



TOWN PLANNING

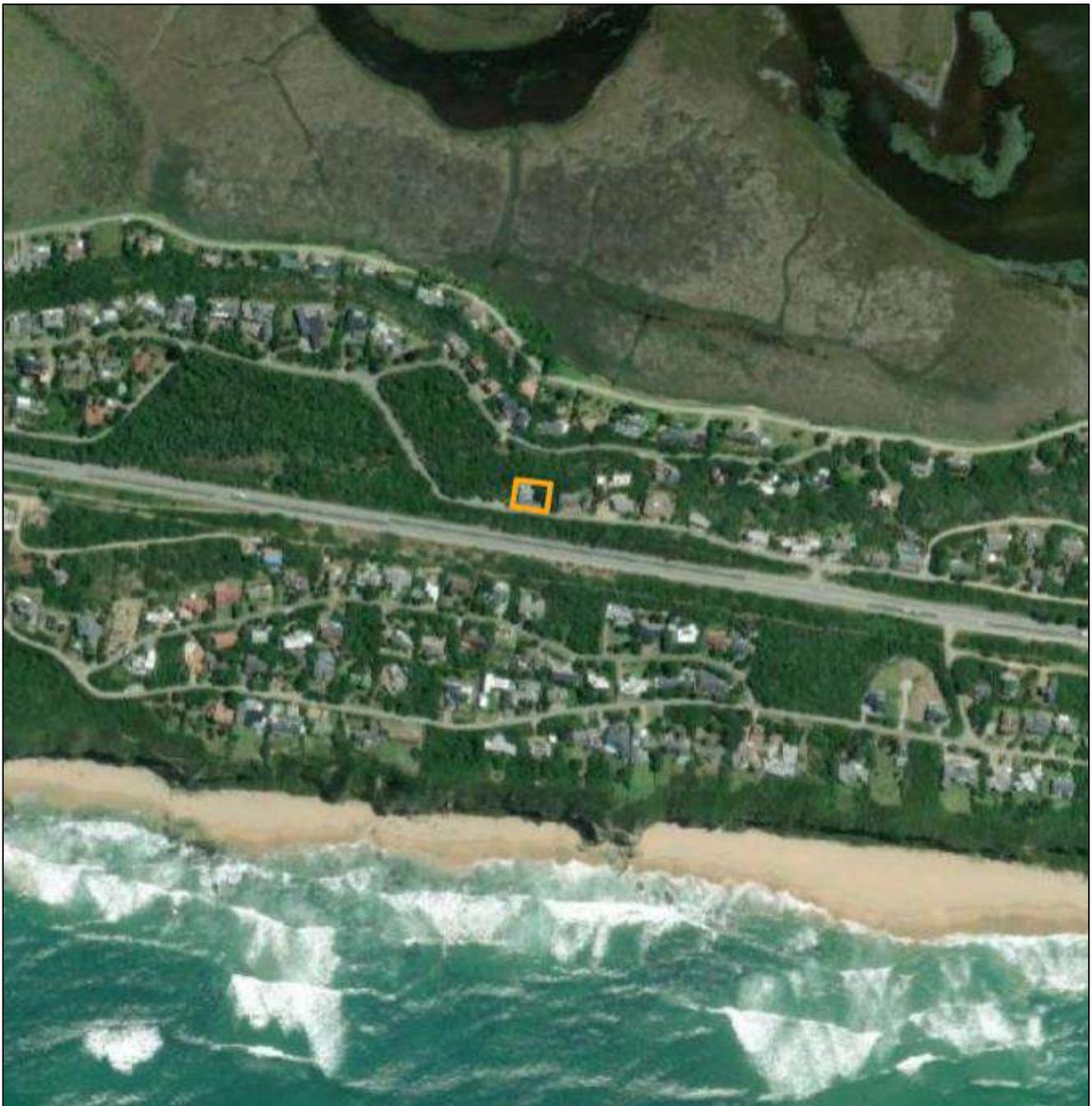
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DEVELOPMENT MANAGEMENT CONSULTING

**PROPOSED PERMANENT DEPARTURES & ADMINISTRATOR'S CONSENT  
FOR CG DE KOCK**

**ERF 721, NORTH STREET, WILDERNESS  
GEORGE MUNICIPALITY & DIVISION**



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- 6. Locality plan**
- 7. Site plan**
- 8. Floor plans, Elevations, Sections & 3D's**
- 9. Survey, March 2025**

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## Aerial images:

<https://gis.elsenburg.com/apps/cfm/#>

<https://gis.george.gov.za/portal/apps/webappviewer/index.html?id=0283eccf869641e0a4362cb099290fca>

<https://www.google.com/earth/>

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**PROPOSED PERMANENT DEPARTURES & ADMINISTRATOR’S CONSENT:  
ERF 721, NORTH STREET, WILDERNESS  
GEORGE MUNICIPALITY & DIVISION**

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## 1. BACKGROUND INFORMATION & PROPERTY DETAILS

Erf 721 Wilderness is a developed residential property in Wilderness East. The current owner acquired the property in 2022 with an existing dwelling house and several ancillary structures, including a garage located in the southern and western building lines, an open parking area along the southern boundary, a covered pergola in the western building line, and also a tool shed along the western boundary. The house was neglected when the current owner bought it in 2022 and so he made many significant upgrades and improvements.

In 2023, building plan approval was granted (**Annexure 1**) which indicated the removal of the existing pergola and tool shed in the western building line; however, the owner subsequently decided to retain these structures and incorporate them into the upgraded house design. The use of these structures is discussed later in this report.

The upgrades included the addition of a roof over the open parking area, the construction of a new covered parking area on the eastern side of the property to accommodate additional vehicles, and the addition of a covered pergola walkway to the front door.

*DMC Town Planning* was appointed to address the land use requirements so that updated building plans can be approved. The power of attorney attached as **Annexure 2** to this report. The table to follow includes relevant information regarding Erf 721 Wilderness.

<b>Property Description:</b>	Erf 721 Wilderness
<b>Physical Address:</b>	721 North Street, Wilderness East
<b>Owner:</b>	CG de Kock
<b>Title Deed No:</b>	T61778/2022 ( <b>Annexure 3</b> )
<b>Bondholder’s consent</b>	None
<b>Size of the property:</b>	950m <sup>2</sup>
<b>SG Diagrams</b>	GP 8096/1953 ( <b>Annexure 4</b> )
<b>Zoning</b>	Single Residential Zone I (dwelling house)

The conveyancer certificate confirms that there are no conditions in the title deed that restricts this land use application and that the necessary Administrators’ consent is required as applied for in this application. The conveyancer’s certificate is attached hereto as **Annexure 5**.

## 2. APPLICATION

This land use application for Erf 721 Wilderness entails the following:

- **Administrator's consent** in terms of Section 39(4) of the Western Cape Land Use Planning Act, 2014 (LUPA) for the following structures to be in the relevant building lines imposed by condition B(4)(d):

Southern street building line (4.72m)

- Covered pergola – 1.1m from the boundary
- Covered parking – 0.782m from the boundary
- New covered parking – 0.719m from the boundary

Western side building line (3.15m)

- Covered pergola – 0.0m from the boundary
- Shed/storeroom – 0.0m from the boundary

- **Permanent departure** in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-law (2023) for the relaxation of the relevant building lines for the following structures:

Southern street building line (4.0m)

- Covered pergola – 1.1m from the boundary
- Covered parking – 0.782m from the boundary
- New covered parking – 0.719m from the boundary

Western side building line (2.0m)

- Covered pergola – 0.0m from the boundary
- Shed/storeroom – 0.0m from the boundary
- Water tank – 0.0m from the boundary

- **Permanent departure** in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-law (2023) for the western carriageway crossing to be 9.854m wide in lieu of 8.0m.

## 3. LOCALITY, CHARACTER OF THE PROPERTY, ZONING

Erf 721 Wilderness is a developed residential property situated directly north of the N2 in Wilderness East. A locality map is attached hereto as **Annexure 6**.

Erf 721 Wilderness is zoned Single Residential Zone I (SRZI) and developed accordingly with a dwelling house. This property is abutted by SRZI properties on its north and east, with a public open space to the west, and North Street (public road) to its south.

The zoning and the land use of the subject property will not change following this land use application.



Erf 721, Wilderness, measures 950m<sup>2</sup> and is characterised by a steep downward slope from south-east to the north-west, but not as steep as even further east along North Street. Due to this steep gradient, vehicular access from North Street to garages of the residential erven typically requires bridged driveways or substantial fill to ensure functional access. The dwelling house of Erf 721 Wilderness with its garage was constructed on the western side of the property with the garage less than a metre from the street boundary. According to the current zoning by-law, a 4.0m street building line and 2.0m side and rear building line apply.

The following image shows the topography of the property and area.

