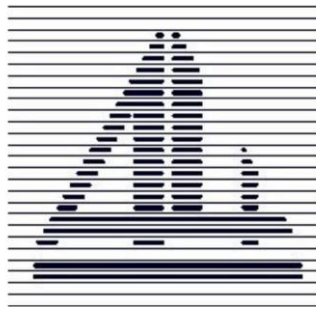


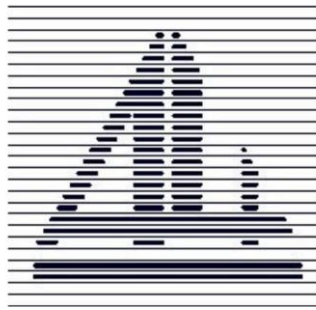


**CONSENT USE IN TERMS OF SECTION 15(2)(o) OF THE LAND USE PLANNING
BY-LAW FOR GEORGE MUNICIPALITY, 2023 TO ALLOW FOR A HOUSE SHOP
AND RESIDENTIAL BASED RETAIL CONCERNS (2020) ON ERF 1516, 49
PROTEA STREET, KLEINKRANTZ, GEORGE
FOR XUELIANG FAN**



A4 ARCHITECTURE

1 DAISY STREET LAVALIA GEORGE | TEL: 060 361 9692 | EMAIL: vincent@a4arc.co.za



CONTENT

- 1. PROPOSAL**
- 2. PROPERTY DETAIL**
- 3. LOCALITY**
- 4. LAND USE PROPOSAL**
- 5. PUBLIC INTEREST**
- 6. CHARACTER OF THE AREA**
- 7. ECONOMIC IMPACT**
- 8. CONCLUSION**

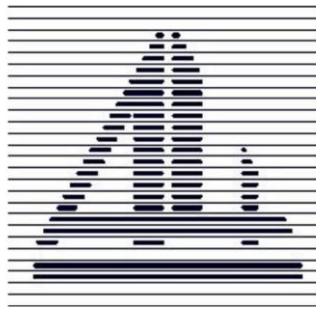
ANNEXURES

- 1. POWER OF ATTORNEY**
- 2. TITLE DEED**
- 3. BUILDING PLANS**
- 4. CONVEYANCER CERTIFICATE**



A4 ARCHITECTURE

1 DAISY STREET LAVALIA GEORGE | TEL: 060 361 9692 | EMAIL: vincent@a4arc.co.za



1. PROPOSAL

Consent use in terms of Section 15(2)(o) of the Land Use Planning By-Law for George Municipality, 2023 to allow for a House Shop and Residential Based Retail concerns (2020) on Erf 1516, 49 Protea Street, Kleinkrantz, George for Xueliang Fan.

2. BACKGROUND INFORMATION

This property is located in a residential coastal suburb named in Kleinkrantz just outside George. The house size is 84m² located on a 473m² erf.

The owners of the property, currently zoned as Single Residential Zone 1 (SR1), have been utilizing their house primarily as a dwelling. In recent years, they have expanded their use of the existing garage by offering easier access to everyday goods to the surrounding residents from their existing garage.

The proposed plans have been is attached herein.

Vincent Moos on behalf of A4 Architecture has been appointed by the property owner for this application. Please see POA attached herein.

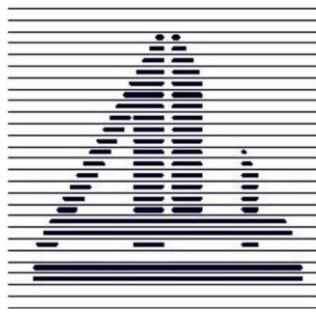
3. PROPERTY DETAILS

This property is registered to Xueliang Fan. A copy of the title deed (T18572/2005) is attached.



