



The Municipal Manager
P O Box 19
George
6530

Reference: Erf 538 Hoekwil

10 December 2025

Sir

**APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION):
ERF 538 HOEKWIL**

Attached hereto please find an application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the following building lines on Erf 538 Hoekwil:

- the southern street boundary building line from 20.0 metres to 19.405 metres to allow for the legalization of the existing not inter-leading outside room;
- the southern street boundary building line from 20.0 metres to 12.177 metres varying to 14.215 metres to allow for the legalization of the existing solar panel structure; and
- the western side boundary building line from 20.0 metres to 12.828 metres varying to 13.269 metres to allow for the legalization of the existing not inter-leading outside room.

Your prompt consideration of the application will be appreciated.

Thanking you in anticipation.

Jan Vrolijk

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SACPLAN REG No. A/1386/2010

**MOTIVATION REPORT
APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE
RELAXATION)
ERF 538 HOEKWIL**

10 December 2025



Prepared for:

Susan Marie Schutte
538 Loerie Street
Hoekwil
6560

Prepared by:

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SACPLAN Registration No A/1386/2011

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MOTIVATION REPORT
APPLICATION FOR PERMANENT DEPARTURES (BUILDING LINE RELAXATION)
ERF 538 HOEKWIL

1. APPLICATION

Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the following building lines on Erf 538 Hoekwil:

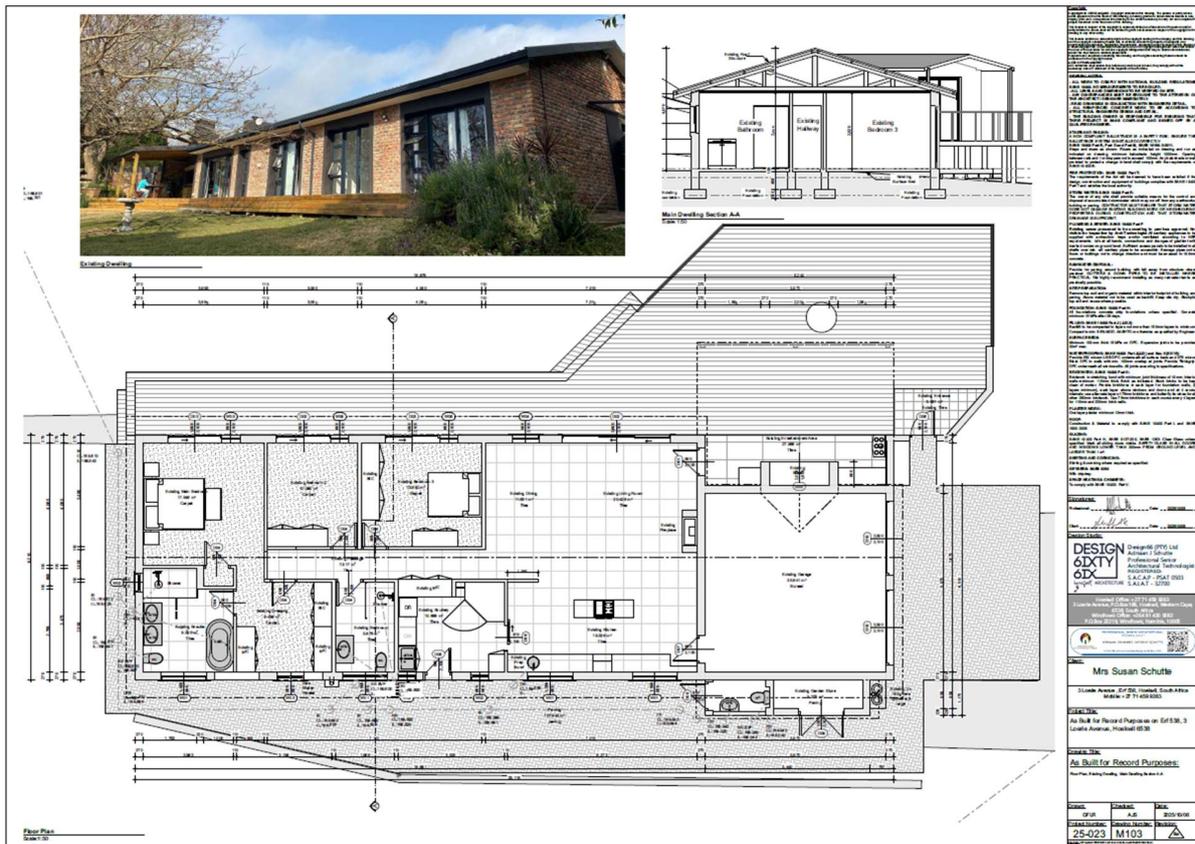
- the southern street boundary building line from 20.0 metres to 19.405 metres to allow for the legalization of the existing not inter-leading outside room;
- the southern street boundary building line from 20.0 metres to 12.177 metres varying to 14.215 metres to allow for the legalization of the existing solar panel structure; and
- the western side boundary building line from 20.0 metres to 12.828 metres varying to 13.269 metres to allow for the legalization of the existing not inter-leading outside room.

A copy of the site plan and building plan is attached hereto as **Annexure "A"** whilst the completed application form for the application for the permanent departure is attached hereto as **Annexure "B"**.

2. DEVELOPMENT PROPOSAL

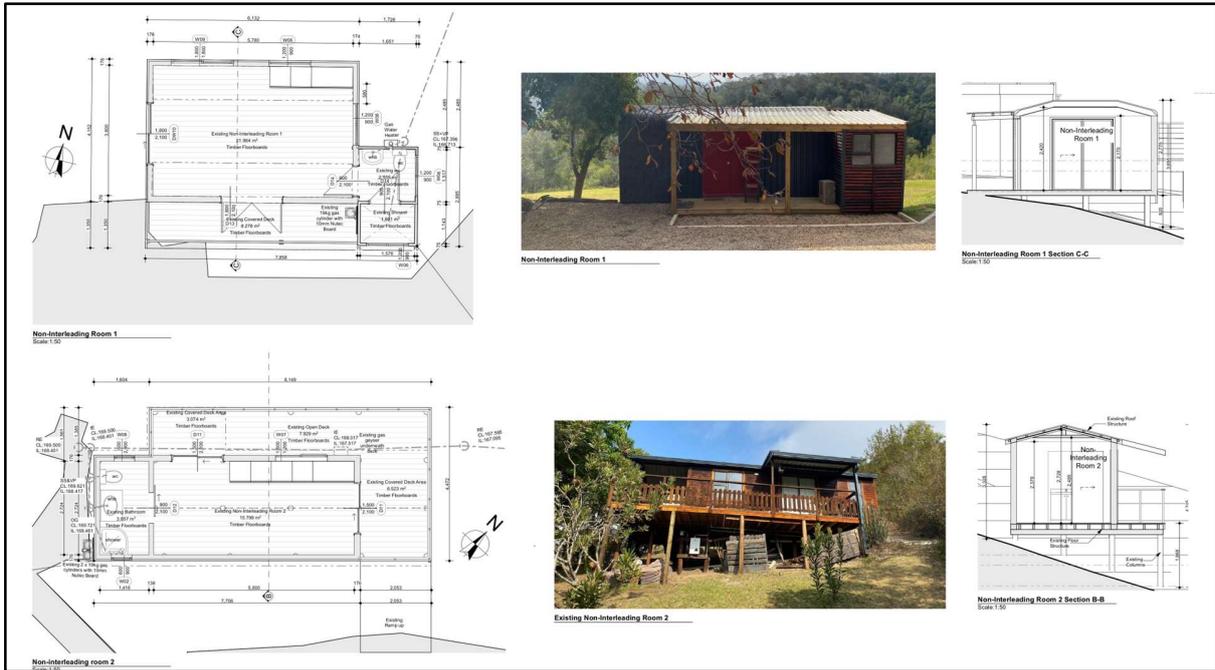
Erf 538 Hoekwil is 3,3376 hectares in extent and is developed with a dwelling house including two not inter-leading outside rooms and a solar panel structure. The dwelling house with the two not inter-leading outside rooms were constructed a few years ago, however approved building plans could not be obtained. Building plans for the solar panel structure is also required as it is more than 500 millimeters in height from the natural level of the ground. The property is in the process of being sold and the new owner requires approved building plans.

Erf 538 Hoekwil, has a relatively small developable area of approximately 1ha with a gently slope and thereafter the property has a steep downward slope from south to north. The northern



Both not inter-leading outside rooms have a bedroom and a bathroom and is in line with the George Integrated Zoning Scheme By-law, 2023. Not inter-leading outside room 1 with bathroom is 26.27m² in extent, with a small, covered deck of 8.278m² and has thus a total floor area of 34.548m². The second not inter-leading outside room with bathroom is 19.656m² in extent with an open deck which is partially covered of 17.526m² and has thus a total floor area of 37.182m². None of the not-inter-leading outside rooms have kitchens.

The previous owner (an architect) used the not inter-leading outside room 1 as his office and the second not inter-leading outside room was rented out on a short-term basis. The following two images give an indication of the two not-inter-leading outside rooms.



The photo below indicates the first not inter-leading outside room, that was previously used as a home office.



The following photo indicates the second not inter-leading outside room that was previously used for short term rental.



Both the not inter-leading outside rooms encroach into the 20 metre building lines applicable to Erf 538 Hoekwil and therefore an application for building line relaxation is required.

The solar panel structure provides alternative power for the existing structures on site. The solar panel structure is located over the prescribed 20m building line and therefore an application for building line relaxation is required.

The purpose of this application is to obtain approval to legalize the existing 2 not inter-leading outside rooms and the solar panel structure, to enable the owner to submit as-built building plans.

3. GENERAL INFORMATION IN RESPECT OF ERF 538 HOEKWIL

3.1 Locality

Erf 538 Hoekwil is situated along Loerie Street, Hoekwil. Hoekwil is a dominantly smallholding area, which is located north-east of Wilderness Town. The locality of the erf is indicated on the locality plan attached hereto as **Annexure “C”**.