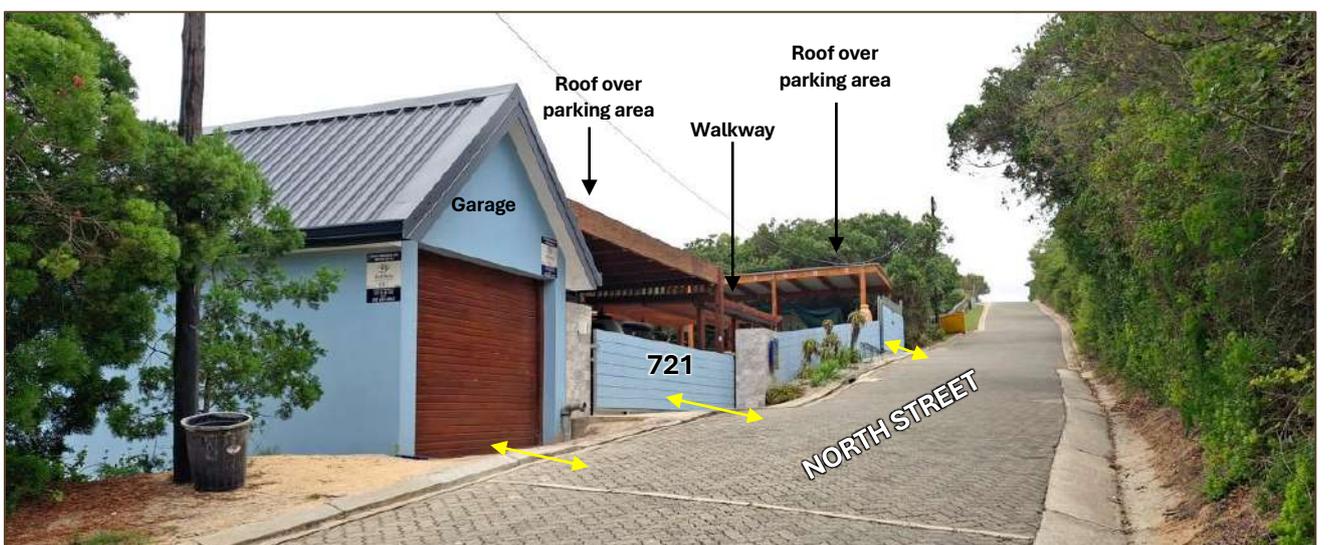
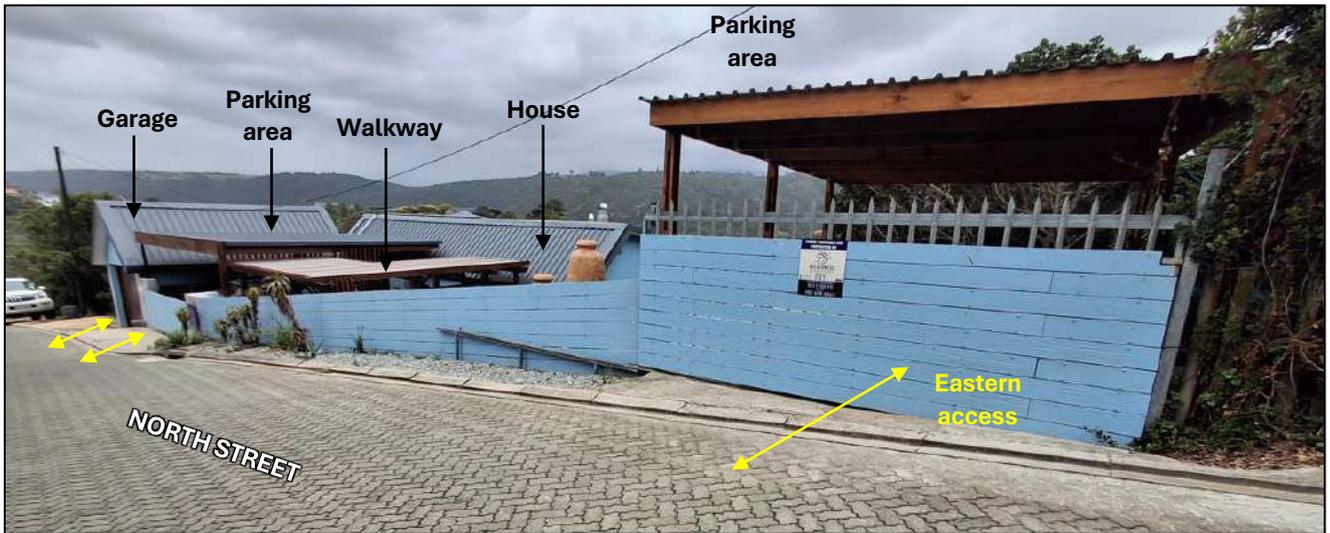


The following images show how the house as seen from North Street as created by the previous owner.



The parking area above was also created by the previous owner and can be seen on the 2010-Google Streetview image. The previous zoning regulations for Wilderness (1984) applied until 2017. Carriageway crossing widths was not a development parameter before, only from 1 September 2017.

The following image shows the streetscape of the property today.



The photo below shows the southern side of the dwelling house with the covered parking and walkway visible as seen from the eastern carport.



The following photo looks from the walkway towards the eastern carport. Note the difference in topography and the older rock retaining walls created by previous owners.



## 4. DEVELOPMENT PROPOSAL

As described earlier in this report, Erf 721 Wilderness is a residential property in Wilderness East with a dwelling house thereon. The property includes existing covered parking, covered pergolas, and a shed/storeroom to the south and west of the dwelling, which encroach into the applicable building lines.

Except for the development parameters contained in the zoning by-law, the title deed also imposes building lines, which are more restrictive than the zoning scheme building lines. Administrator's Consent in this regard is also required for the relevant structures as described in this report.

The site plan for the subject property is attached to this report as **Annexure 7** with elevations, sections and 3D's as **Annexure 8**. The survey of the property by a professional land surveyor is also attached as **Annexure 9**.

Along the southern street building line, the existing covered pergola is located 1.1m from the boundary and the existing covered parking is 0.782m from the boundary. The new existing covered parking structure on the eastern side of the property is 0.719 m from the boundary.

### 4.1 ADMINISTRATOR'S CONSENT

The title deed building lines are 4.72m for the street boundary and 3.15m on the side and rear boundaries. Administrator's Consent is required for the placement of the existing and proposed structures within these applicable building lines.

Along the western side building line (3.15m), consent is requested for the existing covered pergola and an existing shed, both situated at 0.0m from the boundary. This shed has become an extension of the kitchen and is used for storage. The small, covered pergola is also used to cover and protect outdoor materials for the garden – it is used as a 'utility' space for the dwelling house.

In North Street, especially carports and garages, are closer than 4.72m from the street boundary. In some instance bridged driveways had to be created to obtain access.

As for the existing encroachments on the western side building line, the property abuts a public open space with no overlooking, overshadowing, or any direct impact on surrounding property neighbours can be caused by the encroachments.

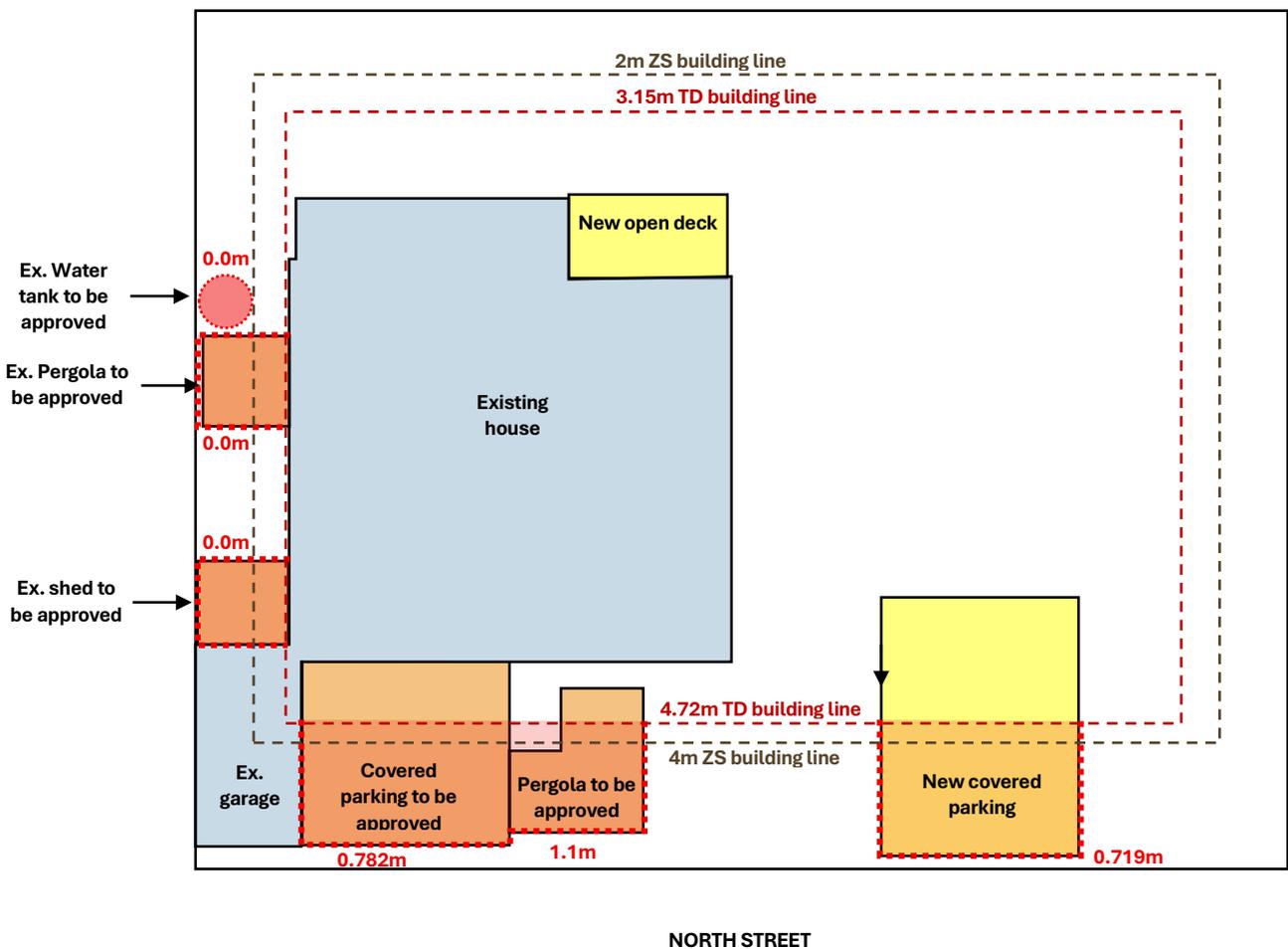
### 4.2 PERMANENT DEPARTURES – BUILDING LINES

The zoning scheme building lines are 4.0m on the street boundary and 2.0m on the side and rear boundaries. Permanent departures are required for the placement of the existing structures within these applicable building lines.

Along the western side building line, consent is requested for the existing pergola and an existing shed, both situated at 0.0m from the boundary. A relaxation is also required for the existing water tank to be 0.0m from the boundary as the tank exceeds the height of the boundary fence and is therefore not exempted in terms of Section 21(1)(j) of the zoning scheme and requires a building line relaxation to be located within the building line space. This old fence is covered in vegetation which screens the western boundary that ensures that the water tank (and covered pergola) is not visible from the west. Therefore, there is no direct neighbours west of Erf 721 Wilderness, only public open spaces which cannot be used as expected due to the vegetation.

As stated earlier, along North Street encroachments into the building line spaces are a general occurrence. The topography in this area along with vegetation such as milkwood trees, dictates the position of structures.

The illustration to follows shows the proposed building line relaxations on the property schematically.





### 4.3 PERMANENT DEPARTURES – ACCESS & CARRIAGEWAY CROSSINGS

The zoning by-law allows a residential property to have 2 access points from a public street if the street boundary is more than 30.0m in length and the two accesses are further than 12m from each other. In this case, the street boundary is about 34.64m in length and the distance between the two accesses is 13.194m. The number of vehicular accesses and spacing therefore complies with Section 45(4)(b) of the zoning by-law.