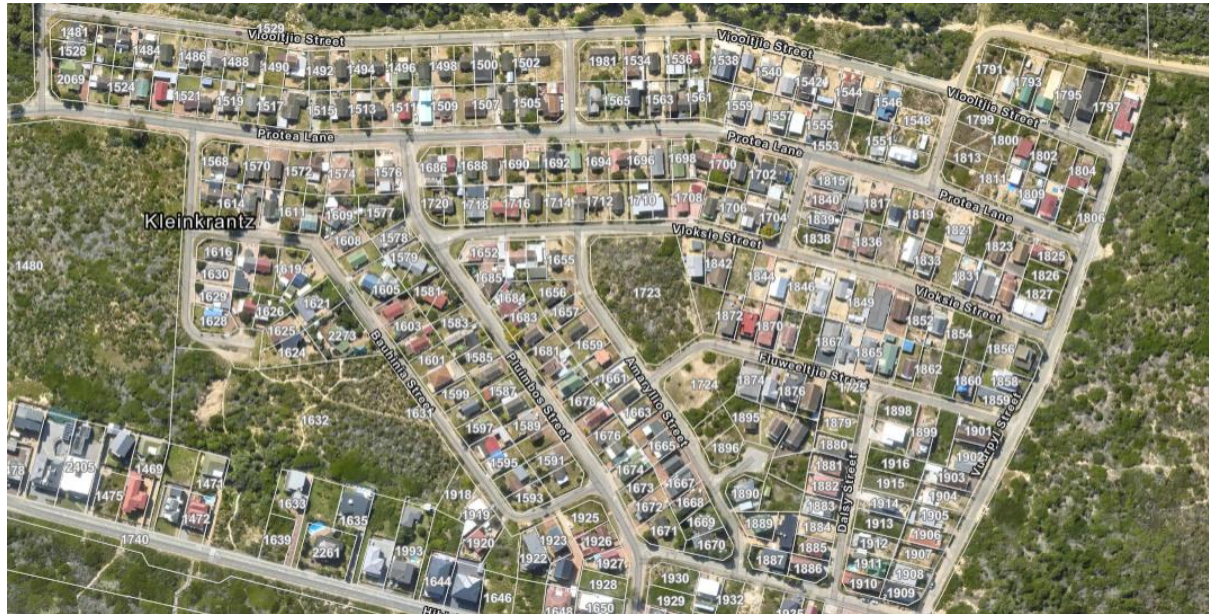
A4 ARCHITECTURE

1 DAISY STREET LAVALIA GEORGE | TEL: 060 361 9692 | EMAIL: vincent@a4arc.co.za



4. LOCALITY

This erf is located at 49 Protea Street, Kleinkrantz. Kleinkrantz is a small coastal residential area just outside George.



5. LAND USE PROPOSAL

COMPILATION AND SUBMISSION OF A LAND USE APPLICATIONS IN TERMS OF SECTION 15(2)(o) OF THE LAND USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY, 2023 FOR CONSENT FOR A HOUSE SHOP:

Large House Shop: This type of shop is typically larger than 20m² (single garage) but less than 40m² (double garage / size of a subsidy house) in extent.

The purpose of this proposal is to expand the existing dwelling to provide everyday goods to the surrounding residents while maintaining the residential character of the property. The owners intend to:

- Convert their existing garage into a shop for easier access to everyday goods

The primary use will remain as a dwelling house.

Current Layout and Use:

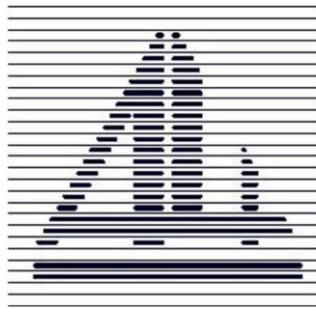
Existing House:

- Bedrooms: 2 bedrooms,
- Bathrooms: 1 full bathroom, and 1 ensuite bathroom.
- Kitchen, dining room and lounge



A4 ARCHITECTURE

1 DAISY STREET LAVALIA GEORGE | TEL: 060 361 9692 | EMAIL: vincent@a4arc.co.za



Proposed Conversion of the existing double garage: The property currently includes a double garage with a total floor area of 61 m².

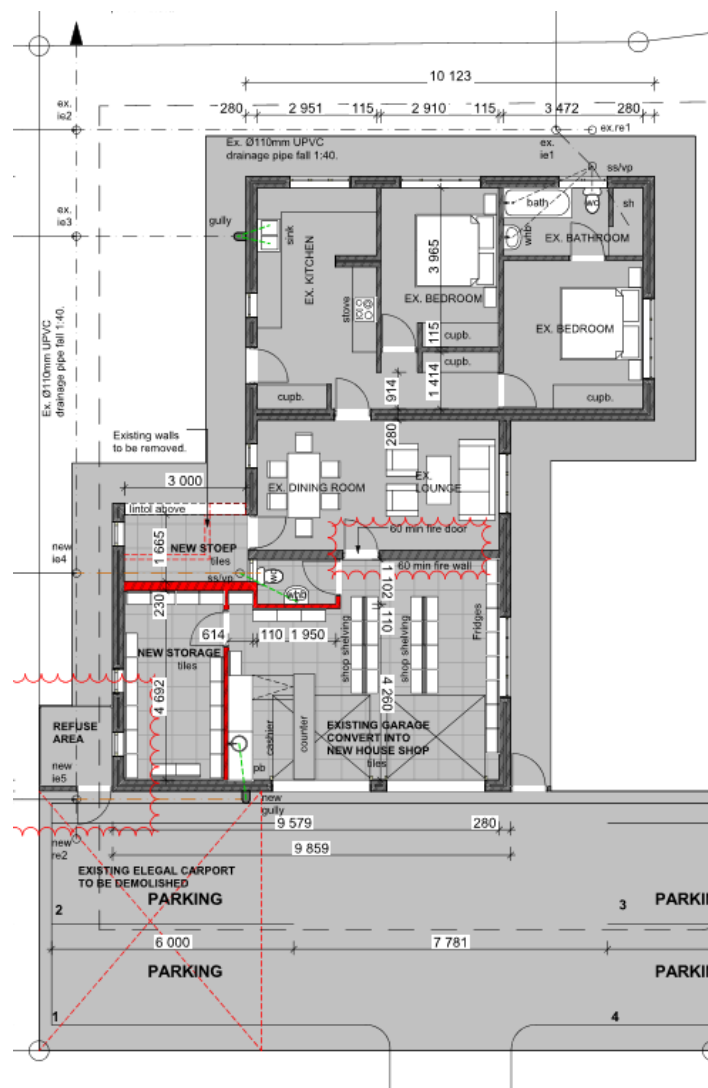
Proposed Addition:

The owner intends to convert the existing garage by adding a drywall partitioning to allow space for a 15 m² storeroom. In addition, the garage will be fitted with a cashier counter, a prep bowl at the cashier, and shelves for the display and sale of everyday goods to the surrounding residents.

