

Our Ref.: 1492/GEO/25
Your Ref.: Erf 1680, Hoekwil

21 November 2025

The Municipal Manager
George Municipality
PO Box 19
GEORGE
6530

ATTENTION: MR. CLINTON PETERSEN

Dear Mr. Petersen,

PROPOSED DEPARTURES ON ERF 1680, 6A BOSBOK STREET, HOEKWIL, GEORGE MUNICIPALITY AND DIVISION

1. The above matter refers.
2. Attached hereto find the following:
 - A copy of the required documentation;
3. We hope that you will be able to process the application as soon as possible.

Yours faithfully
DELPLAN Consulting



DELAREY VILJOEN Pr. Pln

<https://delplan.sharepoint.com/sites/Delplan/Shared Documents/General/Documents/PROJECTS/2025/1492-GEO-25/Korrespondensie/Cover letter.docx>

Cc: GONDOGYSTIX (PTY) LTD

**PROPOSED DEPARTURES ON ERF 1680, 6A BOSBOK STREET, HOEKWIL, GEORGE
MUNICIPALITY AND DIVISION**



FOR: GONDOGYSTIX (PTY) LTD



URBAN & REGIONAL PLANNERS

D E V E L O P M E N T E N V I R O N M E N T L I N K

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**PROPOSED DEPARTURES ON ERF 1680, 6A BOSBOK STREET, HOEKWIL, GEORGE MUNICIPALITY
AND DIVISION**

1. **Departure:** Application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023, for relaxation of
- The 20m southern street building line for the following:
 - **The existing dwelling** to 12.8m & 13.7m and the existing **enclosed braai and braai area** to 10m & 8.8m
 - **The existing outbuilding** to 18.8m & 19.3m
 - The 20m western building line for the following:
 - **The existing dwelling** to 14.8m & 16.6m and the new covered patio to 14.4m
 - **The water tanks and screen** to 12.5m, 13.1m & 13.6m

Property Description:	Erf 1680, Hoekwil			
Physical Address:	6A Bosbok Street, Hoekwil			
Owner:	Gondogystix (PTY) LTD			
Title Deed No:	T45/23			
Bond Holder:	NO			
Size of the property:	3.5532ha			
HOA/ Body Corporate	N/A	Written Consent	YES	NO

1. INTRODUCTION

Erf 1680, Hoekwil, is currently developed with a main dwelling and garage. The owner intends to apply for a building line relaxation as the expansion of the existing structures exceeds the prescribed building line. *DELPLAN Consulting* were appointed by the registered owner of the Erf 1680, Hoekwil, hereafter referred to as the “subject property”, to prepare and submit the required land use application. Although building plans was approved in the past it seems that the buildings were not developed in the position as indicated on the plans. A copy of the power of attorney to submit this land use application is attached as **Annexure 1**.

2. LOCALITY

The subject property is located on the northwestern side of Hoekwil in Ward No. 4 at 6A Bosbok Street. Figure 1 indicates the subject property in relation to the surrounding area. Figure 2 provides a closer view of the subject property and its immediate surroundings.



Figure 1: Subject property in relation to the surrounding area



Figure 2: Closer view of the subject property with its immediate surrounding land uses

No significant historic buildings, ruins, grave sites or any other heritage-related activities and objects are evident within the landscape. A locality plan is attached hereto as **Annexure 2**.

3. PROPOSED DEVELOPMENT

The property is currently developed with an existing dwelling and garage. Approved plans exist for the dwelling but not for the garage, with the approved plans attached as **Annexure 3**. This land use application seeks approval for multiple departures to allow the owner to expand the existing structures, which will require building line relaxations. For accuracy only, DELPLAN is also relaxing the building line for existing approved structures. The 20m southern street building line requires relaxation for the extension of both the dwelling house and the new garage, while the 20m western building line requires relaxation for the dwelling house as well as for water tanks that extend beyond the designated building line. Other structures seen on the locality plans or aerial photographs, that are not indicated on the site plane have been, demolished.

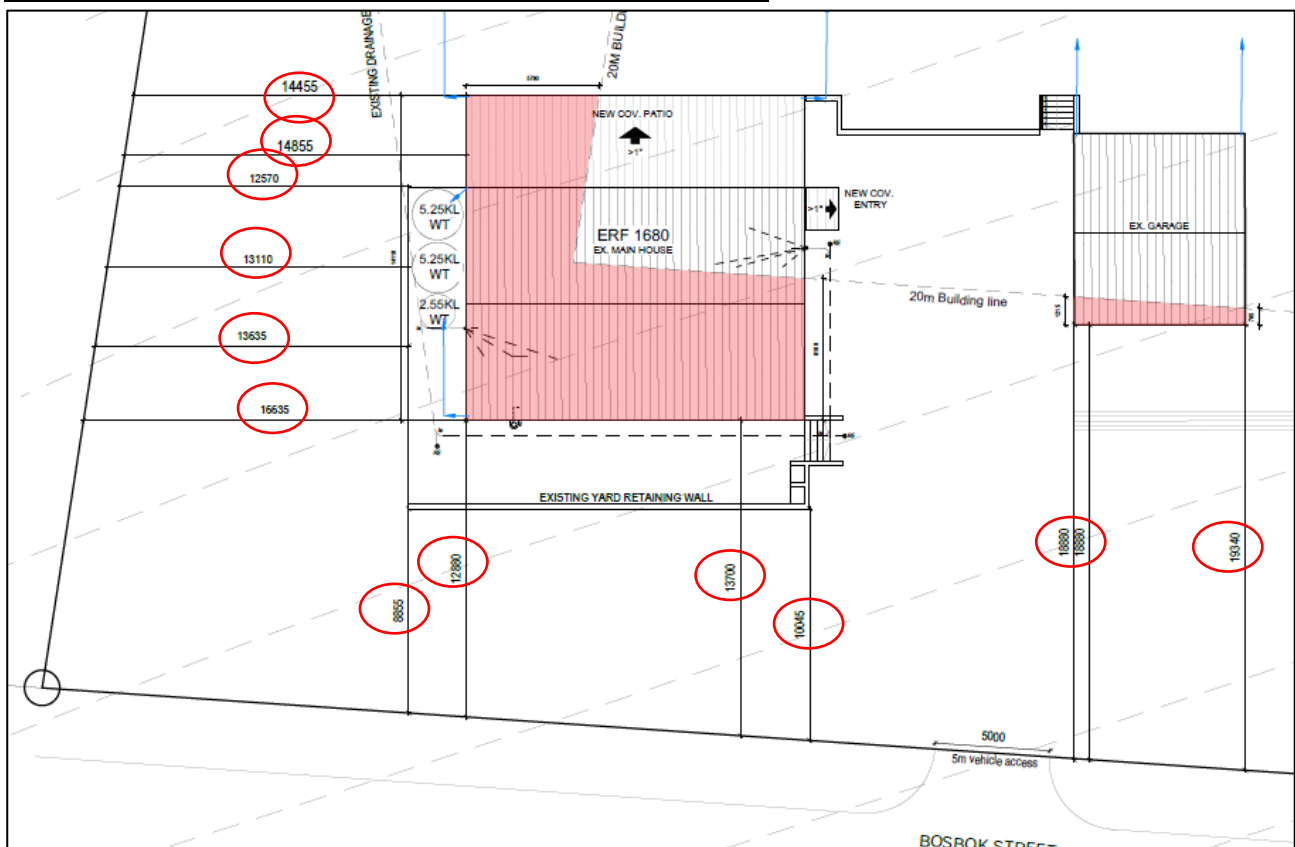


Figure 3: Site plan extraction

Figure 3 is an extract of the site plan for the proposed development on the subject property. It clearly shows that the structures highlighted in red exceed the building line. The site plan is attached as **Annexure 4**.

4. OWNERSHIP/TITLE DEED

The property is currently registered to Gondogystix (PTY) LTD according to the Title Deed (T45/23) and is attached as **Annexure 5**. There are no relevant title deed restrictions prohibiting the application; this is also confirmed with the attached conveyancer certificate (**Annexure 6**). According to the Title Deed, the property measures 3.5532ha in extent, as shown in the SG Diagram attached herewith as **Annexure 7**.

5. NATURAL ENVIRONMENT

Most developments are pre-existing and built on the existing outline of the original dwelling; consequently, the natural environment will remain intact, and no critical vegetation will be cleared from the property. The additions on the property were small, and its influence is therefore inconsequential as it is contained within the disturbed area of the farm.

6. HERITAGE

The subject property is not located in a heritage area, and none of the buildings are older than 60 years; therefore, no heritage impact assessment is necessary.

7. TRAFFIC AND PEDESTRIAN MOVEMENT

Access to the subject property is gained via Bosbok Street on the southern side, as shown in Figure 4 (indicated by the red arrow). The access point is located at a sufficient distance from intersections and therefore does not significantly impact traffic. The building included in this building line departure application is also situated far enough from the road, having no adverse effect on the streetscape or overall aesthetics. Pedestrian pathways remain unobstructed, ensuring pedestrian

movement is not affected. Additionally, adequate on-site parking is provided, as shown on the site plan attached as **Annexure 4**. The blue crosses indicate structures that were demolished.



Figure 4: Access off Bosbok Street

8. IMPACT ON NEIGHBOURING PROPERTIES

Figure 5 provides an aerial image of the subject property in relation to the surrounding area. A closer view can be seen in figure 4 above. The proposed development will have minimal impact on the surrounding neighbours due to the generous spacing and natural vegetation that separates the properties. To the north, the distance between the properties, combined with dense vegetation, ensures that the neighbour will likely remain unaware of the proposed development given the fact that the existing dwelling was already approved. The vegetation provides both visual and sound buffering, maintaining privacy and reducing potential noise, while the unchanged height of the structure preserves access to sunlight and presents no additional fire risk. Similarly, the eastern neighbour is sufficiently separated from the existing structures, and as no new development is

proposed in that direction, privacy, noise levels, and sunlight access will remain unaffected. The significant spacing between the properties also eliminates any potential fire-related concerns.



Figure 5: Aerial image of the subject property in relation with the immediate surrounding

To the south and west, dense vegetation again acts as a natural screening barrier, ensuring that the neighbouring properties are not visually or acoustically impacted. This vegetation blocks views into the subject property, secures privacy, and reduces noise transmission from the site. As a result, the southern and western neighbours are unlikely to be aware of the proposed development. In both directions, the unchanged height and footprint of the structures guarantee continued access to sunlight, while the distance and vegetation between the properties ensure that no additional fire hazards are introduced.

9. PUBLIC PARTICIPATION

The Formal Public Participation Process will be followed by sending notice letters to the surrounding property owners informing them of the proposed development. A site notice will also be erected.

10. NEED AND DESIRABILITY

Desirability in the land use planning context may be defined as the degree of acceptability of a proposed development on the land unit concerned. This section expresses the desirability of the proposed building line relaxations, taken in conjunction with the development principles and criteria set out through the policies and planning framework, as well as the degree to which this proposal may be considered within the context of broader public interest. It is our view that the initial investigation into the desirability of the proposal reveals no obvious negative impacts.