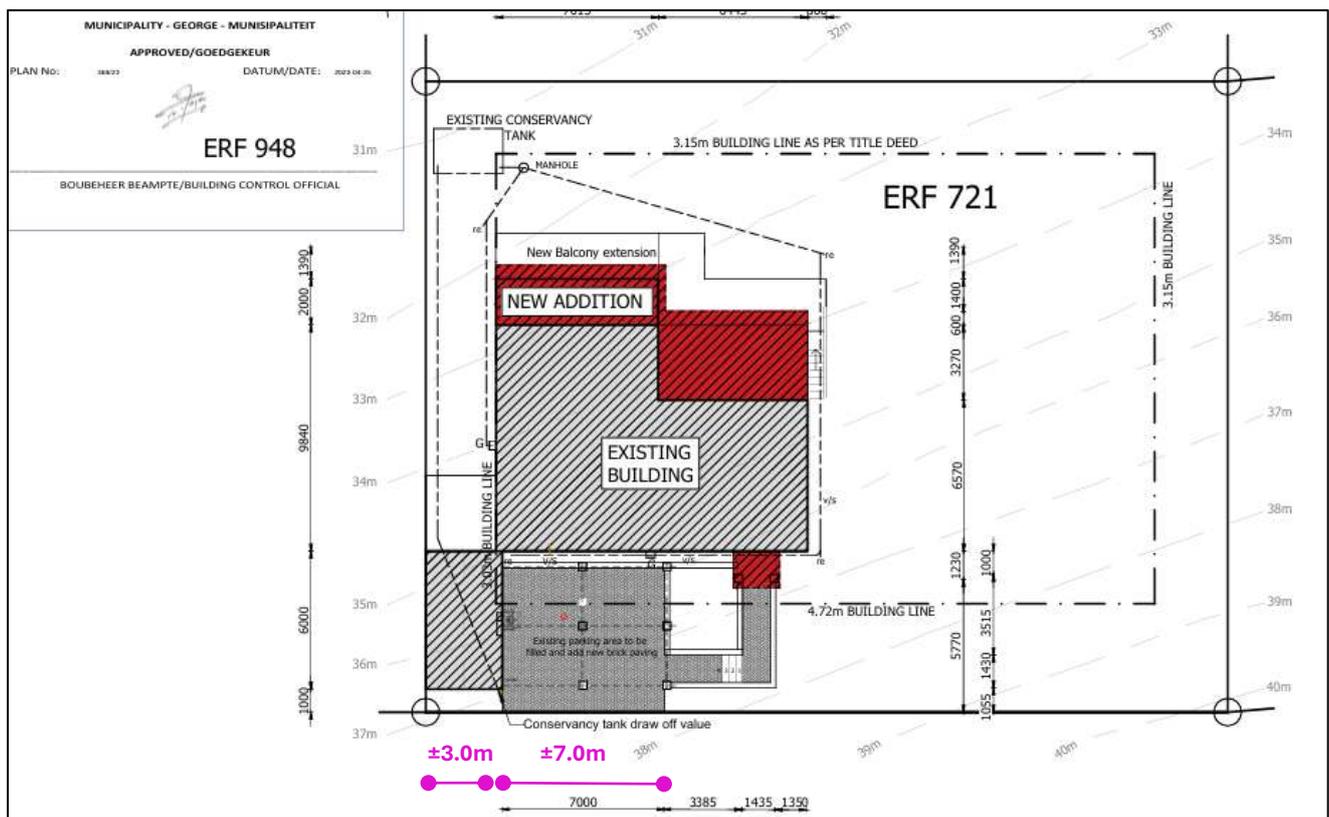
Section 45(4)(c) of the zoning by-law further stipulates that the maximum permissible width of a carriageway crossing for a residential property is 8.0m and the minimum 2.5m. In this case, the existing eastern access measures 4.696m in width. It complies with this parameter. The western access measures 9.854m in width, 1.854m more than the maximum parameter. This difference from Section 45(4)(c) of the zoning by-law is therefore also addressed as permanent departure.

The eastern access is not used on a daily basis. It provides space for a camping trailer and parking for visitors and friends. Providing parking for visitors and friends are important to prevent parking in the road reserve. The photos of North Street included in this report, shows that parking along the road reserve is not advised. The carport here measures 6.83m by 4.7m which is more than a standard 6m by 3m single covered space but still less than 6m by 6m double carport / garage. The concrete slab is however larger than the carport – 9.5m by 6.83m. The site survey dated March 2025 shows the concrete slab, created by the previous owner (see the old photo at the top of p. 8).

The western carport is used daily by the owner and his wife. Note that this wider vehicular access totalling a width of 7.854m, is indicated on the approved building plan with ‘new carport roof’. The wider western vehicular access and the covered western carport are therefore approved on the 2023 building plan (*Annexure 1*). However, it seems that no land use approval was first obtained. It is therefore included with this land use application.

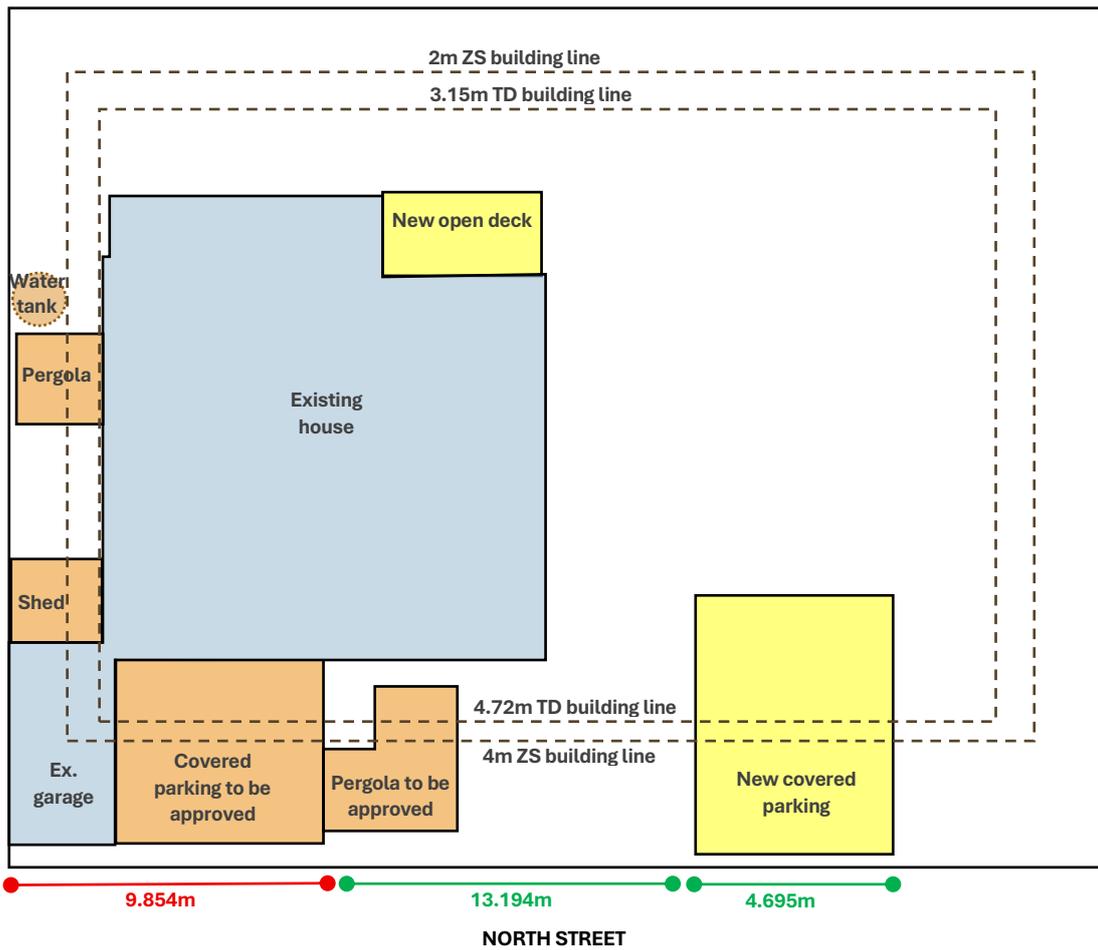
Development parameter (g)(i) applicable to dwelling houses allows garaging for up to 4 vehicles on properties up to 1000m<sup>2</sup>. Erf 721 Wilderness is 950m<sup>2</sup>. The property has one garage and carports for 3 vehicles. A garage and a carport are not the same as defined in the zoning by-law.

The following extract shows the access as it was approved in 2023.



The access and carriageway crossing configurations are considered reasonable and will not result in any adverse public or visual impact, and not unusual in a residential context.

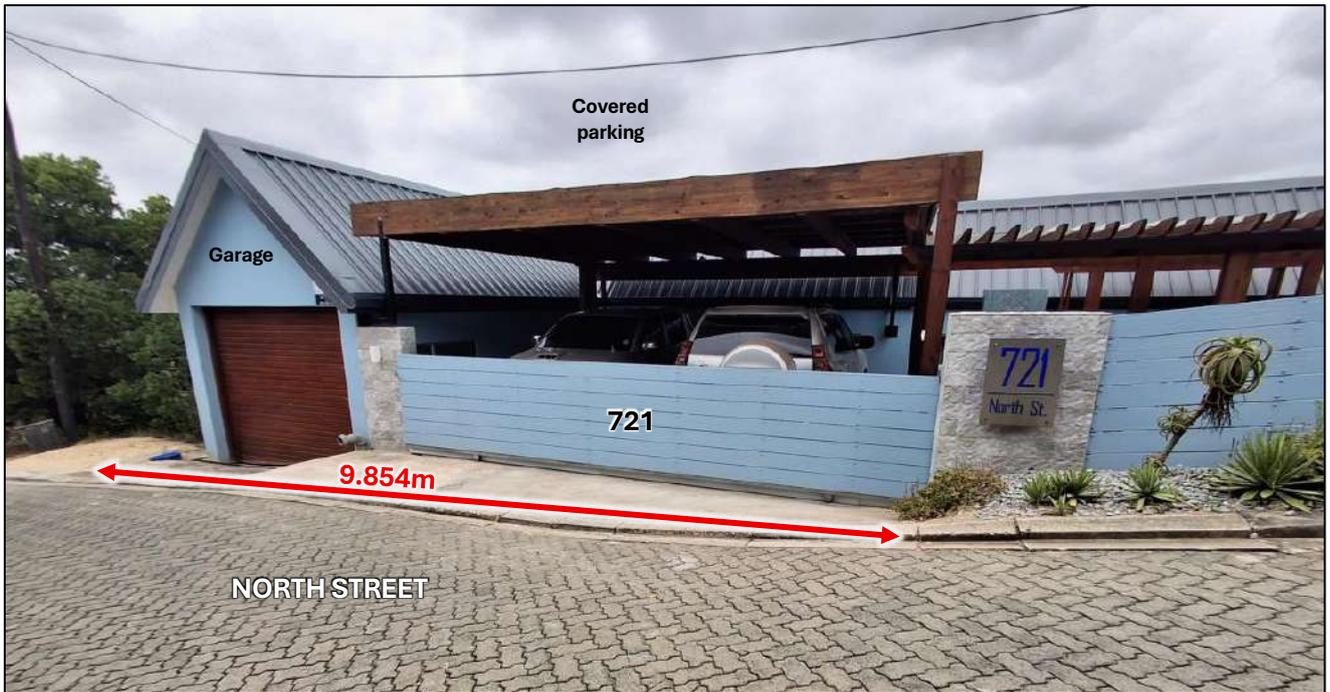
The illustration to follows shows the proposed access and carriageway crossings on the property.



The following image shows the distance between the eastern and western access on North Street.



The following image shows the combined width of the garage and covered parking areas' carriageway crossings.



The last image shows the width of the eastern carriageway crossing, not used daily.



#### 4.4 MUNICIPAL ENGINEERING SERVICES & ACCESS

The municipal engineering services provided to this property will continue to be used as at present. It is understood that this land use application has no impact on engineering services.