3.2 Existing land use

The application erf is used for a rural residential purposes.

3.3 Extent of erf

The total area of Erf 538 Hoekwil is 3,3376 hectares in extent.

3.4 Present zoning

In terms of the George Integrated Zoning Scheme By-law, 2023, the zoning of Erf 538 Hoekwil is Agricultural Zone II for small holding.

3.5 Surveyor General Diagram

A copy of the Surveyor General Diagram (SG No. 7312-88) of Erf 538 Hoekwil is attached hereto as **Annexure “D”**.

3.6 Title Deed

Erf 538 Hoekwil is registered in the name of Susan Marie Schutte. A copy of the Title Deed is attached hereto as **Annexure “E”**.

3.7 Power of Attorney

A Power of Attorney, whereby Jan Vrolijk Town Planner / Stadsbeplanner is appointed by Susan Marie Schutte, the registered owner of Erf 538 Hoekwil, to prepare the application referred to in

point 1 of this motivation report and to sign all relevant documents is attached hereto as **Annexure “F”**.

3.8 Bondholder’s consent

Erf 538 Hoekwil is not encumbered by a bond.

3.9 Conveyancer Certificate

A Conveyancer Certificate in respect of Erf 538 Hoekwil is attached hereto as **Annexure “G”**. The conveyancer certificate confirms that there are no conditions in the Title Deed of the property which prohibits the development of the erf as proposed in this application.

4. DESIRABILITY OF APPLICATION FOR PERMANENT DEPARTURES (BUILDING LINE RELAXATION): ERF 538 HOEKWIL

4.1 Introduction

Specific issues which must be addressed in the motivation of applications are highlighted in the Land Use Planning By-Law for George Municipality, 2023. These issues are, however, aimed at more complex applications and are not applicable to lesser applications, such as permanent departures for building line relaxations.

This application will therefore be motivated with reference to the following aspects:

- *Compatibility of the proposal with the existing planning and land uses of the surrounding area.*
- *The impact that the proposal will have on the environment.*
- *The impact that the proposal will have on traffic and parking in the surrounding area.*
- *The impact that the proposal will have on surrounding facilities such as schools, open spaces and other community facilities should the application result in an increase in the population of the area concerned.*

- *The impact that the proposal will have on the existing character of the surrounding area and the rights of the inhabitants of the area in respect of property values, privacy, view, sunlight, et cetera.*
- *Provision of essential services.*

4.2 Existing planning in the area

Erf 538 Hoekwil is located approximately 600 metres from the centre of Hoekwil in a small holding area. The centre of Hoekwil is developed with a few businesses, restaurants, primary school, church and an old age home. The central area of Hoekwil has higher density residential properties, while maintaining the rural character. The land-uses surrounding Erf 538 Hoekwil are mostly for rural residential purposes with small-scale farming activities.

Erf 538 Hoekwil is developed with one dwelling house with two not inter-leading outside rooms and a solar panel structure. The application is to legalize the existing 2 not inter-leading outside rooms and the solar panel structure that is located over the 20-metre boundary building line.

The permanent departure as proposed in this application will therefore not establish an undesirable precedent and can be accommodated within the existing planning of the area concerned.

4.3 Impact on schools, open spaces, and other community facilities

This application entails the relaxation of building lines on the application property to accommodate the two not inter-leading rooms and solar panel structure in its current position. No new development is proposed.

Therefore, the relaxation of the building lines as applied for will not have an impact on schools, open spaces and other community facilities in the area. This aspect is, therefore, not relevant to this application.

4.4 Impact on sunlight, view, and privacy

This application entails the relaxation of building lines on the application property to accommodate the two not inter-leading outside rooms and solar panel structure in its current position. The building line relaxation is for the street and side boundary building line, however the building line relaxation required are insignificant in terms of the position of the existing structures of the surrounding properties. The following image indicates the position of the structures that require building line relaxation in relation to the neighbouring properties.



As can be seen from the image above, not inter-leading outside room 1 is located more than 50 metres from the existing structures on Erf 674 Hoekwil and Erf 675 Hoekwil, therefore it cannot have any impact on the surrounding neighbours sunlight, view or privacy.

The solar panel structure is approximately 30 metres from the existing structures on Erf 675 Hoekwil. This small solar panel structure cannot have any impact on the neighbouring properties sunlight, view or privacy. Below is a photo illustrating the solar panel structure.



The second not inter-leading outside room is approximately 70 metres from Erf 675 Hoekwil and more than 200 metres from Erf 132 Hoekwil. The second not inter-leading outside room is situated very far from any surrounding structures and can therefore not have any impact on the surrounding neighbours sunlight, view or privacy.

The proposed permanent departures will, therefore, have no impact on the sunlight, view or privacy of the adjacent small holdings. This aspect is, therefore, also not relevant to this application.

4.5 Impact on streetscape

This application entails the relaxation of building lines on the application property to accommodate the two not inter-leading outside rooms and solar panel structure in its current position. The rural character of the area will be maintained, the property has a neat appearance, and the existing structures do not detract from the streetscape, as Loerie Street is a narrow gravel road, that only provide access to the smallholdings located along the road.

This aspect is, therefore, also not relevant to this application.

4.6 Impact on property values

As indicated in the previous paragraphs, the structures in respect of which the permanent departures are required do not have a negative impact on any of the surrounding properties.

The value of surrounding properties can, therefore, not be negatively impacted upon by the proposed permanent departure as proposed in this application.

4.7 Impact on the provision of parking

The parking requirements applicable to different land uses are set out in table format in Section 42 of the George Integrated Zoning Scheme By-law, 2023. Two parking bays are required in respect of a dwelling house. Erf 538 Hoekwil have an existing double garage that can accommodate 2 vehicles and therefore comply with the parking provision.

The provision of on-site parking will, therefore, not be negatively impacted upon by the proposed permanent departure as proposed in this application.

4.8 Impact of traffic circulation

This application entails the relaxation of building lines on the application property to accommodate the two not inter-leading outside rooms and a solar panel structure in its current position. The application property is accessed via Loerie Street, a gravel road from Church Street. The property is easily accessible from the N2, via the Hoekwil Road.

Erf 538 Hoekwil, has two existing accesses from Loerie Street and the sight distance should not be a problem as it is existing accesses on a quiet gravel road that only provides access to the properties situated along the road and therefore the road carries very little traffic. The existing accesses have no impact on traffic circulation and will remain unchanged.

The building line relaxation as proposed in this application will, therefore, not have a negative impact on the traffic circulation to the application property.

4.9 Provision of Services

Apart from electricity, no bulk services are currently available in the area concerned. The existing dwelling house is self-sufficient. All costs pertaining to the provision of infrastructure required for future development will be carried by the landowner.

4.10 Fire-fighting

The fire-fighting requirements stipulated in the fire-regulations will not be negatively impacted upon as the application erf will still be fully accessible for fire-fighting purposes.

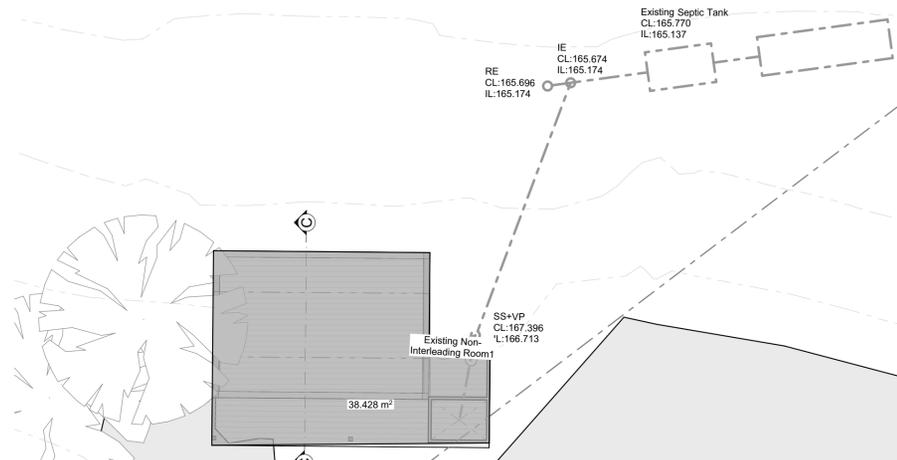
5. CONCLUSION

Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for permanent departures on Erf 538 Hoekwil to accommodate the existing two not inter-leading outside rooms and a solar panel structure.

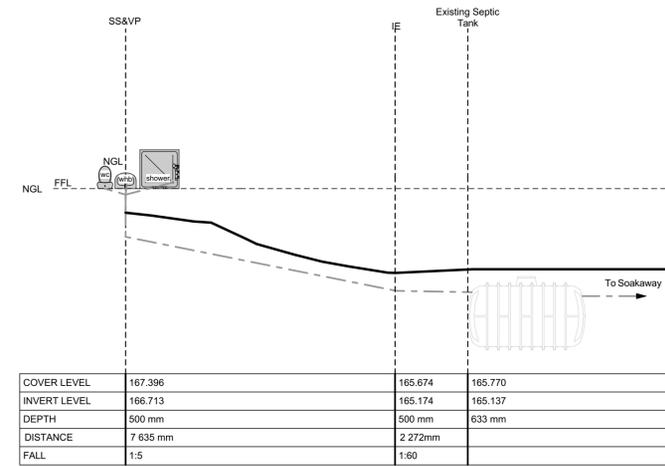
The proposal will not have a negative impact on the environment, development, public facilities, traffic circulation or Municipal services in the surrounding area.

The application can therefore be considered desirable and is submitted for consideration in terms of the relevant stipulations of the Land Use Planning By-Law for George Municipality, 2023.