The current need for this application is centred around attaining legality regarding the alterations on the new building plans for the existing developments as well as the new proposals to expand upon the existing dwelling. The development is not needed to realise any spatial goal of the Municipality. Desirability in this sense includes the fact that the development suits the residential zoning and use, with no additional impacts that could negatively impact the broader public interest. The development is contained on the already disturbed area of the farm thus minimising the impact on the surrounding environment. Furthermore, the proposed application is not considered to be in contradiction with spatial policies and at no further risk or inconvenience to neighbouring properties. The development can therefore be described as desirable.

11. POLICIES

George Municipal Spatial Development Framework (GMSDF) (2023)

The GMSDF does not specifically refer to the subject property. No reference is made to the relaxation of building lines or the relevant departures. No reference can be made to any subjects related to sprawling development. This land use application is therefore not considered to conflict with the GMSDF.

Wilderness & Hoekwil Local Spatial Development Framework (LSDF) (2015)

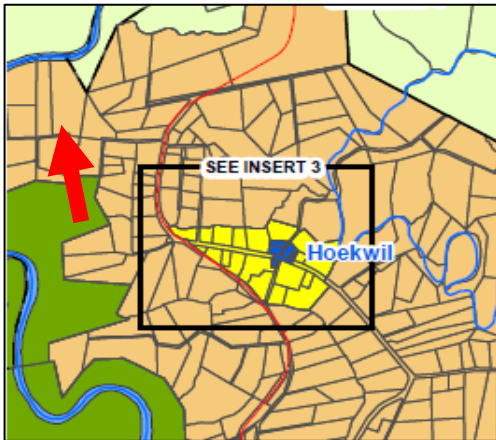


Figure 6: LSDF extraction

The LSDF does not provide specific guidance for the immediate area in which the property is located; however, as shown in Figure 6, it identifies the site as part of a broader agricultural zone. The proposed uses fall fully within the parameters applicable to rural erven, and more specifically, properties designated as “Agriculture II.” In addition, the departures requested are minor in nature and will not materially impact the surrounding neighbours.

