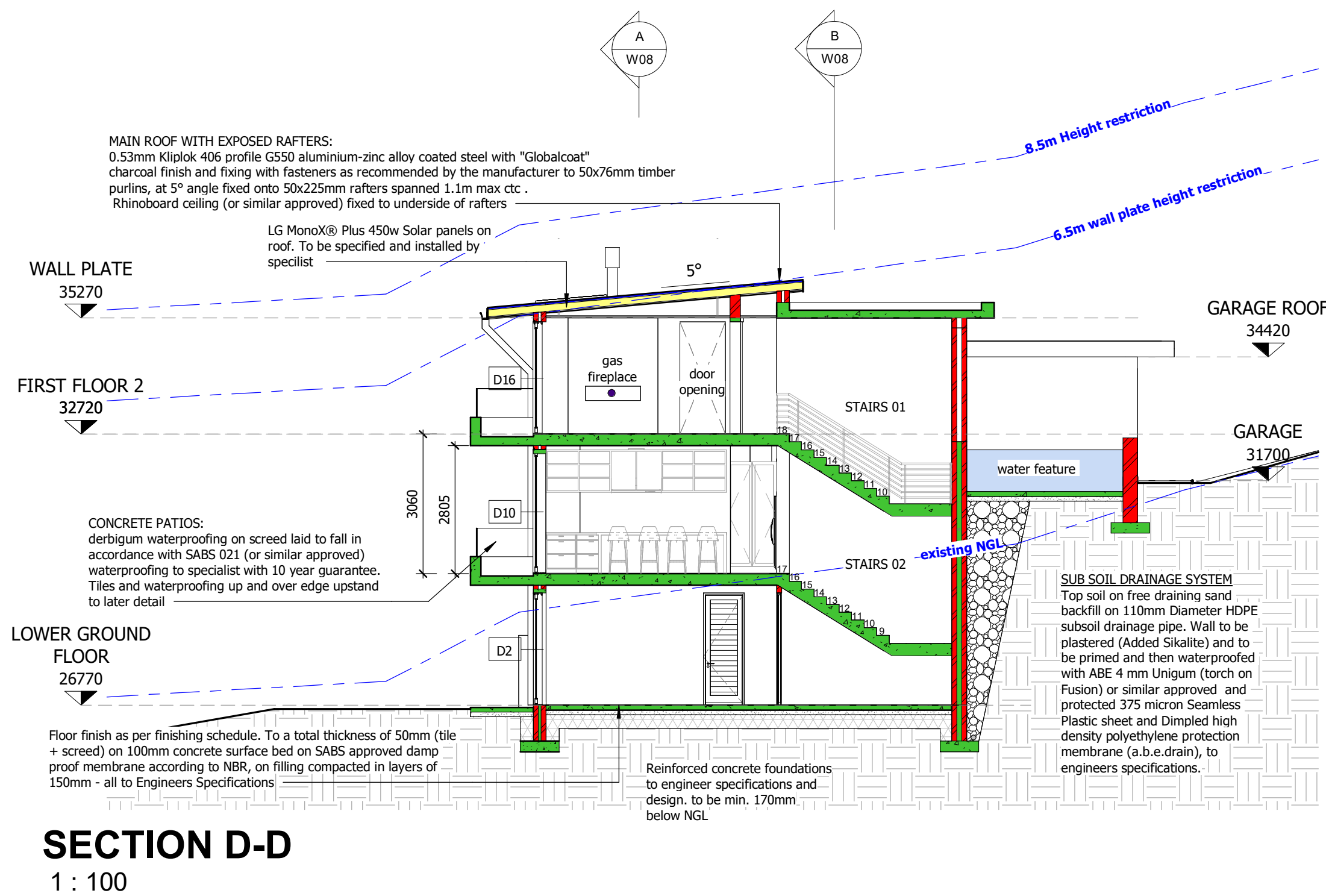
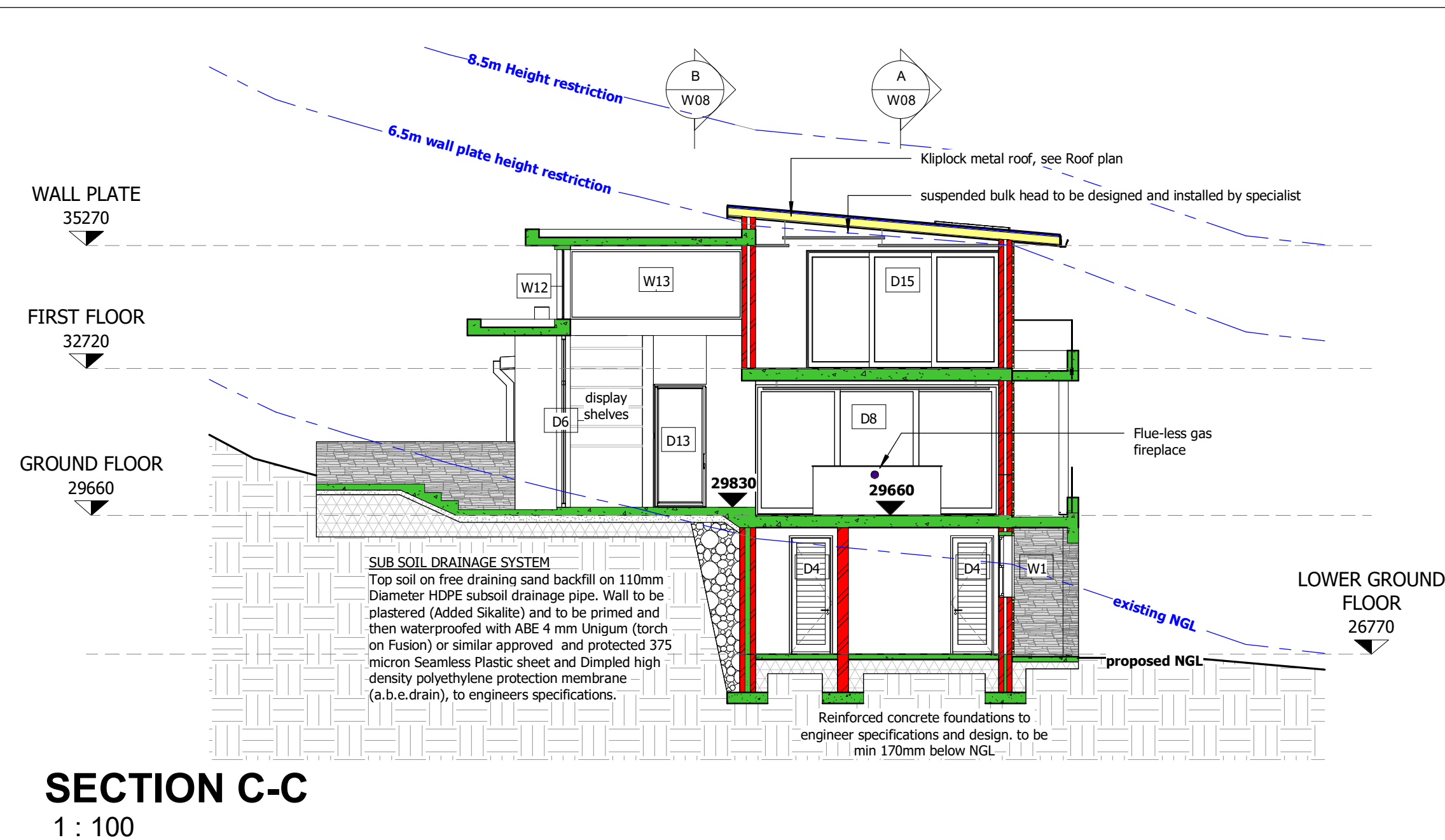
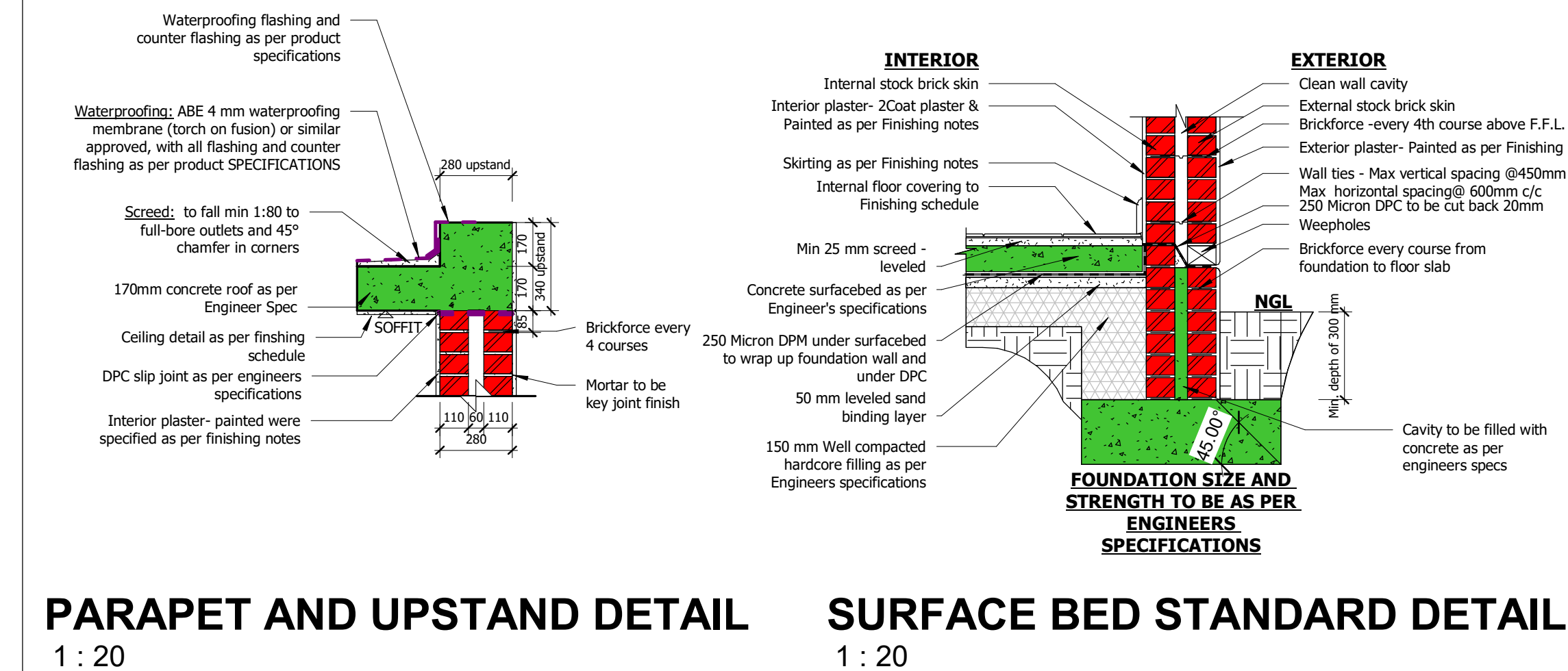
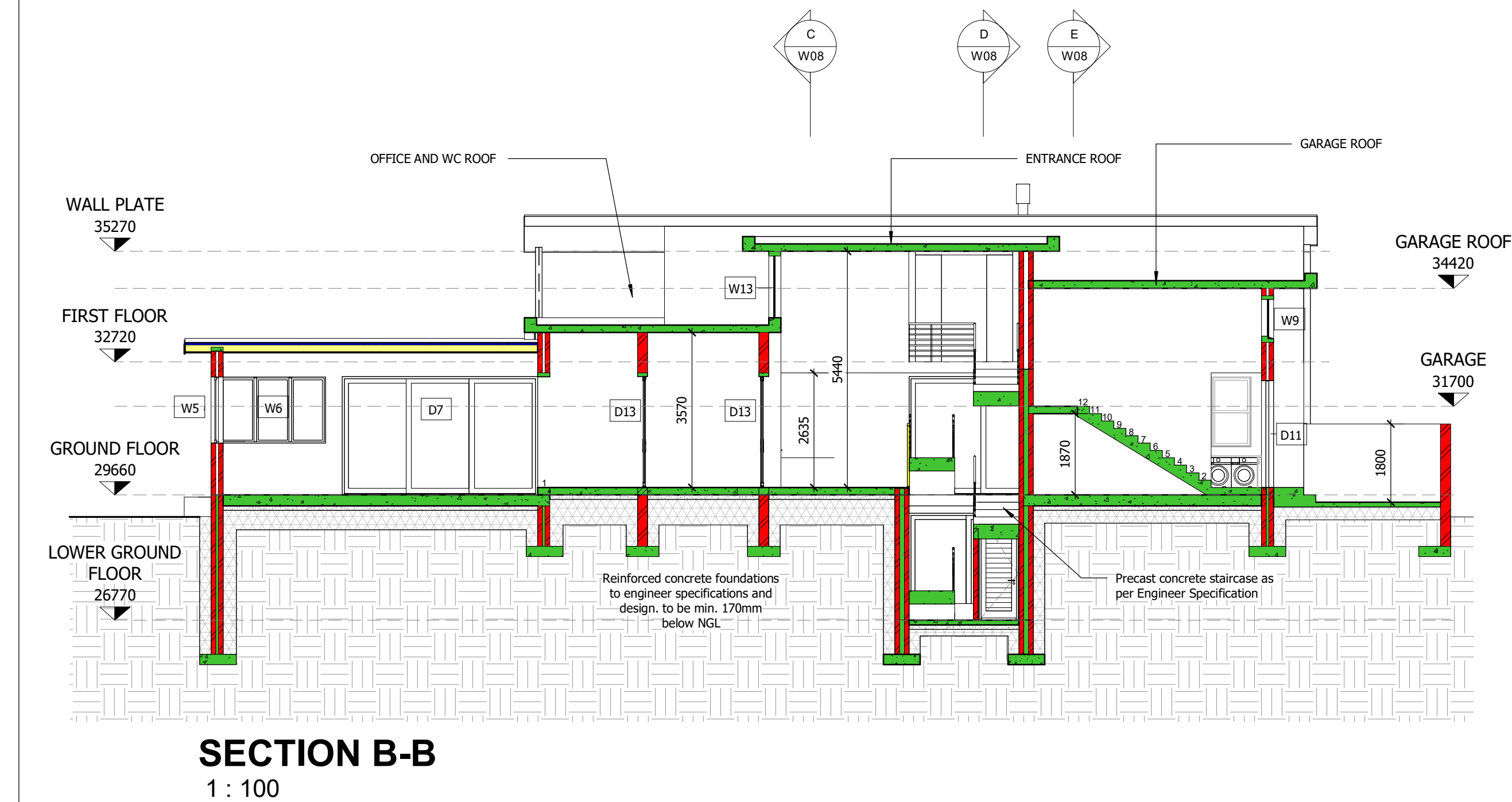
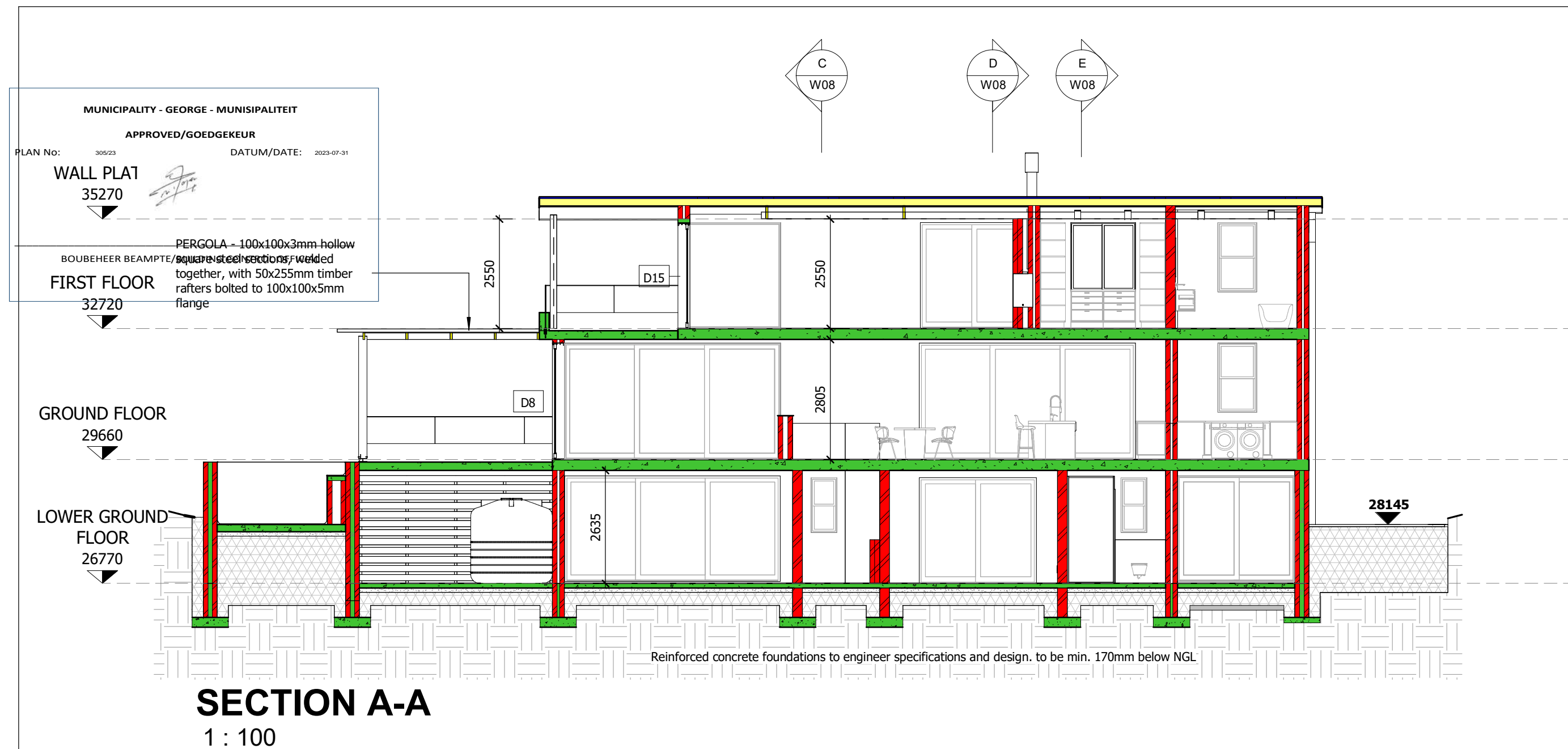
DATE	TIME	BY
ARCHITECT SIGNATURE		