ANNEXURE "A" - SITE PLAN AND BUILDING PLAN

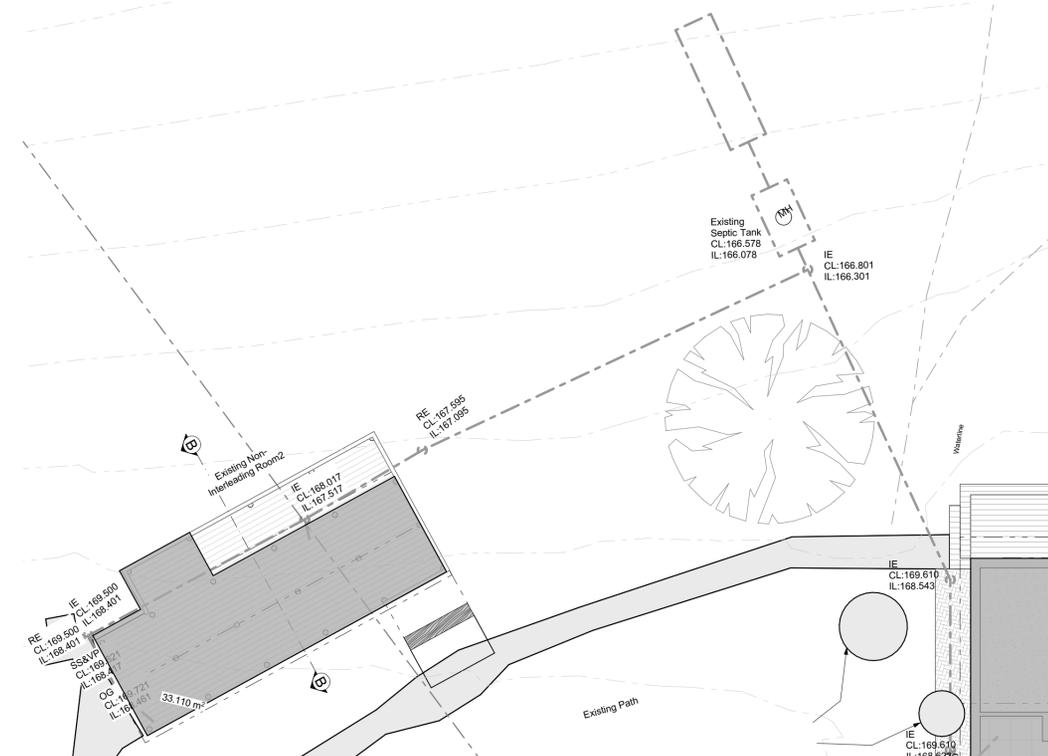


Sewerage Inset Plan 1
Scale:1:100

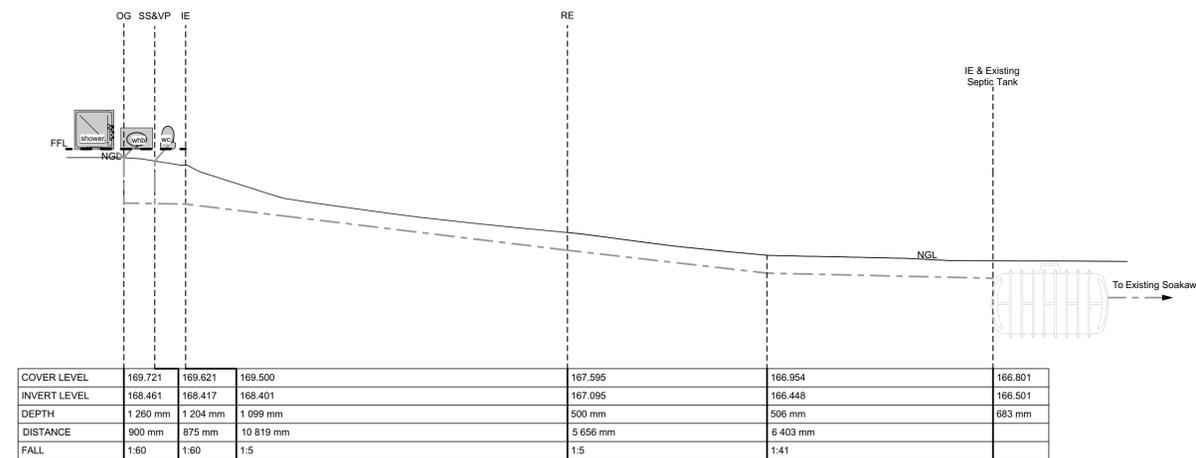


Sewer Section 1
Scale:1:100

COVER LEVEL	167.396	165.674	165.770
INVERT LEVEL	166.713	165.174	165.137
DEPTH	500 mm	500 mm	633 mm
DISTANCE	7 635 mm	2 272mm	
FALL	1:5		

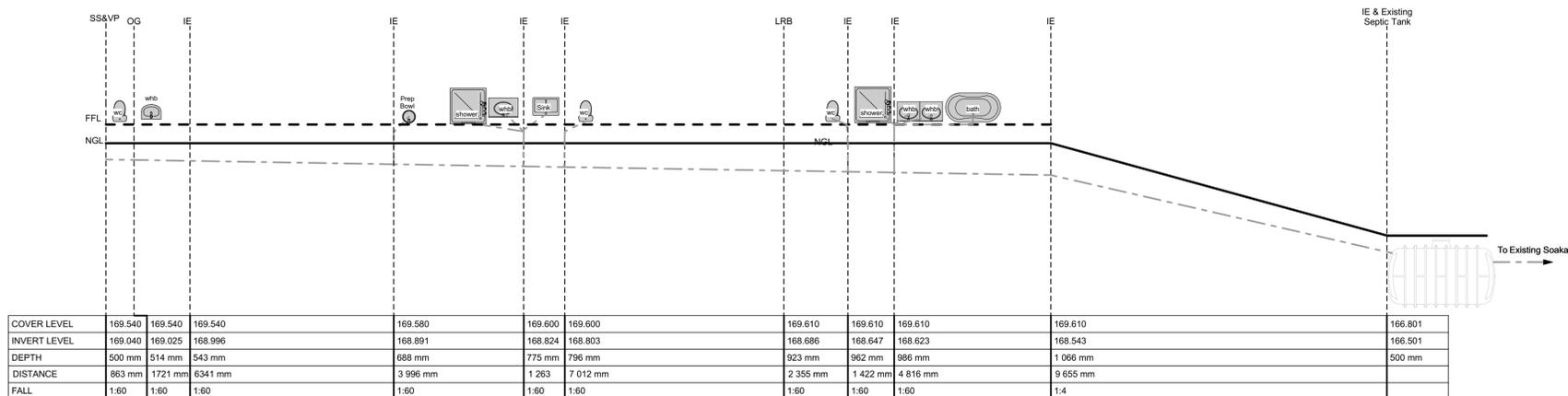


Sewerage Inset Plan 2
Scale:1:100



Sewer Section 2
Scale:1:100

COVER LEVEL	169.721	169.621	169.500	167.595	166.954	166.801
INVERT LEVEL	168.461	168.417	168.401	167.095	166.448	166.501
DEPTH	1 260 mm	1 204 mm	1 099 mm	500 mm	506 mm	683 mm
DISTANCE	900 mm	875 mm	10 819 mm	5 656 mm	6 403 mm	
FALL	1:60	1:60	1:5	1:5	1:41	



Sewer Section 3
Scale:1:100

COVER LEVEL	169.540	169.540	169.540	169.580	169.600	169.600	169.610	169.610	169.610	169.610	166.801
INVERT LEVEL	169.040	169.025	168.996	168.891	168.824	168.803	168.686	168.647	168.623	168.543	166.501
DEPTH	500 mm	514 mm	543 mm	688 mm	775 mm	796 mm	923 mm	962 mm	986 mm	1 066 mm	500 mm
DISTANCE	863 mm	1721 mm	6341 mm	3 996 mm	1 263	7 012 mm	2 355 mm	1 422 mm	4 816 mm	9 655 mm	
FALL	1:60	1:60	1:60	1:60	1:60	1:60	1:60	1:60	1:60	1:4	

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ACTS OF PARLIAMENT:
All Contractors shall ensure that, before any work is put in hand, they comply with all the necessary Acts of Parliament of the Republic of South Africa.

GENERAL NOTES:

- ALL WORK TO COMPLY WITH NATIONAL BUILDING REGULATIONS SANS 10400. NO MEASUREMENTS TO BE SCALED.
- ALL LEVELS AND DIMENSIONS TO BE VERIFIED ON SITE.
- ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT / DESIGNER IMMEDIATELY.
- READ DRAWINGS IN CONJUNCTION WITH ENGINEER'S DETAIL.
- ALL REINFORCED CONCRETE WORK TO BE ACCORDING TO STRUCTURAL ENGINEER'S DESIGN AND DETAIL.
- THE BUILDING OWNER IS RESPONSIBLE FOR ENSURING THAT THEIR PROJECT IS SANS COMPLIANT AND SIGNED OFF BY A QUALIFIED ENGINEER.

STAIRS AND RAILING:
A NON COMPLIANT BALUSTRADE IS A SAFETY RISK. ENSURE THE BALUSTRADE SYSTEM IS INSTALLED CORRECTLY.
SANS 10400 Part B, Part D and Part M. SANS 1018-2:2011.
Stairs and risers as shown. Risers as indicated on drawing and run as indicated on drawing. Minimum balustrade height 1000mm. Opening between rails and / or droppers not to exceed 100mm. Any balustrade or wall provided to protect a change in level shall comply with the requirements of SANS 10400-8.

FIRE PROTECTION: SANS 10400 Part T:
The requirements of the Act will be deemed to have been satisfied if the design, construction and equipment of buildings complies with SANS 10400 Part T and satisfies the local authority.

STORM WATER: SANS 10400 Part R:
The owner of any site shall provide suitable means for the control and disposal of accumulated stormwater which may run off from any earthworks, building or paving. CONTRACTOR MUST ENSURE THAT STORM WATER DOES NOT DAMAGE EXISTING BUILDING WORK OR NEIGHBOURING PROPERTIES DURING CONSTRUCTION AND THAT STORMWATER DRAINAGE IS SUFFICIENT.