Purpose:

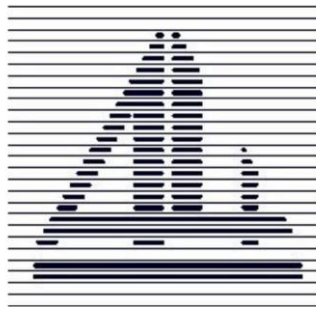
The aim is to create a small house shop to serve the daily needs of the surrounding residents by providing convenient access to basic goods.

This proposal complies with the requirements of the GIZS BYLAWS 2023.



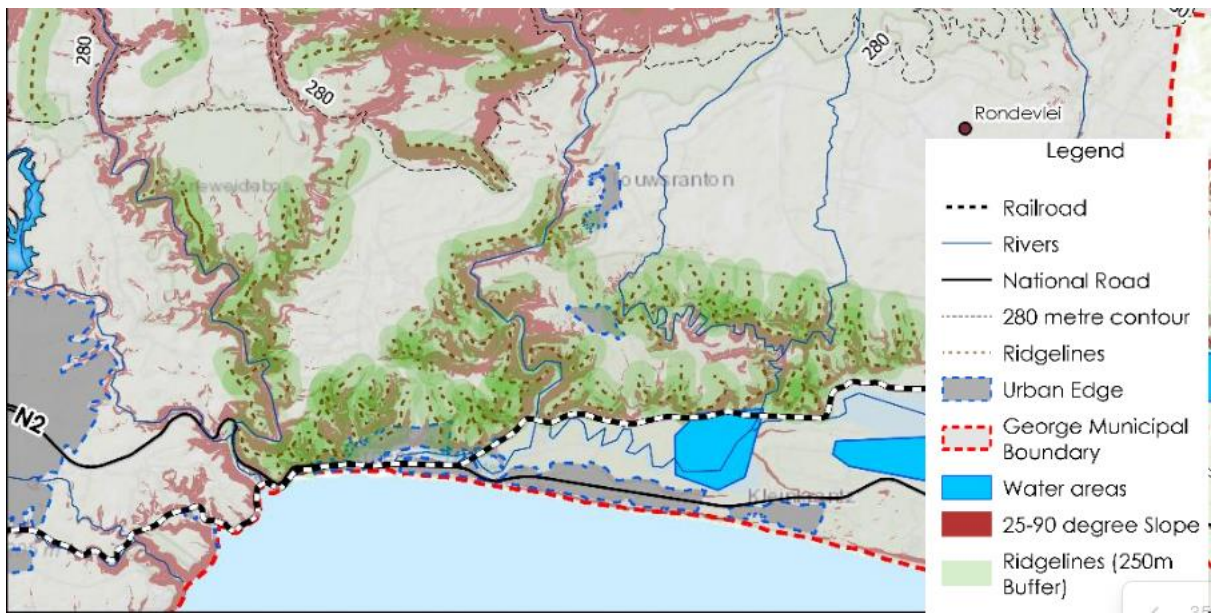
A4 ARCHITECTURE

1 DAISY STREET LAVALIA GEORGE | TEL: 060 361 9692 | EMAIL: vincent@a4arc.co.za



6. George Spatial Development Framework

According to the MSDF, the property falls within an Established Urban Residential area.



Extraction of map 7: George Municipal Spatial Development Framework 2023/2027 Document

Section 25 of SPLUMA (2013) requires that a land use scheme must support and be consistent with the municipal spatial development framework, directing the use and development of land in a way that promotes economic growth, social inclusion, efficient land development, and minimal impact on public health, the environment, and natural resources. This proposal complies with the relevant aims and requirements of SPLUMA (2013).

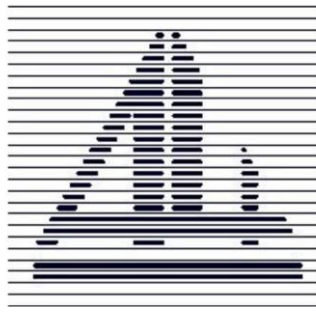
According to the George Municipality's Town Planning Policy on House Shops and Other Residential-Based Retail Concerns (Revised April 2021), the desirability criteria applicable to this application include consistency with the surrounding area; locality and accessibility; impact on services; socio-economic impact; safety, security, and wellness of the community; impact on the natural environment and climate change; impact on the developed environment and existing rights of neighbouring owners; spatial justice, access, redress and inclusion; and statutory compliance.

The proposal's consistency with these criteria is demonstrated below."