CLIENT SIGNATURE _____

DATE:

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- GENERAL NOTES:**
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- PAVING**
- paving bricks to match the corobrick autumn blend and/or similar approved (size 110 x 220mm)
- STAIRS:** to comply with SANS 10400 - M
- All stairs are 170mm - 200mm high and 300mm wide no alterations allowed.
- BALUSTRADES:**
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- CHIMNEY:**
- Chimney not less than 1 meter in height above junction to roof.
 - Chimneys to be stainless steel, where indicated, and factory painted, to match roof, doors and windows.
 - insulation to comply with NBR
- ROOF:** to comply with SANS 10400 - L
- Roof to be structural timber roofs and to be specified and inspected by Engineer at each stage.
- RAINWATER GOODS:** to comply with SANS 10400 - R
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- ALL SCREEDS TO FALL TO FULBURE OUTLETS.**
- ALL TO ENGINEER SPECIFICATION AND DESIGN**
- GLAZING:** to comply with SANS 10400 - N
- Glazing in accordance with SABS 10137.
- FINISHES**
- All electrical and light fittings, geyers, doorbell, windows, paint, tiles, flooring, pavers, finishes etc. to be approved by owner prior to confirmation of the main contractor.

STATUS

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CLIENT

MR VAN ZWAM

PROJECT

NEW DWELLING

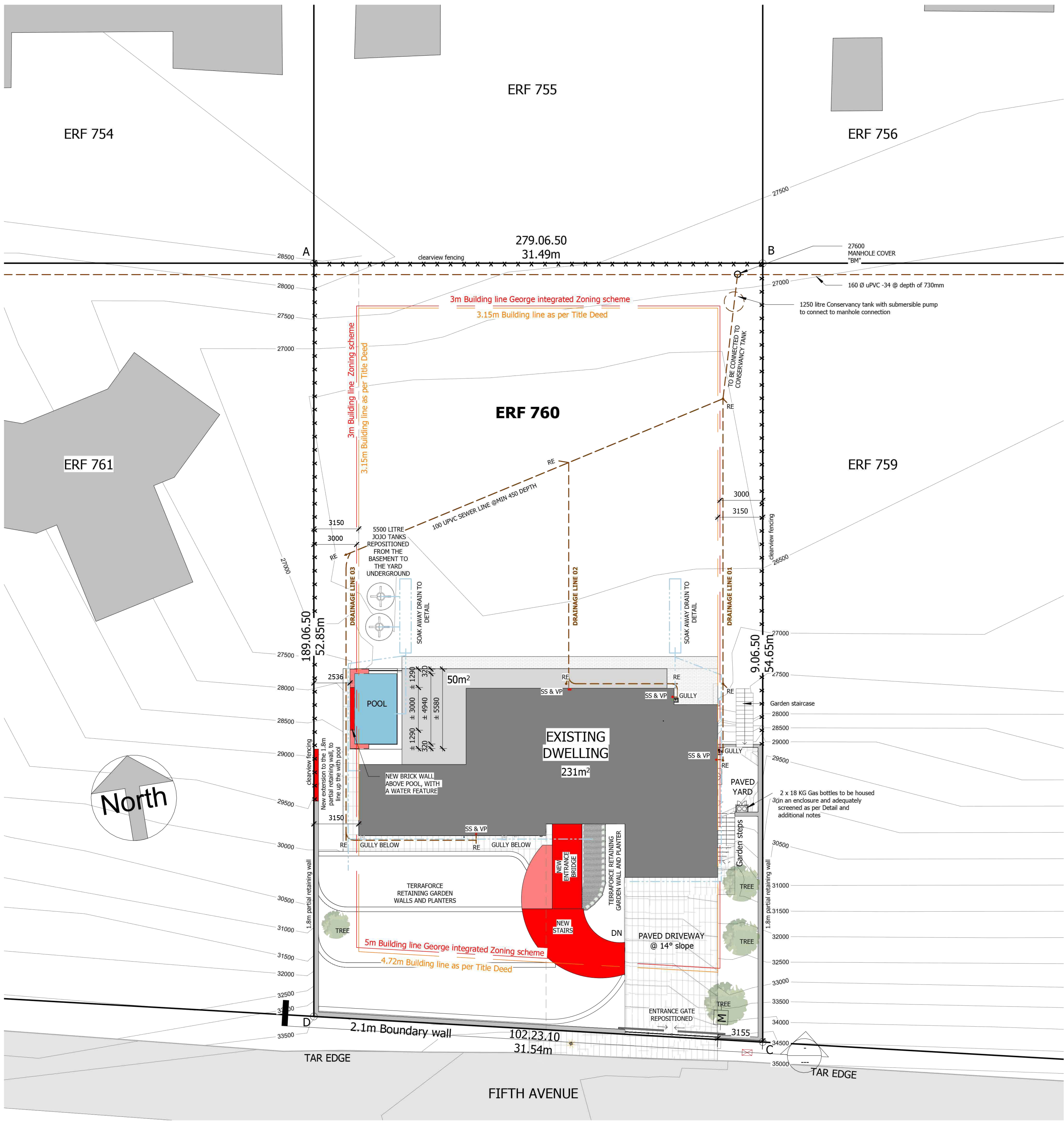
SITE

ERF 760, 5TH AVENUE, WILDERNESS

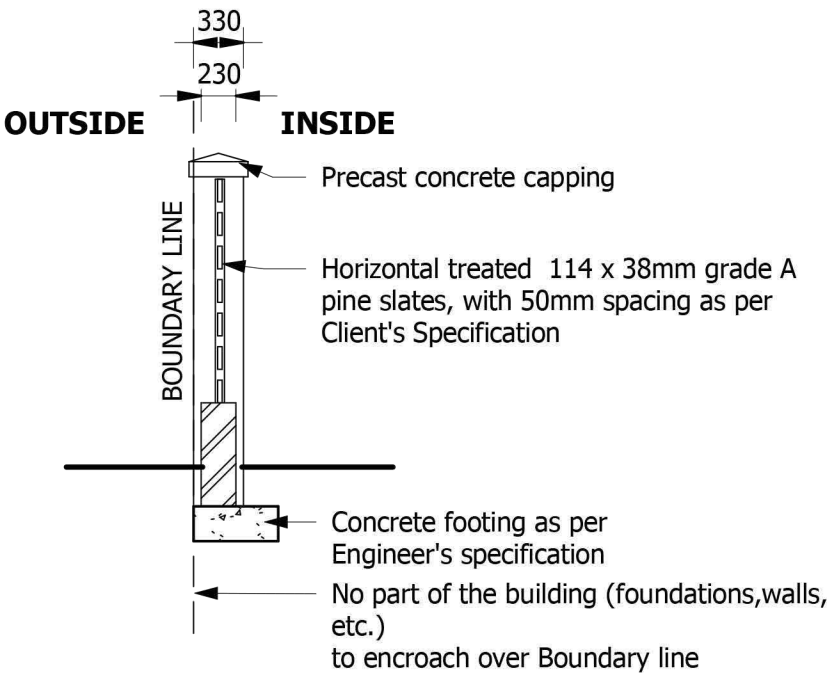
DRAWING

SECTIONS

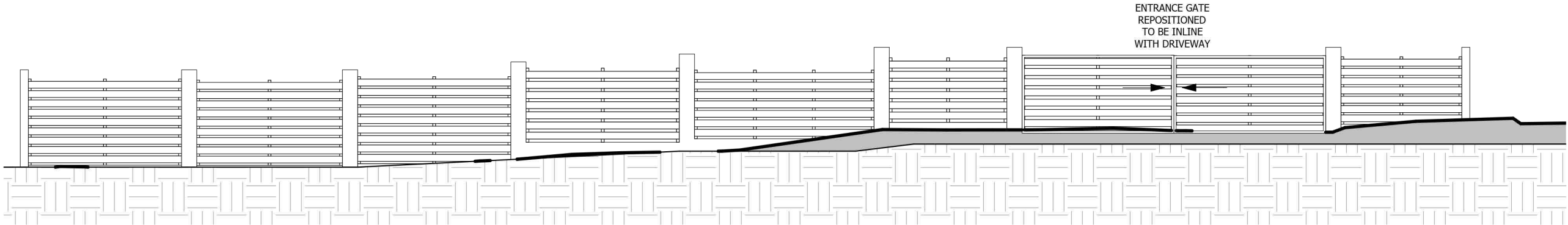
SCALE (@ A1) As indicated	DRAWN G.SCOTT		
DATE 20/07/2023 15:27:51	CHECKED R.S.SCOTT - ProfArch 6469		
PROJECT NO. 198	DRAWING NO. W08	REVISION E	
ARCHITECT SIGNATURE			
CLIENT SIGNATURE			
DATE:			
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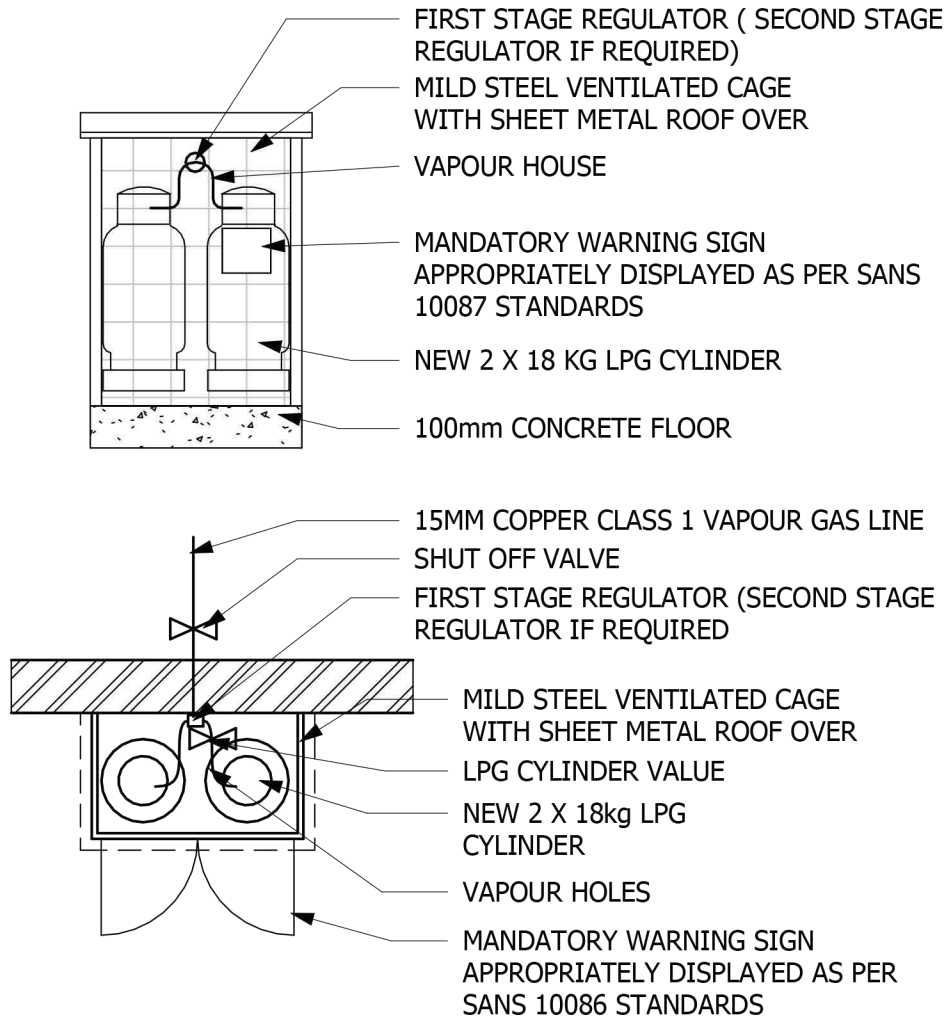
1.0 SITE PLAN
1 : 200



BOUNDARY WALL DETAIL
1 : 50



BOUNDARY WALL
1 : 100



GAS BOTTLE ENCLOSURE
1 : 20

SERVICE LEGEND

STORMWATER
SOIL & COMB. VENT
DRAINAGE PIPE
WASTE WATER PIPE
GAS LINE
GAS POINT
1 HOUR FIRE RATING
WATER METER
RODDING EYE
LONG RADIUS BEND
STUB STACK
VENT PIPE
INSPECTION EYE
LIGHT POLE
KIOSK
FENCE

PLUMBING AND DRAINAGE NOTES: to comply with SANS 10400 Part P.
• SEE SHEET A1/W07

STORMWATER:

- Stormwater emanating from the roof, paving or area in the immediate vicinity of a building shall not cause damage to the building interior, structure, or structural elements, or accumulate in a manner that unduly inconveniences the occupant.
- Pool and water feature backwashes to be connected to the Stormwater system and not a sewage system.
- Stormwater disposal arrangements shall:
 - not result in the undercutting of foundations due to erosion or flooding, drain away from buildings, as far as possible, under the action of gravity and not accumulate against or in close proximity to external walls,
 - make provision for the drainage of sites that are waterlogged or seasonally waterlogged, and
 - be capable of being readily cleaned and maintained.

STORMWATER CHANNELS:

- In-situ concrete Stormwater channels shall be constructed of unreinforced concrete with segmental channel formed in top.
- Channels shall be laid to falls on a well rammed earth bottom and finished smooth on exposed surfaces.

MANHOLE

- Manhole provided for access to a drainage installation have a removable cover and be so designed and constructed that it will sustain any normal load which might be imposed upon it and exclude the ingress or egress of water, be of such size and shape as to permit ready access to the installation for the purposes of inspecting, testing or cleaning.
- Manhole shall have a minimum plan dimension of not less than 450mm

VEGETATION:

- Only locally indigenous vegetation is used for landscaping and the rehabilitation of the disturbed areas. Rescued indigenous/ protected seedlings must, inter alia, be used for landscaping and rehabilitation.
- Only indigenous fynbos vegetation must be used for gardening. No aliens may be planted as described by NEM:BA Alien and Invasion Species List 6.
- Any pruning or removal of indigenous trees or tree clumps of coastal forest thicket must first carry the approval/ granting of a licence by the the Department of Forestry.

POOL:

- Concrete and brickwork structure to be designed by Engineer, and finished with fiber glass lining.