The property has a street boundary of more than 30m in length and can accommodate 2 accesses. The accesses will be more than 12m apart. The necessary departure regarding the width of the existing carriageway crossing is addressed earlier in this report. See especially paragraph 4.3 above for the detail and motivation for the relevant development parameter. The property owner ensures that ample parking is available within the boundaries of the property to prevent unnecessary parking in the road reserve.

#### 4.5 IMPACT ON NEIGHBOURING PROPERTIES

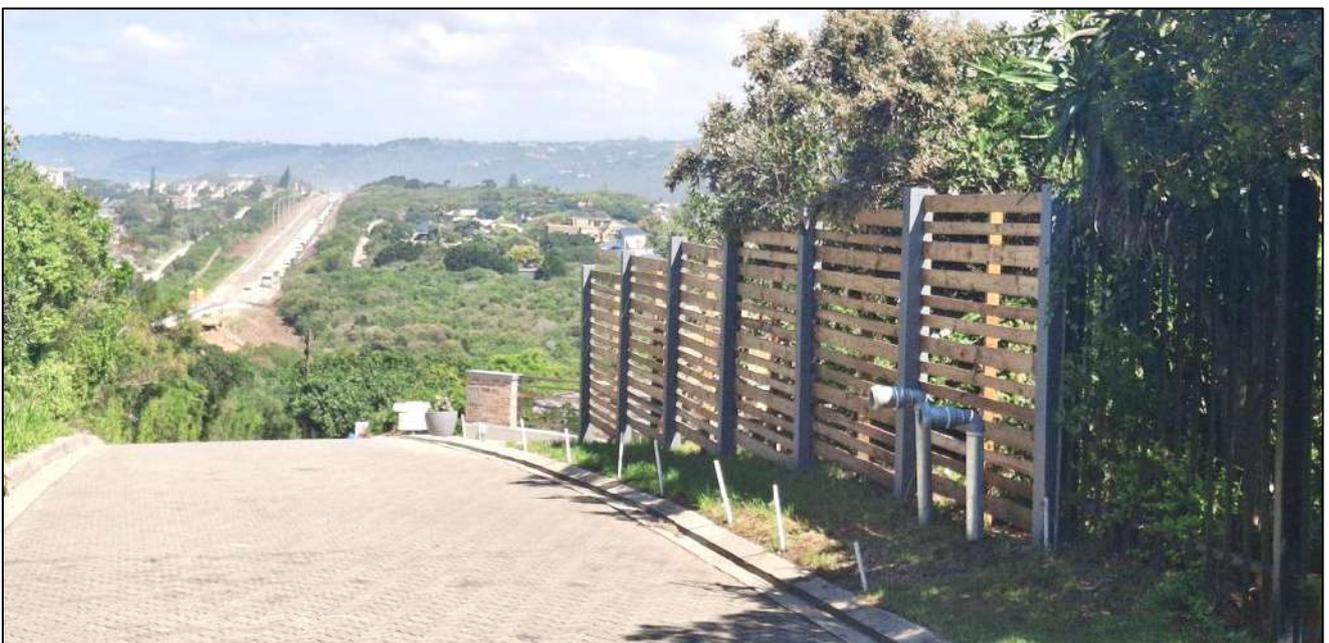
The public interest in this application is minimal in our opinion, as the proposed building line departures are along the street boundary and the western side boundary, the latter abutting a public open space. The eastern access and carport are  $\pm 6.9\text{m}$  from the boundary with the eastern neighbour with a significant vegetation screen between the two properties as evident on the aerial and photo images.

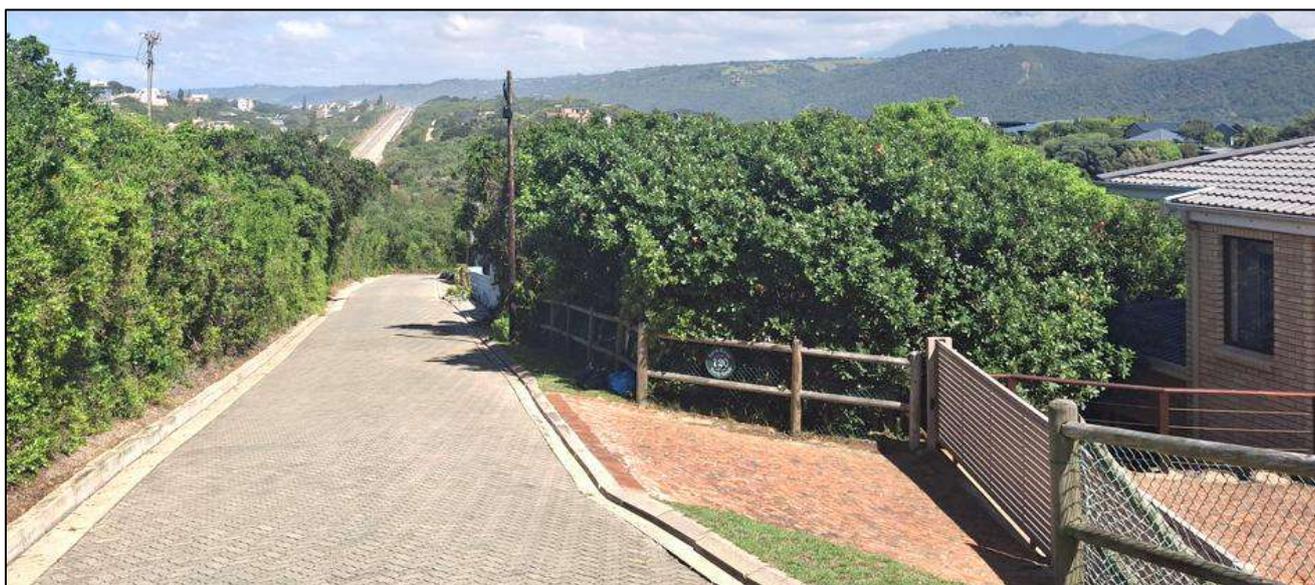
Neither of these boundaries adjoins any residential properties or directly affect surrounding property owners. There are no residential properties located opposite Erf 721 Wilderness in North Street that can be affected by the proposed street building line. Erven 696 and 697, the northern and northeastern neighbours, are still vacant. The property is also the 'last' residential erf along North Street.

Like the other properties along North Street, Erf 721 Wilderness is situated at a significantly lower elevation than the N2 road surface. As a result, the visibility of the dwelling from the N2 is limited.

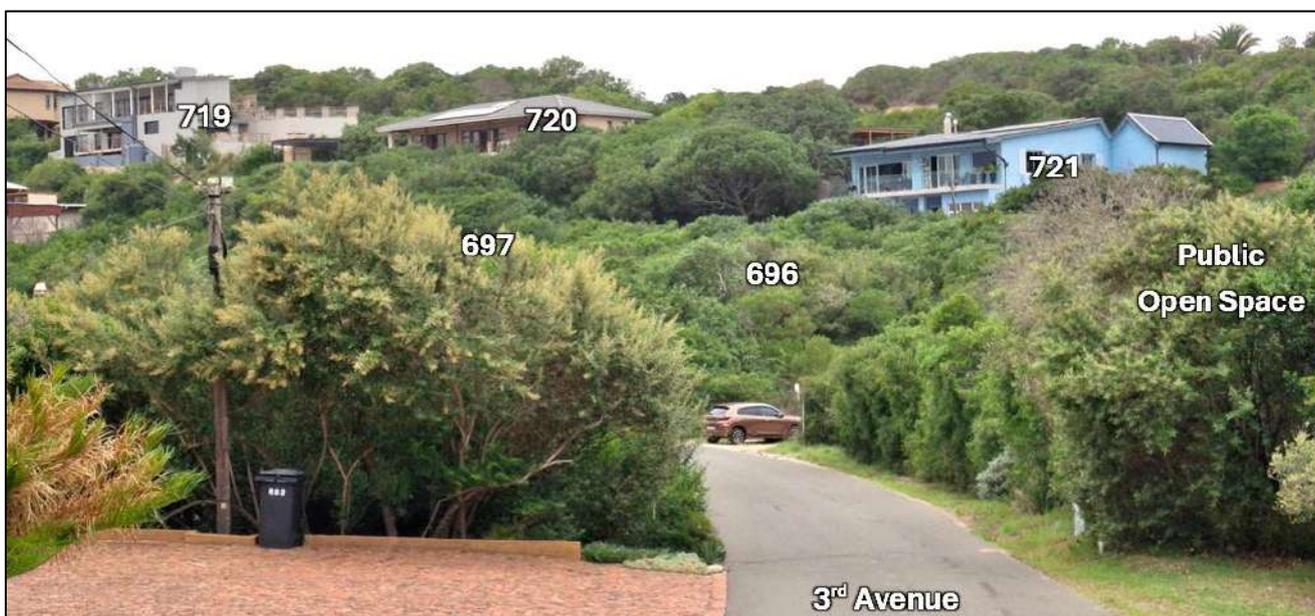
It can definitely be stated that the new owner of Erf 721 Wilderness has improved the property and therefore what is visible by the general public. Streetscape has been improved and is in keeping with the experience when traveling along North Street. To follow is photo series from the east towards Erf 721 Wilderness showing how dwelling houses are in general closer to the road boundary.







The following photo was taken from the northwest in 3<sup>rd</sup> Avenue. It shows the distance between Erf 721 Wilderness and the eastern neighbour with the vegetation in between. As mentioned earlier, Erven 696 & 697 Wilderness are vacant with a public open space to the west.



#### 4.6 ENVIRONMENTAL CONSIDERATIONS

As the western carport and covered walkway are in a previously disturbed area and the eastern carport and access improved what was created by the previous owner, there are no expected environmental impact. As seen on the aerial images and the photos included with this report, about half the property was vegetated and remains vegetated.

## 5. NEED & DESIRABILITY

### **Need**

Need from a planning perspective depends on the nature of the proposal and is guided by the principle of sustainability. This land use report demonstrates that the requested permanent departures on Erf 721 Wilderness is responsive to the existing structures on the property as well as the property's topographical character and the positioning of the house on the property. The approval of this application will fulfil the owner's need regarding access and parking as described in this report.

### **Desirability**

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

### **Physical characteristics of the properties**

No physical characteristics of the property is affected negatively by the proposed permanent departures and Administrator's Consent. The topography of the property has guided the positioning of the accesses and the parking areas close to the southern street boundary for functionality and accessibility.

### **Existing planning in the area**

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

### **Character of the area**

The proposed departures will not negatively affect the character of the area. The area is already characterised by bridged driveways and unusual accesses due to the topography.

### **Provision of services**

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

### **Economic impact**

This land use application for proposed departures will not have a negative economic impact.

### **Direct impact on surrounding properties**

No neighbours are expected to be impacted negatively by the proposed application as discussed earlier in this report.

It is our view that the need and desirability of the proposed permanent departures and Administrator's Consent for Erf 721 Wilderness, show no negative impacts.