A4 ARCHITECTURE

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7. PUBLIC INTEREST

Kleinkrantz is located along the N2 only a few kilometres from Wilderness. This house shop located in the existing garage within this residential area will cater directly to the community, providing an easily accessible solution for daily necessities. Customers can enjoy the benefit of a short trip for groceries, household items, or other essentials, reducing the need for long commutes to larger stores. In many neighborhoods, residents often prefer to shop close to home, especially for last-minute or low-quantity items, making a neighbourhood house shop highly convenient. House shop can become a hub for social interaction, fostering closer connections among residents. People who frequent the shop can get to know each other better, contributing to a more connected and supportive community. The shop can also build relationships with local suppliers and offer specialized products that cater to residents' specific needs, enhancing the area's sense of identity.

We also added additional off-street parking which will be a key motivator for this house shop, as it makes the shop more accessible and convenient for customers. Off-street parking reduces customers' stress related to finding a spot, encouraging longer visits and return trips, which can enhance both sales and customer satisfaction. Additionally, it will also attract a wider audience, including those from surrounding neighborhoods, making this shop a more appealing destination in this area.

8. CHARACTER OF THE AREA

Understanding the character of the residential area is essential for evaluating the feasibility and potential success of opening a house shop. We assessed the demographic profile, lifestyle of residents, nearby amenities, and community values, all of which can impact the demand for and acceptance of a local shop in this neighbourhood. Wilderness, the closest town with shops and shopping centres, is approximately a 20-minute drive away. Kleinkrantz locals, however, have a high demand for nearby access to groceries, snacks, and household essentials. Parents, in particular, prefer the convenience of a closer store to avoid longer trips to larger stores with their children. Additionally, many working adults seek quick, on-the-go items such as coffee, breakfast options, and convenience products. Older adults, who may have limited mobility, would also appreciate accessible essentials close to home. This local shop could save residents time and make their daily routines easier by providing an alternative to the longer journey into Wilderness.

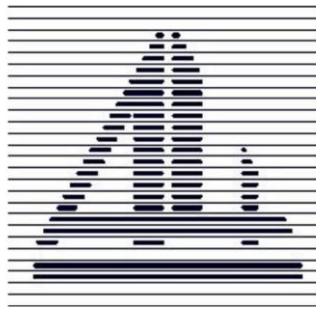
9. ECONOMIC IMPACT

This house shop will have a significant economic impact on this neighborhood by stimulating local spending and creating a cycle of economic support within the



A4 ARCHITECTURE

1 DAISY STREET LAVALIA GEORGE | TEL: 060 361 9692 | EMAIL: vincent@a4arc.co.za



community. It provides convenient access to goods and services, which can reduce residents' need to travel to distant commercial centres, thereby keeping more money within the neighbourhood. This local spending can help create jobs, support local suppliers, and potentially increase property values by enhancing the area's appeal. Additionally, a neighbourhood shop can encourage foot traffic, fostering a sense of community and making the area more vibrant and attractive to new residents, further supporting economic growth.

10. CONCLUSION

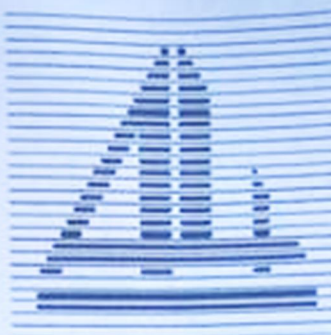
In conclusion, opening a house shop in a residential neighbourhood offers a valuable solution to meet local demand for convenient, accessible essentials. By providing groceries, household goods, and quick on-the-go options, the shop can cater to the diverse needs of families, working adults, and older residents. With the nearest commercial centre a considerable distance away, a neighbourhood shop would save time and reduce travel costs for residents while enhancing the local economy. Ultimately, a well-run house shop can become a trusted community resource, fostering convenience, connection, and a stronger neighbourhood identity.

Vincent Moos



A4 ARCHITECTURE

1 DAISY STREET LAVALIA GEORGE | TEL: 060 361 9692 | EMAIL: vincent@a4arc.co.za



POWER OF ATTORNEY

DATE: 21-10-2024

X I, FAN XUE LIANG

The undersigned, do hereby nominate, constitute and appoint,

VINCENT MOOS FROM A4 ARCHITECTURE

With power of substitution to be my lawful representative in my application for

APPROVAL OF LAND USE APPLICATION & MUNICIPAL DRAWINGS

On

ERF: 1516

In addition to apply for such approval as may be deemed necessary to make other necessary applications and further to represent me at any inquiry in relation to the abovementioned matters and generally to do whatever may be necessary or desirable to procure the approval of the application, by virtue of those present and whatever my said representative have to date done herein.

Signed at FANXUELIANG on this 31 day of 10-2024

X SIGNED: FANXUELIANG



A4 ARCHITECTURE

1 DAISY STREET LAVALIA GEORGE TEL: 060 763 9602 EMAIL: vincentmoos@gmail.com



TRANSFER DUTY
 Receipt - on application submitted
 Transfer Duty Act, 1998

Details of seller/seller/sellers

Full name of seller
 Identity/Trust/CC
 Company number

FRANK J. J. J. J.

MINOR 14/12/1985

Full name of seller
 Identity/Trust/CC
 Company number

ELIZABETH ANTONIA J. J. J.

MINOR 14/12/1985

Details of purchaser/purchasers

Full name of purchaser
 Identity/Trust/CC
 Company number

WILLEM J. J. J.