- Property to be walled and fenced
- Backwash to be connected and discharged to SOAK AWAY
- Clear water chlorinator.
- Pump to be enclosed in sound proof housing.
- Pump to be installed under timber deck with a trap door for access
- Pipe size to be 50mm Diameter PVC Hi- Pressure pipes to be concealed
- Circulation system to be designed and built by pool specialist

WATER TANKS

- Water tanks to be installed on Lower Ground floor level.

PAVING

- paving bricks to match the corobrick autumn blend and/or similar approved (size 110 x 220mm)

GARDEN STEPS

- Garden steps to be constructed of railway sleepers and cobblestone

RAINWATER GOODS: to comply with SANS 10400 - R

- Seamless aluminium -pre-painted charcoal colour - square profile gutters and downpipes within the roof structure as per detail.
- refer to Roof and Drainage Plan.

FINISHES

- All electrical and light fittings, geysers, doorbell, windows, paint, tiles, flooring, pavers, finishes etc. to be approved by owner prior to confirmation of the main contractor.

GAS NOTES:

- No drains to be installed 2m from gas installation.
- No electrical equipment within 5m from gas installation gas and pipe line to be installed by register installer in accordance with regulations of sans 10087
- To comply with SANS 1539, Appliances operating on liquefied petroleum gas (LPG) or natural gas (NG) - Safety aspects.
- To comply with SANS 1808-24, Water supply and distribution system components such as Gas-operated water heaters.
- Instantaneous gas water heaters shall comply with the requirements of SANS 1808-24 and SANS 1539 and shall be installed in accordance with SANS 10252-1 and SANS 10087-1.
- Storage gas water heaters shall comply with the requirements of SANS 151, SANS 1808-24 and SANS 1539 and shall be installed in accordance with SANS 10254 and SANS 10087-1.
- LP Gas; Max 38 kg allowed on premises without a Flammable Substance Certificate in terms of section 37(6) of the Community Fire Safety By-Law.
- A Gas installation certificate of compliance to be provided prior the request of a Occupancy certificate.
- Gas installation to comply with SANS 10087-1:2008 owners.

LIGHTING to comply with SANS 10400 - O

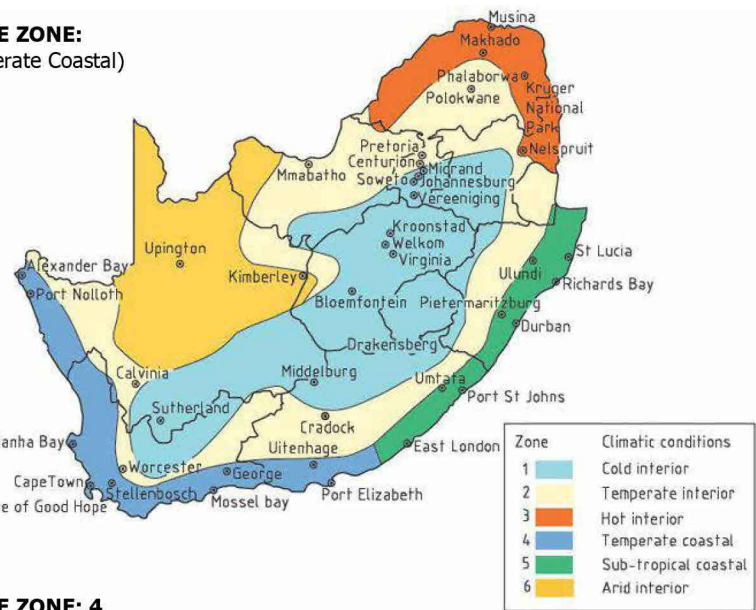
- External Lighting to be low level and downlighter type. No Coloured light bulbs are permitted and no flood lights

NOTES:

BUILDING TO COMPLY TO SANS 10400 PART X & YA : 2011 AND SANS 204 (REFERENCE BUILDING ROUTE) WHERE APPLICABLE XA1 BUILDING TO USE ENERGY EFFICIENTLY AND REDUCE GREEN HOUSE GAS EMISSIONS IN ACCORDANCE WITH FUNCTIONAL REGULATION XA2

CLIMATE ZONE:

4 (Temperate Coastal)



CLIMATE ZONE: 4

HOT WATER & GENERAL:

- 50% OF HOT WATER TO BE PROVIDED THROUGH NON-ELECTRICAL SOURCES SUCH AS SOLAR WATER HEATERS, GAS GEYSERS OR HEAT PUMPS.
- ALL EXPOSED HOT WATER PIPE WORK TO BE INSULATED TO R-VALUE OF 1. (NOT IN WALLS)

ORIENTATION & SHADING:

- THE BUILDING IS ORIENTATED WITH MAIN HABITABLE AREAS FACING NORTH
- ROOF OVERHANGS TO SHADE NORTH WESTERN WINDOWS FROM SUN

ROOF

REFER TO ROOF PLAN, SHEET W06

WALLS:

- DOUBLE SKIN MASONRY WITH A 60mm CLEAN AIR GAP COMPLIES WITH SANS 10400XA.
- MIN. SPEC. EXTERIOR WALLS = 280mm PLASTERED & PAINTED

FLOORS:

- FLOORS DO NOT HAVE ANY UNDERFLOOR HEATING

FENESTRATION:

REFER TO DOOR AND WINDOW SCHEDULE, W10 and W11

ENERGY CONSUMPTION:

ENERGY DEMAN SHALL NOT EXCEED 5W/m² FOR CLASS H4 OCCUPANCY, ACCORDING TO TABLE 12 OF SANS 204

GENERAL NOTES:

ERF:	760
SIZE:	1690.84m²
PROPOSED NEW COVERAGE:	157,243 m²
Lower Ground Floor:	
House:	137.76 m²
Covered paving:	26.59 m²
Uncovered:	8.41 m²
Ground Floor:	
House (include garage):	221.480 m²
Covered patio:	21.46 m²
Partially covered patio (PERGOLA):	28.22 m²
Uncovered:	3.27 m²
Yard:	12.19 m²
Pool:	20.53 m²
First Floor:	9.72 m²
House:	79.28 m²
Covered patio:	37.70 m²

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- SAFETY:** to comply with SANS 10400 - D
- All safety distances to be checked on site and must be in compliance with sans 10087, part 1 standards.
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- All building work to comply to sans 0400.
- All electrical work to comply to 0108.
- All mandatory fire equipment to be present and maintained. Area around gas cage to be kept clear of all combustible materials.
- All warning and safety notices to be displayed as per sans 1186.