12. CONCLUSION

As mentioned in this motivation report we believe that the abovementioned principles, considerations and guidelines for this land use application for Erf 1680, Hoekwil satisfies the applicable legislation. As a result, it is trusted that this application can be finalised successfully.

DELAREY VILJOEN Pr. Pln

NOVEMBER 2025

ANNEXURE 1

COMPANY RESOLUTION

GONDOGYSTIX (PTY) LTD

RESOLUTION PASSED ON 6 November 2025


It was resolved that **Christo van Staden** be appointed as representative for the above entity and can sign documentation on behalf of the company.

This decision was approved by all parties concerned.



Suzette-Marie Myburgh

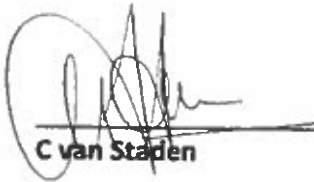
I, **Christo van Staden**, hereby accept my appointment as representative of the above entity without any objections.



C van Staden

POWER OF ATTORNEY

I, **Christo van Staden**, the undersigned and authorised representative of **Gondogystix (Pty) Ltd**, the registered owner of **Erf 1680, Hoekwil, George Municipality and Division** hereby instruct **Delarey Viljoen of DELPLAN Consulting** to submit the land use application with the local authority.



C van Staden

Date: 6.11.2025

Witnesses:

1. 

2. 

ANNEXURE 2



LEGEND:



A4 Scale:
1:10,000

PROJECT:

Proposed departure
for Gondogystix (Pty) Ltd

PROJEK:

DESCRIPTION:

Erf 1680, Hoekwil

BESKRYWING:

TITLE:

Locality plan

TITEL:

1492/GEO/25/GIS/Ligging

DESIGNED: SG
ONTWERP:

DRAWN: MV
GETEKEN:

DATE: NOV 2025
DATUM:

PLAN NO: ANNEXURE 2
PLAN NR:

Tel: 044 873 4566, Email: planning@delplan.co.za
www.delplan.co.za



URBAN & REGIONAL PLANNERS

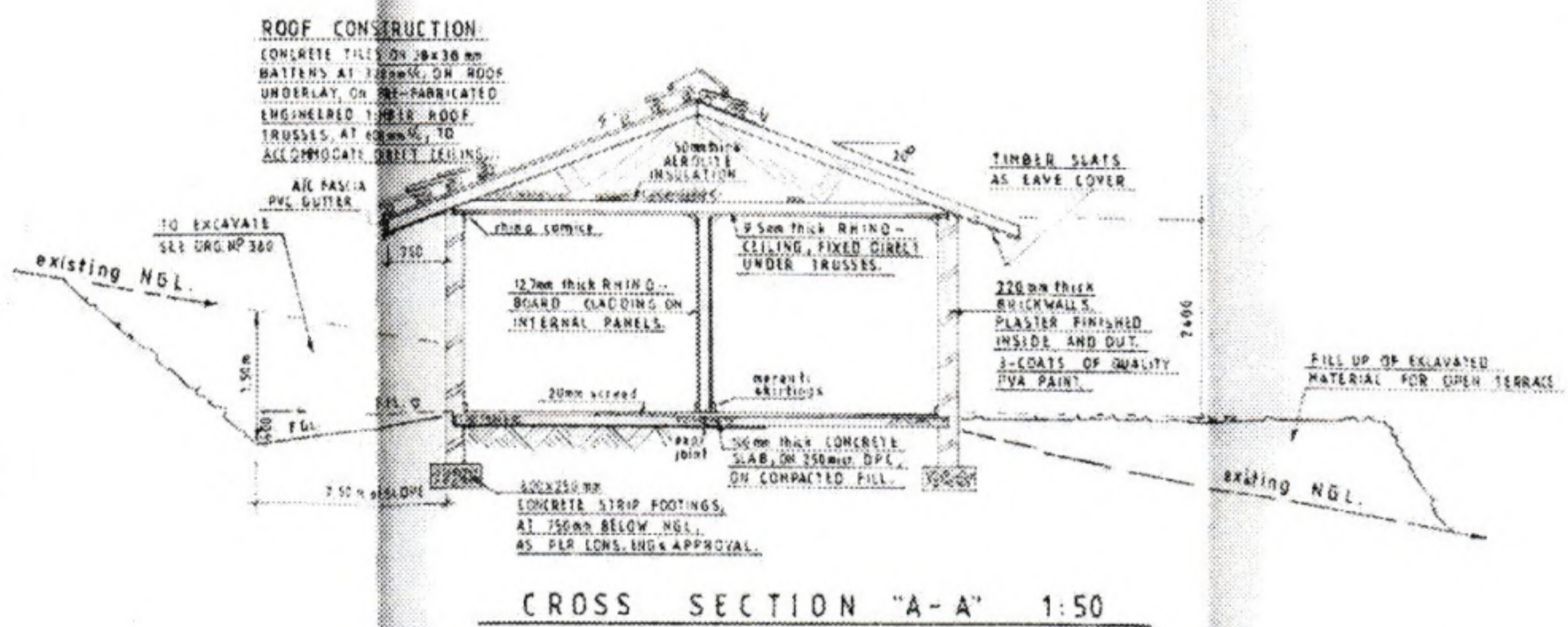
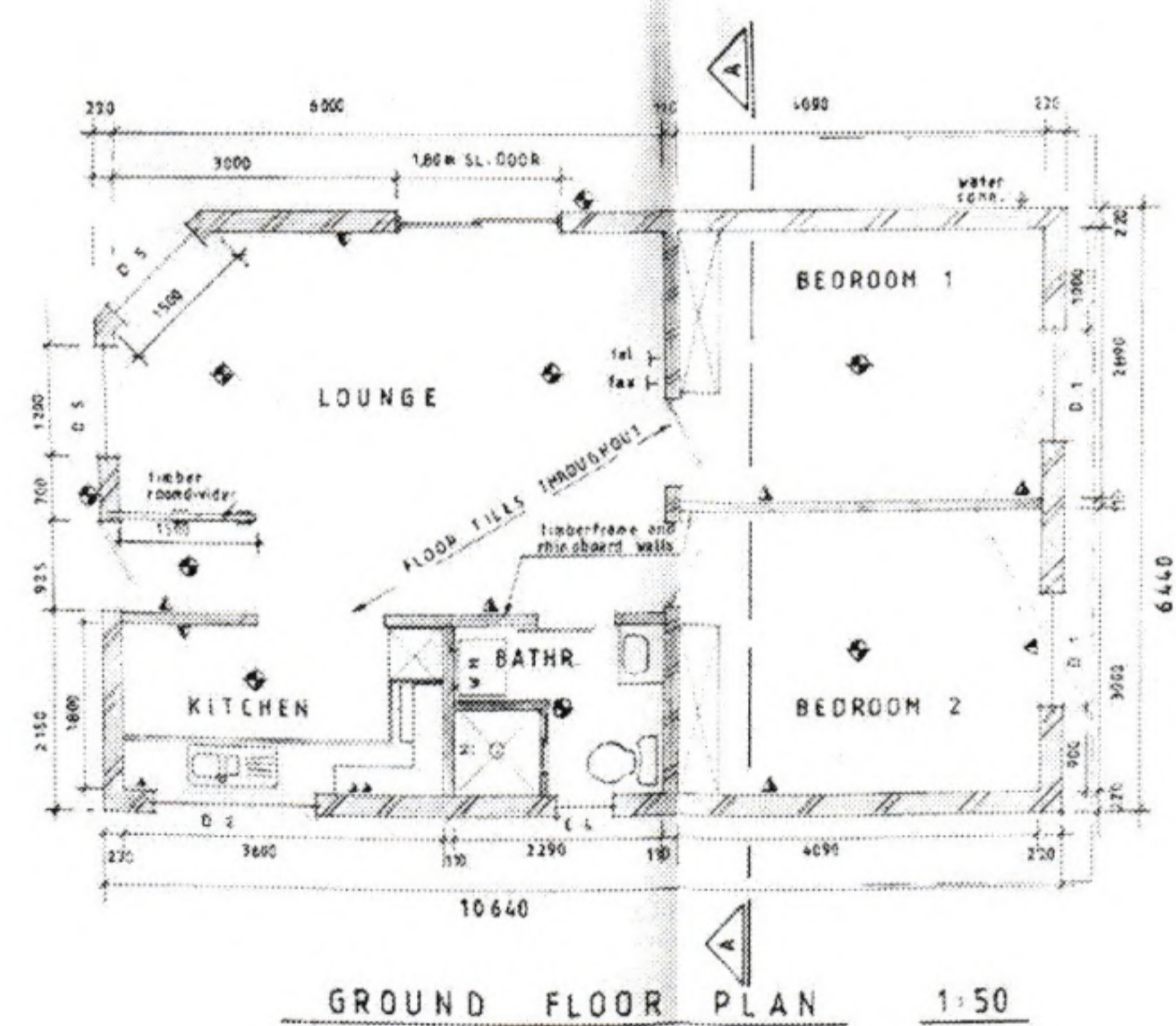
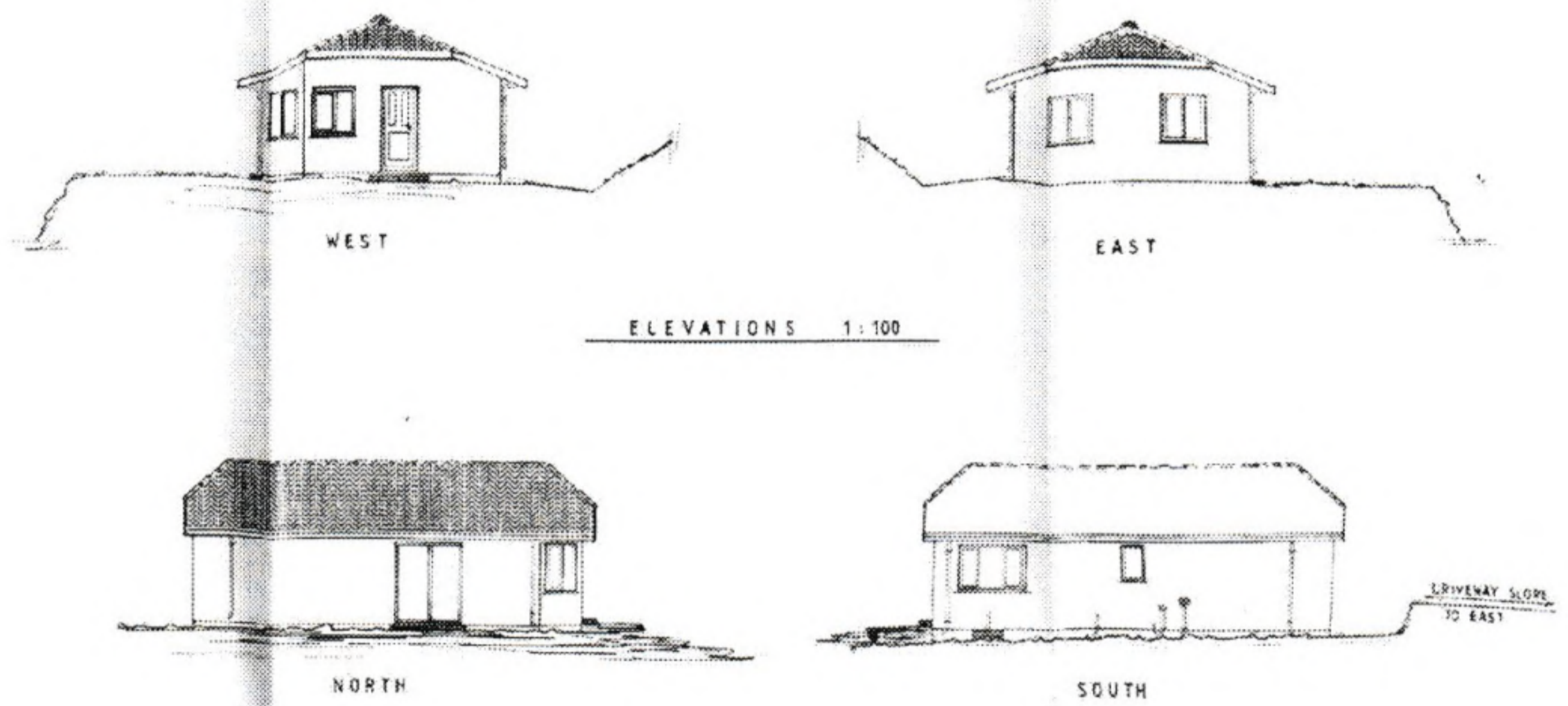
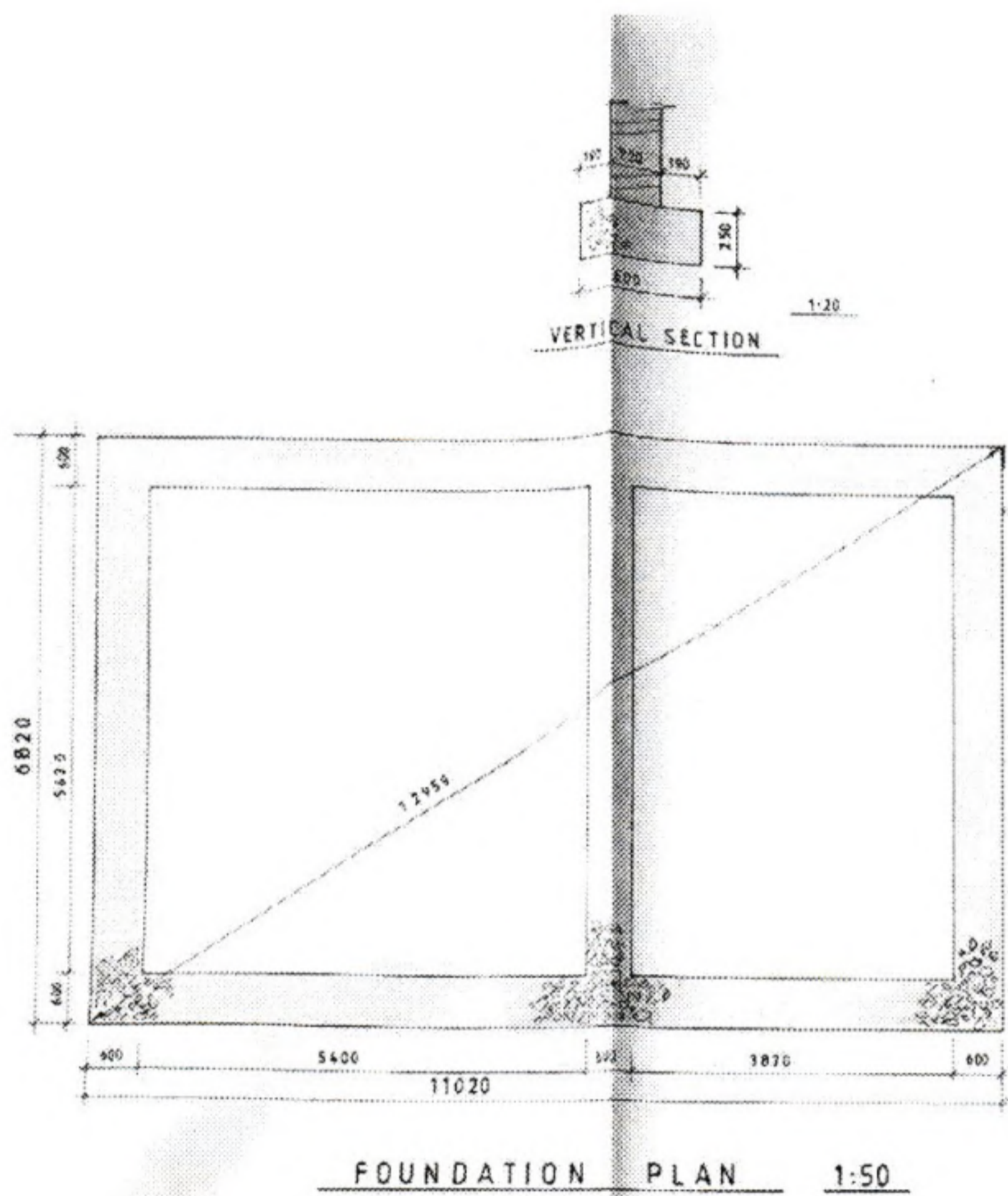
COPYRIGHT:

This drawing is the copyright of DELplan Consulting. Do not scale from it but refer to figured dimensions. All measurements must be checked and confirmed by a professional Land Surveyor. Any discrepancies should please be reported to DELplan immediately.

KOPIEREG:

Die kopiereg van hierdie tekening behoort aan DELplan Consulting. Moenie daarvan afskaal nie, maar verwys na afstande soos aangedui. Alle afmetings moet deur 'n professionele Landmeter nagegaan en bevestig word. Enige teenstrydighede moet asseblief dadelik aan DELplan rapporteer word.

ANNEXURE 3



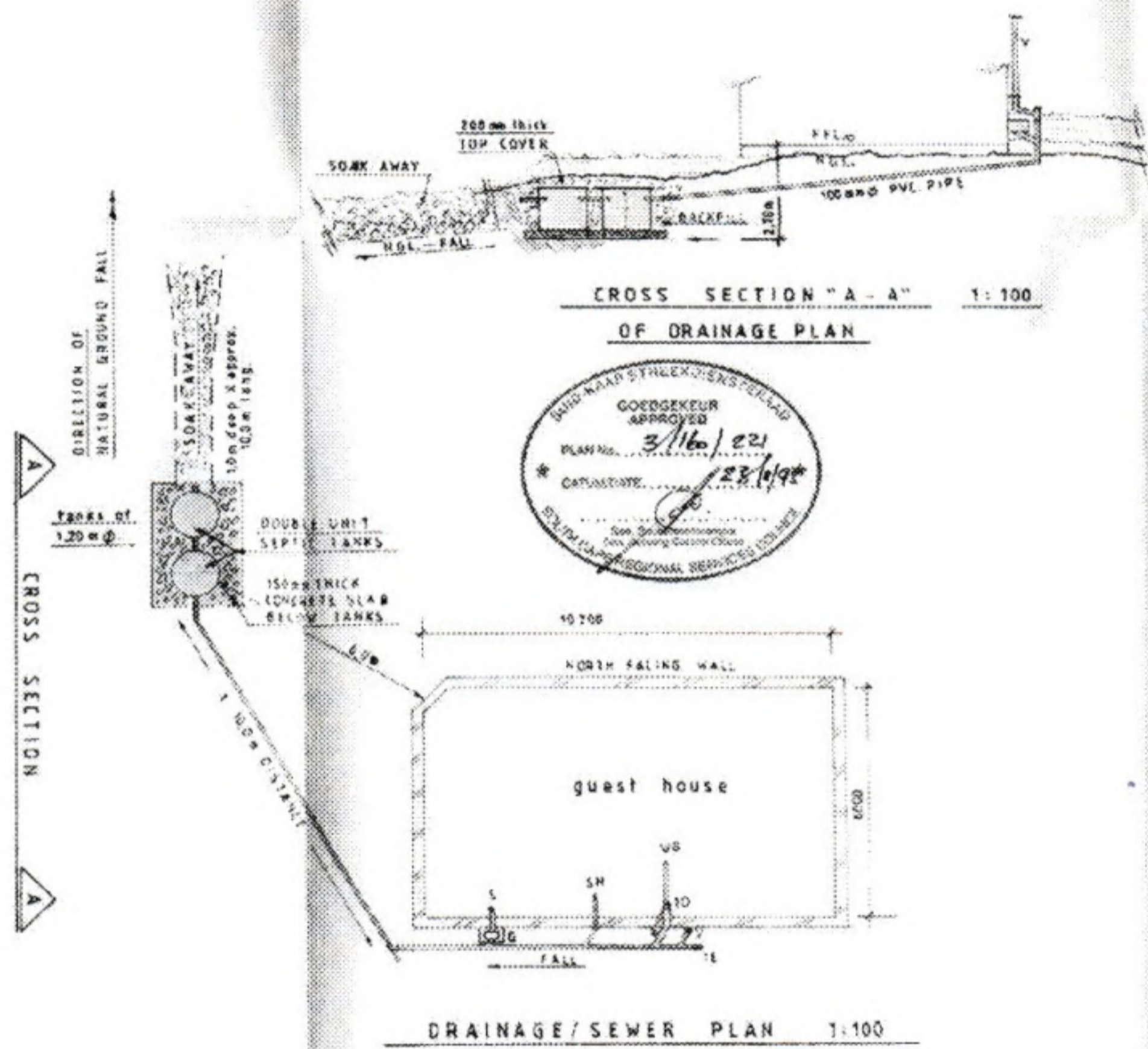
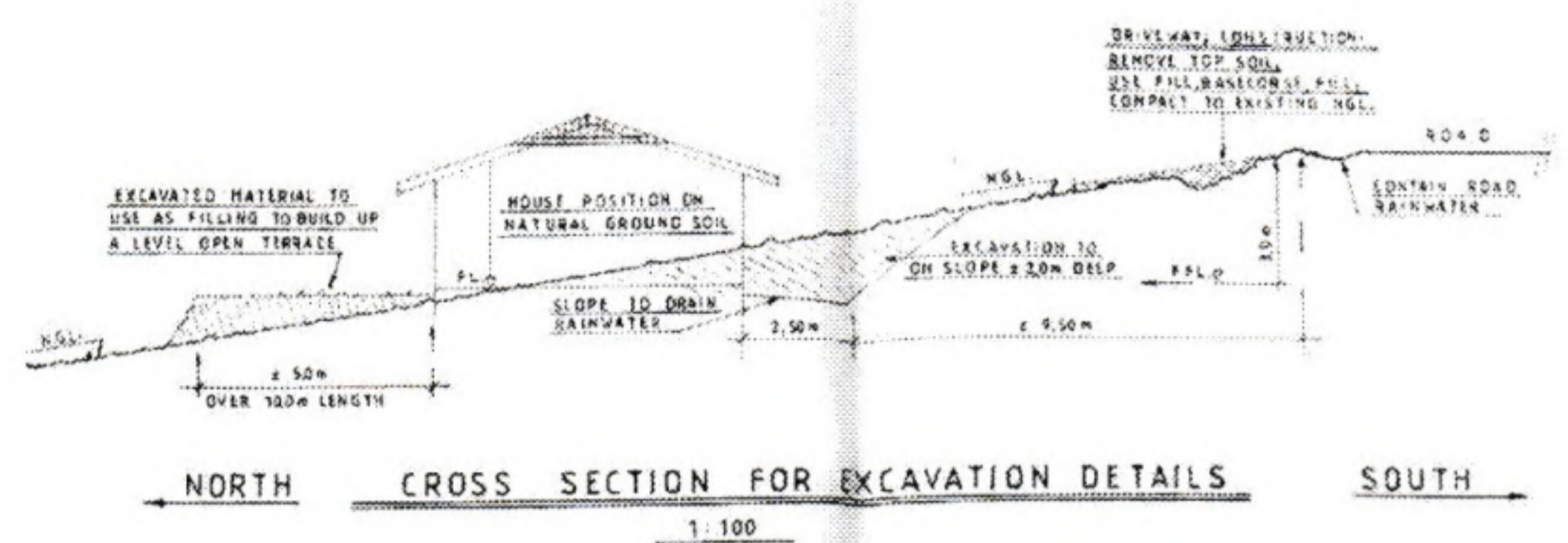
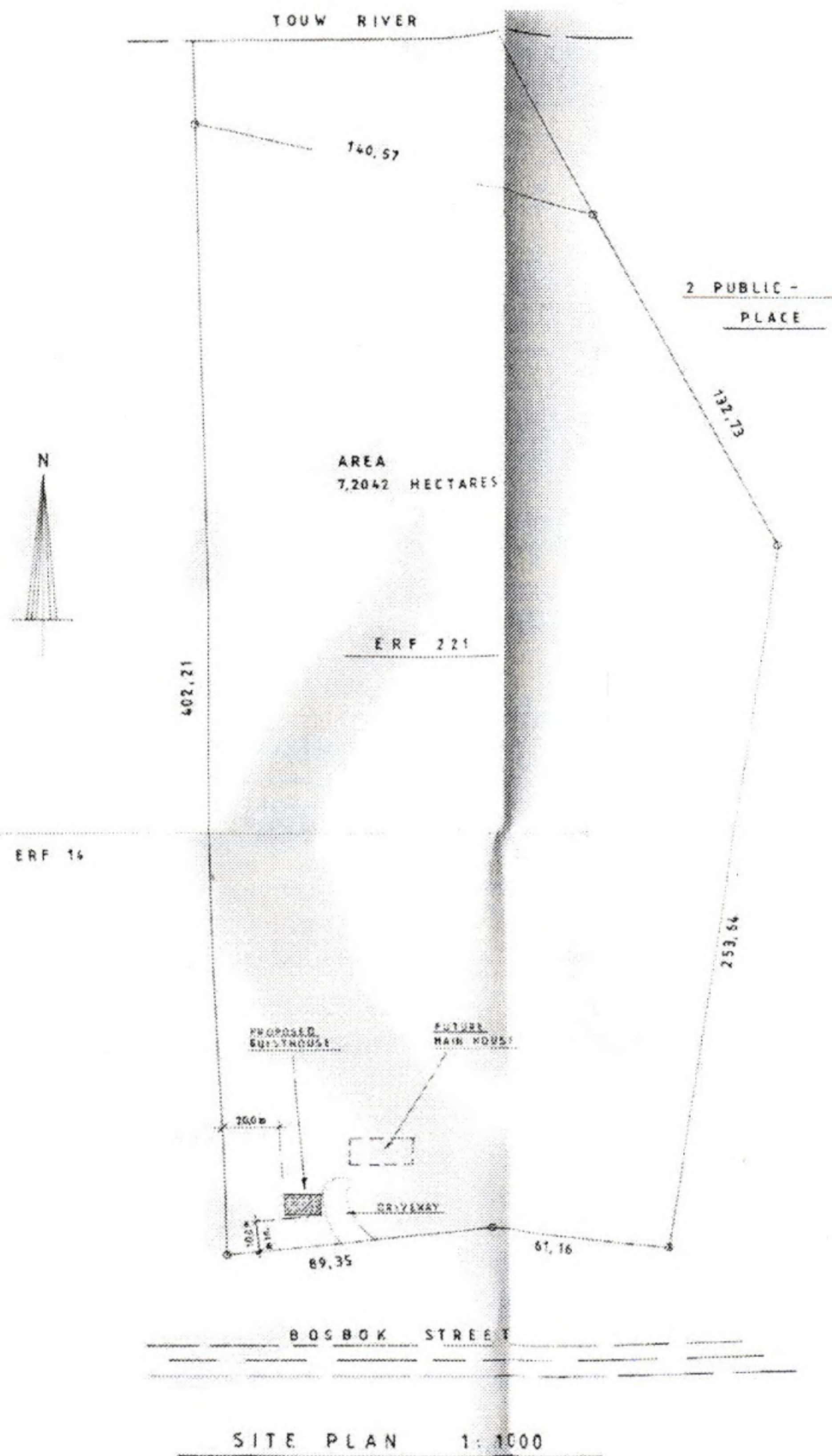
ELECTRICAL SYMBOLS:
 CEILING LIGHT
 WALL PLUG

WINDOWS AND SLID. DOOR ARE OF
THE BRONEL ALUMINIUM TYPE.



WORKING DRAWING:
 FOUNDATION PLAN
 GROUND FLOOR PLAN
 CROSS SECTION A-A
 ELEVATIONS

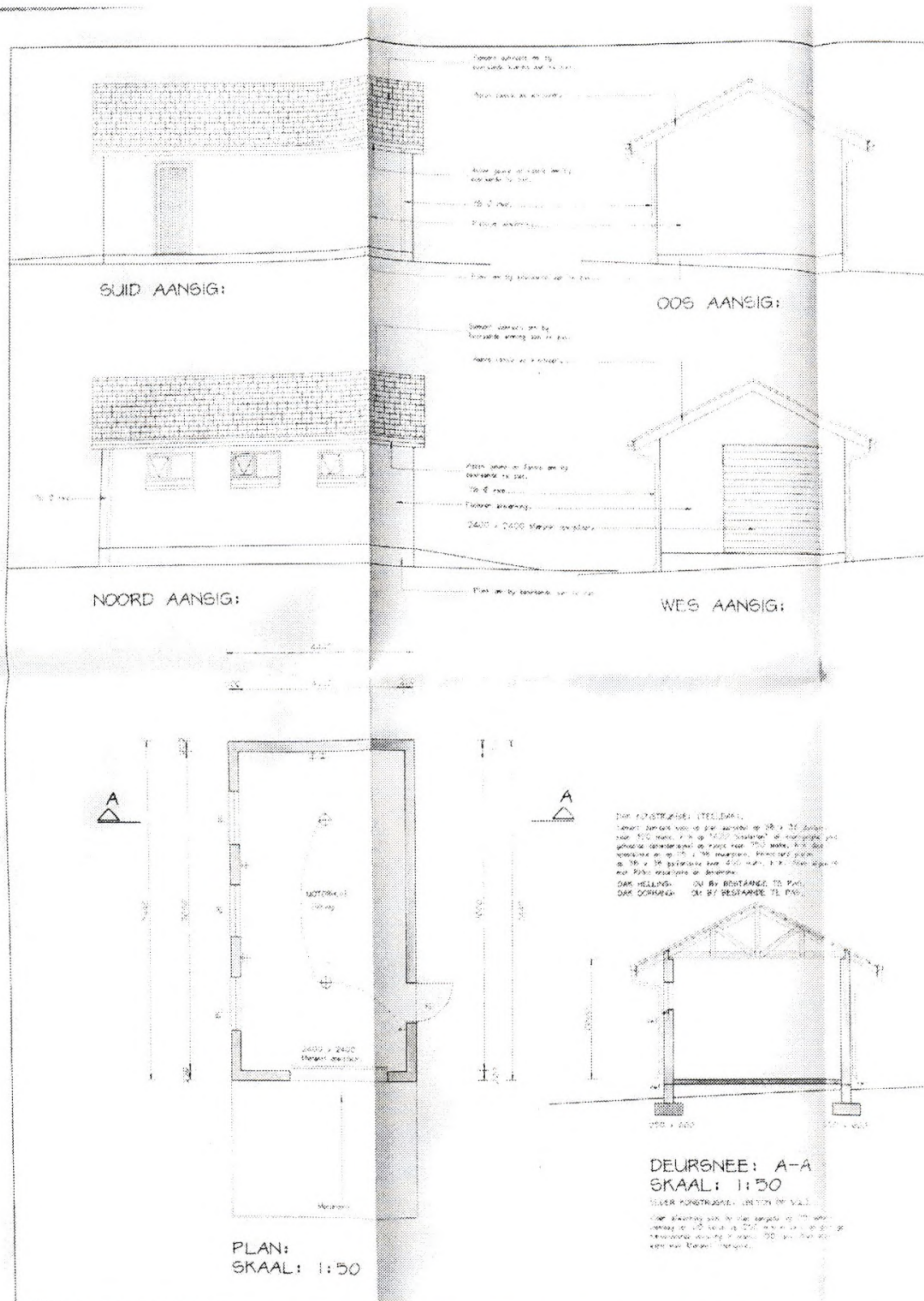
PROPOSED SEC. DWELLING
 FOR MR & MRS. KNÖRNSCHILD
 ON ERF 221, HOEKWIL,
 BOSBOK STREET
 WILDERNESS DISTRICT
 COUNCIL.
 DATE: 8.11.95 DRG. NO 359
 DESIGNED: g. müller



WORKING DRAWING
SITE PLAN
DRAINAGE PLAN
EXCAVATION DETAIL

PROPOSED SEC. DWELLING
FOR MR. & MRS. KNORNSCHIL
ON ERF 221, HOEKWIL
BOSBOK STREET
WILDERNESS DISTRICT-
COUNCIL
DATE: 9/11/95 drawn: gm. HSA-B
DRG. NO 360





ALGEMENE NOTAS:

1. Die tekening is 'n voorlopige tekening en kan veranderings onderwerp wees.

2. Die tekening is 'n voorlopige tekening en kan veranderings onderwerp wees.

3. Die tekening is 'n voorlopige tekening en kan veranderings onderwerp wees.

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9. Die tekening is 'n voorlopige tekening en kan veranderings onderwerp wees.