PLUMBING & SEWER: SANS 10400 Part P
Existing sewer presumed to be according to previous approval. Not visible for inspection by Arch Technologist. All sanitary appliances to be supplied with anti-siphon traps and ventilated according to NBR requirements. -ie's at all bends, connections and changes of gradient with marked covers on ground level. Sufficient access panels to be installed in all shafts over ie's. -all sanitary pipes to be accessible. Sewage pipes under floors or buildings not to change direction and must be encased in 100mm concrete.

RAINWATER DISPOSAL:
Provide 1m paving around building with fall away from structure where practical. GUTTERS & DOWN PIPES TO BE INSTALLED WHERE PRACTICAL. We highly recommend installing as many rainwater tanks as practically possible.

SITE PREPARATION:
Remove top-soil and organic material within interior footprint of building and paving. Above material not to be used as backfill. Keep site dry. Stockpile top-soil and re-use where possible.

FOUNDATION: SANS 10400 Part H:
All foundations concrete site foundations unless specified. Concrete minimum 15MPa after 28 days.

FILLING: SANS 10400 Part J (JJ2.3):
Backfill to be compacted in layers not more than 150mm layers to minimum. Compact to min. 96% MOD. AASHTO or otherwise as specified by Engineer.

SURFACE BEDS:
Minimum 100mm thick 15MPa on DPC. Expansion joints to be provided 20m max.

WATERPROOFING: SANS 10400 Part J(JJ3) and Sec. K(KK15):
Provide 250 micron USB DPC underneath all surface beds and 375 micron Black DPC in walls with min. 100mm overlap at joints. Provide "brickgrip" DPC underneath all window sills. All joints according to specifications.

BRICKWORK: SANS 10400 Part K:
Brickwork in stretching bond with minimum joint thickness of 10mm. Interior walls minimum 110mm thick. Brick as indicated. Stock bricks to be kept clean of mortar. Provide brickforce in each layer for foundation walls, (5 layers minimum), each layer above windows and doors and at 4 course intervals; use alternate layer of 75mm brickforce and butterfly tie-wires for all other 280mm brickwork. Use 75mm brickforce in each course every 4 layers for 110mm and 220mm brick walls.

PLASTER WORK:
One layer plaster minimum 12mm thick.

ROOF:
Construction & Material to comply with SANS 10400 Part L and SANS 1900:2009

GLAZING:
SANS 10400 Part N. SABS 0137-200, SABS 1263: Clear Glass unless specified. Mark all siting doors visible. SAFETY GLASS IN ALL DOORS AND WINDOWS LOWER THAN 300mm FROM GROUND LEVEL AND LARGER THAN 1 m².

SKIRTING AND CORNICING:
Skirting & cornicing where required as specified.

GEYSERS: SABS 0254
With drip-tray.

SPACE HEATING & CHIMNEYS:
To comply with SANS 10400: Part V.

Signatures:
Professional: _____ Date: 2025/12/10
Client: _____ Date: 2025/12/10

Design Studio:
DESIGN 6IXTY 6IX Design66 (PTY) Ltd
Adriaan J Schutte
Professional Senior Architectural Technologist
REGISTERED: S.A.C.A.P - PSAT 0503
S.A.I.A.T - 32700

Hoekwil Office: +27 71 459 9283
3 Loerie Avenue, P.O.Box 188, Hoekwil, Western Cape, 6538, South Africa
Windhoek Office: +254 81 420 9282
P.O.Box 22219, Windhoek, Namibia, 10005

PROFESSIONAL SENIOR ARCHITECTURAL TECHNOLOGIST
ADRIAAN JOHANNES JACOBUS SCHUTTE
12:56 PM (Africa/Johannesburg) on 08 May 2025

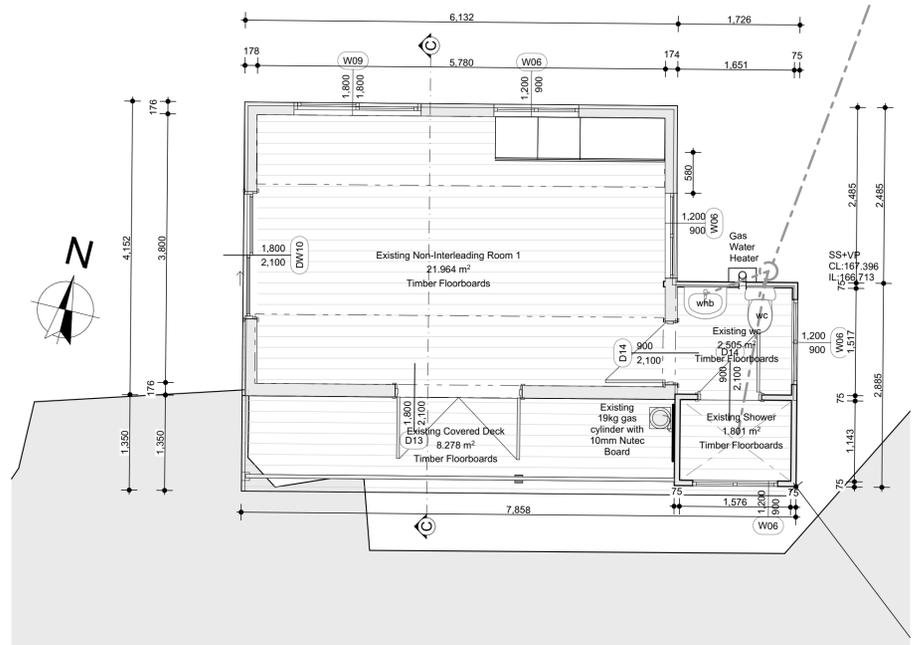
Client:
Mrs Susan Schutte
3 Loerie Avenue, Erf 538, Hoekwil, South Africa
Mobile: +27 71 459 9283

Project Title:
As Built for Record Purposes on Erf 538, 3 Loerie Avenue, Hoekwil 6538

Drawing Title:
As Built for Record Purposes:
Sewer Section 1, Sewer Section 3, Sewer Section 2, Sewerage Inset Plan 1

Drawn:	Checked:	Date:
DFLR	AJS	2025/12/10
Project Number:	Drawing Number:	Revision:
25-023	M103	1

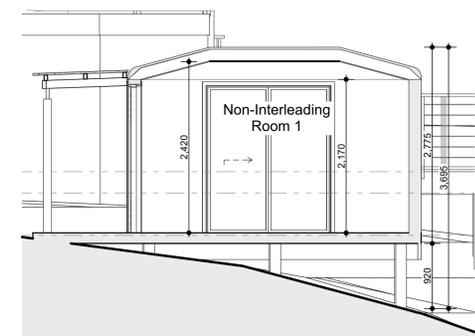
ES: PAB, L:\Projects\2025\023-023 (Adriaan Schutte - Buijn)AB02-023.dwg



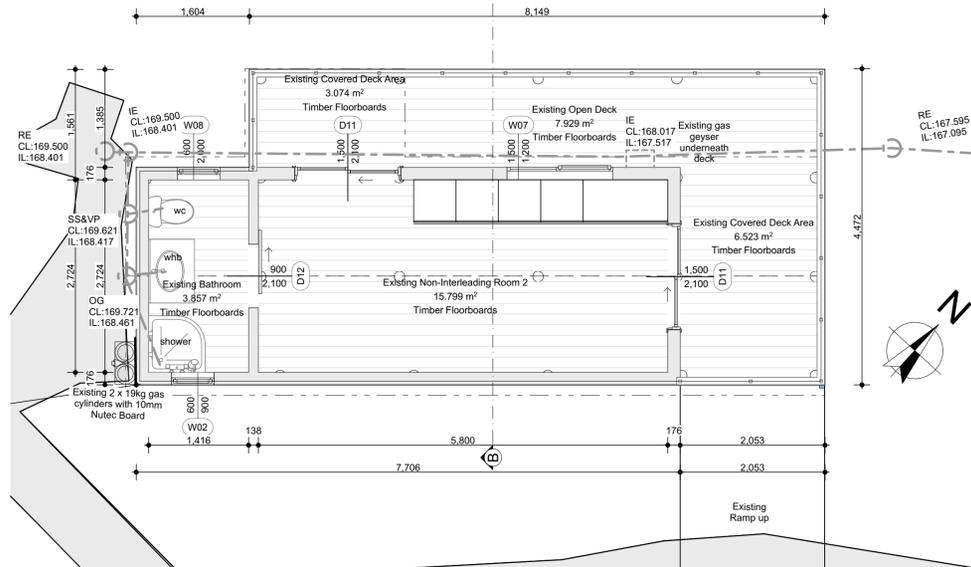
Non-Interleaving Room 1
Scale:1:50



Non-Interleaving Room 1



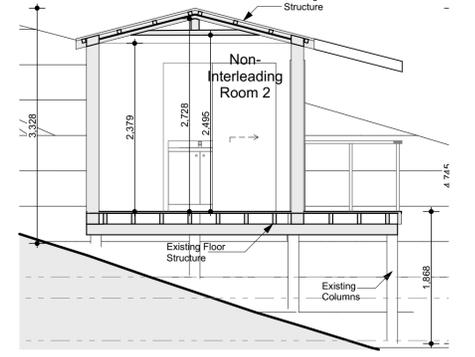
Non-Interleaving Room 1 Section C-C
Scale:1:50