Sheet Number	Sheet Name
W00	CONTOUR PLAN
W01	SITE PLAN
W02	LOWER GROUND
W03	GROUND FLOOR
W04	FIRST FLOOR
W05	ROOF PLAN
W06	ELEVATIONS
W07	SECTIONS
W08	DRAINAGE SECTION
W09	DOOR SCHEDULE
W10	WINDOW SCHEDULE

STATUS

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CLIENT

MR VAN ZWAM

PROJECT

PLAN OF DEVIATION

SITE

ERF 760, 5TH AVENUE, WILDERNESS

DRAWING

SITE PLAN

SCALE (@ A1)
As indicated

DRAWN
G.SCOTT / CF CALITZ

DATE
4/2/2025 11:46:16

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R.S.SCOTT - ProfArch 6469

PROJECT NO.
198

DRAWING NO.
W01

REVISION
1

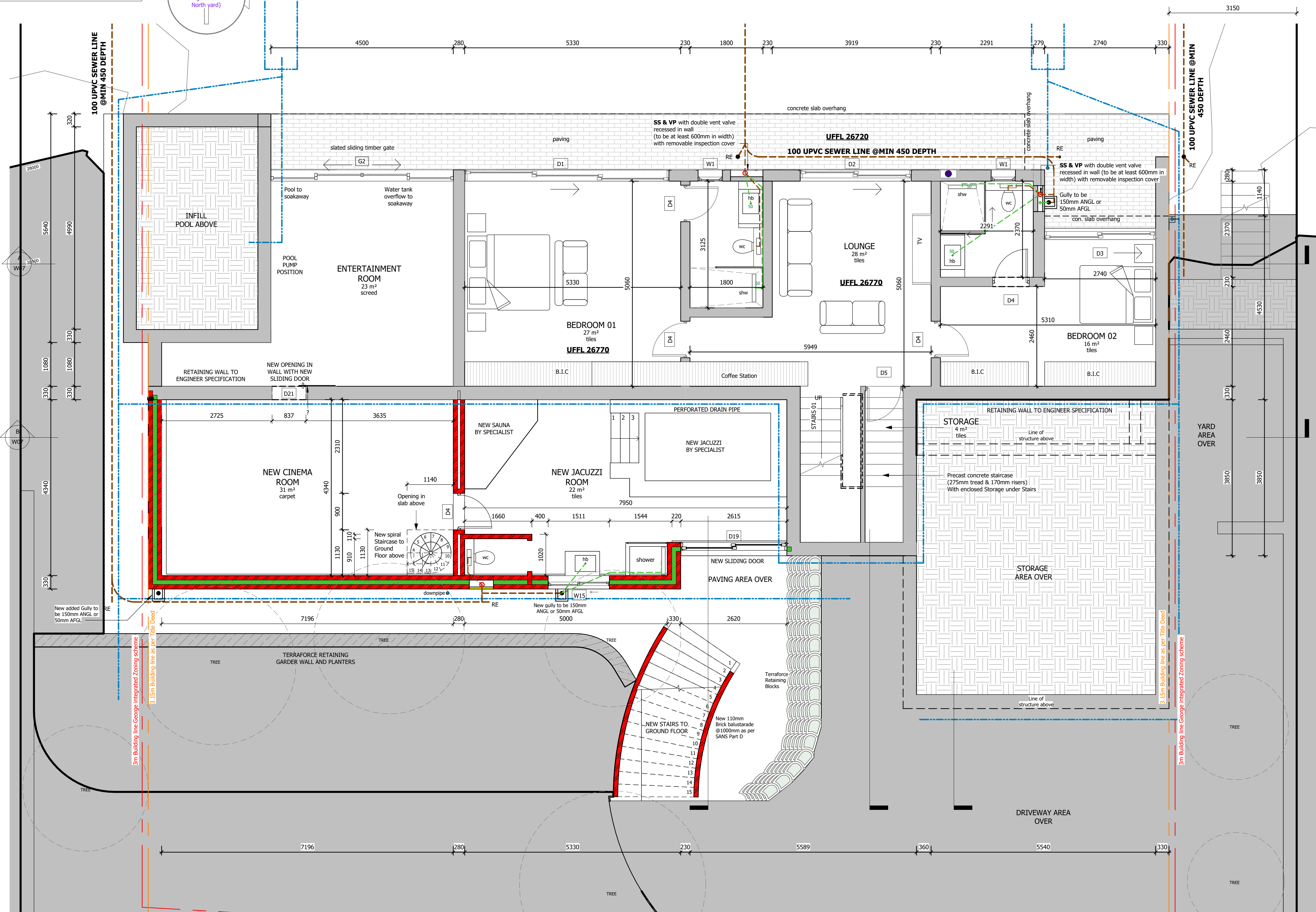
ARCHITECT SIGNATURE

CLIENT SIGNATURE











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ROOM SIZES	
ROOM	AREA
BATH. 01	6 m ²
BATH. 02	5 m ²
BEDROOM 01	27 m ²
BEDROOM 02	16 m ²
ENTERTAINMENT ROOM	23 m ²
LOUNGE	28 m ²
NEW CINEMA ROOM	31 m ²
NEW JACUZZI ROOM	22 m ²
STORAGE	4 m ²
	163 m ²



- **GENERAL NOTES:**
 - Contractor to ensure compliance to SANS 10400 in all relevant clauses and requirements
 - All key dimensions and positions to be checked on site and verified before any work commenced.
 - Any errors, discrepancies or omissions to be reported to the architect immediately.
 - All work to be in accordance with good and accepted local building practice.
 - Figured dimensions to be taken in preference to scaled dimensions.
 - These architectural drawings are to be read in conjunction with engineers and consultants drawings, where applicable.
 - All building by - laws, health and fire requirements to be strictly adhered to.
 - The contractor will be held responsible for the correct setting out of the works. Any doubt as to the accuracy of boundary pegs or lines to be reported to the client immediately
 - Any errors or discrepancies to be reported immediately for clarification prior to any work being undertaken
 - All work to be completed and checked and must be checked on site referring to top of foundation.
 - Foundations to boundary walls not to encroach over boundary lines.
 - All electrical and drainage work is to be executed by registered tradesmen.
 - Care to be taken when excavating for new work, to comply with SANS 10400 - 4. All existing pipes, cables, etc. exposed to be pointed out to client and/or architect, who shall advise necessary action to be taken.
 - The contractor shall take all necessary precautions to avoid any damage what so ever, to existing buildings and fences.
 - All Occupational safety regulations as set by Dept. of Labour to be complied with to comply with SANS 10400 - 8
- **SAFETY:** to comply with SANS 10400 - 10
 - All safety distances to be checked on site and must be in compliance with SANS 10087, part 1 standards.
 - Installation to comply to local authority and SANS 10087 regulations.
 - All building work to comply to SANS 0400.
 - All electrical work to comply to O108.
 - All mandatory fire equipment to be present and maintained. Area around gas cage to be kept clear of all combustible materials.
 - All warning and safety notices to be displayed as per SANS 1186.

<u>SERVICE LEGEND</u>	
	STORMWATER
	SOIL & COMB. VENT
	DRAINAGE PIPE
	WASTE WATER PIPE
	GAS LINE
	GAS POINT
	1 HOUR FIRE RATING
	WATER METER
RE	RODDING EYE
lrb	LONG RADIUS BEND
ss	STUB STACK
VP	VENT PIPE
IE	INSPECTION EYE
	LIGHT POLE
	KIOSK
*****	FENCE

STATUS
MUNICIPAL SUBMISSION

ARCHITECT

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professional architects

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Wilderness, 6560
+27 82 447 7228
info@scottarchitects.co.za
www.scottarchitects.co.za

CLIENT

MR VAN ZWAM


PROJECT PLAN OF DEVIATION

SITE
ERF 760, 5TH AVENUE, WILDERNESS

DRAWING

LOWER GROUND

SCALE (@ A1) As indicated		DRAWN G.SCOTT / CF CALITZ	
DATE 2/13/2025 10:32:39		CHECKED R.S.SCOTT - ProfArch 6469	
PROJECT NO. 198	DRAWING NO. W02	REVISION A	

ARCHITECT SIGNATURE 

CLIENT SIGNATURE _____

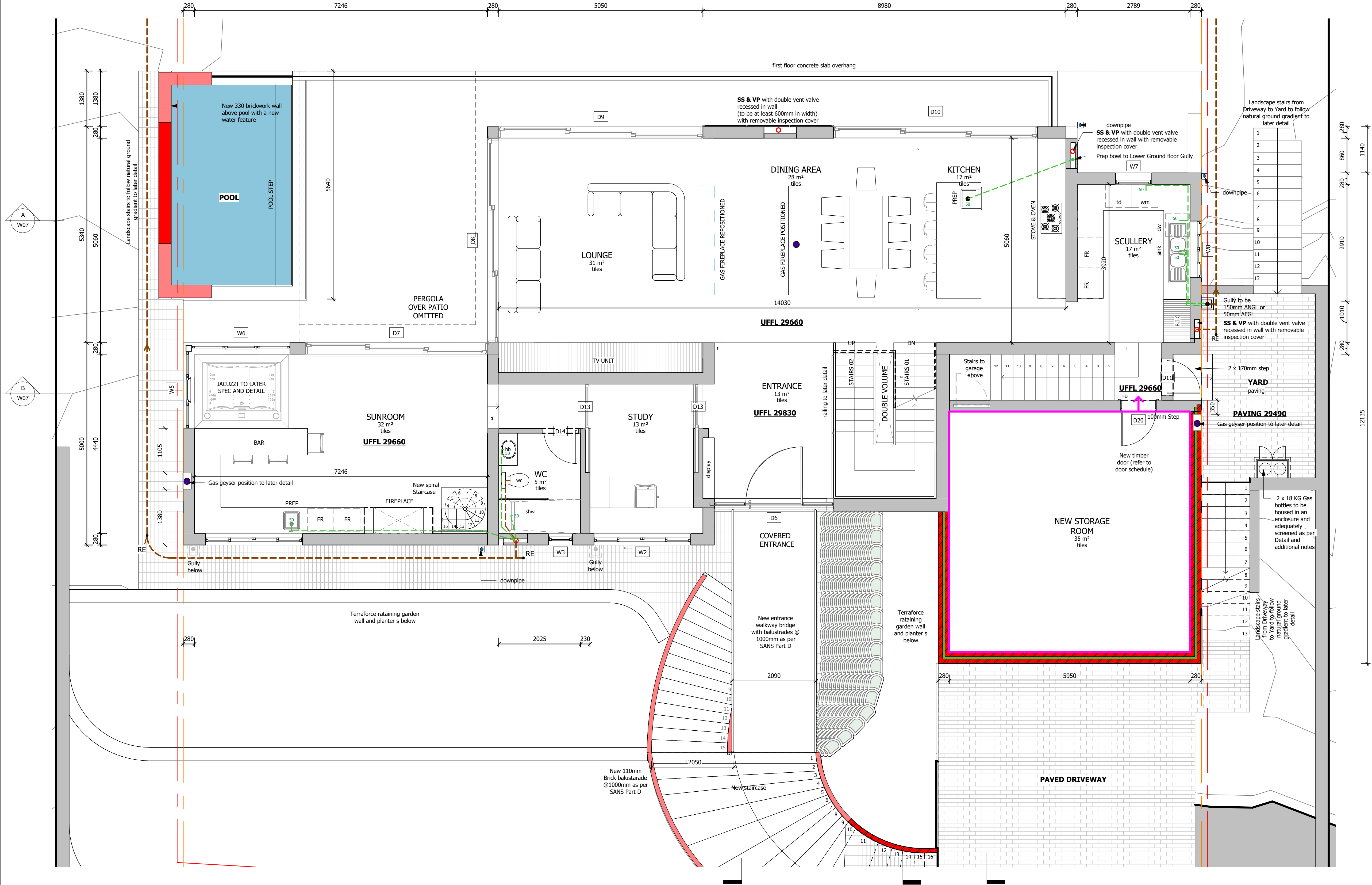
DATE: _____

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1.1 LOWER GROUND FLOOR

ROOM SIZES	
ROOM	AREA
DINING AREA	28 m ²
ENTRANCE	13 m ²
KITCHEN	17 m ²
LOUNGE	31 m ²
NEW STORAGE ROOM	35 m ²
SCULLERY	17 m ²
STUDY	13 m ²
SUNROOM	32 m ²
WC	5 m ²
	190 m ²

- POOL:**
- Concrete and brickwork structure to be designed by Engineer, and finished with fiber glass lining.
 - Backwash to be connected and discharged to SOAK AWAY**
 - Clear water chlorinator
 - Pump to be enclosed in sound proof housing.
 - Pump to be installed under timber deck with a trap door for access
 - Pipe size to be 50mm Diameter PVC Hi- Pressure pipes to be concealed
 - Circulation system to be designed and built by pool specialist



- GENERAL NOTES:**
- Contractor to ensure compliance to SANS 10400 in all relevant clauses and requirements
 - All levels, dimensions and positions to be checked on site and verified before any work commenced.
 - Any errors, discrepancies or omissions to be reported to the architect immediately.
 - All work to be in accordance with good and accepted local building practice
 - Figured dimensions to be taken in preference to scaled dimensions.
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 - Any errors or discrepancies to be reported immediately for clarification prior to any work being undertaken
 - Levels indicated are provisional and must be checked on site referring to top of foundation.
 - Foundations to boundary walls not to encroach over boundary lines.
 - All electrical and drainage work is to be execute by registered tradesmen.
 - Care to be taken when excavating for new work, to comply with SANS 10400 - G. All existing pipes, cables, etc. exposed to be pointed out to client and/or architect, who shall advise necessary action to be taken.
 - The contractor shall take all necessary precautions to avoid any damage what so ever, to existing buildings and fences.
 - All Occupational safety regulations as set by Dept. of Labour to be complied with and to comply with SANS 10400 - B
 - SAFETY:** to comply with SANS 10400 - D
 - All safety distances to be checked on site and must be in compliance with sans 10087, part 1 standards.
 - Installation to comply to local authority and sans 10087 regulations.
 - All building work to comply to sans 0400.
 - All electrical work to comply to 0108.
 - All mandatory fire equipment to be present and maintained. Area around gas cage to be kept clear of all combustible materials.
 - All warning and safety notices to be displayed as per sans 1186.