10. Die tekening is 'n voorlopige tekening en kan veranderings onderwerp wees.

KLIENT:
MNR & MEV J KNÖRNSCHILD.

BESKRYWING:
VOORGESTELDE BUIE
GEBOU OP ERF 221,
BOSBOKSTRAAT, HOEKWIL.

DATUM: 10/09/99

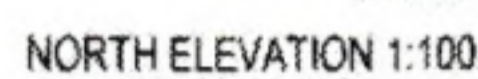
SKAAL: 1:1000

TEKENING: 99-45

AREA: 100 m²

GIDEON HENNING
TEKENDIENSTE.

TEKENING NOMMER
99-45



Floor construction:
6-10 mm floor finish on 25 mm screed on Concrete surface
bed 85 mm thick with 100mm thick Isoboards insulation on 250
Micron USB underlay on 30 mm sand bed on layers on 150 mm
Hardcore Filling compacted to 90% ModAASHTO.....

Floor construction:
6-10 mm Floor Finish on 25 mm screed on Concrete surface
bed 85 mm thick with 30mm thick Isoboard insulation on 250
Micron USA underlay on 30 mm sand bed on layers on 150 mm
Hardcore filling compacted to 90% ModAASING

Retaining Wall Construction
ENGINEER SPECIFIED 300 mm SABS
standard CONCRETE BLOCK reinforced
retaining wall, max. 5.2m with 75mm
galvanized wire-mesh every three
courses. Steel reinforcing and water
proofing method all as per engineers
design.

Ceiling construction
3/8 x 36mm SA Pine batten fixed to underside of trusses.
Batten spaced every 1200 with a 50 x 36mm batten
10mm Rhinob boards fixed to bracing as per product
specifications. Joints to be tapped with Rhinob joint and finished
with Rhinobite. Cornice to be polly products 125 Classic Cornice
fixed as per product specifications. Lay 190 twh Aluthern on top
of ceiling as per manufacturers specifications.

Floor construction:
5-10 mm Floor Finish on 25 mm
screed on concrete surface
bed 85 mm thick with 30mm thick
Isobond insulation on 250
Micron USA underlay on 38 mm sand
bed on layers on 150 mm
Hardcore filling compacted to 90%
MCAAST101

280 Wall construction:
280 SABS standard wall burnt stock
brick wall, mortar mix S11, with 75mm
galvanised brick-force every three
courses to door height, from three
courses for 3 layers. Wall finish will
be finished off with 10mm plaster
internally, ratio 1:2.75 and 20mm
plaster mix ratio 1:1:5 externally as
indicated on elevations. All
water-proofing membranes to be
installed as per National Building
Regulations. Walls to be finished off
as per Plasteron product specifications.

Roof Construction
New Marley roof tiles fixed as per product specifications on S4 pine 38X38 battens at centers as per Mitek/ITC roof specialist design. Battens on S4 pine roof trusses and trusses at centers as per Mitek/ITC roof specialist design, on wall pit and trusses tied down onto wall pit with e/c. Left wall Framing system as per Mitek Industries specifications.

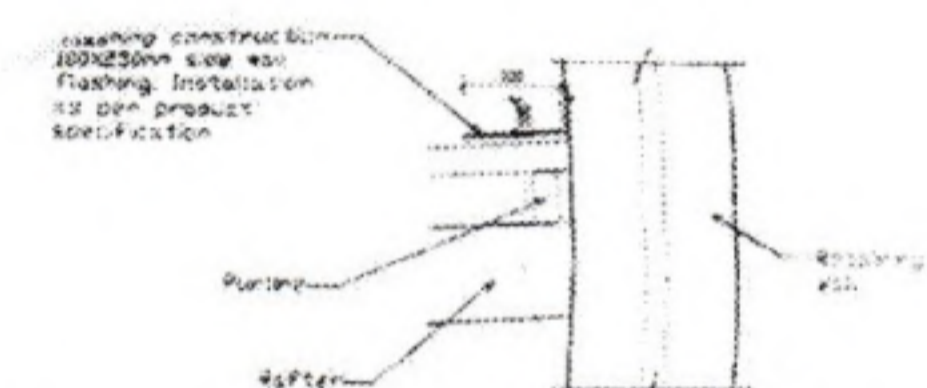
290 Wall construction
290 SABS standard wall burnt stock
brick wall, mortar mix 5:1 with 75mm
galvanised brick-force every three
courses to door height. From three
courses for 3 layers. Wall finish: wall
to be finished off within 10mm plaster
internally, ratio 1:2.75 and 20mm plaster
mix ratio 1:1.5 externally as indicated on
elevations. All water proofing membranes
to be installed as per National Building
Regulations. Walls to be finished off as
per Plascon product specifications.

120 SABS standard eps board. Maxi stock brick wall.
Non-slip mat 2.0' with 10mm galvanneal brach-force every
three courses to door height. From there change for 3
layers. Wall finish wall to be finished off with 10mm
plaster internally. Ratio 12:75 and 20mm plaster on ratio
12:75 externally. All water-proofing membranes to be
installed as per National Building Regulations. Work to
be finished off as per Harsco product specifications.

20Mpa concrete strip footings founded on g
Sub strata to be designed and checked by
structural engineer. footing min. of 600 depth
under FFL.

Pergola construction:
150x50 mm S4 pine/1" x 4" timber pergola or similar
lattice fitted at 1200
250x50 S4 pine timber
design beams
Timber beam fixed to c
L hook 5mm threaded rod
screw into brickwork and
single lug bolts to be

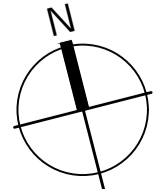
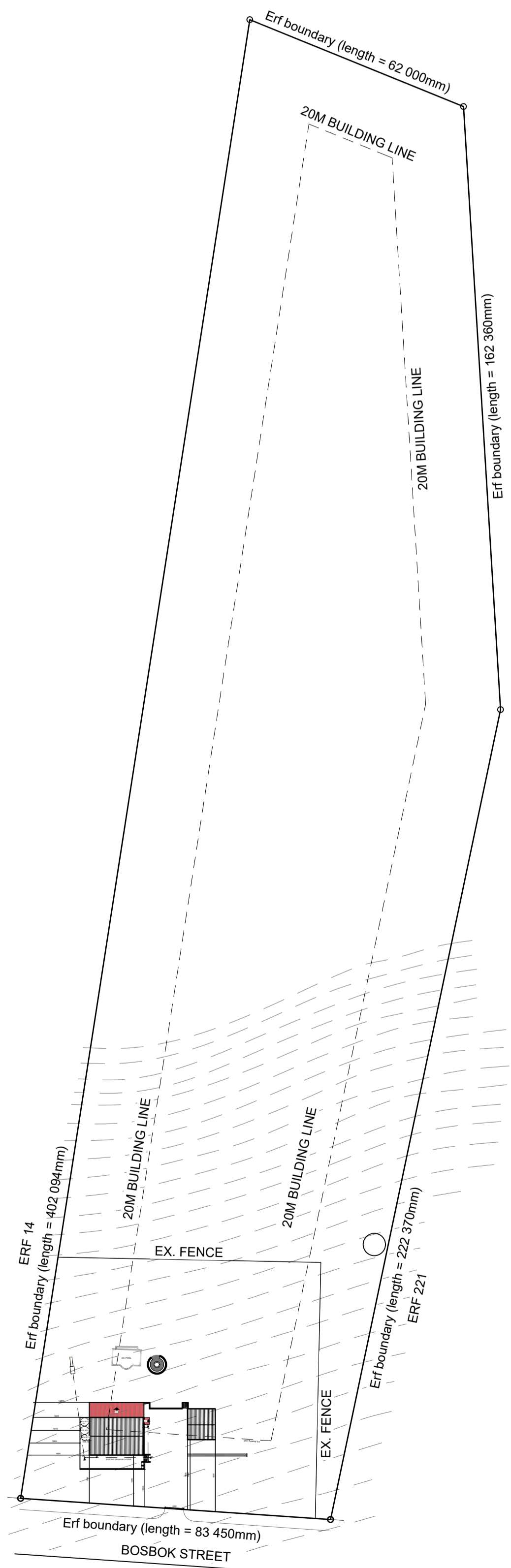
Typical parapet
detail
SCALE: 1/50



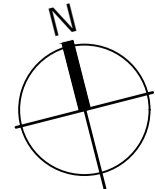
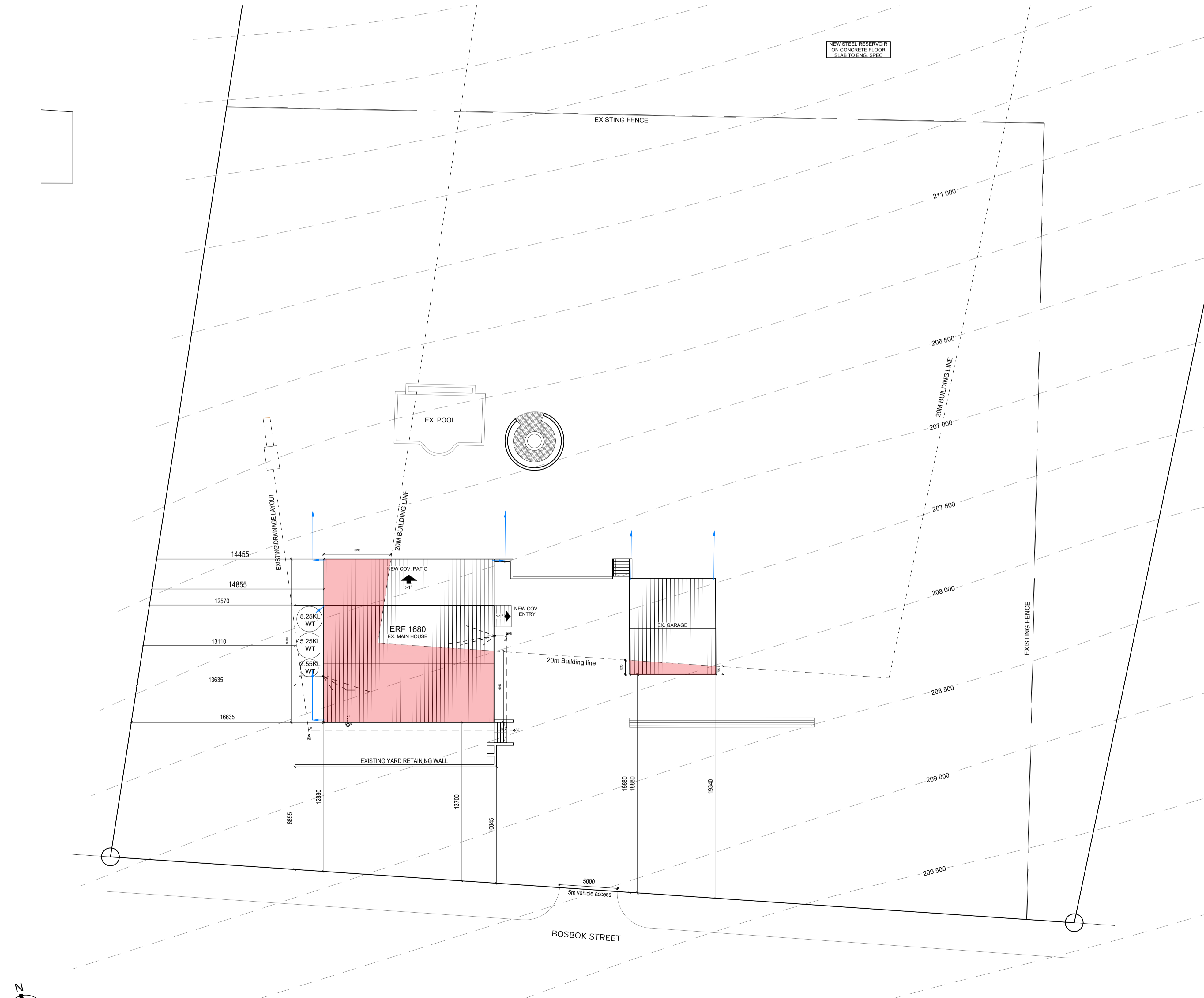
SECTION A-A 1:50