Non-Interleaving room 2
Scale:1:50



Existing Non-Interleaving Room 2



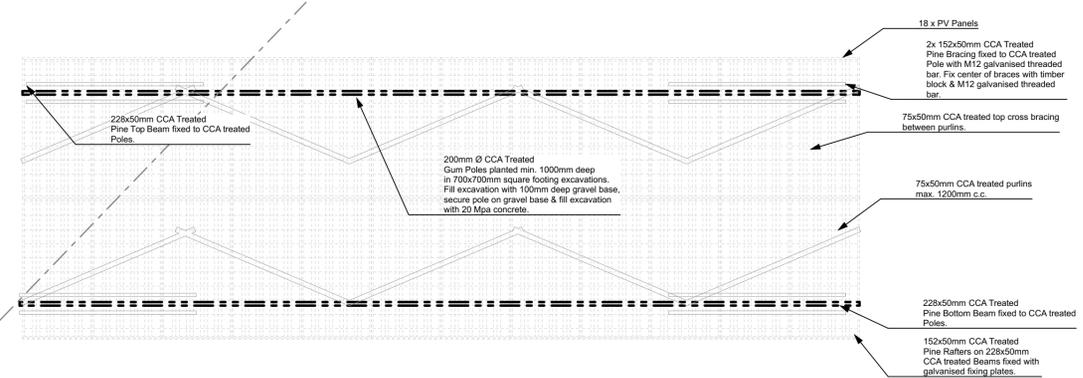
Non-Interleaving Room 2 Section B-B
Scale:1:50



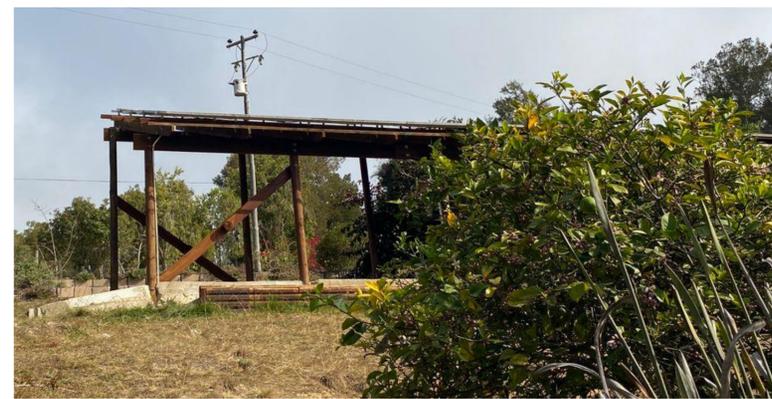
Non Interleaving Room 2 Gas Installation



Non Interleaving Room 1 Gas Installation



Solar Structure Ground Floor
Scale:1:50



Existing Solar Structure

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- READ DRAWINGS IN CONJUNCTION WITH ENGINEER'S DETAIL.
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A NON COMPLIANT BALUSTRADE IS A SAFETY RISK. ENSURE THE BALUSTRADE SYSTEM IS INSTALLED CORRECTLY.
SANS 10400 Part B, Part D and Part M. SANS 10166-2:2011.
Stairs and ramps as shown. Risers as indicated on drawing and run as indicated on drawing. Minimum balustrade height 1000mm. Opening between rails and/or droppers not to exceed 100mm. Any balustrade or walk provided to protect a change in level shall comply with the requirements of SANS 10400-8.

FIRE PROTECTION: SANS 10400 Part 1:
The requirements of the Act will be deemed to have been satisfied if the design, construction and equipment of buildings complies with SANS 10400 Part 1 and satisfies the local authority.

STORM WATER: SANS 10400 Part R:
The owner of any site shall provide suitable means for the control and disposal of accumulated stormwater which may run off from any earthworks, building or paving. CONTRACTOR MUST ENSURE THAT STORM WATER DOES NOT DAMAGE EXISTING BUILDING WORK OR NEIGHBOURING PROPERTIES DURING CONSTRUCTION AND THAT STORMWATER DRAINAGE IS SUFFICIENT.

PLUMBING & SEWER: SANS 10400 Part P
Existing sewer presumed to be according to previous approval. Not existing for inspection by Arch Technologist. All sanitary appliances to be supplied with antiseptic traps and/or ventilated according to NBR requirements. -ie's at all bends, connections and changes of gradient with marked covers on ground level. Sufficient access panels to be installed in all shafts over ie's. -all sanitary pipes to be accessible. Sewage pipes under floors or buildings not to change direction and must be encased in 100mm concrete.

RAINWATER DISPOSAL:
Provide 1m paving around building with fall away from structure where practical. GUTTERS & DOWN PIPES TO BE INSTALLED WHERE PRACTICAL. We highly recommend installing as many rainwater tanks as practically possible.

SITE PREPARATION:
Remove top-soil and organic material within interior footprint of building and paving. Above material not to be used as backfill. Keep site dry. Stockpile top-soil and re-use where possible.

FOUNDATION: SANS 10400 Part H:
All foundations concrete strip foundations unless specified. Concrete minimum 15MPa after 28 days.

FILLING: SANS 10400 Part J (JJ2.3):
Backfill to be compacted in layers not more than 150mm layers to minimum. Compact to min. 96% MOD. AASHTO or otherwise as specified by Engineer.

SURFACE BEDS:
Minimum 100mm thick 15MPa on DPC. Expansion joints to be provided 20m max.

WATERPROOFING: SANS 10400 Part JAJ3 and Sec. KKK15:
Provide 250 micron USB DPC underneath all surface beds and 375 micron Black DPC in walls with min. 100mm overlap at joints. Provide "bricktrap" DPC underneath all window sills. All joints according to specifications.

BRICKWORK: SANS 10400 Part K:
Brickwork in stretching bond with minimum joint thickness of 10mm. Interior walls minimum 110mm thick. Brick as indicated. Stock bricks to be kept clean of mortar. Provide brickforce in each layer for foundation walls. (5 layers minimum), each layer above windows and doors and at 4 course intervals; use alternate layer of 75mm brickforce and butterfly tie-wires for all other 280mm brickwork. Use 75mm brickforce in each course every 4 layers for 110mm and 220mm brick walls.

PLASTER WORK:
One layer plaster minimum 12mm thick.

ROOF:
Construction & Material to comply with SANS 10400 Part L and SANS 1900:2009.

GLAZING:
SANS 10400 Part N. SABS 0137-200, SABS 1263. Clear Glass unless specified. Mark all sitting doors visible. SAFETY GLASS IN ALL DOORS AND WINDOWS LOWER THAN 300mm FROM GROUND LEVEL AND LARGER THAN 1 m².

SKIRTING AND CORNICING:
Skirting & cornicing where required as specified.

GEYSERS: SABS 0254
With drip-tray.

SPACE HEATING & CHIMNEYS:
To comply with SANS 10400: Part V.

Signatures:
Professional: _____ Date: 2025/12/10
Client: _____ Date: 2025/12/10

Design Studio:
DESIGN 6IXTY 6IX Design66 (PTY) Ltd
Adriaan J Schutte
Professional Senior
Architectural Technologist
REGISTERED:
S.A.C.A.P - PSAT 0503
S.A.I.A.T - 32700

Hoekwil Office: +27 71 459 9283
3 Loerie Avenue, P.O.Box 188, Hoekwil, Western Cape, 6538, South Africa
Windhoek Office: +254 91 420 9282
P.O.Box 22219, Windhoek, Namibia, 10005

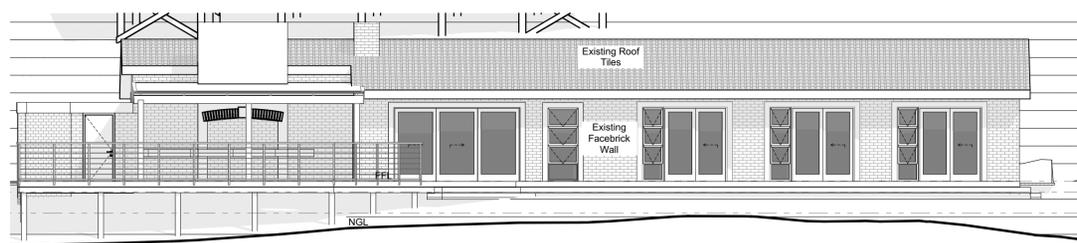
Client:
Mrs Susan Schutte
3 Loerie Avenue, Erf 538, Hoekwil, South Africa
Mobile: +27 71 459 9283

Project Title:
As Built for Record Purposes on Erf 538, 3 Loerie Avenue, Hoekwil 6538

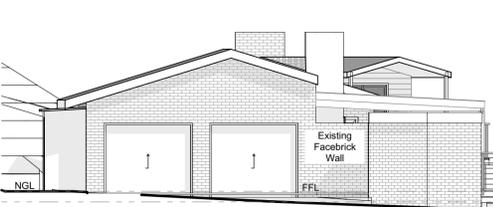
Drawing Title:
As Built for Record Purposes:
Solar Structure Ground Floor, Non-Interleaving Room 1, Non-Interleaving Room 2 Section B-B, Non-Interleaving Room 1 Section C-C, Non-Interleaving room 2, Existing Non-Interleaving Room 2, Existing Solar Structure, Non Interleaving Room 2 Gas Installation, Non Interleaving Room 1 Gas Installation

Drawn: DFLR	Checked: AJS	Date: 2025/12/10
Project Number: 25-023	Drawing Number: M105	Revision: Sa

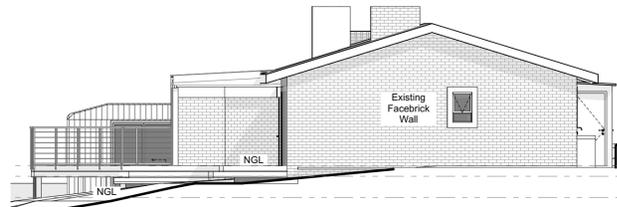
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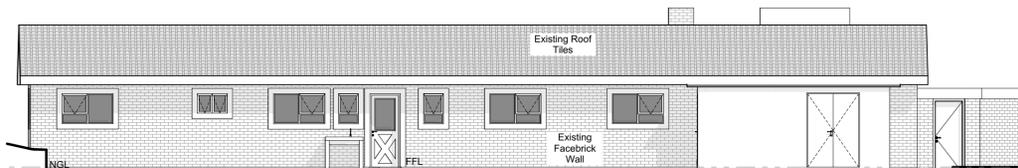
Existing Dwelling North Elevation (1)
Scale:1:100