SERVICE LEGEND

STORMWATER	SOIL & COMB. VENT
DRAINAGE PIPE	WASTE WATER PIPE
GAS LINE	GAS POINT
1 HOUR FIRE RATING	WATER METER
RODDING EYE	LONG RADIUS BEND
STUB STACK	VENT PIPE
INSPECTION EYE	LIGHT POLE
KIOSK	FENCE

STATUS
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CLIENT
MR VAN ZWAM

PROJECT
PLAN OF DEVIATION

SITE
ERF 760, 5TH AVENUE, WILDERNESS

DRAWING
GROUND FLOOR

SCALE (@ A1)
As indicated

DRAWN
G.SCOTT / CF CALITZ

DATE
2/13/2025 10:32:42

CHECKED
R.S.SCOTT - ProfArch 6469

PROJECT NO.
198

DRAWING NO.
W03

REVISION
A

ARCHITECT SIGNATURE

CLIENT SIGNATURE

DATE:

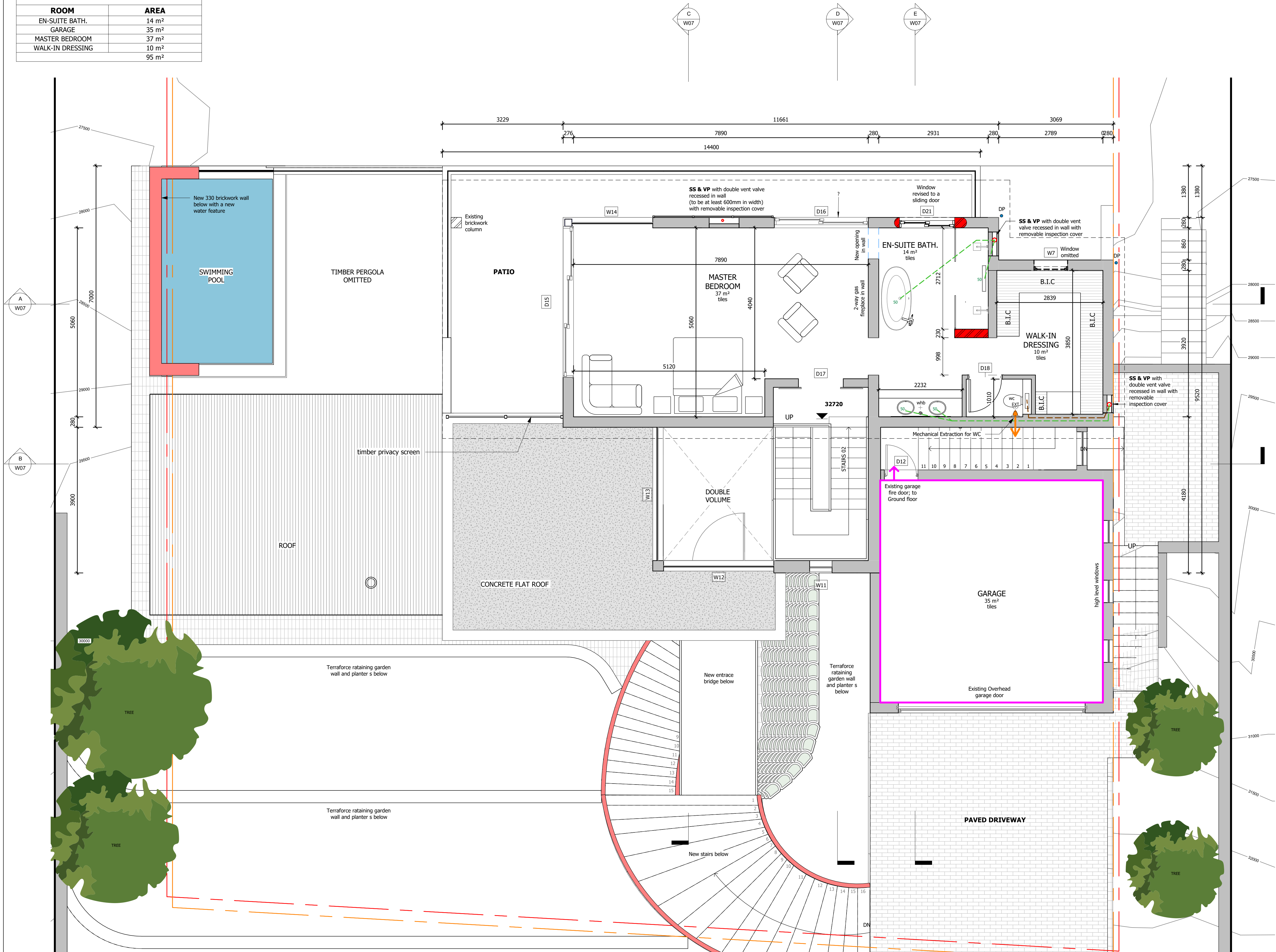
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1.2 GROUND FLOOR

1 : 50

2/13/2025 10:32:42

ROOM SIZES	
ROOM	AREA
EN-SUITE BATH.	14 m²
GARAGE	35 m²
MASTER BEDROOM	37 m²
WALK-IN DRESSING	10 m²
	95 m²



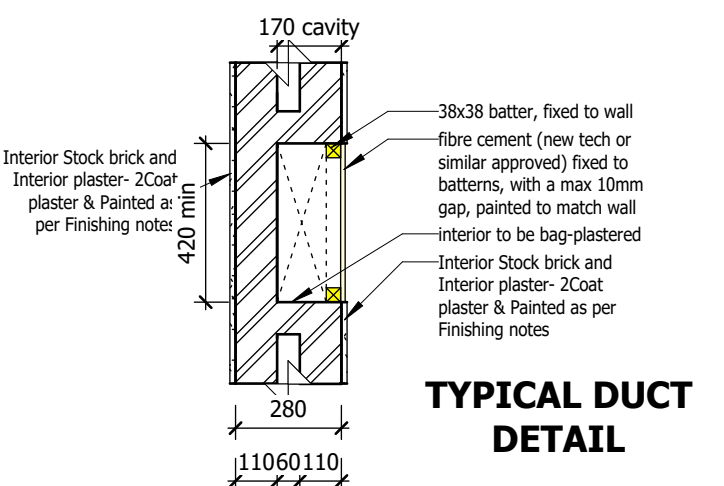
- GENERAL NOTES:**
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 - Care to be taken when excavating for new work, to comply with SANS 10400 - G. All existing pipes, cables, etc. exposed to be pointed out to client and/or architect, who shall advise necessary action to be taken.
 - The contractor shall take all necessary precautions to avoid any damage whatsoever, to existing buildings and fences.
 - All Occupational safety regulations as set by Dept. of Labour to be complied with and to comply with SANS 10400 - B

- SAFETY:** to comply with SANS 10400 - D
- All safety distances to be checked on site and must be in compliance with SANS 10087, part 1 standards.
 - Installation to comply to local authority and SANS 10087 regulations.
 - All building work to comply with SANS 0400.
 - All electrical work to comply with SANS 0108.
 - All mandatory fire equipment to be present and maintained. Area around gas cage to be kept clear of all combustible materials.
 - All warning and safety notices to be displayed as per SANS 1186.

- CHIMNEY:**
- Chimney not less than 1 meter in height above junction to roof.
 - Chimneys to be stainless steel, where indicated, and factory painted, to match roof, doors and windows.
 - Installation to comply with NBR
- ROOF:** to comply with SANS 10400 - L
- Roof to be structural timber roofs and to be specified and inspected by Engineer at each stage.

- RAINWATER GOODS:** to comply with SANS 10400 - R
- Seamless aluminium - pre-painted charcoal colour - square profile gutters and downpipes within the roof structure as per detail. refer to Roof and Drainage Plan.
- FASCIA BOARD**
- All Fascia Boards to be painted to match roof unless otherwise specified.

- STRUCTURAL TIMBER:**
- Unless otherwise stated, structural timber shall be of South African softwood (pine) complying with the requirements of SABS specification 563 and 1245



STATUS
MUNICIPAL SUBMISSION

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CLIENT
MR VAN ZWAM

PROJECT
PLAN OF DEVIATION

SITE
ERF 760, 5TH AVENUE, WILDERNESS

DRAWING
FIRST FLOOR

SCALE (@ A1)
As indicated

DRAWN
G.SCOTT / CF CALITZ

DATE
2/13/2025 10:32:46

CHECKED
R.S.SCOTT - ProfArch 6469

PROJECT NO.
198

DRAWING NO.
W04

REVISION
A

ARCHITECT SIGNATURE

CLIENT SIGNATURE

DATE:

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1 : 100

2/13/2025 10:32:49



PLANNING AND DEVELOPMENT
APPLICATION FORM FOR CONSENT USE FOR A SECOND
DWELLING/ADDITIONAL DWELLING AND/OR DEPARTURE

(Please complete the form in full for consideration - tick appropriate boxes with X)

BUILDING LINE RELAXATION	<input checked="" type="checkbox"/>	SECOND DWELLING		ADDITIONAL DWELLING	
--------------------------	-------------------------------------	-----------------	--	---------------------	--

PROPERTY DETAILS

ERF NUMBER	ERF 760	EXTENSION/A REA	WILDERNESS
ZONING	SINGLE RESIDENTIAL ZONE I		
EXISTING LAND USE	DWELLING HOUSE		

CORRESPONDENCE DETAILS

IS THE APPLICANT ALSO THE REGISTERED OWNER OF THE RELEVANT PROPERTY?					YES	NO
ADDRESS CORRESPONDENCE TO			OWNER	APPLICANT	POST OR E-MAIL	
COLLECT BY HAND	YES	NO	TELEPHONE NO			

OWNER DETAILS

OWNER NAME	EDWARD VAN ZWAM				
STREET NAME	5TH AVENUE	HOUSE NUMBER	760		
POSTAL ADDRESS	760, 5TH AVENUE, WILDERNESS	SAME AS POSTAL ADDRESS	<input checked="" type="checkbox"/>	NO	
EXTENSION/AREA		CODE	6560		
ID NUMBER	BWL8PgR45 (Nederlandse Passport number)	E-MAIL ADDRESS	info@fumbabeachlodge.co.tz		
TELEPHONE NO		CELL NO	+255 777 876 298		

APPLICANT DETAILS (strike through if registered owner is also the applicant)

NAME	ROBERT STEWART SCOTT (SCOTT ARCHITECTS)				
STREET NAME	UNIT 11, NO.1 OWEN GRANT STREET, WILDERNESS	HOUSE NUMBER	UNIT 11		
POSTAL ADDRESS	UNIT 11, NO.1 OWEN GRANT STREET, WILDERNESS	SAME AS POSTAL ADDRESS	<input checked="" type="checkbox"/>	NO	
EXTENSION/AREA	WILDERNESS	CODE	6530		
TEL / CELL NO	082 447 7228	E-MAIL ADDRESS	info@scottarchitects.co.za		
PROFESSIONAL CAPACITY	PROFESSIONAL ARCHITECT	SACPLAN NO	SACAP 6469		

BOND HOLDERS DETAILS (Only applicable if property is encumbered by a bond)

IS THE PROPERTY ENCUMBERED BY A BOND?			YES	<input checked="" type="checkbox"/>
NAME OF BOND HOLDER	n/a			

TITLE DEED DETAILS

TITLE DEED NO.	T 048634722		
ARE THERE RESTRICTIONS IN THE TITLE DEED WHICH IMPACT THE APPLICATION? (If yes, describe restrictions below)			<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
TITLE DEED HAS BUILDING LINE RESTRICTIONS			

APPLICATION DETAILS

DESCRIPTION OF BUILDING LINE RELAXATION (STREET / LATERAL / REAR BUILDING LINE)	FROM M	TO M	DETAILS
RELAXATION OF WESTERN BUILDING LINE	3M	2.5M	TO LEGALIZE POOL WALL
Is an application for an increase in coverage being applied for? (Indicate increase under details)	YES	<input checked="" type="checkbox"/> NO	%
Is an application for a 2 nd dwelling /additional dwelling being applied for? (indicate size under details)	YES	<input checked="" type="checkbox"/> NO	

HOA/ ADJACENT OWNERS DETAILS (Consent letters as well as site plans to be signed by adjacent owners)

ERF NO	ADDRESS	NAME	CONSENT LETTER ATTACHED
761	5TH AVE WILDERNESS	ZELDA DE REUCK	<input checked="" type="checkbox"/> YES /NO
			YES /NO
			YES /NO
			YES /NO
			YES /NO

I hereby acknowledge that in terms of the Protection of Personal Information Act (POPIA) all correspondence will be communicated directly and only to myself (the applicant). No information will be given to any third party and/or landowner (if the landowner is not the applicant). I herewith take responsibility to convey all correspondence to the relevant parties.