Born on 14 October 1985

Full name of purchaser
 Identity/Trust/CC
 Company number

Details of purchase transaction

Transfer Duty payable on

R470 000.00

being total consideration

☐ of fair value

Date of acquisition

8 September 2005

Bought by:

Private treaty

Public auction

Consideration

R470 000.00

SARS reference

Any other consideration payable

R NIL

Conveyancer's/Attorney's file reference

DANG/2005
 CONVEYANCING

Total consideration

R470 000.00

Description of property
 as per Deeds Registry

ERF 1516 WILDERNESS, IN THE MUNICIPALITY AND
 DIVISION OF GEORGE, PROVINCE WESTERN CAPE

IN EXTENT: 475 (FOUR HUNDRED AND SEVENTY FIVE) Square Metres

Declaration by Conveyancer/Attorney

ABRAHAM CHRISTOFFEL SWART

Receipt / exemption certificate, drawn from the SARS website (e-filing only).

(full name) hereby certify that this is a true copy of the transfer document

ABraham Christoffel Swart

Signature

14 12 2005
 Date

RECEIPT/EXEMPTION



RECEIPT PAYABLE ON
 100% - HEREGTE BETALBAAR OP 170 000.00
 SECTION 21(1) OF THE TRANSFER ACT 1949
 ARTIKEL 21(1) VAN DIE WET OP HEREGTE 1949

Max

JOHANNES VAN RYCKEN - RECOVER OF REVENUE
 GEORGE

CERTIFIED A TRUE COPY
 OF THE ORIGINAL DOCUMENT
 SIGN. *Michael Timkoe*
 28/08

MICHAEL TIMKOE
 Commissioner of Revenue
 Port Elizabeth

DEED OF TRANSFER

XUELIANG FAN

ERF 1516 WILDERNESS

CERTIFIED A TRUE COPY
OF THE ORIGINAL DOCUMENT

SIGN. *Michael Timkoe*

28/08/2006.

MICHAEL TIMKOE

Commissioner of Oaths
District of Port Elizabeth

Sole Proprietor - P.E. Estates

1 DIGBY ROAD, FRAMESBY, PORT ELIZABETH 6045

Ref. 9/1/8/2 P.E. (AD) 1993/09/06

Braam Swart & Partners

Suite 12, First Floor

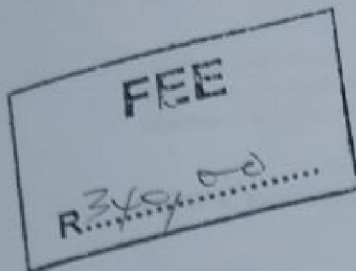
Van Kervel House

117 York Street

GEORGE 6530

Prepared by me,

CONVEYANCER
JORDAAN L.C.



CERTIFIED A TRUE COPY
OF THE ORIGINAL DOCUMENT
SIGN. [Signature]

28/08/06

MICHAEL TIMKOE
Commissioner of Oaths
District of Port Elizabeth
Sole Proprietor - P.E. Estates
1 DIGBY ROAD, FRAMESBY, PORT ELIZABETH 6045
Ref. 9/1/8/2 P.E. (AD) 1993/09/06

BRAAM SWART & PARTNERS (2)
SUITE 12 (FIRST FLOOR)
VAN KERVEL HOUSE
117 YORK STREET
GEORGE
6530

T 000018572 / 2006

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

STEFAN GEORGE LE ROUX

THAT

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

1. **PAUL JULIES**
Identity Number 400905 5122 08 6
Married out of community of property

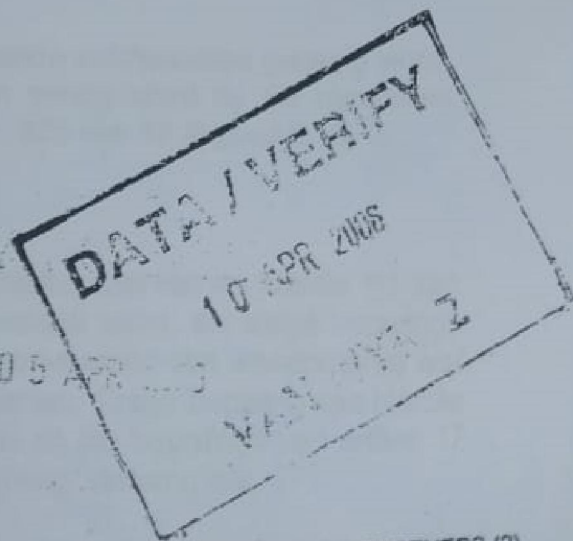
and

2. **ELIZABETH ARORA JULIES**
Identity Number 531007 0156 01 1
Unmarried

dated 20 December 2005

and signed at GEORGE

(DeedOfTransferConventional.rtf) Form E



LegalSuite Software / BRAAM SWART & PARTNERS (2)

AND the said Appearer declared that his/her principal the said 1. PAUL JULIES and 2. ELIZABETH ARORA JULIES had on 8 September 2005 truly and legally sold and that he/she, the said Appearer in his/her capacity aforesaid, did, by these presents cede and transfer to and on behalf of:

XUELIANG FAN
Born on 14 October 1955
Married, which marriage is governed by the Laws of China

his heirs, executors, administrators or assigns in full and free property:

ERF 1516 WILDERNESS, IN THE MUNICIPALITY AND
DIVISION OF GEORGE, PROVINCE WESTERN CAPE

IN EXTENT: 475 (FOUR HUNDRED AND SEVENTY FIVE) Square Metres

FIRST TRANSFERRED AND STILL HELD BY DEED OF TRANSFER No.
43984/1985 WITH GENERAL PLAN TP 10855 RELATING THERETO

- A. **SUBJECT** to the conditions contained in Amended Title dated 2nd August 1904 [George Quitrents Volume 14 No. 15], one of which reads as follows:-

The land thus granted being further subject to all such Duties and Regulations as either are already or shall in future be established respecting lands granted in similar tenure.