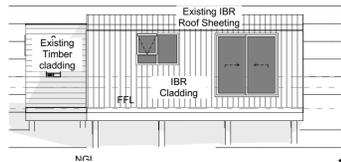
Existing Dwelling East Elevation
Scale:1:100



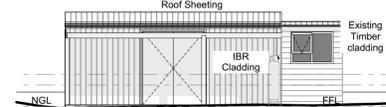
Existing Dwelling West Elevation
Scale:1:100



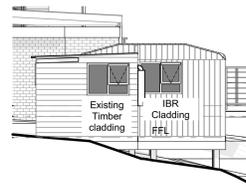
Existing Dwelling South Elevation (1)
Scale:1:100



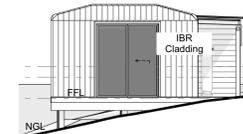
Non-Interleaving Room 1 North Elevation
Scale:1:100



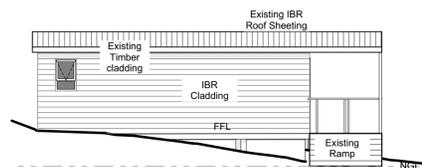
Non-Interleaving Room 1 South Elevation
Scale:1:100



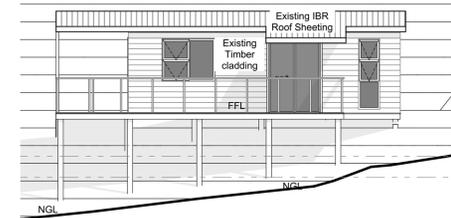
Non-Interleaving Room 1 East Elevation
Scale:1:100



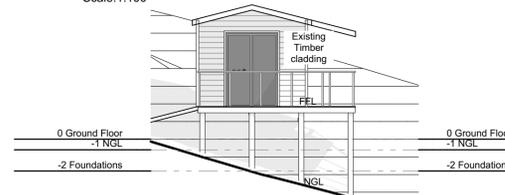
Non-Interleaving Room 1 West Elevation
Scale:1:100



Non-Interleaving Room 2 South-East Elevation
Scale:1:100



Non-Interleaving Room 2 North-West Elevation
Scale:1:100



Non-Interleaving Room 2 North-East Elevation
Scale:1:100



Non-Interleaving Room 2 South-West Elevation
Scale:1:100

DOOR SCHEDULE	D01	D02	D03	D04	D05	D06	D06	D07	D08	D09	D10	D11	D12	D13	D14
Label on plan	D01	D02	D03	D04	D05	D06	D06	D07	D08	D09	D10	D11	D12	D13	D14
Front View															
Width x Height	900x2,100	3,600x2,100	1,800x2,100	900x2,100	900x2,100	813x2,100	900x2,100	900x2,100	947x2,100	1,500x2,100	2,500x2,100	1,500x2,100	900x2,100	1,800x2,100	900x2,100
Quantity	1	1	3	6	1	1	1	1	1	1	2	2	1	1	2
Door Leaf	Existing Aluminium Hinged Door	Existing Aluminium Sliding Door System	Existing Aluminium Sliding Door System	Existing timber hinged swing door	Existing garage Door system	Existing Aluminium Sliding Door System	Timber top rail sliding door system	Existing timber hinged swinging double door	Existing timber hinged swinging double door						
Frame	Aluminium Frame	Aluminium Frame	Aluminium Frame	Timber Door Frame	Timber Door Frame	Timber Door Frame	Timber Door Frame	Timber Door Frame	Timber Door Frame	Timber Door Frame	Steel Garage Door Frame	Aluminium Frame	Timber Door Frame	Timber Door Frame	Timber Door Frame
Finish	Factory powder coated	Factory powder coated	Factory powder coated	Painted	Painted	Factory powder coated	Painted	Painted	Painted						

WINDOW SCHEDULE	W01	W02	W03	W04	W05	W06	W07	W08	W09
Label on plan	W01	W02	W03	W04	W05	W06	W07	W08	W09
View from Reveal Side									
Quantity	4	4	1	1	3	4	1	1	1
W x H Size	1,500x900	600x900	900x600	900x2,100	600x2,100	1,200x900	1,500x1,200	600x2,000	1,800x1,800
Lintel Height	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100
Window	Existing Aluminium Window Frames as by Specialist. Colour: Charcoal.	Existing Aluminium Window Frames as by Specialist. Colour: Charcoal.	Existing Aluminium Window Frames as by Specialist. Colour: Charcoal.	Existing Aluminium Window Frames as by Specialist. Colour: Charcoal.	Existing Aluminium Window Frames as by Specialist. Colour: Charcoal.	Existing Aluminium Window Frames as by Specialist. Colour: Charcoal.	Existing Aluminium Window Frames as by Specialist. Colour: Charcoal.	Existing Aluminium Window Frames as by Specialist. Colour: Charcoal.	Existing Aluminium Window Frames as by Specialist. Colour: Charcoal.
Nominal Glazed/Opening Area	1.35	0.54	0.54	1.89	1.26	1.08	1.80	1.20	3.24
Glazing	6.38mm Safety Glass								

Window Schedule

Copyright:
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ACTS OF PARLIAMENT:
All Contractors shall ensure that, before any work is put in hand, they comply with all the necessary Acts of Parliament of the Republic of South Africa.

GENERAL NOTES:

- ALL WORK TO COMPLY WITH NATIONAL BUILDING REGULATIONS SANS 10400. NO MEASUREMENTS TO BE SCALED.
- ALL LEVELS AND DIMENSIONS TO BE VERIFIED ON SITE.
- ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT / DESIGNER IMMEDIATELY.
- READ DRAWINGS IN CONJUNCTION WITH ENGINEER'S DETAIL.
- ALL REINFORCED CONCRETE WORK TO BE ACCORDING TO STRUCTURAL ENGINEER'S DESIGN AND DETAIL.
- THE BUILDING OWNER IS RESPONSIBLE FOR ENSURING THAT THEIR PROJECT IS SANS COMPLIANT AND SIGNED OFF BY A QUALIFIED ENGINEER.

STAIRS AND RAILING:
A NON COMPLIANT BALUSTRADE IS A SAFETY RISK. ENSURE THE BALUSTRADE SYSTEM IS INSTALLED CORRECTLY.
SANS 10400 Part B, Part D and Part M. SANS 10166-2:2011.
Stairs and risers as shown. Risers as indicated on drawing and run as indicated on drawing. minimum balustrade height 1000mm. Opening between rails and / or droppers not to exceed 100mm. Any balustrade or wall provided to protect a change in level shall comply with the requirements of SANS 10400-B.

FIRE PROTECTION: SANS 10400 Part F:
The requirements of the Act will be deemed to have been satisfied if the design, construction and equipment of buildings complies with SANS 10400 Part F and satisfies the local authority.

STORM WATER: SANS 10400 Part R:
The owner of any site shall provide suitable means for the control and disposal of accumulated stormwater which may run off from any earthworks, building or paving. CONTRACTOR MUST ENSURE THAT STORM WATER DOES NOT DAMAGE EXISTING BUILDING WORK OR NEIGHBOURING PROPERTIES DURING CONSTRUCTION AND THAT STORMWATER DRAINAGE IS SUFFICIENT.

PLUMBING & SEWER: SANS 10400 Part P
Existing sewer presumed to be according to previous approval. Not visible for inspection by Arch Technologist. All sanitary appliances to be supplied with anti-siphon traps and/or ventilated according to NBR requirements. -ie's at all bends, connections and changes of gradient with marked covers on ground level. Sufficient access panels to be installed in all shafts over ie's. all sanitary pipes to be accessible. Sewage pipes under floors or buildings not to change direction and must be encased in 100mm concrete.

RAINWATER DISPOSAL:
Provide 1m paving around building with fall away from structure where practical. GUTTERS & DOWN PIPES TO BE INSTALLED WHERE PRACTICAL. We highly recommend installing as many rainwater berks as practically possible.

SITE PREPARATION:
Remove top-soil and organic material within interior footprint of building and paving. Above material not to be used as backfill. Keep site dry. Stockpile top-soil and re-use where possible.

FOUNDATION: SANS 10400 Part H:
All foundations concrete strip foundations unless specified. Concrete minimum 15MPa after 28 days.

FILLING: SANS 10400 Part J (JJ.3):
Backfill to be compacted in layers not more than 150mm layers to minimum. Compact to min. 96% MOD. AASHTO or otherwise as specified by Engineer.

SURFACE BEDS:
Minimum 100mm thick 15MPa on DPC. Expansion joints to be provided 20m max.

WATERPROOFING: SANS 10400 Part J(JJ.3) and Sec. K(KK15):
Provide 250 micron USB DPC underneath all surface beds and 375 micron Black DPC in walls with min. 100mm overlap at joints. Provide "brickrip" DPC underneath all window sills. All joints according to specifications.

BRICKWORK: SANS 10400 Part K:
Brickwork in stretching bond with minimum joint thickness of 10mm. Interior walls minimum 110mm thick. Brick as indicated. Stock bricks to be kept clean of mortar. Provide brickforce in each layer for foundation walls, (6 layers minimum), each layer above windows and doors and at 4 course intervals; use alternate layer of 75mm brickforce and butterfly tie-wires for all other 280mm brickwork. Use 75mm brickforce in each course every 4 layers for 110mm and 220mm brick walls.

PLASTER WORK:
One layer plaster minimum 12mm thick.

ROOF:
Construction & Material to comply with SANS 10400 Part L and SANS 1900:2009

GLAZING:
SANS 10400 Part N. SABS 0137-200, SABS 1263: Clear Glass unless specified. Mark all sliding doors visible. SAFETY GLASS IN ALL DOORS AND WINDOWS LOWER THAN 300mm FROM GROUND LEVEL AND LARGER THAN 1 m².