APPLICANT'S SIGNATURE		DATE	19/05/2025
-----------------------	---	------	------------

FOR OFFICE USE: INFORMATION REQUIRED FOR SUBMISSION:

Locality Plan		Building Plan/ Site Plan on A3/ A4		SG Diagram/ General Plan		Title Deed
Power of Attorney		Motivation		Neighbours Consent / Comment		HOA Consent
Bond Holder Consent		Proof of Payment		Conveyance Certificate		Other (Specify)

NEIGHBOURS CONSENT/ COMMENT FORM

TO WHOM IT MAY CONCERN

APPLICATION FOR	ERF 760 5th Ave	ON ERF/ FARM	Kilderess
-----------------	-----------------	--------------	-----------

NATURE OF CONSENT GIVEN (Tick whichever is applicable)

I/We the undersigned owner/s of the adjoining property as described below, hereby confirm that I/we have seen the building plans/ site development plans relating to the above application (my neighbour's development proposal). I/we have no objections thereto and I/we would not make any further claims with regard to view obstruction resulting from the approval of said building plans.

I/We the undersigned owner/s of adjoining properties hereby confirm that I/we have seen the building plans / site development plans relating to the above application (my neighbour's development proposal). I/we have no objections thereto subject to the following:

Comment / Conditions

N/A

ADJACENT OWNER'S DETAILS

OWNER/S NAME/S	Zelda de Reuck	ID NUMBER	
ERF NUMBER	761	EXTENSION AREA	
E-MAIL ADDRESS		TELEPHONE NUMBER	
SIGNATURE OF OWNER	<i>[Signature]</i>	DATE	

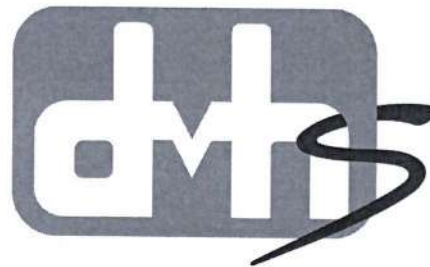
Reminder: Adjacent owners must also sign and date the related building plan / site development plan

FOR OFFICE USE: INFORMATION REQUIRED FOR SUBMISSION:

IS THE SIGNATORY THE OWNER OF THE PROPERTY (CONFIRMED ON SAMRAS)?		YES	NO
CHECKED BY		DATE	

Unit E4/2
Edward IV
120-122 Edward Road
Bellville 7530
South Africa

Tel: 0861 110 210
Fax: 021 910 4911
E-mail: peet@dvh.law.za
Website: www.dvh.law.za



DYKES VAN HEERDEN SLABBERT HOPKINS
ATTORNEYS & CONVEYANCERS /
PROKUREURS & AKTEVERVAARDIGERS

PO Box/Posbus 4261
Tygervally 7536
South Africa
Docex 42, Tygerberg

Our Reference/Ons Verwysing:

Your Reference/U Verwysing:

Date/Datum :

Peet Van Rooyen/

13 May 2025

CONVEYANCER CERTIFICATE

I, the undersigned, PETRUS POSTMA VAN ROOYEN, a practicing attorney and conveyancer at the firm DYKES VAN HEERDEN SLABBERT HOPKINS INCORPORATED in Bellville, Cape Town, do hereby certify, after investigations at the Cape Town Deeds Office, that the following information is true and correct:

JAN EDWARD CASPER VAN ZWAM
Born on 29 June 1970
Unmarried

is the registered owner of

ERF 760 WILDERNESS
IN THE MUNICIPALITY AND DIVISION OF GEORGE
IN THE PROVINCE OF THE WESTERN CAPE

IN EXTENT 1692 (ONE THOUSAND SIX HUNDRED AND NINETY TWO)
square metres

HELD BY Deed of Transfer T48634/2022

(the "Property")

1. I certify that the Property is subject to the following conditions:

1.1 Deed of Transfer T48634/2022:

A. SUBJECT to the conditions referred to in Certificate of Registered Title No. T19388/1954.

B. ENTITLED to the benefits in terms of the following special conditions contained in Deed of Transfer No. T9379/1908, Deed of Transfer No. T9380/1908 and Deed of Transfer No. T9381/1908, namely:-

"That the two lakes on the remaining extent of the aforesaid Farm called Klein Krantz shall remain for the joint use of all the Appearer's Constituents, that is to say, for those who receive title upon partition of deducted portions, and those to receive undivided shares in the remaining extent."

- C. SUBJECT FURTHER to the following special conditions contained in Deed of Transfer No. T12648/1958 imposed by the Administrator of the Province of the Cape of Good Hope in terms of Section 9 of Ordinance no 33 of 1934 with the approval of the subdivision of Wilderness Township Extension No. 2 namely:
1. Any words and expressions used in the following conditions shall have the same meaning as may have been assigned to them by the regulations published under Provincial Administration Notice No. 401 dated 17th October 1935, and in the memorandum which accompanied the said regulations.
 2. The owner of this erf shall without compensation, be obliged to allow electricity and water mains sewage and drainage, including storm water of any other erf or erven within or without the Township, to be conveyed across this erf, if deemed necessary by the Local Authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time in order to construct, maintain, alter, remove or inspect any sewer, manhole channel, conduit or other works pertaining thereto.
 3. The owner of this erf shall be obliged, without compensation, to receive the material or permit such excavation on the erf, as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to the difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.
 4. This erf shall be subject to the following further conditions, provided especially that where, in the opinion of the Administrator after consultation with the Township Board and the Local Authority, it is expedient that the restriction in any such condition should at any time be suspended or relaxed, he may authorise the necessary suspension or relaxation subject to compliance with such conditions as he may impose:
 - (a) It shall not be subdivided;

- (b) It shall be used only for the purpose of erecting thereon one dwelling together with such outbuildings as are ordinarily required to be used therewith;
- (c) Not more than half the area thereof shall be build upon;
- (d) No building or structure or any portion thereof except boundary walls and fences, shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf, nor within 3,15 metres of the lateral boundary common to any adjoining erf, provided that with the consent of the local authority, an outbuilding not exceeding 3,05 metres in height, measuring from the floor to the wall plate and no portion of which will be used for human habitation, may be erected within the above prescribed rear space. On consolidation of any two or more erven, this conditions shall apply to the consolidated area as one erf;
- (e) Notwithstanding the provisions of Condition (d) above, a garage intended as an adjunct to the dwelling may, where the slope of the erf up from the level of the abutting street is such that in the opinion of the local authority it cannot reasonably be sited at a distance of 4,74 metres from the street line, be erected at such lesser distance therefrom as the local authority may approve, provided that not more than 50 per cent of the cubic measure of such garage may project above natural ground level and that in no event shall any such garage be erected at less than 3,15 metres from the street line.
- (f) In the event of the provision of a Town Planning Scheme being made applicable to this erf, which provisions are more restrictive than the provisions contained in the above, then the provisions of such scheme shall apply.

D. SUBJECT FURTHER to the following special conditions contained in Deed of Transfer No. T12648/1958 imposed by The Wilderness (1921) Limited for the benefit of all purchasers and their successors in title of the property in Wilderness Township Extension No. 2 and for the benefit of the aforesaid Transferor and his successors in title as owners of the remainder of the aforesaid Township held by Wilderness (1921) Limited in terms of the aforesaid Certificate of Registered Title No. T19388/1954, namely:-

DEFINITIONS

The terms "Seller" in these conditions shall be deemed to include the successors in title of the Seller to the remainder of the land held under the aforesaid Certificate of Registered Title No. 19388 dated 24th November 1954.

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

TRADE AND OTHER RESTRICTIONS

1. No sand or gravel shall be dug or removed from the lot except in the way of excavating for the foundations of any building to be erected thereon, or for use in such building or in preparing or laying out gardens to be occupied therewith, and no brick, tiles, clay or lime shall at any time be manufactured or burnt upon the lot.
2. All building and/or alterations erected on this lot shall be constructed of brick, stone or concrete, and no building shall be erected on the lot until the site lot and elevation plans thereof and the site of any office or buildings together with the sanitation plans in relation thereto, shall have been approved by the Seller in writing. No such building shall, after erection, be altered without the like previous consent in writing. The Purchaser shall provide the Seller with plans in duplicate to the Seller's satisfaction.
3. The Seller shall be entitled to call upon the Purchaser to screen suitably any outbuildings erected on the lot.
4. All walls, fences, live hedges or like structures abutting upon any road or pathway, shall be of a type approved of by the Seller. The Seller shall not be liable to contribute to the cost of any party or dividing fence, or wall, nor to the cost or repair thereof, but he may call upon the Purchaser to enclose the said lot. This provision eliminating any contribution by the Seller to the cost or repair of any party or dividing fence or wall shall not extent to any adjoining lot which the Seller may sell or dispose of subsequent to the date thereof, and the Purchaser of such lot adjoining the lot hereby sold shall in all respects be subject to the laws governing contributions to such party or dividing fences or walls.
5. No wind driven appliance or windmill, or wireless aerial and poles shall be erected by the Purchaser without the specific written approval thereof and permission of the seller.
6. All buildings or structures, fences, live hedges or the like erected on the lot shall be reasonably maintained externally by the Purchaser in good order and repair, the intention being that adjoining lots shall not be depreciated by any shabby, uncared for or dilapidated buildings, structures, fences or live hedges.
7. Should any buildings or structures be erected out of compliance with these conditions, the Seller shall have the right to insist on the demolition thereof an the Seller shall at all times, through its proper

officers, have the right of access to an inspection of any building operation conducted by the Purchaser on the lot.

8. In respect of any lot upon the sea front, the Purchasers shall not cut down or otherwise destroy the natural bush growth on the sea front and so endanger any plot to erosion by the sea or shifting sands. Seller reserves the right to prescribe the level at which all buildings shall be placed on such lots, or any of them, and if called upon to do so by the Seller, Purchaser shall be obliged to plant and maintain suitable turf on any clear or open portions of such lots to guard against shifting sands.
9. The lot shall not be occupied either for building purposes or as a place of human residence or resort, whether by means of building thereon or tents or camps erected or placed thereon for any period, unless the said lot shall have previously been provided with water flush sanitation accommodation for the use of persons so residing or resorting upon the said lot. Such sanitation accommodation shall at all times be maintained in efficient working order by the owner of the plot.
10. The Purchaser agrees to be bound not to clear or destroy the trees and bush on the lot without first consulting the seller, the intention being that it is desirably in the general interest that the scenery shall not be marred by excessive or undue clearing of the bush and trees and especially as it is the Seller's intention to avoid cutting of any lines or squares or angles which will show marked pattern of the scenic effect of the Township, but it is not the intention to interfere unreasonably with the Purchaser's full use and enjoyment of the said lot and the seller agrees that the frontage of any premises other than domestic should have a clear and uninterrupted view.
11. The Purchaser agrees to observe uniformity in respect of fencing line for all fences, walls, hedges or structures that may abut on to any road, pathway, open space or property of the Seller, and to maintain all boundary fences, walls, hedges or structures of the lot in good order and repair.

2.2 Conditions contained in historical deeds

2.2.1 Deed of Transfer No. T19388/1954

Entitled to the condition set out in paragraph 1.1.B above.

2. I confirm that, save for the above conditions, I have found no evidence of existing title conditions which restrict the development of the property.