- B. **SUBJECT FURTHER** to the following conditions imposed by the Administrator subject to Ordinance No. 33 of 1934 when approving of Kleinkrantz Township, as contained in Deed of Transfer No. T43984/1985:

1. Alle woordé en uitdrukkings wat in die volgende voorwaardes gebesig word, het dieselfde betekenis as wat daaraan geheg word by die regulasies afgekondig by Provinsiale Kennisgewing Nr. 623 van 14 Augustus 1970.

CERTIFIED A TRUE COPY
OF THE ORIGINAL DOCUMENT

Michael Timkoe
28/08/2006
MICHAEL TIMKOE
Commissioner of Oaths
District of Port Elizabeth
Proprietor - P.E. Estates
AD, FRAMESBY, PORT ELIZABETH 6045
P.E. (AD) 1993/09/06

2. Ingeval 'n dorpsaanlegskema of enige gedeelte daarvan op hierdie erf van toepassing is of daarop van toepassing gemaak word, sal enige bepaling daarvan wat meer beperkend is as enige voorwaardes van eiendomsreg wat op hierdie erf van toepassing is, voorkeur geniet. Enige bepaling van hierdie voorwaardes moet nie opgevat word as sou dit die bepaling van artikel 17 van Ordonnansie Nr 19 van 1976, soos gewysig, vervang nie.

3. Geen gebou op hierdie erf mag gebruik word of van gebruik verander word vir 'n ander doel as wat volgens hierdie voorwaardes toegelaat word nie.
4. Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding toe te laat dat hoofgasleidings, elektrisiteits-, telefoon- of televisiekabels of drade en hoof-en/of ander waterpype en die rioolvuil en dreinerings, insluitende stormwater van enige ander erf of erwe, binne of buite hierdie dorp, oor hierdie erf gevoer word en dat bogenoemde installasies soos mini-substasies, meter kiosks en dienspale daarop geïnstalleer word indien dit deur die plaaslike of 'n ander statutêre owerheid nodig geag word, en wel op die wyse van plek wat van tyd tot tyd redelikerwys vereis word. Dit sluit die reg op toegang te alle redelike tye tot die eiendom in met die doel om enige werke met betrekking tot bogenoemde aan te lê, te wysig, te verwyder of te inspekteer.
5. Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die materiaal te ontvang of uitgrawings op die erf toe te laat al na vereis word, sodat die volle breedte van die straat gebruik kan word en die wal veilig en behoorlik skuins gemaak kan word weens die verskil tussen die hoogte van die straat finaal aangelê en die erf, tensy hy verkies om steunmure te bou tot genoeë van en binne 'n tydperk wat die plaaslike owerheid bepaal.
6. Hierdie erf mag alleenlik gebruik word vir die oprigting daarop van een woning of ander geboue vir die doeleindes wat die Administrateur van tyd tot tyd, na oorleg met die dorpekommissie en die plaaslike owerheid, goedkeur, met dien verstande dat indien die erf in die gebied van 'n dorpsaanlegskema ingesluit is, die plaaslike owerheid enige ander geboue wat deur die skema toegelaat word, kan toelaat onderworpe aan die voorwaardes en beperkings wat in die skema bepaal word.
7. Geen gebou of struktuur of enige gedeelte daarvan, behalwe grensmure en heinings, mag behalwe met die toestemming van die Administrateur nader as 5 meter van die straatlyn wat 'n grens van hierdie erf uitmaak, asook nie binne 3 meter van die agtergrens of 1,5 meter van die sygrens gemeen aan enige aangrensende erf opgerig word nie, met dien verstande dat met die toestemming van die plaaslike owerheid -
 - [a] 'n buitegebou wat uitsluitlik vir die stalling van motorvoertuie gebruik word en hoogstens 3 meter hoog is, gemeet van die vloer van die buitegebou tot by die muurplaat daarvan, binne sodanige sy-en agterruimtes opgerig mag word, en enige ander buitegebou van dieselfde hoogte binne die agterruimte en syruimte opgerig mag word vir 'n afstand van 12 meter gemeet van die agtergrens van die erf, met dien verstande dat in geval van 'n hoekerf die afstand van 12 meter gemeet moet word van die punt wat die verste is van die strate wat die erf begrens;

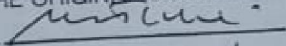
CERTIFIED A TRUE COPY
OF THE ORIGINAL DOCUMENT
SIGN. *[Signature]*