## 6. LEGISLATION & POLICIES

The criteria for the consideration of land use applications as per the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SLPUMA), the Western Cape Land Use Planning Act, (Act 3 of 2014) (LUPA) and the George Municipality: By-law on Municipal Land Use Planning (2023) builds on each other. SLPUMA introduced legislative and procedural changes to the management of land use planning in South Africa. The Western Cape Province followed with LUPA and thereafter George Municipality with the Municipal Land Use Planning By-law (2023). What is relevant to this land use application is discussed in the paragraphs to follow.

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

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

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

Relevant aspects not addressed in the earlier paragraphs of this land use report, are addressed below. The five development principles of SPLUMA, namely spatial justice, spatial sustainability, efficiency, spatial resilience, and good administration are not all directly relevant to this land use application.

Spatial justice as described in Section 7(a) of SPLUMA is not fully relevant to this land use application.

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

- The proposed application holds no expected negative environmental impact.
- The effective and equitable functioning of land markets is not negatively affected by this application.
- No negative impacts are expected for surrounding properties as discussed earlier in this report.

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

Spatial resilience as described in Section 7(d) of SPLUMA is not fully relevant to this application.

Good Administration as described in Section 7(e) of SPLUMA indicates the responsibilities of all involved in any land use matter.

The paragraphs above show that the land use application for Erf 721 Wilderness supports the relevant development principles of SPLUMA.

## 6.2 WESTERN CAPE LAND USE PLANNING ACT, 2014 (LUPA)

LUPA requires that local municipalities consider the following when deciding on land use applications:

- Applicable spatial development frameworks;
- Applicable structure plans;
- Land use planning principles referred to in Chapter VI (Section 59) which is an expansion of the five development principles of SPLUMA;
- Desirability of the proposed land use; and
- Guidelines that may be issued by the Provincial Minister regarding the desirability of proposed land use.

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

Section 19(1) and (2) of LUPA refers to **consistency** and **compliance** of a land use proposal regarding spatial development frameworks or structure plans. Considering the aim of this land use application for Erf 721 Wilderness, no conflict was found with the George Municipal Spatial Development Framework (GMSDF).

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

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

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

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

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

Erf 721 Wilderness is a Single Residential Zone I (dwelling house) and developed accordingly with a dwelling house thereon. The property's zoning will not change following this land use application. As discussed, it is proposed to apply for several departures for the current status quo on the property. The property has a 4.0m street building line and 2.0m side and rear building lines.

The zoning scheme imposes the following restrictions for carriageway crossings on SRZI properties:

Type of carriageway crossing	Minimum width	Maximum width
Dwelling units	2.5 metres	8.0 metres
Single entrance or exit way for other land uses	2.5 metres	4.0 metres
Combined entrance and exit way for other land uses	5.0 metres	8.0 metres

The eastern access is 4.696m wide and complies with the allowable width. The western access is 9.854m wide and thus 1.854m wider than the maximum width parameter for a dwelling house. The necessary departure is applied for as discussed earlier in this report.

See paragraph 2, 4.2 and 4.3 of this report for the relevant detail from the zoning by-law addressed through this land use application.

The zoning scheme limits a retaining wall to 2.0m from natural ground level. In this case, the retaining wall for the new covered area is 1.899m from NGL and complies with the regulations for retaining structures. It is indicated on the building plans attached and the photo below.

The photo below shows the new retaining wall constructed by the new owner to improve the eastern parking provision within the boundaries of the property but almost more important it was necessary as the older retaining walls created by previous owners started to crack. Following consultation with a structural engineer, the new retaining wall had to be constructed as soon as possible to protect the integrity of the property and ultimately the road reserve.



It is our opinion that all other relevant development parameters are complied with.

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

Erf 721 Wilderness is not addressed specifically in the GMSDF. It is a residential property in Wilderness East, within the urban edge and in a demarcated residential area. The departures do not have a greater spatial impact. This land use application and the nature thereof is found to be consistent with the GMSDF as required in terms of Section 19 of the Land Use Planning Act, 2014 (LUPA).

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### **6.5.1. WILDERNESS-LAKES-WILDERNESS (EAST) LOCAL SPATIAL DEVELOPMENT FRAMEWORK (LSDF) (2015)**

Erf 721 Wilderness is also not addressed specifically in the WLH LSDF. It is a dwelling house within the Wilderness East residential area.

The proposed permanent departures and Administrator's Consent on Erf 721 Wilderness are not found to be in conflict with the WLH LSDF

## **7. CONCLUDING**

From this land use report, it is our opinion that this land use application for Erf 721 Wilderness is consistent with all the relevant considerations as prescribed by the planning legislation. It does not create conflict with the overall spatial objectives for the area as included in the GMSDF.

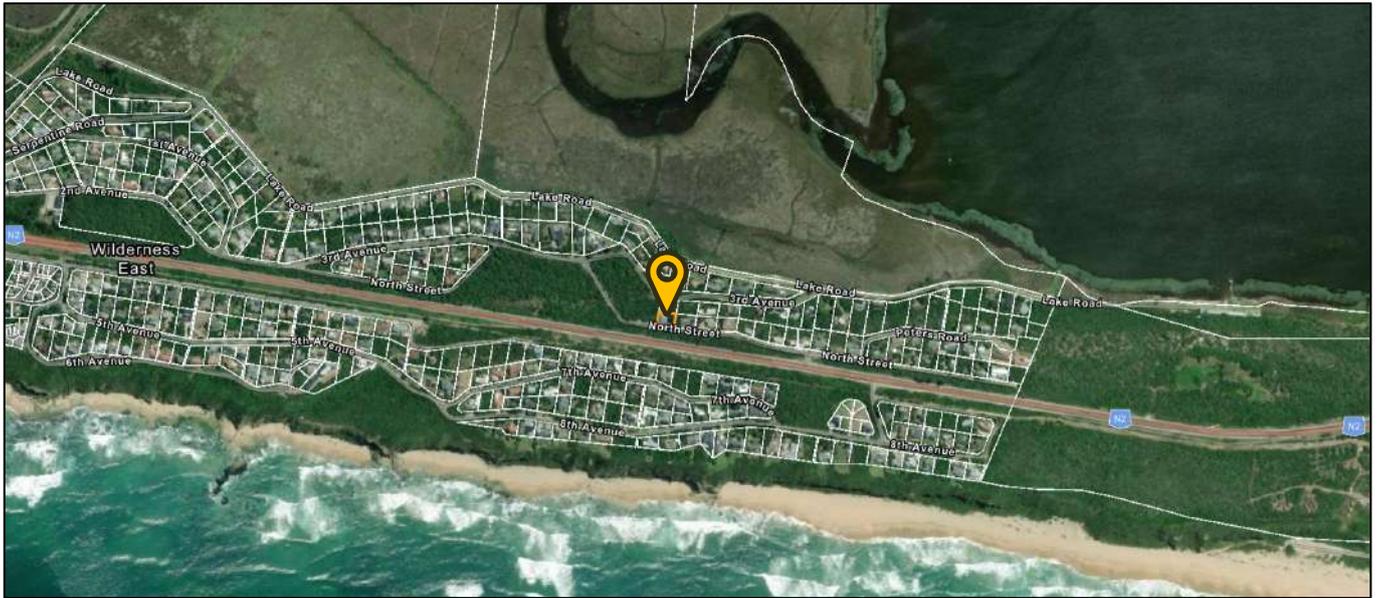
Furthermore, the immediate context of North Street is characterised by steep topography, which has resulted in a variety of unconventional driveway and access configurations in North Street. The proposed access arrangement is similar to this character and does not introduce any unreasonable elements that would be considered out of scale or inconsistent with the surrounding development pattern.

Finally, Erf 721 Wilderness does not abut any residential neighbours to its west so the proposed departures on the western boundary does not affect any surrounding property owners.

**FEBRUARY 2026**

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# LOCALITY PLAN



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**ERF 721, NORTH STREET, WILDERNESS EAST**  
**GEORGE MUNICIPALITY & DIVISION**

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

*B. B. Wood*  
SURVEYOR-GENERAL.

T P

# GENERAL PLAN 1065 LD OF WILDERNESS TOWNSHIP EXTENSION NO. 2.

C.D.R.

Surveyed in May 1950 - July 1951 by us

*J. H. ...*  
LAND SURVEYORS.

Scale: 1/1250.

### BEACONS.

- V1, W1, X1, Y1, Z1, A2
- B2, C2, D2, E2, F2, G2
- H2, J2, L2, M2, O2, P2
- Q2, R2, S2, T2
- G2 planted stone 10" x 6", proj. 12"
- R1 - " 15" x 6", " 20"
- S1 - " 12" x 12", " 18"
- KM, M1, N1, O1, P1 - 3/4" x 1/2" iron pegs, proj. 6"
- Y2, Z2, A3, B3, C3, D3, E3, F3, G3, H3, J3, L3, M3, O3, P3 - 3/4" x 1/2" iron pegs, proj. 6"
- L1, Q1 conc. base, 7" x 6", 3/4" high, proj. 6"
- F1 3" diam. creosoted wooden pole, proj. 18"
- G1 3/4" section iron rail, proj. 6"
- H1 1/2" diam. iron pipe, proj. 3"
- All other beacons 3" diam. creosoted wooden pole, proj. 10"

- RM 1, RM 2, RM 3, RM 4, RM 5, RM 6
- RM 7, RM 8, RM 9, RM 10, RM 11, RM 12
- RM 13, RM 14, RM 15, RM 16, RM 17, RM 18
- RM 19, RM 20, RM 21, RM 22, RM 23.
- 815 D - 16mm iron peg



SHEET No. 4 ADJOINS

SHEET No. 2 ADJOINS

See CG Note 16-17

Beacons replaced  
S.N. 2008/1953

Orig. Dgm. No. 3016/50.  
S.G. File 3.809/53.  
Srv. Recd. E. 2008/50.  
Dep. Sigs. BL-800, BL-801/2/3  
AL-2AA, AL-2AB/III  
DL-800/2/4 MATOU