[illegible]

ANNEXURE 4



SITE PLAN
SCALE 1:1000



SITE PLAN
SCALE 1:200

Disclaimer:
These drawings are for the purpose of obtaining statutory approval from the local authority only and are not to be used for construction. This submission must be viewed in conjunction with all relevant consultant drawings and documentation. RAD STUDIO (PTY) LTD accepts no liability for any use of these drawings for any purpose other than that for which they were intended. The work should also be considered in light of the National Building Regulations and Building Standards Act No. 103 of 1977.

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Erf 1680 - Hoekwil, Wilderness

Client: Christo Van Staden
Project: Addition to ex. dwelling
Address: Erf 1680 Bosbok Street
Date: 27-11-2025

Storey:	Area:
Ex. Dwelling	212m
New Cov. Patio	58.8m
New Cov Entrance	2.7m
Total New Squares	61.5m
New Total cov. dwelling	273.5m
Area encroaching building line	142m
Erf Size	32 820m
Coverage (273.5)	0.8%
Storeys	Ground

Owner
Christo Van Staden

Signature Date 27/11/2025

Drawn & Approved by

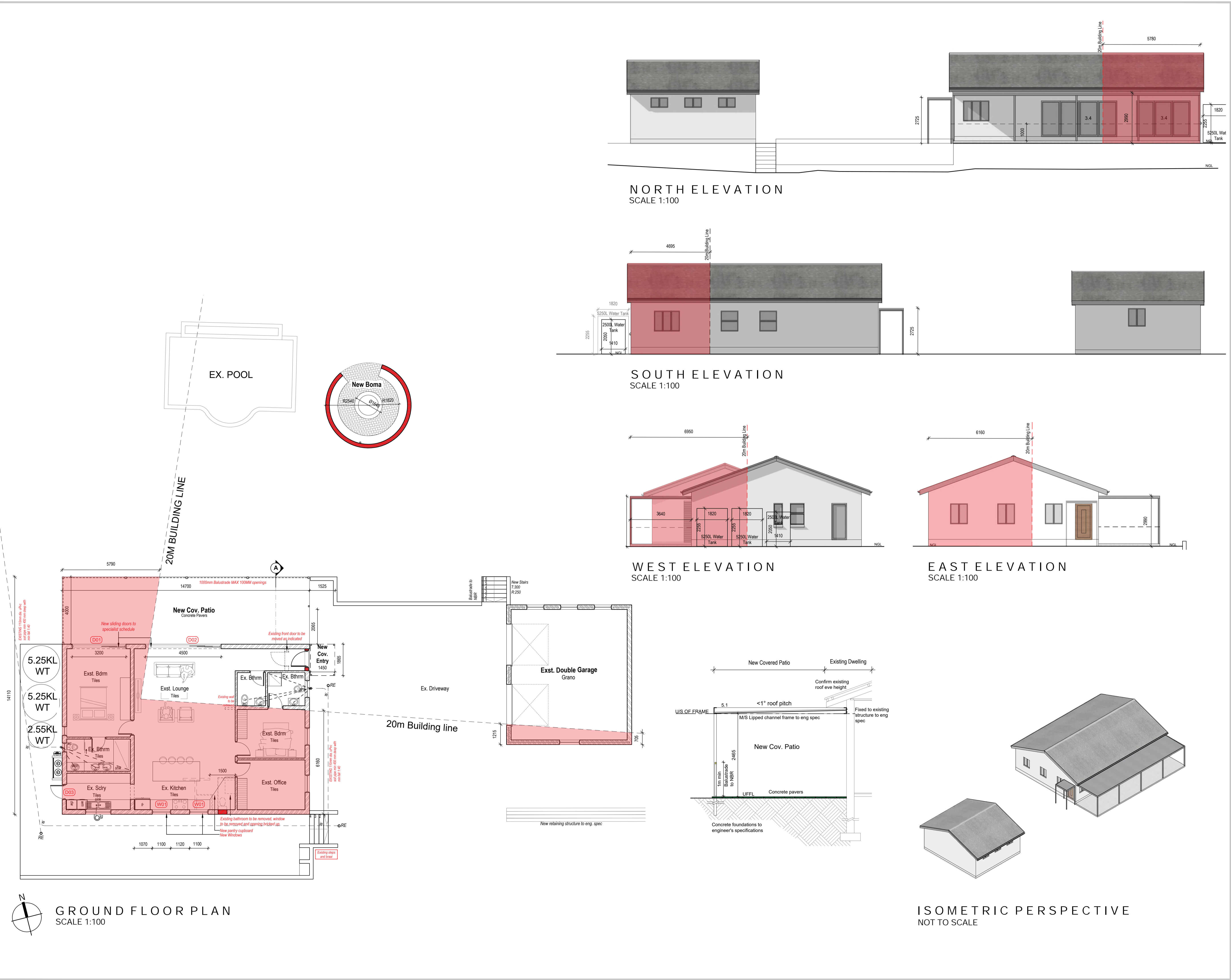
Nicholas Frank Duarte
PrArch 71594951

Signature Date 27/11/2025

Drawing
Floor Plans, Elevations & Services
Drawing Number Date
1000 R1 27/11/2025

RAD

studio.
RAD Studio (PTY) LTD
36 Waitie Rd, Heather Park, George, 6530
E: Info@radstudio.co.za
C: +27843000692
Professional Architect: NFD
SACAP. No PrArch 71594951
Practice No. PN2025407765



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GENERAL NOTES

FOUNDATIONS

1.1 Concrete foundation to engineer design and specifications. See engineer's drawings for final layouts of foundations and structure beams and concrete slabs.

FLOORS

2.1 25mm smooth floated screed on 85mm 1:3:6 concrete slab USB 250 micron damp proof membrane on 50mm sand blinding layer on minimum 150mm well tamped hardcore.

2.2 Approved tile finish to fall.

2.3 Approved floor finish to be confirmed by client.

2.4 Approved paving to Kingwood guidelines.

WALLS

3.1 Internal walls to be smooth plastered, skimmed and painted. All to Paintsmiths specifications. Colour to be confirmed.

3.2 25 Degree down-titled plastered external sill Waterproofing of sill to Paintsmiths specifications.

3.3 Stepped approved DPC to all cavity walls, leave a vertical joint open after every 4th joint as weepholes.

3.4 Door / Window to schedule.

3.5 Plaster and paint to Kingwood estate guidelines. All to Paintsmiths specifications.

3.6 Approved clay face brick, size 222 x 105 x 73mm, bedded and jointed in Class II mortar and pointed with flush vertical and flush horizontal joints, suitable for exposure zones 1-3.

3.7 Approved stone cladding by specialist.

CEILING

4.1 Gyproc Rhinoboard® 9.5mm on 38 x 38mm bracing installed at maximum 400mm centres. Fix Gyproc Rhinoboard® using Gyproc Sharp-point Screws 25mm at maximum 150mm centres. All joints shall be staggered. Apply Gyproc Rhinotape to all joints and skim the ceiling using Gyproc Rhinolite® CreteStone.

4.2 Install Isover 135mm thick Aeroflex non-combustible light weight Glasswool thermal ceiling insulation, normal density, or similar approved. Cornice to finishing schedule. R-value: 3.38m² K/W Thermal conductivity: 0.04 W/m²K.

4.3 Plaster and paint under side of concrete slab.

4.4 Everite Natic 4mm thick plain ceiling boards, manufactured in accordance with SANS 9001:2000 carrying SANS 803:2005 mark, fixed to 38 x 38mm battens at 450mm centres.

ROOFS

5.1 0.47mm pre approved CompuGard pre-coloured roof sheeting fixed to timber intermediate purlins spaced according to manufacturers specifications, on timber roof trusses to Engineers design and specifications. Roof colour to Kingwood estate guidelines. Confirm before ordering.

5.2 Roof structure to Engineers design and specifications.

5.3 Weatherite Cutting domestic aluminium Seamless eave profile gutter, overall size 125 x 85 x 0.6mm thick coated internally and externally with ColourTech G4. Secured to 15x150mm fibre cement fascia with 20 x 2.5mm internal hanger brackets at 600mm centres using aluminium pebble rivets, with 75 x 50 x 0.6mm thick aluminium downpipes, colour to be confirmed, fixed to wall with straps at 1500mm centres using nail plugs, with downpipes riveted and silicone sealed to gutter outlets, including all necessary bends, elbows, shoes etc. Colour to be confirmed.

5.4 RC beam (slab) to Engineer design and specifications.

5.5 Cover end of roof with Nutek 80x150mm barge board.

5.6 Flashing to roof manufacturer specifications.

5.7 Pre approved Concealed clip salfok or similar approved pre-coloured roof sheeting fixed to timber intermediate purlins spaced according to manufacturers specifications on timber roof trusses to Engineer design and specifications. Roof colour to be confirmed by client guidelines and finishing schedule. Confirm before ordering.

5.8 Water permeable geobarc filter membrane to be laid over insulation with upstands at wall connections.

5.9 20mm Nominal size rounded gravel ballast to resist floating or wind lift of the insulation.

5.10 Steel / Timber pergola to specialist details and specifications.

5.11 Galvanized mild steel Covered roof with Pre-approved roof sheeting on GMS frame closed off with nutek fibre cement ceiling board. To Paintsmiths Colour to be Confirmed.

GENERAL

ALL TO COMPLY WITH RELEVANT SANS & NBR REQUIREMENTS

Erf 1680 -
Hoekwil, Wilderness

Client: Christo Van Staden

Project: Building Line relaxation

Address: Erf 1680 Bosbok Street

Date: 27-11-2025

Storey:	Area:
Ex. Dwelling	148m
New Cov. Patio	58.8m
New Cov. Entrance	2.7m
Total New Squares	61.5m
New Total cov. dwelling	209.5
Erf Size	32 820m
Coverage (220)	59.9%
Storeys	Ground

Owner
Christo Van Staden

Signature: _____ Date: 27/11/2025

Drawn & Approved by
Nicholas Frank Duarte
PrArch 71594951

Signature: _____ Date: 27/11/2025

Floor Plans, Elevations & Services

Drawing Number: 1000 R1 Date: 27/11/2025

RAD

studio.