28/08/2006

MICHAEL TIMKOE
Commissioner of Oaths
District of Port Elizabeth
Sole Proprietor - P.E. Estates
1 DIGBY ROAD, FRAMESBY, PORT ELIZABETH 6045
Ref. 9/1/8/2 P.E. (AD) 1993/09/06

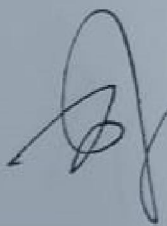
[Signature]

- [b] 'n buitegebou ingevolge subparagraaf [a] slegs nader aan 'n sygrens of agtergrens van 'n perseel as die afstand hierbo voorgeskryf, opgerig mag word indien geen vensters of deure in enige muur, wat op sodanige grens front, aangebring word nie.
8. By konsolidasie van hierdie erf of enige gedeelte daarvan met enige aangrensende erf wat onderworpe is aan dieselfde voorwaardes as die wat hierin uiteengesit word, is hierdie voorwaardes op die gekonsolideerde erf van toepassing asof dit een erf is.
9. Ingeval hierdie erf onderverdeel word, is elke onderverdeelde gedeelte, uitgesonderd enige gedeelte afgesny vir pad- of derglike doeleindes, onderworpe aan die voorwaardes hierin uiteengesit asof dit die oorspronklike erf is.

CERTIFIED A TRUE COPY
OF THE ORIGINAL DOCUMENT
SIGN. 

28/08/2006

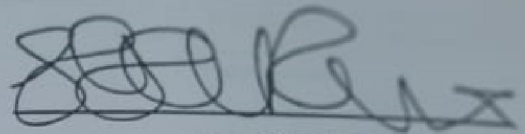
MICHAEL TIMKOE
Commissioner of Oaths
District of Port Elizabeth
Sole Proprietor - P.E. Estates
1 DIGBY ROAD, FRAMESBY, PORT ELIZABETH 6045
Ref. 9/1/8/2 P.E. (AD) 1993/09/06



...consequence and acknowledge them, to be entirely discharged of and absolved of all claims, and that, by virtue of these presents, the said PURCHASERS have lawfully received the administration of the said estate and have caused the same to be duly administered in accordance with the laws of the State, however, reserving its rights, and that the purchase price of the property hereby transferred to be the sum of THREE THOUSAND SEVEN HUNDRED AND SEVENTY THOUSAND DOLLARS.

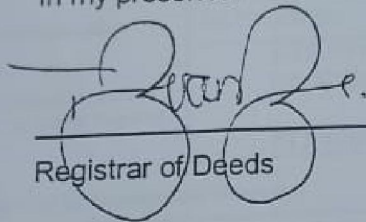
IN WITNESS WHEREOF I, the said Registrar of Deeds together with the Apparent, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THIS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on 14 March 2006



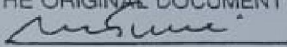
q.q. Signature of Apparent

In my presence:



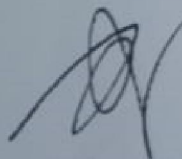
Registrar of Deeds

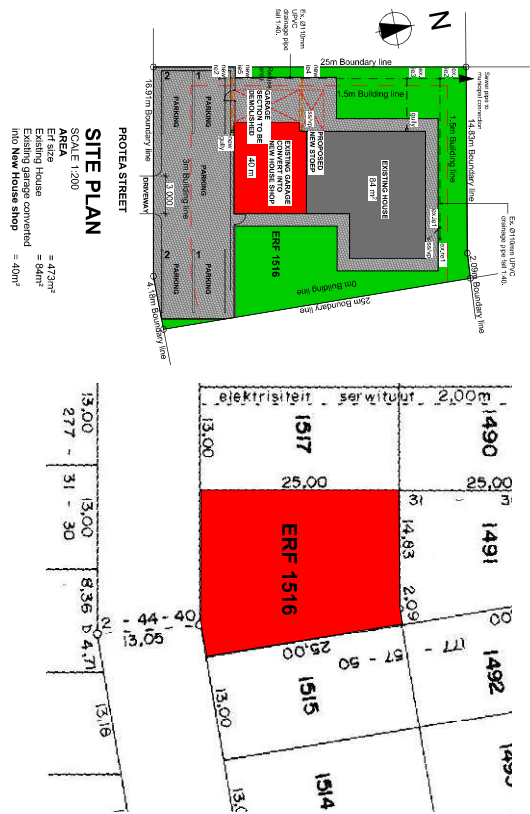
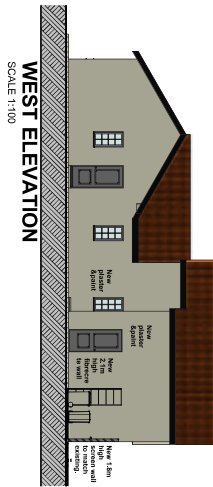
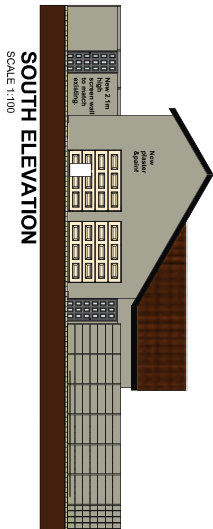
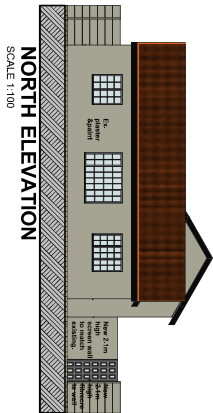
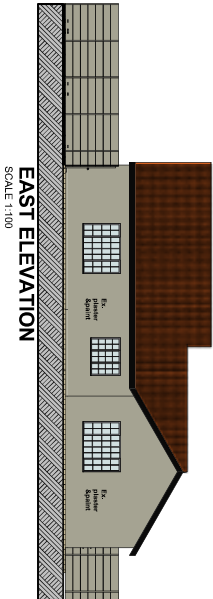
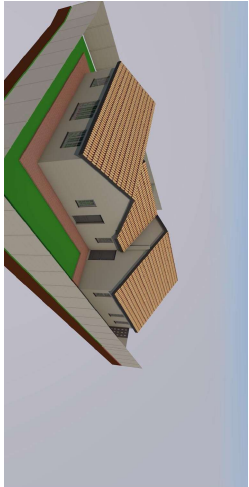
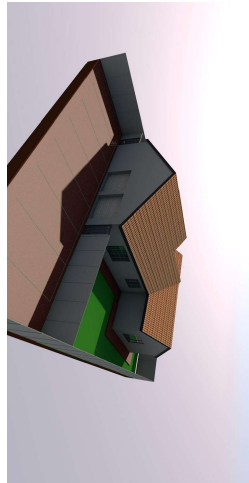
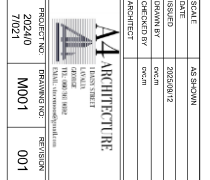
CERTIFIED A TRUE COPY
OF THE ORIGINAL DOCUMENT