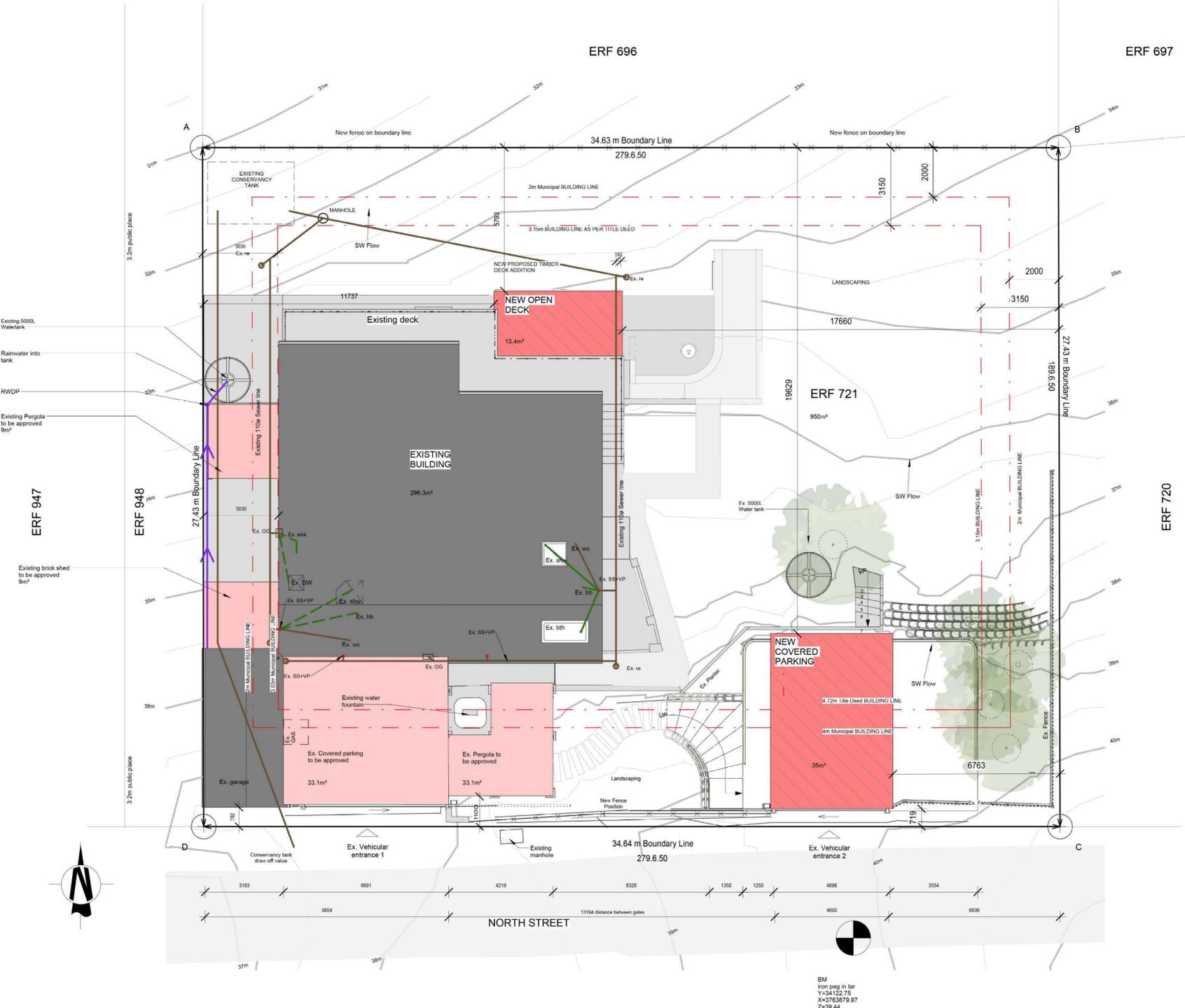


Stamp:

Area	m <sup>2</sup>	%
Site	950.6m <sup>2</sup>	
Ground floor	151.5m <sup>2</sup>	
Pergola	9.0m <sup>2</sup>	
Ex. brick shed	9.0m <sup>2</sup>	
Ex. Covered patio	41.2m <sup>2</sup>	
<b>Total Ground floor</b>	<b>169.5m<sup>2</sup></b>	
First floor	144.4m <sup>2</sup>	
Garage	21.2m <sup>2</sup>	
Pergola	15.7m <sup>2</sup>	
Covered parking	35.8m <sup>2</sup>	
New Covered parking	35.0m <sup>2</sup>	
Ex. balcony	(30.4m <sup>2</sup> )	
(New deck)	(13.4m <sup>2</sup> )	
<b>Total First floor</b>	<b>255.2m<sup>2</sup></b>	
<b>TOTAL AREA</b>	<b>424.7m<sup>2</sup></b>	
FOOTPRINT	320.3m <sup>2</sup>	
Coverage (Max 50%)	33.7%	

PLAN & SERVICE LEGEND

	Brickwork: Bagged and painted
	Brickwork: Exposed Stockbrick
	Concrete Work
	Brick Pavers
	Steel/ Metal Work
	bth Bath
	hb Hand Basin
	shw Shower
	r.e Rodding Eye
	wc Water Closet
	lrb Long Radius Bend
	SS+VP Stab stack and vent pipe
	Gully
	i.e Inspection Eye
	Sewer Lines
	Waste Water
	Stormwater Lines
	Hot water line
	Cold water lines
	Extractor duct - to be in ceiling



SITE PLAN 1:100

**CONSTRUCTION NOTES**

**EARTHWORKS**  
Remove topsoil over the building area to a depth of 150mm and temporarily store on site for later use as garden soil. Backfill to be approved clean earth at optimum moisture content in layers not exceeding 100mm for hand compaction and 150mm for mechanical compaction, to a density of at least 95% and ASHTO. At completion of the works, dig up concrete or mortar mixing platforms, and clean the site of all surplus and buried rubble. Position the rod against the inside foundation walls and under floors with chlorane soil insecticide, complying with SANS 1165, applied according to SANS 10124. Obtain a written guarantee from the pest control contractor for 10 years for the effectiveness of the treatment, and hand over to the Client.

**CONCRETE FORMWORK**  
Use cement to comply with SANS 50197-1, strength class 32.5 or higher. Cement must be SABS-mark bearing. Use natural crushed or blended sand for use in concrete to comply with SANS 1083. Stone for use in concrete to comply with SANS 1085. Cast concrete test cubes of size and quantity, and at intervals or of batches in accordance with SANS test method 5861.

**MASONRY**  
All walls are to comply with SANS 10400-K. Use clay bricks, where specified, complying with SANS 227. Use concrete bricks and blocks, where specified, complying with SANS 1215. Corobrik common or similar equivalent to be used where to receive plaster and Corobrik engineering bricks or similar equivalent below ground level in foundation walls. Wire brick reinforcement must be galvanized mild steel. Brickdore for all courses from window head to underside of sill plate. Use precast pre-stressed lintels complying with SANS 1054. Lay lintels with a bearing length of at least 200mm in 1:3 cement mortar. Prop lintels at 1.5m centres for at least seven days after masonry was completed.

**WATERPROOFING**  
Use 2.75mm thick embossed polyethelene damp proof course complying with SANS 952, type B. Lay damp proof course in unjointed lengths where possible and with full corner laps over full width of wall, level with the top of floor and not less than 150mm above finished ground level, and under copings and in parapet walls. Lay damp proof course under jointed window sills and tuck in under window profiles. Use 0.25mm smooth green polyethelene membrane complying with SANS 952 type C. Lay damp proof membrane under concrete surface beds or concrete floors. Fold membrane up against the foundation walls. Lay damp proof membrane in the largest practical sizes with 200mm laps. Seal laps according to manufacturer's instructions.

**ELECTRICAL INSTALLATION**  
Comply with all requirements of the local authority and with SANS 10142. All work must be done under supervision of a registered electrician. Chase neatly. Do not chase walls constructed of hollow blocks - locate services in the block cavities. Chase solid walls not deeper than one third of the wall thickness vertically and not more than one sixth horizontally. Avoid horizontal chasing where possible. Fill chases with class 1 or 2 mortar once the conduits are in position.

**GLAZING**  
Glass to comply with SANS 50572. Discuss the direction of the pattern in obscure glass with the architect before calling.

**GAS INSTALLATION**  
Gas fire places, stove and all gas feeds to be fitted and installed by specialist. All to comply with SANS 1007 and SANS 460.

**ROOF COVERINGS**  
Roof to comply with SANS 10400 - L. Roof to be structural timber roofs and to be specified and inspected by Engineer at each stage.

**CARPENTRY AND JOINERY**  
In the case of prefabricated trusses, supply a certificate after erection, signed by the competent person who designed the structure, stating that the whole roof structure has been fabricated and erected to SANS 1023.

**Ceilings/Partitioning**  
Use gypsum partitioning board complying with SANS 266, 6mm thick, or as specified. Use longest lengths possible to suit room. Ensure building is enclosed before partitioning boards are laid. Fix boards with 38mm galvanized steel nails or 32x2.5mm diameter galvanized serrated nails at 150mm centres to partitioning structure. All joints to be covered with FibraTape. Plaster the entire ceiling with 3 - 6mm lightweight semi-hydrate gypsum plaster. Finish plaster to a smooth polished surface. Use mineral fibre blanket insulation to comply with SANS 1381 and SANS 10400-XA.

**ALUMINUM FRAME WINDOWS AND DOORS**  
Glazed aluminum alloy windows and doors for external use to comply with SANS 1855 as specified in the window and door schedules. The supplier is responsible for confirmation of opening sizes. The manufacturer is responsible for taking height of product head above ground into account when selecting products of appropriate performance. Design and pressure must be to SANS 10160. Protect frames against impact or scratching by wrapping with paper, plastic or covering with a light tact tape, and leave these wrappings in place until all rough trades are finished and clean down on completion. Avoid direct contact between aluminum and other metals or wet concrete by applying separating coat of bituminous paint.

**SEWER**  
Existing sewer presumed to be according to previous approval. Not visible for inspection by Architect.

**ENERGY USAGE IN BUILDING**

- Roof assemblies to receive insulation to achieve the R-value as indicated in table 7, thickness given in SANS 204 table 10. See SANS 10400-XA clause 4.4.5 & SANS 204 table 10. Non masonry walls will have R-values as provided. See SANS 10400-XA clause 4.4.3.1.
- Double skin masonry with plaster inside and render outside complies. Single leaf minimum 140mm with plaster inside and render outside complies. See SANS 10400-XA clause 4.4.3.2.
- Other masonry walls will have R value of 0.35, see SANS 10400-XA clause 4.4.3.3.
4. Air leakage shall not exceed 2.0m<sup>3</sup>/m<sup>2</sup>/hour fenestration area. 0.30m<sup>2</sup> leaf<sup>2</sup> glazed and 5.15m<sup>2</sup>/hour/revolving / swing doors. See SANS 10400-XA clause 4.4.11 and SANS 613 clause 4.
5. Fenestration more than 10% area to net floor area per storey, the solar heat gain and heat conduction should comply with SANS 204 clause 4.3.4.
6. Fenestration up to 10% area to net floor area per storey complies. See SANS 10400-XA clause 4.4.4.1.
7. Provide 50% of hot water required by volume through non-electrical resistance sources. All exposed hot water piping to be insulated with R-value of 1. See SANS 10400-XA clause 4.1.

**Copyright reserved © SAIA**  
All brickwork is to be set out using a profile marked at 85mm c/c.  
All dimensions as indicated on plan are to be set out on a level horizontal plane.  
All dimensions to be checked on site before work commences.  
Use figured dimensions in preference to scaled dimensions. This drawing is not to be scaled.  
All dimensions are given in millimetres.  
Quality of all materials and workmanship to comply with the relevant SABS specification.  
All work to be carried out strictly in accordance with NRSs and local authority regulations. The contractor is to make themselves aware of these prior to commencement of work.  
Copyright over all designs and drawings shall remain the property of Liminal Architects and any provision to the contrary in terms of the copyright act no 63 of 1965 is hereby specifically excluded.  
The design on this drawing remains the property of the designer - copyright reserved Liminal Architects  
All relevant details, levels are to be checked on the prior to commencement of work.  
Should any part of the drawings, specification or bills of quantities not be clearly intelligible or that the materials or articles to be used in the execution of the works be considered insufficiently described, request the architect / principal agent in writing for clarification, also in writing.  
Failing which any alterations or substitutions rendered necessary the innoent interpretation of such drawings, specification or bills of quantities shall be at contractor's cost.  
The description of an item implies the complete supply, assembly and operation of the item, unless otherwise specified.  
The architect accepts no responsibility for errors resulting from misinterpretation of the drawings.