RAD Studio (PTY) LTD
36 Wattle Rd, Heather Park, George, 6530
E: Info@radstudio.co.za
C: +27843000692
Professional Architect: NFD
SACAP, No PrArch 71594951
Practice No. PN2025407765

ANNEXURE 5

1083

Ilse Pretorius Attorneys Inc
Unit 18 Milkwood Village
Beacon Road
Wilderness
6560

Prepared by me


CONVEYANCER
ILSE PRETORIUS (93583)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R.....	R. 396,00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

DATA / CAPTURE
12 -01- 2023
ELIZABETH VAN TONDER

T. 000045 / 23

DEED OF PARTITION TRANSFER

(in terms of section 26 of the Deeds Registries Act, 1937 (No.47 of 1937))

BE IT HEREBY MADE KNOWN THAT

CATHERINE SARAH GOUWS LPCM 98597

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

- GONDOGYSTIX PROPRIETARY LIMITED
REGISTRATION NUMBER 2014/158158/07
- KWESI NE EKUA PROPRIETARY LIMITED
REGISTRATION NUMBER 2020/926625/07

DATA / VERIFIED
11 -01- 2023
PRIVDA GONCALVES

Dated the 6th day of October 2022 at WILDERNESS

And the appearer declared that whereas his/her said principals heretofore held and possessed in joint ownership

REMAINDER ERF 221 HOEKWIL
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT 7,2042 (SEVEN COMMA TWO ZERO FOUR TWO) Hectares

Held by the undermentioned transferee by virtue of Deed of Transfer Number T 50869/2021 in respect of a 0,651636 (ZERO COMMA SIX FIVE ONE SIX THREE) SHARE

AND WHEREAS the said joint owners have agreed to partition the said land by sub-dividing same according to their respective interest therein receiving transfer in severalty of such sub-divided portions;

NO THEREFORE, the said appearer, in his capacity aforesaid and in pursuance of the above in in part recited agreement, declared that he did by these presents, cede and transfer in full and free property unto and on behalf of the said

GONDOGYSTIX PROPRIETARY LIMITED
REGISTRATION NUMBER 2014/158158/07

or its Successors in Title or assigns

ERF 1680 (a portion of Erf 221) HOEKWIL
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT 3,5632 (THREE COMMA FIVE SIX THREE TWO) Hectares

As will more fully appear from annexed Diagram SG1495/2022 and held by Deed of Transfer Number T50869/2021

SUBJECT to the following conditions:

- I. AS REGARDS the figure marked w v D E reflected on Diagram Number 1495/2022:
- A. SUBJECT to such conditions as referred to in Deed of Transfer Number T11555/1965.
- B. SUBJECT FURTHER to the terms of the Notarial Deed Number 134/1956 dated 30 November 1955 referred to in the endorsement dated 16 March 1956 on Deed of Transfer Number T5973/1952 reading as follows:

“Kragtens Not. Akte Nr. 134/56 gedateer 30/11/55 is die Restant van Olifants Hoek Forest Reserve: 994,2999 Hektaar hieronder gehou onderhewig aan die volgende voorwaardes:

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

Watter voorwaardes opgelê is ten gunste van Ged. 22 ('n ged. van Ged. 21) van die plaas Klein Krantz, gehou onder T.19388/54 soos meer breedvoerig sal blyk met verwysing na gesegde Not. Akte 'n afskrif waarvan hieraan geheg is."

- C. FURTHER SUBJECT to the terms of the Notarial Deed No. 136/1956 dated 6 September 1955 referred to in the endorsement dated 16 March 1956 on Deed of Transfer Number T5973/1952 reading as follows:

"Registrasie van Serwituut:

Kragtens Notariële Akte No. 136/1956 ged. 6/9/55 is die restant van Olifants Hoek Forest Reserve groot: 994,2999 Hektaar onder Para. 1 gehou, onderhewig aan 'n Serwituut reg van weg 7,56 meters wyd, soos aangedui deur die letters Gy (oostelike grens) yH (Noordelike grens) op kaart Nr. 4939/53 ten gunste van ged. 20 (ged. van Perseel D) van die Plaas Klein Krantz gehou onder T.3585/56, onderhewig aan sekere voorwaardes soos meer volledig sal blyk met vewysing na gesegde Notariële Akte, 'n afskrif waarvan hieraan geheg is."

- II. AS REGARDS the figure marked A a middle of Touw Rivier b B C v w reflected on Diagram Number 1495/2022:

SUBJECT to such conditions as referred to in Deed of Transfer Number T11555/1965

- III. AS REGARD TO THE WHOLE OF THE PROPERTY:

- A. SUBJECT FURTHER to the following uniform conditions contained in the said Certificate of Uniform Title Number T20225/1963 imposed by the Minister when giving his consent to the issue of the said Certificate of Uniform Title namely:

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

B. SUBJECT FURTHER to the following conditions contained in Deed of Transfer Number T11555/1965 and Deed of Transfer Number T11558/1965 imposed by the Administrator of the Province of the Cape of Good Hope by the subdivision in terms of Section 196 of Ordinance Number 15/1952 as amended of the Farm Olifantshoogte, which may be amended or modified by him:

(a) Dit mag net vir woon – en landboudoeleindes gebruik word.

(b)

IV. SUBJECT FURTHER to the following condition, imposed by the transferors GONDOGYSTIX PROPRIETARY LIMITED, REGISTRATION NUMBER 2014/158158/07 and KWESI NE EKUA PROPRIETARY LIMITED, REGISTRATION NUMBER 2020/926625/07 in favour of the GEORGE MUNICIPALITY, which reads as follows:

“No more than one dwelling may erected on the within Erf, although the George Municipality may in their discretion permit a second dwelling on the recalculation of and payment of the applicable development charges”

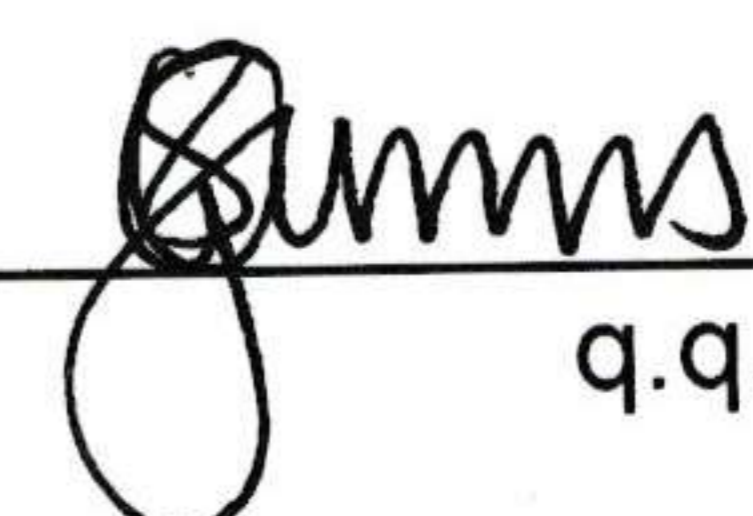
WHEREFORE the said Appearer, renouncing all rights and title his principals heretofore jointly had to the premises, on behalf as aforesaid, did, in consequence, also acknowledge his said principals with the exception of the above transferee to be entirely dispossessed of and disentitled to the land hereby transferred;

AND THAT by virtue of these presents, the said **GONDOGYSTIX PROPRIETARY LIMITED, REGISTRATION NUMBER 2014/158158/07**, its successors in title or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights,

AND FINALLY acknowledging his remaining principal to have received as a consideration transfer on this day of his respective portion in the landed property partitioned as aforementioned.

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 05 JAN 2023



q.q.

In my presence



REGISTRAR OF DEEDS

DATE _____

Thomel

27.07.2022

DATE _____

EXEMPT FROM PROVISIONS OF ACT
70 OF 1970

SECTION.....1(a)

Approved i.t.o. Section 60
of Municipal Land Use Planning Bylaw

Ref: Erf 221, Hoekwilt
Date: 15 June 2022

of Municipal Land Use Planning Bylaw

Date: 15 June 2022

SIDES metres		ANGLES OF DIRECTION		CO-ORDINATES Y System WG23 ° X		
		Constants:		+0,00		+3 700 000,00
A B	62,00	281 11 20	A	+ 36 380,66	+ 59 480,13	
B C	162,36	345 34 10	B	+ 36 319,84	+ 59 492,17	
C D	222,37	0 55 40	C	+ 36 279,37	+ 59 649,41	
D E	83,45	82 58 40	D	+ 36 282,98	+ 59 871,74	
E A	402,09	177 53 00	E	+ 36 365,81	+ 59 881,95	
A a		177 53 00				
B b		165 34 10				
Berg 14		108	△	+ 38 503,70	+ 55 512,87	
Touwsberg		79	△	+ 33 790,14	+ 55 057,40	

S.G. No.
1495/2022

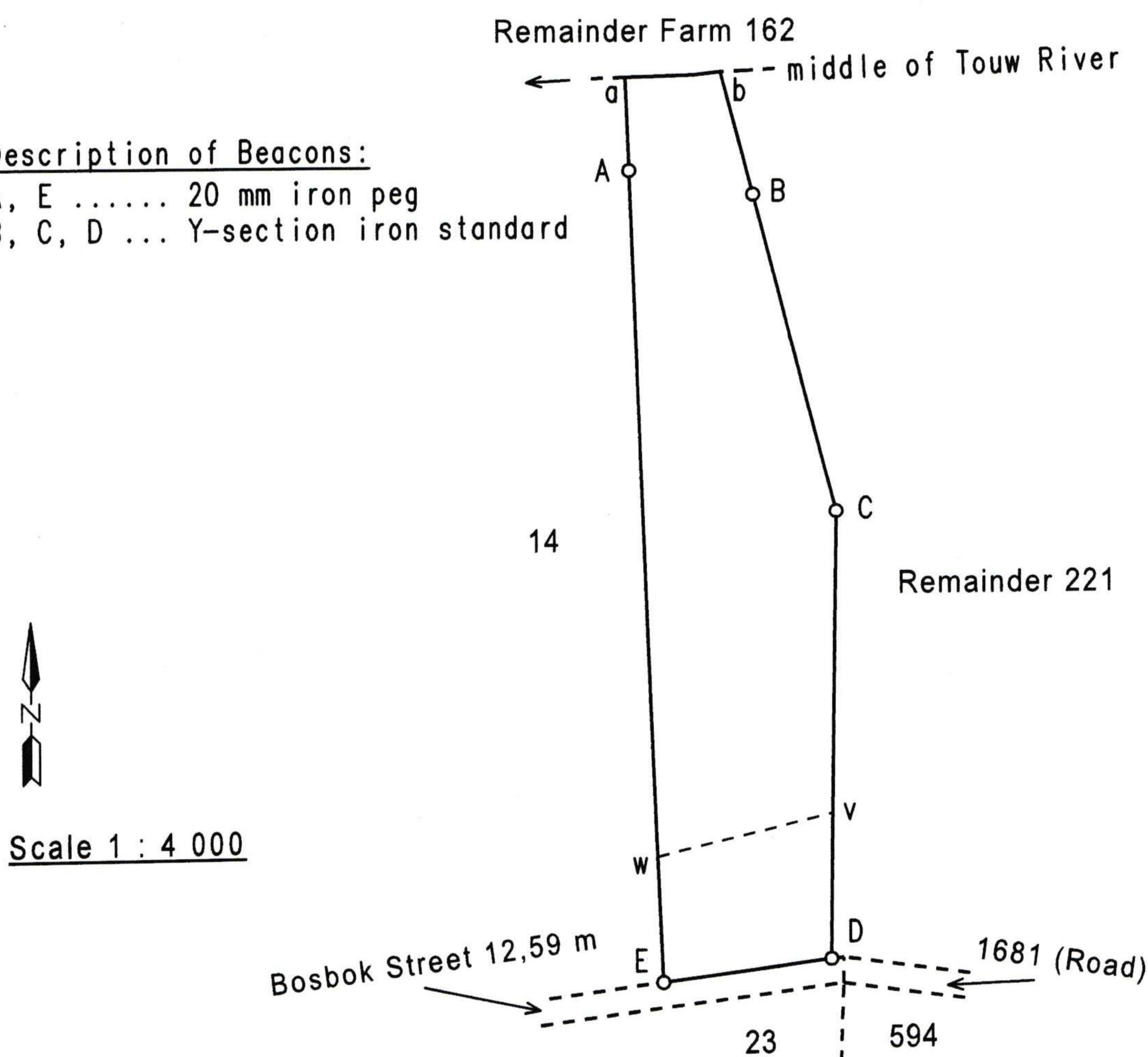
Approved

Zhadzhik

for Surveyor-
General
26.07.2022

Description of Beacons:

A, E 20 mm iron peg
B, C, D ... Y-section iron standard



The figure a middle of Touw River b C D E represents 3,5632 hectares of land being

ERF 1680 (a portion of Erf 221) HOEKWIL

situate in the Municipality and Administrative District of George, Province of the Western Cape.

Surveyed in June 2022
by me,

Professional Land Surveyor
M.D. de Bruyn PLS0134

This diagram is annexed to
No. 000045 / 23
d.d.
i.f.o. 05 JAN 2023
Registrar of Deeds

The original diagram is
S.G. No. 6003/1984
annexed to
C.C.T. 1984. .55642

File: GEORG 160 Vol.3
S.R. No.911/2022
Comp. BL-8CCB (6424)
Gen. Plan: 1789LD
LPI C0270005

ERF 1680 HOEKWIL

ANNEXURE 6

CONVEYANCER'S CERTIFICATE

in terms of Section 38(1)(n) of the George Municipality: Land Use Planning By-law for
George Municipality, 2023

I, the undersigned, ANN MARJORY COETZEE, a duly qualified and admitted conveyancer,
practicing at Raubenheimers Inc., 60 Cathedral Street, George, Western Cape Province:

1. do hereby certify that I have perused the conditions of title in respect of:

ERF 1680 HOEKWIL
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE

IN EXTENT: 3,5632 (THREE COMMA FIVE SIX THREE TWO) HECTARES

HELD BY DEED OF TRANSFER NUMBER T45/2023

registered in the name of

GONDOGYSTIX PROPRIETARY LIMITED
REGISTRATION NUMBER 2014/158158/07

2. have been advised that the following applications will be made in respect of the
property:

- Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for
George Municipality 2023, from the relaxation of:
 - the 20m southern street building line to:
 - 8.8m, 12.8m, 13.7m and 10m for the existing dwelling; and
 - 18.8m and 19.3m for the existing outbuilding.
 - the 20m western building line to:
 - 14.4m and 14.8m for the existing dwelling; and
 - 12.5m, 13.1m, 13.6m and 16.6m for the water tanks.

3. hereby confirm that there are no conditions contained in the abovementioned title
deed which may restrict the contemplated land uses in terms of the proposed
applications.


4. hereby confirm that there are no mortgage bonds registered over the property.

Signed and dated at George on 04 December 2025.



A M COETZEE
CONVEYANCER - LPC no. 83392

ANNEXURE 7

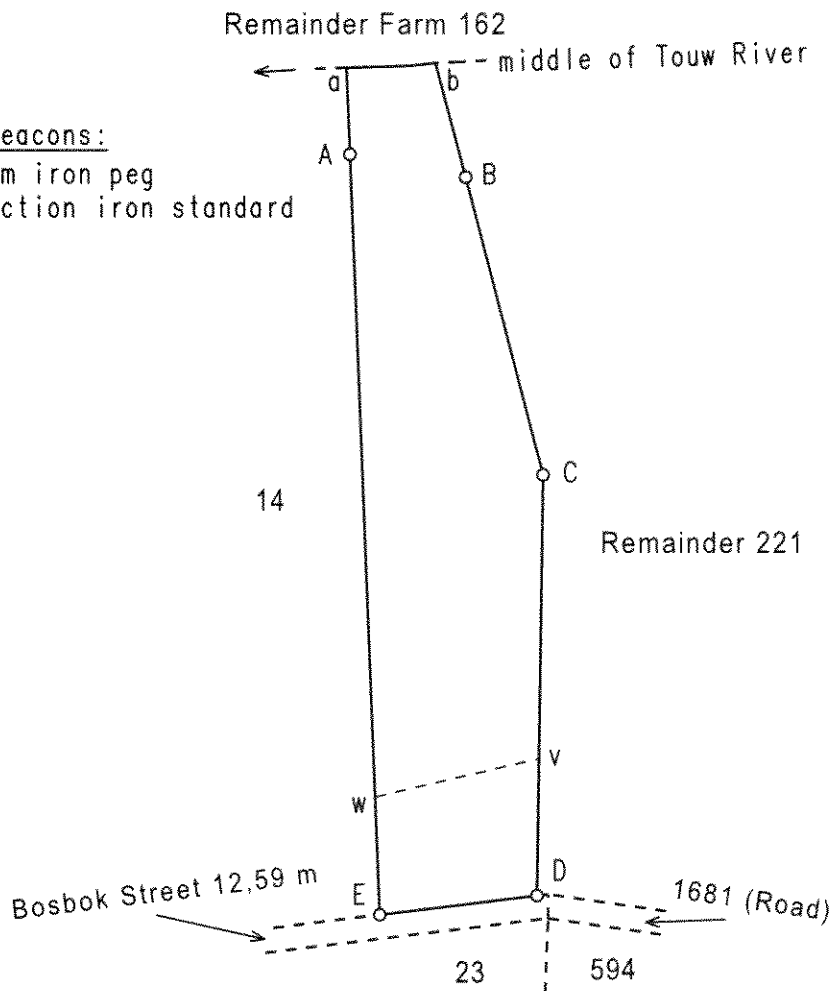
SIDES metres		ANGLES OF DIRECTION		CO-ORDINATES Y System WG23° X			S.G. No. 1495/2022 Approved  for Surveyor- General 26.07.2022
		Constants:		+0,00		+3 700 000,00	
A B	62,00	281 11 20	A	+ 36 380,66	+ 59 480,13		
B C	162,36	345 34 10	B	+ 36 319,84	+ 59 492,17		
C D	222,37	0 55 40	C	+ 36 279,37	+ 59 649,41		
D E	83,45	82 58 40	D	+ 36 282,98	+ 59 871,74		
E A	402,09	177 53 00	E	+ 36 365,81	+ 59 881,95		
A a		177 53 00					
B b		165 34 10					
Berg 14		108	△	+ 38 503,70	+ 55 512,87		
Touwsberg		79	△	+ 33 790,14	+ 55 057,40		

Description of Beacons:

A, E 20 mm iron peg
B, C, D ... Y-section iron standard



Scale 1 : 4 000



The figure a middle of Touw River b C D E represents
3,5632 hectares of land being

ERF 1680 (a portion of Erf 221) HOEKWIL

situate in the Municipality and Administrative
District of George, Province of the Western Cape.

Surveyed in June 2022
by me,

Professional Land Surveyor
M.D. de Bruyn PLS0134

This diagram is annexed to

No. 145/2023
d.d.
i.f.o.

Registrar of Deeds

The original diagram is
S.G. No. 6003/1984
annexed to
C.C.T. 1984. .55642

File: GEORG 160 Vol.3
S.R. No.911/2022

Comp. BL-8CCB (6424)
Gen. Plan: 1789LD
LPI C0270005

ANNEXURE 8

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	X	SECOND DWELLING		ADDITIONAL DWELLING	
--------------------------	---	-----------------	--	---------------------	--

PROPERTY DETAILS

ERF NUMBER	Erf 1680	EXTENSION/A REA	Hoekwil
ZONING	Agricultural II		
EXISTING LAND USE	Small Holding		

CORRESPONDENCE DETAILS

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

OWNER DETAILS

OWNER NAME	Gondogystix (PTY) LTD					
STREET NAME	Bosbok	HOUSE NUMBER	6A			
POSTAL ADDRESS	6A Bosbok Street Hoekwil Wilderness	SAME AS POSTAL ADDRESS	YES	NO		
EXTENSION/AREA	Hoekwil	CODE	6538			
ID NUMBER	n/a	E-MAIL ADDRESS	christo@ltp.co.za			
TELEPHONE NO	n/a	CELL NO	082 806 4906			

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

NAME	Delarey					
STREET NAME	Viljoen	HOUSE NUMBER	79			
POSTAL ADDRESS	PO BOX 9956	SAME AS POSTAL ADDRESS	YES	NO		
EXTENSION/AREA	Dormehlsdrift, George	CODE				
TEL / CELL NO	044 873 4566 / 082 808 9624	E-MAIL ADDRESS	planning@delplan.co.za			
PROFESSIONAL CAPACITY	Professional Planner	SACPLAN NO	A/1021/1998			

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

IS THE PROPERTY ENCUMBERED BY A BOND?					YES	NO
NAME OF BOND HOLDER						

TITLE DEED DETAILS

TITLE DEED NO.	T45/23		
ARE THERE RESTRICTIONS IN THE TITLE DEED WHICH IMPACT THE APPLICATION? (If yes, describe restrictions below)			YES
NO			


APPLICATION DETAILS

DESCRIPTION OF BUILDING LINE RELAXATION (STREET / LATERAL / REAR BUILDING LINE)	FROM M	TO M	DETAILS
Southern Street building line	20m	12.8m 13.7m 10m	Existing dwelling
	20m	18.8m 19.3m	Existing outbuilding
Western building line	20m	14.8m	Existing dwelling
	20m	12.5m 13.1m 13.6m 16.6m	Water tanks
Is an application for an increase in coverage being applied for? (Indicate increase under details)	YES	NO	%
Is an application for a 2 nd dwelling /additional dwelling being applied for? (indicate size under details)	YES	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
			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	21/11/2025
-----------------------	---	------	------------

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 _____ ON ERF/ FARM _____

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

ADJACENT OWNER'S DETAILS

OWNER/S NAME/S		ID NUMBER	
ERF NUMBER		EXTENSION AREA	
E-MAIL ADDRESS		TELEPHONE NUMBER	
SIGNATURE OF OWNER		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	
------------	--	------	--

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		ID NUMBER	
ERF		EXTENSION AREA	
AUTHORISED REPRESENTATIVE		ID NUMBER	
SIGNATURE OF OWNER		DATE	
SIGNATURE OF AUTHORISED REPRESENTATIVE		DATE	