SIGN. 

28/08/2006

MICHAEL TIMKOE
Commissioner of Oaths
District of Port Elizabeth
Sole Proprietor - P.E. Estates
1 DIGBY ROAD, FRAMESBY, PORT ELIZABETH 6045
Ref. 9/1/8/2 P.E. (AD) 1993/09/06





DOING CONSTRUCTION SPECIFICATIONS

Approved and filed by the USGS and the ITTC (1970) intended to be used by the construction industry to estimate the cost of building a 400-Pg paper mill based on the cost of building a 200-Pg mill. The cost of building a 400-Pg mill is estimated to be \$1.5 million per ton of capacity. The cost of building a 200-Pg mill is estimated to be \$0.75 million per ton of capacity. The cost of building a 100-Pg mill is estimated to be \$0.375 million per ton of capacity. The cost of building a 50-Pg mill is estimated to be \$0.1875 million per ton of capacity. The cost of building a 25-Pg mill is estimated to be \$0.09375 million per ton of capacity. The cost of building a 12.5-Pg mill is estimated to be \$0.046875 million per ton of capacity. The cost of building a 6.25-Pg mill is estimated to be \$0.0234375 million per ton of capacity. The cost of building a 3.125-Pg mill is estimated to be \$0.01171875 million per ton of capacity. The cost of building a 1.5625-Pg mill is estimated to be \$0.005859375 million per ton of capacity. The cost of building a 0.78125-Pg mill is estimated to be \$0.0029296875 million per ton of capacity. The cost of building a 0.390625-Pg mill is estimated to be \$0.00146484375 million per ton of capacity. The cost of building a 0.1953125-Pg mill is estimated to be \$0.000732421875 million per ton of capacity. The cost of building a 0.09765625-Pg mill is estimated to be \$0.0003662109375 million per ton of capacity. The cost of building a 0.048828125-Pg mill is estimated to be \$0.00018310546875 million per ton of capacity. The cost of building a 0.0244140625-Pg mill is estimated to be \$0.000091552734375 million per ton of capacity. The cost of building a 0.01220703125-Pg mill is estimated to be \$0.0000457763671875 million per ton of capacity. The cost of building a 0.006103515625-Pg mill is estimated to be \$0.00002288818359375 million per ton of capacity. 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[illegible][illegible]

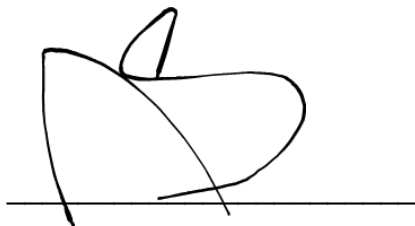
CONVEYANCER'S CERTIFICATE

I, the undersigned

NEILL SCHOEMAN

A duly admitted Attorney and Conveyancer, practising as such at **NEILL SCHOEMAN ATTORNEYS INC**, 97 Long Street, Great Brak River, do hereby confirm in terms of CRC 9/2009 confirm that I have inspected title deed number T18572/2006 in respect of ERF 1516 KLEINKRANTZ registered in the name of XUELIANG FAN, and confirm that I have found no restrictive conditions applicable to the land use application.

Dated at Great Brak River on this 24th day of October 2024.

A handwritten signature in black ink, consisting of a large, stylized 'N' and 'S' intertwined, written over a horizontal line.

CONVEYANCER

NEILL SCHOEMAN

LPCM91675