**STATUS**  
MUNICIPAL SUBMISSION

**CLIENT**  
CHARL DE KOCK

**CLIENT SIGNATURE**

**PROJECT**  
DECK EXTENSION & NEW COVERED PARKING

**ARCHITECT**  
**MINIMAL ARCHITECTS**

**CELL** - 078 386 7497  
**EMAIL** - penny@limarc.co.za  
**ADDRESS** - 392 Waterside rd, Wilderness, George, 6530

**ARCHITECT SIGNATURE**  
P. J. Vorster

**SACAP - P#ARCH - 44016884**

**PROFESSIONAL ARCHITECT**  
PENELOPE JOY VORSTER  
09:23 AM [Africa/Johannesburg] on 24 Apr 2023

**OCCUPATION CLASSIFICATION**  
H4

**SITE**  
721 North Street  
Wilderness

**DRAWING**  
SITE PLAN

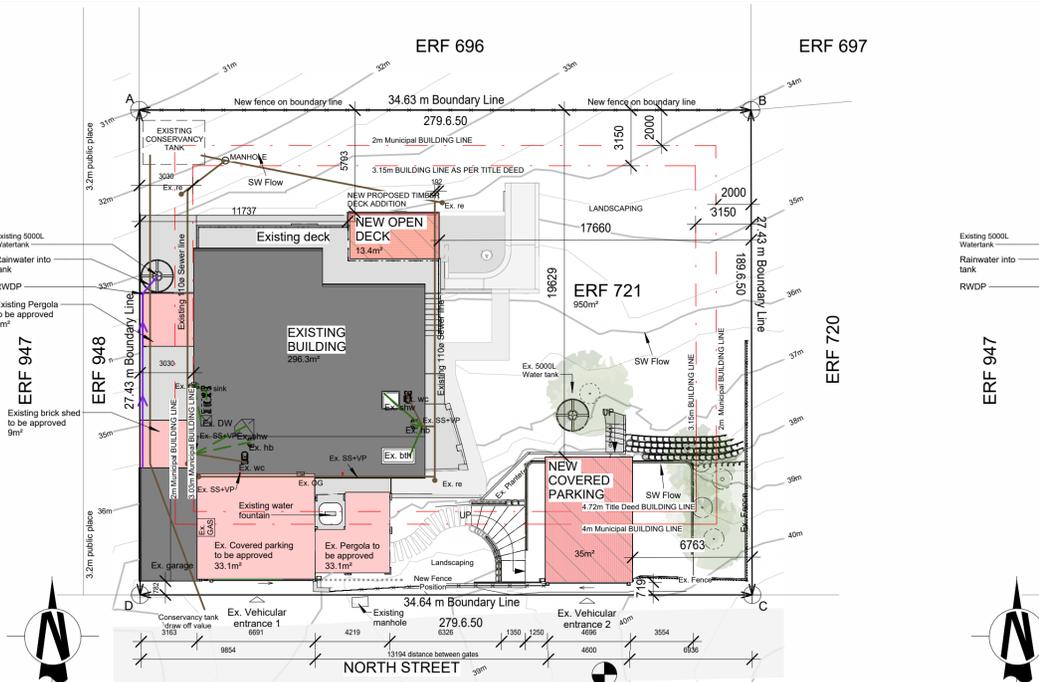
SCALE (@ A1)	DRAWN
1 : 100	CO
DATE	CHECKED
28/01/2026	PV
PROJECT NO.	DRAWING NO.
21-24	A103
CURRENT REVISION: B	REVISION DATE: 03-04-2025
Existing elements corrected	

**Engineer -** JVR Engineering  
**Land Surveyor -** Bekker & Houterman  
**Landscape Architects -**

2026/02/13 08:17:14

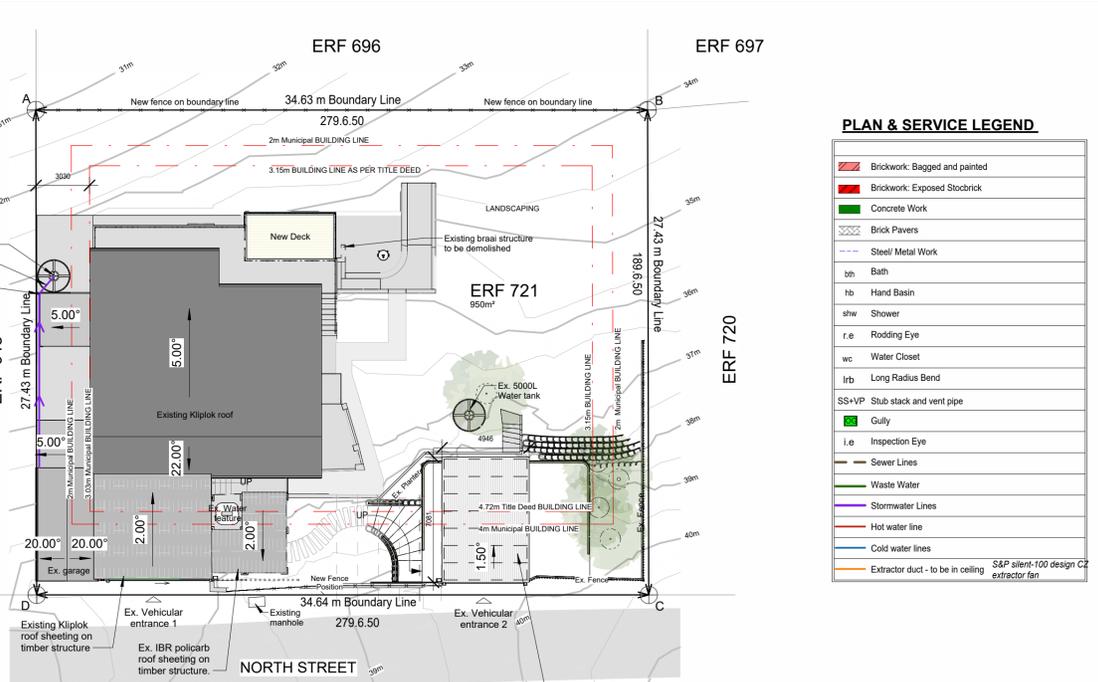
Stamp:

Area	m <sup>2</sup>	%
Site	950.6m <sup>2</sup>	
Ground floor	151.5m <sup>2</sup>	
Pergola	9.0m <sup>2</sup>	
Ex. brick shed	41.2m <sup>2</sup>	
Ex. Covered (steps)	13.4m <sup>2</sup>	
<b>Total Ground floor</b>	<b>185.8m<sup>2</sup></b>	
First floor	144.4m <sup>2</sup>	
Pergola	15.7m <sup>2</sup>	
Garage	38.9m <sup>2</sup>	
Covered parking	35.0m <sup>2</sup>	
Ex. balcony	30.4m <sup>2</sup>	
(New decks)	13.4m <sup>2</sup>	
<b>Total First floor</b>	<b>283.2m<sup>2</sup></b>	
<b>TOTAL AREA</b>	<b>424.7m<sup>2</sup></b>	
FOOTPRINT	320.3m <sup>2</sup>	33.7%
Coverage (Max 50%)		