SKIRTING AND CORNICING:
Skirting & cornicing where required as specified.

KEYERS: SABS 0254
With drip-tray.

SPACE HEATING & CHIMNEYS:
To comply with SANS 10400: Part V.

Signatures:
Professional: _____ Date: 2025/12/10
Client: _____ Date: 2025/12/10

DESIGN 6IXTY 6IX ARCHITECTURE
Design66 (PTY) Ltd
Adriaan J Schutte
Professional Senior
Architectural Technologist
REGISTERED:
S.A.C.A.P - PSAT 0503
S.A.I.A.T - 32700

Hoekwil Office: +27 71 459 9283
3 Loerie Avenue, P.O.Box 188, Hoekwil, Western Cape,
5538, South Africa
Windhoek Office: +254 81 420 9282
P.O.Box 22219, Windhoek, Namibia, 10005

Client:
Mrs Susan Schutte
3 Loerie Avenue, Erf 538, Hoekwil, South Africa
Mobile: +27 71 459 9283

Project Title:
As Built for Record Purposes on Erf 538, 3 Loerie Avenue, Hoekwil 6538

Drawing Title:
As Built for Record Purposes:
Existing Dwelling North Elevation (1), Existing Dwelling East Elevation, Existing Dwelling South Elevation (1), Existing Dwelling West Elevation, Non-Interleaving Room 1 East Elevation, Non-Interleaving Room 1 North Elevation, Non-Interleaving Room 1 South Elevation, Non-Interleaving Room 1 West Elevation, Non-Interleaving Room 2 South-East Elevation, Non-Interleaving Room 2 North-West Elevation, Non-Interleaving Room 2 South-West Elevation.

Window Schedule, Door Schedule	DFLR	AJS	2025/12/10
Project Number:	25-023	Drawing Number:	M106
Revision:			

ANNEXURE "B" - APPLICATION FORM



**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	<input type="checkbox"/>	ADDITIONAL DWELLING	<input type="checkbox"/>
--------------------------	-------------------------------------	-----------------	--------------------------	---------------------	--------------------------

PROPERTY DETAILS

ERF NUMBER	538	EXTENSION/A REA	Hoekwil
ZONING	Agricultural Zone II		
EXISTING LAND USE	Rural residential		

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	<input checked="" type="checkbox"/>	TELEPHONE NO	0824647871		

OWNER DETAILS

OWNER NAME	Susan Marie Schutte				
STREET NAME	Maalot Street	HOUSE NUMBER	4		
POSTAL ADDRESS	4 Maalot Street	SAME AS POSTAL ADDRESS	YES	<input checked="" type="checkbox"/>	
EXTENSION/AREA	Malmesbury	CODE	7300		
ID NUMBER	S M Schutte - 6912100045186	E-MAIL ADDRESS	adriaan@design66.net		
TELEPHONE NO	N/A	CELL NO	0714599283		

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

NAME	Jan Vrolijk Town Planner / Stadsbeplanner				
STREET NAME	Victoria Street	HOUSE NUMBER	-		
POSTAL ADDRESS	P O Box 710	SAME AS POSTAL ADDRESS	YES	<input checked="" type="checkbox"/>	
EXTENSION/AREA	George CBD	CODE	6530		
TEL / CELL NO	082 464 7871	E-MAIL ADDRESS	janvrolijk@jvtownplanner.co.za		
PROFESSIONAL CAPACITY	Town Planner	SACPLAN NO	A/1386/2011		

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	N/a		

TITLE DEED DETAILS

TITLE DEED NO.	T22057/2018		
ARE THERE RESTRICTIONS IN THE TITLE DEED WHICH IMPACT THE APPLICATION? (If yes, describe restrictions below)		YES	NO
N/a			

APPLICATION DETAILS

DESCRIPTION OF BUILDING LINE RELAXATION (STREET / LATERAL / REAR BUILDING LINE)	FROM M	TO M	DETAILS
Street boundary building line	20.0	19.405m	Legalization of existing not inter-leading outside room 1
Street boundary building line	20.0	12.177m varying to 14.215m	Legalization of existing solar panel structure
Common boundary building line	20.0	12.828m varying to 13.269m	Legalization of existing not inter-leading room 2
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
To be advertised			

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.

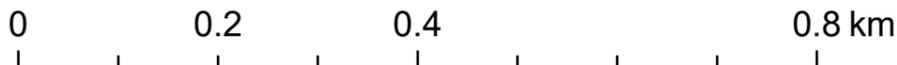
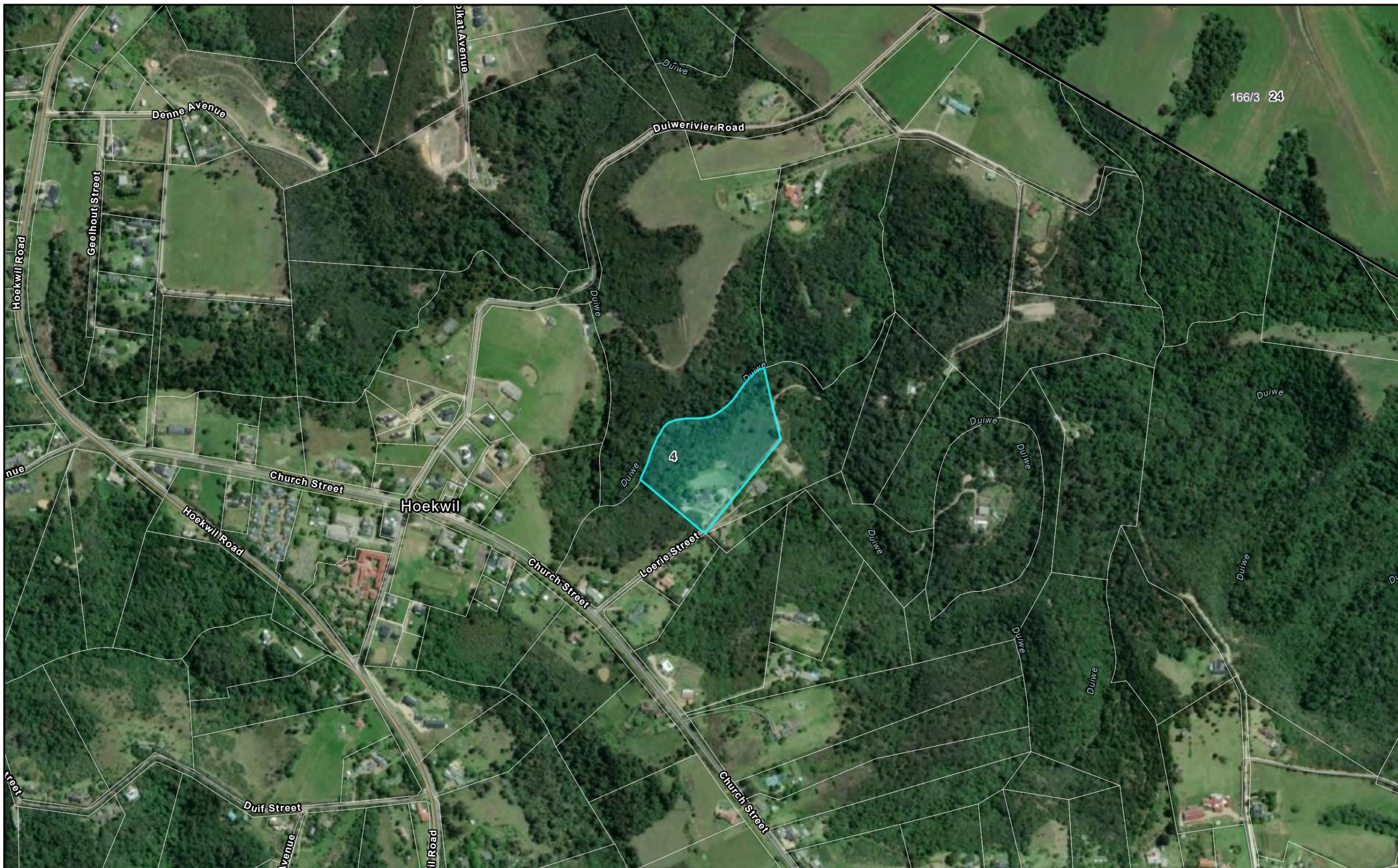
APPLICANT'S SIGNATURE		DATE	10 December 2025
-----------------------	---	------	------------------

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)

ANNEXURE "C" – LOCALITY PLAN

Erf 538 Hoekwil - Locality plan



Date: 10/9/2025 7:33 AM

Scale: 1:7,081



Disclaimer
George Municipality makes no warranties as to the correctness of the information supplied.
Persons relying on this information do so entirely at their own risk.

George Municipality will not be liable for any claims whatsoever, whether for damages or otherwise, which may arise as a result of inaccuracies in the information supplied.