DATED AT BELLVILLE ON THIS 13 DAY OF May 2025

CONVEYANCER
PETRUS POSTMA VAN ROOYEN
DYKES VAN HEERDEN SLABBERT HOPKINS INC

340

DYKES VAN HEERDEN SLABBERT
HOPKINS
Unit E4/2
Edward IV
120-122 Edward Road
Bellville 7530
South Africa

Prepared by me

CONVEYANCER
ELANA HOPKINS (85685)

LISE COETZEE
(85098)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 895 000,00	R. 1220,00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

T 048634/22

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

LISE COETZEE (85098)

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

ERDEM ULDES
Born on 22 May 1988
Unmarried

which said Power of Attorney was signed at DIEP RIVER on 30 AUGUST 2022

DATA / VERIFY
-10- 2022
FATGEYAH LARNEY

And the appearer declared that his/her said principal had, on 22 August 2022, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

JAN EDWARD CASPER VAN ZWAM
Born on 29 June 1970
Unmarried

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

ERF 760 WILDERNESS
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE

IN EXTENT 1692 (ONE THOUSAND SIX HUNDRED AND NINETY TWO)
Square metres

FIRST TRANSFERRED by Deed of Transfer Number T12648/1958 with
Diagram No. 1170/1958 relating thereto and held by Deed of Transfer Number
T7787/2021

A. **SUBJECT** to the conditions referred to Certificate of Registered Title No.
T19388/1954.

B. **ENTITLED** to the benefits in terms of the following special conditions contained
in Deed of Transfer No. T9379/1908, Deed of Transfer No T9380/1908 and
Deed of Transfer No. T9381/1908, namely:-

"That the Two lakes on the remaining extent of the aforesaid Farm called Klein
Krantz shall remain for the joint use of all the Appearer's Constituents, that is to
say, for those who receive title upon partition of deducted portions, and those to
received undivided shares in the remaining extent."

C. **SUBJECT FURTHER** to the following special conditions contained in Deed of
Transfer No. T12648/1958 imposed by the Administrator of the Province of the
Cape of Good Hope in terms of Section 9 of Ordinance no 33 of 1934 with the
approval of the subdivision of Wilderness Township Extension No. 2 namely:

"1. Any words and expressions used in the following conditions shall have
the same meaning as may have been assigned to them by the
regulations published under Provincial Administration Notice No. 401
dated 17th October 1935, and in the memorandum which accompanied
the said regulations.

2. The owner of this erf shall without compensation, be obliged to allow electricity and water mains sewage and drainage, including storm water of any other erf or erven within or without the Township, to be conveyed across this erf, if deemed necessary by the Local Authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time in order to construct, maintain, alter, remove or inspect any sewer, manhole, channel, conduit or other works pertaining thereto.
3. The owner of this erf shall be obliged, without compensation, to receive the material or permit such excavation on the erf, as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to the difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.
4. This erf shall be subject to the following further conditions, provided especially that where, in the opinion of the Administrator after consultation with the Township Board and the Local Authority, it is expedient that the restriction in any such condition should at any time be suspended or relaxed, he may authorise the necessary suspension or relaxation subject to compliance with such conditions as he may impose:
 - (a) It shall not be subdivided;
 - (b) It shall be used only for the purpose of erecting thereon one dwelling together with such outbuildings as are ordinarily required to be used therewith;
 - (c) Not more than half the area thereof shall be build upon;

- (d) No building or structure or any portion thereof except boundary walls and fences, shall be erected nearer than 4.72 metres to the street line which forms a boundary of this erf, nor within 3.15 metres of the lateral boundary common to any adjoining erf, provided that with the consent of the local authority, an outbuilding not exceeding 3.05 metres in height, measuring from the floor to the wall plate and no portion of which will be used for human habitation, may be erected within the above prescribed rear space. On consolidation of any two or more erven, this conditions shall apply to the consolidated area as one erf;
- (e) Notwithstanding the provisions of Condition (d) above, a garage intended as an adjunct to the dwelling may, where the slope of the erf up from the level of the abutting street is such that in the opinion of the local authority it cannot reasonably be sited at a distance of 4.72 metres from the street line, be erected at such lesser distance there from as the local authority may approve, provided that not more than 50 per cent of the cubic measure of such garage may project above natural ground level and that in no event shall any such garage be erected at less than 3.15 metres from the street line.
- (f) In the event of the provision of a Town Planning Scheme being made applicable to this erf, which provisions are more restrictive than the provisions contained in the above, then the provisions of such scheme shall apply.

D. SUBJECT FURTHER to the following special conditions contained in Deed of Transfer No. T12648/1958 imposed by The Wilderness (1921) Limited for the benefit of all purchasers and their successors in title of the property in Wilderness Township Extension No. 2 and for the benefit of the aforesaid Transferor and his successors in title as owners of the remainder of the aforesaid Township held by Wilderness (1921) Limited in terms of the aforesaid Certificate of Registered Title No. T19388/1954, namely:-

DEFINITIONS

The terms "Seller" in these conditions shall be deemed to include the successors in title of the Seller to the remainder of the land held under the aforesaid Certificate of Registered Title No 19388 dated 24th November 1954.

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

TRADE AND OTHER RESTRICTIONS

1. No sand or gravel shall be dug or removed from the lot except in the way of excavating for the foundations of any building to be erected thereon, or for use in such building or in preparing or laying out gardens to be occupied therewith, and no brick, tiles, clay or lime shall at any time be manufactured or burnt upon the lot.
2. All buildings and/or alterations erected on this lot shall be constructed of brick, stone or concrete, and no building shall be erected on the lot until the site lot and elevation plans thereof and the site of any office or buildings together with the sanitation plans in relation thereto, shall have been approved by the Seller in writing. No such building shall, after erection, be altered without the like previous consent in writing. The Purchaser shall provide the Seller with plans in duplicate to the Seller's satisfaction.
3. The Seller shall be entitled to call upon the Purchaser to screen suitably any outbuildings erected on the lot.

4. All walls, fences, live hedges or like structures abutting upon any road or pathway, shall be of a type approved of by the Seller. The Seller shall not be liable to contribute to the cost of any party or dividing fence, or wall, nor to the cost or repair thereof, but he may call upon the Purchaser to enclose the said lot. This provision eliminating any contribution by the Seller to the cost or repair of any party or dividing fence or wall shall not extent to any adjoining lot which the Seller may sell or dispose of subsequent to the date thereof, and the Purchaser of such lot adjoining the lot hereby sold shall in all respects be subject to the laws governing contributions to such party or dividing fences or walls.
5. No wind driven appliance or windmill, or wireless aerial and poles shall be erected by the Purchaser without the specific written approval thereof and permission of the seller.
6. All buildings or structures, fences, live hedges or the like erected on the lot shall be reasonably maintained externally by the Purchaser in good order and repair, the intention being that adjoining lots shall not be depreciated by any shabby, uncared for or dilapidated buildings, structures, fences or live hedges.
7. Should any buildings or structures be erected out of compliance with these conditions, the Seller shall have the right to insist upon the demolition thereof, and the Seller shall at all times, through its proper officers, have the right of access to and inspection of any building operation conducted by the Purchaser on the lot.
8. In respect of any lot upon the sea front, the Purchasers shall not cut down or otherwise destroy the natural bush growth on the sea front and so endanger any plot to erosion by the sea or shifting sands. Seller reserves the right to prescribe the level at which all buildings shall be placed on such lots, or any of them, and if called upon to do so by the Seller, Purchaser shall be obliged to plant and maintain suitable turf on any clear or open portions of such lots to guard against shifting sands.

9. The lot shall not be occupied either for building purposes or as a place of human residence or resort, whether by means of buildings thereon or tents or camps erected or placed thereon for any period, unless the said lot shall have previously been provided with water flush sanitation accommodation for the use of persons so residing or resorting upon the said lot. Such sanitation accommodation shall at all times be maintained in efficient working order by the owner of the plot.
10. The Purchaser agrees to be bound not to clear or destroy the trees and bush on the lot without first consulting the seller, the intention being that it is desirable in the general interest that the scenery shall not be marred by excessive or undue clearing of the bush and trees and especially as it is the Seller's intention to avoid cutting of any lines or squares or angles which will show marked patterns on the scenic effect of the Township, but it is not the intention to interfere unreasonably with the Purchaser's full use and enjoyment of the said lot and the seller agrees that the frontage of any premises other than domestic should have a clear and uninterrupted view.
11. The Purchaser agrees to observe uniformity in respect of fencing line for all fences, walls, hedges or structures that may abut on to any road, pathway, open space or property of the Seller, and to maintain all boundary fences, walls, hedges or structures of the lot in good order and repair.

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

ERDEM ULDES , 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

JAN EDWARD CASPER VAN ZWAM , Unmarried

his Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R895 000,00 (EIGHT HUNDRED AND NINETY FIVE THOUSAND RAND) .

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

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

2022 -09- 3 0

2022

q.q.

In my presence

REGISTRAR OF DEEDS

WILL DERNES A/A

τp

WILDERNESS A/A ^{TP} GENERAL PLAN 1065 L.D.

OF

WILDERNESS TOWNSHIP EXTENSION NO. 2.

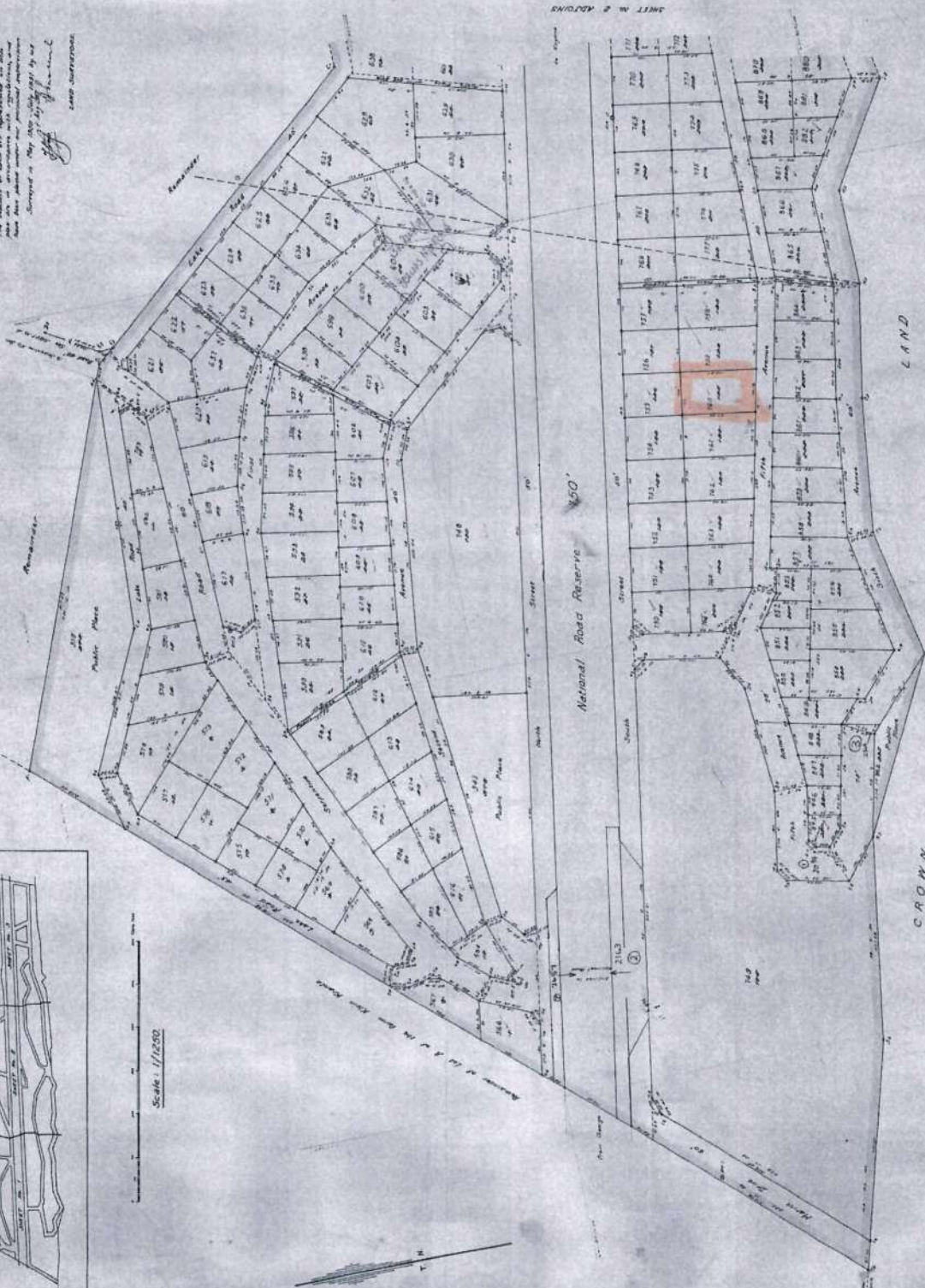
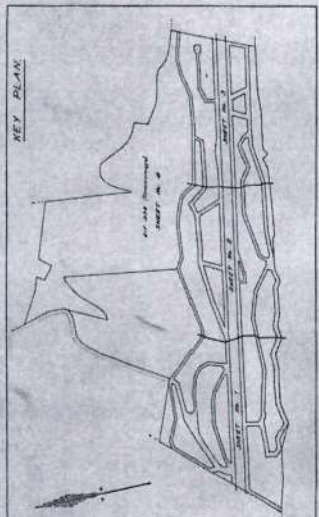
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the business of each art represented in this
exhibition of drawings will "gradually" and
have been placed under our personal supervision

Surrey in May 1890 - July 1891 by us
[Signature] & by *[Signature]*

LAND SURVEYORS

Scale: 1/1250.