ANNEXURE "D" – SURVEYOR GENERAL DIAGRAM

SYE Meter		RIGTINGS HOEKE	KOÖRDINATE Alles plus Stelsel Lo 23° X		L.G.Nr.
		Konstante	0,00	3 700 000,00	7 312 - 88
AB	256,56	235 25 30	A	34 677,67	60 275,37
BC	71,01	344 28 20	B	34 466,43	60 129,78
CD	205,65	38 59 40	C	34 447,42	60 198,19
DE	4,81	122 20 10	D	34 576,82	60 358,03
EA	125,62	129 36 10	E	34 580,88	60 355,45
FA	5,40	302 20 10	F	34 572,26	60 360,91
Aa		129 36 10			
Bb		164 28 20			
		(202) Knys 5 Δ		35 287,92	60 861,30 ⁶
		(108) Berg 14 Δ		38 455,27	55 217,28

Goedgekeur
[Handwritten Signature]
Landmeter-generaal
1988.12.19

[Handwritten Signature]

Bakenbeskrywing
A,E,F 19 mm ysterpen
B,C,D 20 mm ysterpen

Serwituutnota
Die gebroke lyn c d stel voor die middellyn van 'n Reg van Weg 6,30 meter wyd. Sien Kaart Nr. 3156/62 S.A. 1964/184/167
Skaal: 1 : 4 000

Die figuur a middel van Duiwerivier b C D E
stel voor 3,3376 hektaar grond, synde Erf 538 (gedeelte van Erf 127), HOEKWIL geleë in die Hoekwil Plaaslike Gebied
geleë in die

Administratiewe Distrik George Provinsie Kaap die Goeie Hoop
Opgemee in Augustus-September 1988
deur my, *[Handwritten Signature]* Landmeter

Hierdie kaart is geheg aan 7/A Nr. T 24966/89 gedateer t.g.v.	Die oorspronklike kaart is Nr. 5868/61 geheg aan Transport/Grondbrief Nr. 1965/231/11483	Lêer Nr. Geor. 160 M.S. Nr. 2572/88 Komp. BL-8CCD (4139) BL-8CDC (4142) Alg. Plan 1789 LD
---	---	---

Registateur van Aktes

Drukker - GEORGE

ANNEXURE "E" – TITLE DEED

11

STBB SMITH TABATA BUCHANAN BOYES
8th & 9th Floor
5 St Georges Mall
Cape Town
8001
Docex 45

Purchase Price/Value	3 250 000,00	1275,00
Mortgage capital amount		
Interest for mortgage		

Prepared by me,

CONVEYANCER
JAMES EDOUARD PHILLIPSON
CHARNE SYMINGTON

T 000022057 / 2018

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

LISA MACE

DATA CAPTURE
21 MAY 2018
ELIZABETH VAN TONDER

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 by

JAMES EDOUARD PHILLPSON duly authorised by virtue of a General Power of Attorney PN PA signed at Chirstchurch, New Zealand on 12th March 2018 granted to him by

- DION COCKCROFT**
Identity Number 671206 5045 08 4
Unmarried

JAMES EDOUARD PHILLPSON duly authorised by virtue of a General Power of Attorney signed at Chirstchurch, New Zealand on 13th March 2018 granted to him by

- TONYA SAMMON (FORMERLY COCKCROFT)**
Identity Number 681102 0025 08 0
Unmarried

DATA VERIFY
21 MAY 2018
GONCALVES BELINDA

signed at Cape Town dated 23rd April 2018

Handwritten mark or signature.

AND the said Appearer declared that his/her principal had on 26 February 2018 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:

SUSAN MARIE SCHUTTE
Identity Number 691210 0045 18 6
Married out of community of property

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

ERF 538 HOEKWIL
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE

IN EXTENT: 3,3376 (THREE COMMA THREE THREE SEVEN SIX) HECTARES

FIRST TRANSFERRED by Deed of Transfer Number T24966/1989 with Diagram Number LG Number 7312/1988 relating thereto and HELD by Deed of Transfer Number T67528/2016.

- A. SUBJECT to such conditions as referred to in Certificate of Uniform Title Number T20225/1963.
- B. SUBJECT FURTHER to the terms of a Notarial Deed Number K134/1956S dated 30th November, 1955 as referred to in the endorsement dated 16th March, 1956 on Deed of Transfer Number T5973/1952 which reads as follows:-

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

- (a) Sulke regte van opdam stoor en waterleiding soos in die gesegde Not.Akte uiteengesit
- (b) 'n Reg van pyplyn aangedui deur die letter A gekromde blou lyn b op serwituut Kaart 8673/54
- (c) Die reg van gebruik, hernuwing en instandhouding van gesegde installasies
- (d) Die reg van toegang tot voornoemde installasies. Watter voorwaardes opgelê is ten gunste van Ged. 22 ('n Ged van Ged 21) van die plaas Klein Kranz, gehou onder T19388/54 soos meer breedvoerig sal blyk met verwysing na gesegde Not. Akte 'n afskrif waarvan hieraan geheg is."

- C. SUBJECT FURTHER to the terms of a Notarial Deed Number K136/1956S dated 6th September, 1955 as referred to in the endorsement dated 16th March, 1956 on Deed of Transfer Number T5973/1952, which reads as follows:-

"Registrasie van Serwituut

Kragtens Notariële Akte Nr 136/1956 ged. 6/9/55 is die restant van Olifants Hoek Forest Reserve groot 994,2999 Hektaar, onder Para 1 hierin gehou, onderhewig aan 'n Serwituut reg van weg 7,56 meter wyd soos aangedui deur die letters Gy (oostelike grens) yH (noordelike grens) op Kaart No 4939/1953 ten gunste van ged. 20 (ged. Van Perseel D) van die plaas Klein Kranz gehou onder T3585/56, onderhewig aan sekere voorwaardes soos meer volledig sal blyk met verwysing na gesegde Notariële Akte, 'n afskrif waarvan hieraan geheg is."

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D. SUBJECT FURTHER to the following uniformed conditions contained in Certificate of Uniform Title Number T20225/1963 imposed by the Minister when giving his approval to the issuing of the said Certificate of Uniform Title namely:-

"(i)

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

E. SUBJECT FURTHER to the following conditions imposed by the Administrator of the Province of the Cape of Good Hope in terms of Section 196 of Ordinance Number 15/1952, as amended, when approving the subdivision of the farm Olifantshoogte, as contained in Deed of Transfer Number T11483/1965, namely:-

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

(b) Geen geboue uitgesonderd een woning vir gebruik deur 'n enkele familie, tesame met die buitegeboue wat gewoonlike nodig is om in verband daarmee gebruik te word, mag op hierdie grond opgerig word nie."

F. SUBJECT FURTHER to a right of way 6,30 metres wide as contained in Notarial Deed of Servitude Number K167/1964S, and referred to in the endorsement dated 6th May, 1961, on the aforesaid Certificate of Uniform Title Number T20225/1963, which endorsement reads as follows:-

"Kragtens Not. Akte No. 167/1964 gedateer 21.1.1964 is die plaas Olifantshoek hieronder gehou onderhewig aan die serwituut paaie en regte van weg soos aangetoon op Serwituut Kaart 3156/62 en omskryf in voormelde Notariële Akte ten gunste van die Algemene Publiek soos meer volledig sal blyk met verwysing na gesegde Not. Akte en kaart 3156/62 daaraan geheg."

The centre line of which right of way is depicted by the broken line c d on the annexed diagram Number 73/2/88.



Handwritten signature or initials at the bottom right of the page.

Handwritten mark or signature at the bottom left of the page.

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

- 1. **DION COCKCROFT, Unmarried and**
- 2. **TONYA SAMMON (FORMERLY COCKCROFT), Unmarried**

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

SUSAN MARIE SCHUTTE, Married out of community of property,

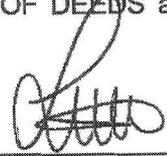
her heirs, executors, administrators or assigns

now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights, and finally acknowledging the purchase price of the property hereby transferred to be the sum of R3 250 000.00 (THREE MILLION TWO HUNDRED AND FIFTY THOUSAND RAND).

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

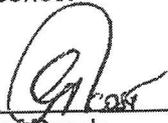
THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on

17/05/2008



q.q.

In my presence:



Registrar of Deeds

y

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ANNEXURE "F" – POWER OF ATTORNEY

POWER OF ATTORNEY

I, the undersigned

Susan Marie Schutte (ID 6912100045186)

the registered owner of

Erf 583 Hoekwil

do hereby appoint Jan Vrolijk Town Planner/Stadsbeplanner to prepare, sign and submit the following application to the George Municipality:

An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the following building lines of Erf 538 Hoekwil:

- the southern street boundary building line from 20.0 metres to 19.405 metres to allow for the legalization of the existing not inter-leading outside room;
- the southern street boundary building line form 20.0 metres to 12.177 metres varying to 14.215 metres to allow for the legalization of the existing solar panel structure; and
- the western side boundary building line from 20.0 metres to 12.828 metres varying to 13.269 metres to allow for the legalization of the existing not inter-leading outside room.

Signed at Malmesbury on 10 December 2025



Susan Marie Schutte

ANNEXURE "G" - CONVEYANCER CERTIFICATE

CONVEYANCER'S CERTIFICATE

IN TERMS OF SECTION 38(1)(n) OF THE GEORGE MUNICIPALITY: LAND USE PLANNING BY LAW, 2023

ERF 538 HOEKWIL

APPLICATION DETAILS

An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the following building lines on Erf 538 Hoekwil:

- the southern street boundary building line from 20.0 metres to 19.405 metres to allow for the legalization of the existing not inter-leading outside room;
- the southern street boundary building line from 20.0 metres to 12.177 metres varying to 14.215 metres to allow for the legalization of the existing solar panel structure; and
- the western side boundary building line from 20.0 metres to 12.828 metres varying to 13.269 metres to allow for the legalization of the existing not inter-leading outside room.

APPLICATION DATE

December 2025

I, the undersigned

ANDALEEN CHIMES a duly qualified and admitted Conveyancer, practicing at A Chimes & Van Wyk Attorneys, Cathedral Street, George do hereby certify as follows:

1. I have perused the following title Deed/s and conducted a search behind the pivot of the said title deed/s at the Deeds Office, Cape Town:

T22057/2018 (current Title Deed)

in respect of:

ERF 538 HOEKWIL

IN THE MUNICIPALITY AND DIVISION OF GEORGE

WESTERN CAPE PROVINCE

IN EXTENT: 3,3376 (THREE COMMA THREE THREE SEVEN SIX) HECTARES

HELD BY DEED OF TRANSFER NUMBER T22057/2018

REGISTERED in the name of

SUSAN MARIE SCHUTTE

2. I have appraised myself with the details of the abovementioned Land Development Application.
3. The abovementioned Title Deed contains no conditions restricting the contemplated Land Use in terms of the abovementioned Land Development Application.
4. There is no bond registered over the property.

SIGNED at GEORGE on 8 December 2025



CONVEYANCER