SWIFT NO. 2 ADJUTANT

Continued from Sheet 5

no	name	signature of donor	date of gift	value	date of gift	value
1	Walter & Gladys Hargrave		1934	1000	1934	1000
2	Walter & Gladys Hargrave		1935	1000	1935	1000
3	Walter & Gladys Hargrave		1936	1000	1936	1000
4	Walter & Gladys Hargrave		1937	1000	1937	1000
5	Walter & Gladys Hargrave		1938	1000	1938	1000
6	Walter & Gladys Hargrave		1939	1000	1939	1000
7	Walter & Gladys Hargrave		1940	1000	1940	1000
8	Walter & Gladys Hargrave		1941	1000	1941	1000
9	Walter & Gladys Hargrave		1942	1000	1942	1000
10	Walter & Gladys Hargrave		1943	1000	1943	1000
11	Walter & Gladys Hargrave		1944	1000	1944	1000
12	Walter & Gladys Hargrave		1945	1000	1945	1000
13	Walter & Gladys Hargrave		1946	1000	1946	1000
14	Walter & Gladys Hargrave		1947	1000	1947	1000
15	Walter & Gladys Hargrave		1948	1000	1948	1000
16	Walter & Gladys Hargrave		1949	1000	1949	1000
17	Walter & Gladys Hargrave		1950	1000	1950	1000
18	Walter & Gladys Hargrave		1951	1000	1951	1000
19	Walter & Gladys Hargrave		1952	1000	1952	1000
20	Walter & Gladys Hargrave		1953	1000	1953	1000
21	Walter & Gladys Hargrave		1954	1000	1954	1000
22	Walter & Gladys Hargrave		1955	1000	1955	1000
23	Walter & Gladys Hargrave		1956	1000	1956	1000
24	Walter & Gladys Hargrave		1957	1000	1957	1000
25	Walter & Gladys Hargrave		1958	1000	1958	1000
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28	Walter & Gladys Hargrave		1961	1000	1961	1000
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30	Walter & Gladys Hargrave		1963	1000	1963	1000
31	Walter & Gladys Hargrave		1964	1000	1964	1000
32	Walter & Gladys Hargrave		1965	1000	1965	1000
33	Walter & Gladys Hargrave		1966	1000	1966	1000
34	Walter & Gladys Hargrave		1967	1000	1967	1000
35	Walter & Gladys Hargrave		1968	1000	1968	1000
36	Walter & Gladys Hargrave		1969	1000	1969	1000
37	Walter & Gladys Hargrave		1970	1000	1970	1000
38	Walter & Gladys Hargrave		1971	1000	1971	1000
39	Walter & Gladys Hargrave		1972	1000	1972	1000
40	Walter & Gladys Hargrave		1973	1000	1973	1000
41	Walter & Gladys Hargrave		1974	1000	1974	1000
42	Walter & Gladys Hargrave		1975	1000	1975	1000
43	Walter & Gladys Hargrave		1976	1000	1976	1000
44	Walter & Gladys Hargrave		1977	1000	1977	1000
45	Walter & Gladys Hargrave		1978	1000	1978	1000
46	Walter & Gladys Hargrave		1979	1000	1979	1000
47	Walter & Gladys Hargrave		1980	1000	1980	1000
48	Walter & Gladys Hargrave		1981	1000	1981	1000
49	Walter & Gladys Hargrave		1982	1000	1982	1000
50	Walter & Gladys Hargrave		1983	1000	1983	1000
51	Walter & Gladys Hargrave		1984	1000	1984	1000
52	Walter & Gladys Hargrave		1985	1000	1985	1000
53	Walter & Gladys Hargrave		1986	1000	1986	1000

50 OFFICE NOTES

[illegible][illegible]

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5

WILDERNESS A/A

Approved _____

GENERAL PLAN 1065 LD

OF

WILDERNESS TOWNSHIP EXTENSION NO. 2. C.D.R.

Surveyed in May 1930 - July 1931 by us

Theresa

LAND SURVEYORS.

SHEET No 4 ADJOINS

SHEET No. 3 ADJOINS

National Road Reserve 150'

13385 N 1 ADJOINS

LAND

CROWN

INDIAN OCEAN

Day 2000 10000
 10000 10000
 Day 2000 10000
 Day 2000 10000

5



NOW THEREFORE, in pursuance of the provisions of the said Act, I, the Registrar of Deeds at Cape Town, do hereby certify that the said

THE WILDERNESS (1921) LIMITED

or its assigns, is the registered owner of

CERTAIN piece of abolished quitrent land situate in the Division of George, being Portion 22 (a portion of Portion 21), of the farm Klein Krantz, held by the Wilderness (1921) Limited under Certificate of Amended Title on Consolidation dated this day, No. 17337;

MEASURING One Hundred and Seventy-three decimal seven six five seven (173.7657) Morgen;

AS will more fully appear from the annexed Diagram No. 9015/53;

A. In so far as the land represented by the figure marked A B C D E F G H middle of Serpentine by right bank of Serpentine q R¹ S¹ A on the ^{said} Diagram No. 9015/53 is concerned, subject to the conditions referred to in Deed of Transfer dated 12th July, 1939, No. 7332;

ENTITLED to benefits under the special condition ~~contained in Deeds of Transfer Nos. 9379, 9380 and 9381, all~~ dated 29th December, 1908, namely :-

"That the two lakes on the remaining extent of the aforesaid farm called Klein Krantz shall remain for the joint use of all the Appearer's Constituents, that is to say, for those who received title upon partition of deducted portions, and those to receive undivided shares in the remaining extent";

B. In so far as the land represented by the figure marked K¹ L¹ a C¹ D¹ E¹ F¹ G¹ H¹ J¹ K¹ on the said Diagram No. 9015/53 is concerned, subject to the conditions referred to in Deed of Transfer dated 12th July, 1939, No. 7331;

ENTITLED

ENTITLED to benefits under the following special condition contained in Deeds of Transfer Nos. 9379, 9380 and 9381, all dated 29th December, 1908, namely :-

"That the two lakes on the remaining extent of the aforesaid farm called Klein Krantz shall remain for the joint use of all the Appearer's Constituents, that is to say, for those who receive title upon partition of deducted portions, and those to receive undivided shares in the remaining extent";

C. In so far as the land represented by the figure marked b middle of Serpentine d e U V W X Y Z A¹ B¹ C¹ a M¹ N¹ O¹ b on the said Diagram No. 9015/53 is concerned, subject to the conditions referred to in two Deeds of Transfer both dated 21st September, 1911, Nos. 7218 and 7219;

D. In so far as the land represented by the figure marked v edge of Lange Valley k K L M N O f V¹ v on the said Diagram No. 9015/53 is concerned, subject to the conditions referred to in Deed of Transfer No. 7331 dated 12th July, 1939;

ENTITLED to benefits under the following special conditions contained in Deeds of Transfer Nos. 9382, 9383 and 9384 dated 29th December, 1908, which condition reads as follows :-

"That the two lakes on the remaining extent of the aforesaid farm called Klein Krantz shall remain for the joint use of all the Appearer's Constituents, that is to say, for those who receive title upon partition of deducted portions, and those to receive undivided shares in the remaining extent";

E. In so far as the land represented by the figure marked a middle of Serpentine j v V¹ f P Q R S T d on the said Diagram No. 9015/53 is concerned, subject to the conditions referred to in Deed of Transfer No. 7221 dated 21st September, 1911;

F. In so far as the whole of the said Portion 22 is concerned, not subject to the terms of the Servitude referred to in the endorsement dated this day on the said Certificate of Amended Title on Consolidation No. /54, which conditions relate to certain roads and which are not applicable to

this/

this property by reason of its situation.

AND that by virtue of these presents the said

THE WILDERNESS (1921) LIMITED

or its assigns, now is and henceforth shall be entitled thereto, conformably to local custom, Government, however, reserving its rights.

ASSISTANT

IN WITNESS WHEREOF I, the said Registrar, 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 this 24th day of November in the year One Thousand Nine Hundred and Fifty-four (1954).

[Signature]
ASSISTANT REGISTRAR OF DEEDS.

Registered in the ... *New Town* ...
Register Book ... *Q. 100* ... Folio 26 *91* (1) ✓

[Signature]
Clerk in Charge.

[Handwritten mark]

THE LAND OFFICE

3 CERTIFICATES IN MORE IS
IS DESCRIBED AS, ALSO MUST IN CLAUSE BE DESCRIBED AS

Vol 565 The Herald

Vol 565
1976
[Signature]

The land herein described has been laid out
Die grond hierin beskryf is in

into 374 lots, 24 of which are reserved with

and 71 more have 7P 1065 60

Conservation of the land on

the 10th June 1954

of the

separate parts of the land on

in the separate parts of the land on

the 10th June 1954

of the

separate parts of the land on

in the separate parts of the land on

the 10th June 1954

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the 10th June 1954

of the

separate parts of the land on

in the separate parts of the land on

the 10th June 1954

of the

DEEDS REGISTRY
FISHERHATCHERMAN CO.
SALE TO THE
STATE

29/11/1954

#

By Not Deed 134/56 dated 30/11/55. The property held hereunder is entitled to the following conditions:
 (a) Such right of abutment, storage and agreed use set out in the Not Deed.
 (b) A right of Servitude Pipeline as indicated on Servitude diagram 8675/54.
 (c) The right to use, maintain and replace the said pipeline.

(d) The right of access to my land which is the right of the remainder of the said land. Over the remainder of the said land. The right of access to my land which is the right of the remainder of the said land. The right of access to my land which is the right of the remainder of the said land.

A Hutchings
 11/11/55

By Not Deed dated 10/2/1956 registered this day under nr 135/56 the whole of the property within property viz PH 122 a plan of ph 21 Klein Tract is entitled to by virtue of Not Deed 134/56 and refers to in the endorsement dated this day of this transfer excepting the work in excess of the quantity required in terms of Para 6 of said Not Deed.

which is to be transferred for the benefit of the within property with certain ancillary rights. The said work is to be done to the Dib. Admin. of the said area as trustee for such Urban Council authority as may be constituted for the purposes of the said Act. as will be made known by the said Not Deed.

A Hutchings
 11/11/55

6 7

Amendment to General Plan TP1065^{LD}

General Plan TP1065^{LD} has been amended by the closure of a pt of road and creation ^{there} of as an ordinary exve. =

- (1) Erf 2094 meas: 5572 m² and
(2) Erf 2163 meas: 4112 m² as ^{wilderness} held by Deed of Transfer T without conditions. and on Township file Wilderness Township Ext. 2.


- (1) Filed under vide I 527/93 LG +
(2) Filed under vide I 14285/99 LG.

Deeds office
CAPE TOWN


Registrar of Deeds

Erf 2094 = 5572 m²
Erf 2163 = 4112 m²

GETRANSFERRED AAN	TRANSFERRED TO
WILDERNESS	
WILDERNESS	
WILDERNESS	
79471/99	
30-9-99	



For leather and horse boots
See pg 8

...in the original ...
...of Bonds Registration Regulation No. 66 (1)
...of Bonds Registration Regulation No. 66 (1)
Bonds Registry/Registrasie
Cape Town/Kapstad
20 FEB 2004

BETAAL
~~PAID~~
PAID

Amendment to General Plan TP 1065 LD
General plan TP 1065 LD has been amended
by the closure of a portion of road and
the creation thereof as an ^{ordinary} additional erf
without condition being erf 2346
As will appear from Township file
Wilderness Township Act. 2 and intdict
filed as I 305 / 2003 LG

Leeds Office
Cape Town

Register of Leeds -

ERF 2346 = 85 m²

GETRANSPORTEER AAN		TRANSFERRED TO	
Cape Municipality			
RESTANT/REMAINDER			
T	2021 / 11		
		REGISTRAR/REGISTRAR	

2004

Endorsement i.t.o. § 30(2), Act 9/1927

General plan TP 1065 LD has been amended by the closure of a portion of road and the creation thereof as one additional Erf, being Erf 2418, without conditions.

as will appear from Township Title Wilderness Township Est. 2 and I 5194/2005 L.G.

23 MAR 2006

Deeds Registry
Cape Town

REGISTRATEUR VAN AKTES.
REGISTRAR OF DEEDS

Erf 2418 = 145 m²

Vestig + GETRANSPORTEER AAN Vestig + TRANSFERRED TO
George Municipality

RESTANT/REMARKS

T20133/2006

23 MAR 2006

REGISTRATEUR/REGISTRAR

Certified copy of record in the registry in terms of

REG 83

Deeds Registry
Western Cape

2025-04-29

Registrar of Deeds