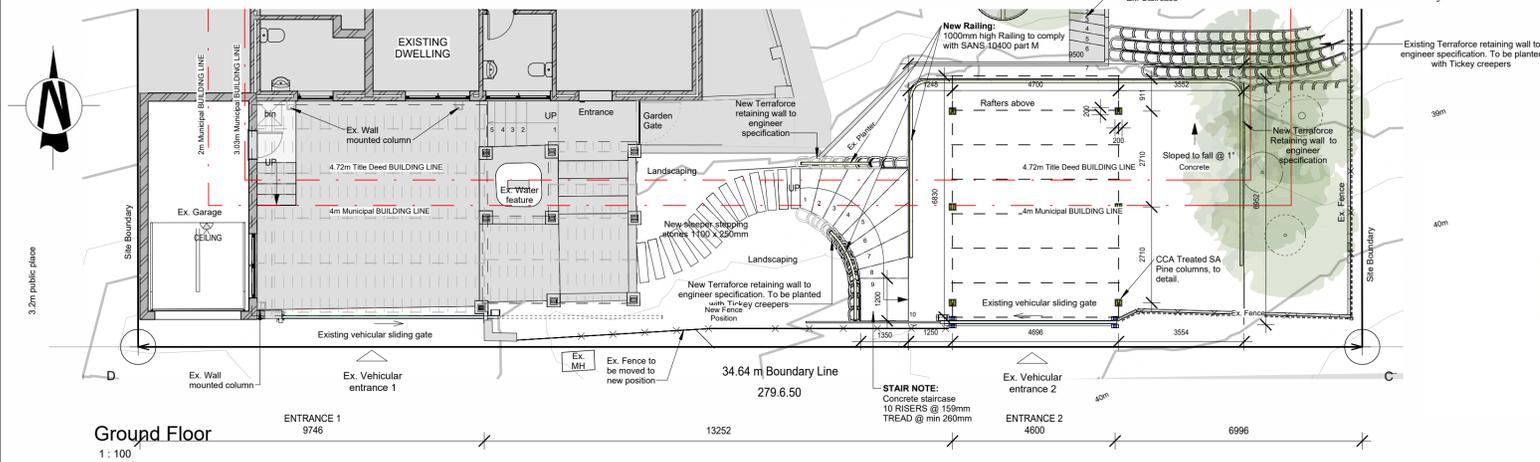
Site Plan

1: 200



ROOF PLAN

1: 200



Ground Floor

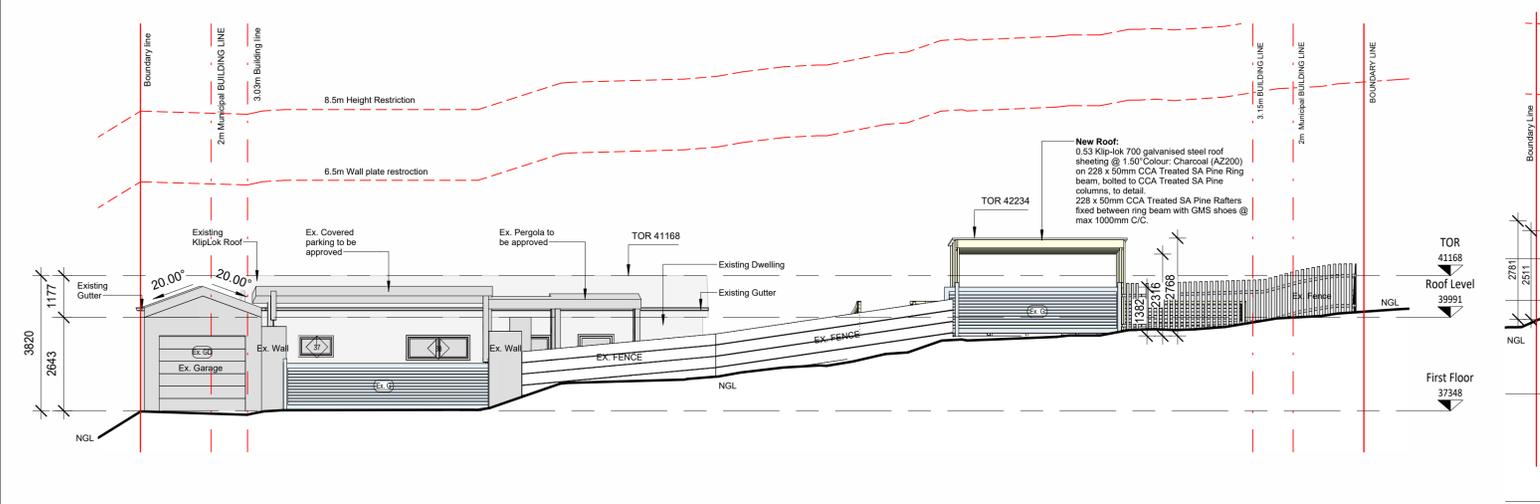
1: 100



Entrance gate

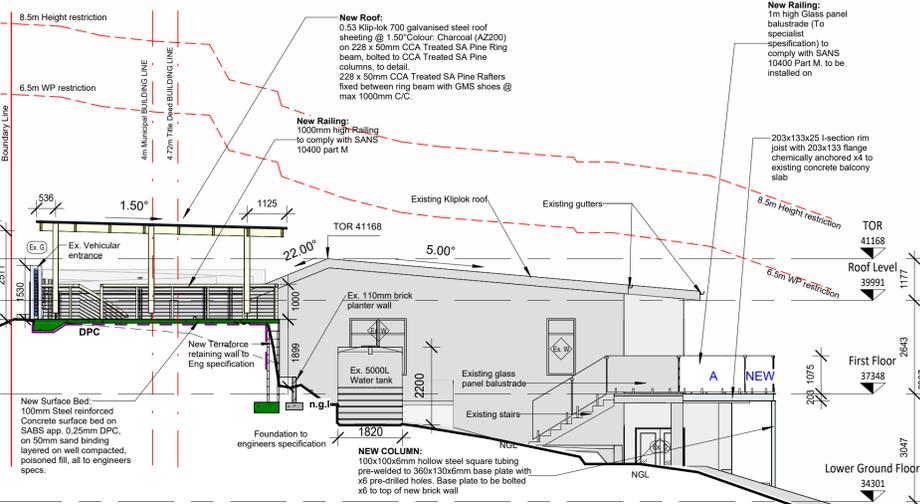


Retaining wall



West Elevation

1: 100



East Sectional Elevation

1: 100

**CONSTRUCTION NOTES**

**EARTHWORKS**  
Remove topsoil over the building area to a depth of 150mm and temporarily store on site for later use as garden soil. Backfill to approved clean earth at optimum moisture content in layers not exceeding 100mm to hand compaction and 150mm for mechanical compaction, to a density of at least 90% root RASHTO. At completion of the works, dig up concrete or mortar mixing platforms, and clean the site of all surface and buried rubble. Position the soil against the inside foundation walls and under floors with choline soil stabilizer, complying with SANS 1165, applied according to SANS 10124. Obtain a written guarantee from the pest control contractor for 10 years for the effectiveness of the treatment, and hand over to the Client.

**CONCRETE FORMWORK**  
Use cement to comply with SANS 50197-1, strength class 32.5 or higher. Cement must be SABS-mark bearing. Use natural crushed or blended sand for use in concrete to comply with SANS 1063. Stone for use in concrete to comply with SANS 1081. Cast concrete test cubes of size and quantity, and in intervals of batches in accordance with SANS test method 5861.

**MASONRY**  
All walls are to comply with SANS 10400-K. Use clay bricks, where specified, complying with SANS 227. Use concrete bricks and blocks, where specified, complying with SANS 1215. Corobrik common or similar equivalent to be used where to engineering bricks or similar equivalent below ground level in foundation walls. Wire brick reinforcement must be galvanized mild steel. Brickface to all courses from window head to underside of wall plate. Use precast pre-stressed lintels complying with SANS 1504. Lay lintels with a bearing length of at least 200mm in 1:3 cement mortar. Prop lintels at 1.5m centres for at least seven days after masonry was completed.

**WATERPROOFING**  
Use 0.375mm black embossed polypropylene damp proof course complying with SANS 952, type B. Lay damp proof course in unjointed lengths where possible and with full corner laps over full width of wall. Level with the top of floors and not less than 150mm above finished ground level, and under copings and in parapet walls. Lay damp proof course under jointed windowsills and tuck in under window profiles. Use 0.25mm smooth green polyethylene membrane complying with SANS 952, type C. Lay damp proof membrane under concrete surface beds or concrete floors. Fold membrane up against the foundation walls. Lay damp proof membrane in the target practical sizes with 200mm laps. Seal laps according to manufacturer's instructions.

**ELECTRICAL INSTALLATION**  
Comply with all requirements of the local authority and with SANS 10142. All work must be done under supervision of a registered electrician. Chase neatly. Do not chase walls constructed of hollow blocks - locate services in the block cavities. Chase solid walls not deeper than one third of the wall thickness vertically and not more than one sixth horizontally. Avoid horizontal chasing where possible. Fill chases with class 1 or 2 mortar once the conduits are in position.

**GLAZING**  
Glass to comply with SANS 50572. Discuss the direction of the pattern in obscure glass with the architect before setting.

**GAS INSTALLATION**  
Gas fireplaces, stove and all gas feeds to be fitted and installed by specialist. All to comply with SANS 10087 and SANS 460.

**ROOF COVERINGS**  
Roof to comply with SANS 10400 - L. Roof to be structural timber roots and to be specified and inspected by the Engineer at each stage.

**CARPENTRY AND JOINERY**  
In the case of prefabricated trusses, supply a certificate after erection, signed by the competent person who designed the structure, stating that the whole roof structure has been fabricated and replaced to SANS 10243.

**CEILING/PARTITIONING**  
Use gypsum partitioning board complying with SANS 266, 6.4mm thick, or as specified. Use longest lengths possible to suit room. Ensure building is enclosed before partitioning boards are fixed. Fix boards with 38mm galvanneal stud nails or 32x2.5mm diameter galvanneal tapered ceiling nails at 150mm centres to partitioning structure. All joints to be covered with FibraTape. Plaster the entire ceiling with 3 - 6mm lightweight hemi-hydrate gypsum plaster. Finish plaster to a smooth polished surface. Use mineral fibre blanket insulation to comply with SANS 1381 and SANS 10400-XA.

**ALUMINIUM FRAME WINDOWS AND DOORS**  
Glazed Aluminium alloy windows and doors for external use to comply with SANS 1651 as specified in the window and door schedules. The supplier is responsible for confirmation of opening sizes. The manufacturer is responsible for taking height of product head above ground into account when selecting products of appropriate performance. Design wind pressure must be SANS 10160. Protect frames against impact or scratching by wrapping with paper, plastic or covering with a light fast tape, and leave these wrappings in place until all rough trades are finished and clean down on completion. Avoid direct contact between aluminium and other metals or wet concrete by applying separating coat of luminous paint.

**SEWER**  
Existing sewer presumed to be according to previous approval. Not visible for inspection by Architect.

**ENERGY USAGE IN BUILDING**

1. Roof assemblies to receive insulation to achieve the R-value as indicated in table 7, thickness given in SANS 204 table 10. See SANS 10400-XA clause 4.4.4.4. See SANS 204 table 10. Non masonry walls will have R-values as provided. See SANS 10400-XA clause 4.4.3.1.
2. Double skin masonry with plaster inside or render outside complies. Single leaf, minimum 140mm with plaster inside and render outside complies. See SANS 10400-XA clause 4.4.3.2.
3. Other masonry walls will have R-value of 0.35. See SANS 10400-XA clause 4.4.3.3.
4. Air leakage shall not exceed 1.0m<sup>3</sup>/m<sup>2</sup> fenestration area @ 3.0m<sup>3</sup>/m<sup>2</sup> floor plate; and 5 l/m<sup>2</sup>/revolving / swing doors. See SANS 10400-XA clause 4.4.11 and SANS 613 clause 4.4.
5. Fenestration more than 15% area to net floor area per storey complies. See SANS 10400-XA clause 4.4.1.1.
6. Fenestration up to 15% area to net floor area per storey complies. See SANS 10400-XA clause 4.4.1.1.
7. Provide 50% of hot water required by volume through non-electrical resistance sources. All exposed hot water piping to be insulated with R-value of 1. See SANS 10400-XA clause 4.1.

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-All dimensions as indicated on plan are to be set out on a level horizontal plane.  
-All dimensions to be checked on site before work commences.  
-Use figured dimensions in preference to scaled dimensions. This drawing is not to be scaled.  
-All dimensions are given in millimetres.  
-Quality of materials and workmanship to comply with the relevant SABS specification.  
-All work to be carried out strictly in accordance with NBRs and local authority regulations. The contractor is to make themselves aware of these prior to commencement of work.  
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-The design in this drawing remains the property of the designer - copyright reserved Liminal Architects.  
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-Filing of any alterations or substitutions rendered necessary the incorrect interpretation of such drawings, specification or bills of quantities shall be at contractor's cost.  
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-The architect accepts no responsibility for errors resulting from misinterpretation of the drawings.

**STATUS**  
MUNICIPAL SUBMISSION

**CLIENT**  
CHARL DE KOCK

**CLIENT SIGNATURE**

**PROJECT**  
DECK EXTENSION & NEW COVERED PARKING

**ARCHITECT**  
LIMINAL ARCHITECTS

**CELL** - 078 386 7497  
**EMAIL** - penny@limar.co.za  
**ADDRESS** - 392 Waterside rd, Wilderness, George, 6530

**ARCHITECT SIGNATURE**  
P. J. Vorster  
SACAP - PrArch - 44016884

**PROFESSIONAL ARCHITECT**  
PENILOPE JOY VORSTER  
09 23 AM (06)charlesvorster@gmail.com on 24 Apr 2023

**OCCUPATION CLASSIFICATION**  
H4

**SITE**  
721 North Street Wilderness

**DRAWING**  
FLOORPLANS, ELEVATIONS & SECTIONS

**SCALE (@ A1)**  
As indicated

**DRAWN**  
CO

**CHECKED**  
PV

**DATE**  
28/01/2026

**PROJECT NO.**  
21-24

**DRAWING NO.**  
A101

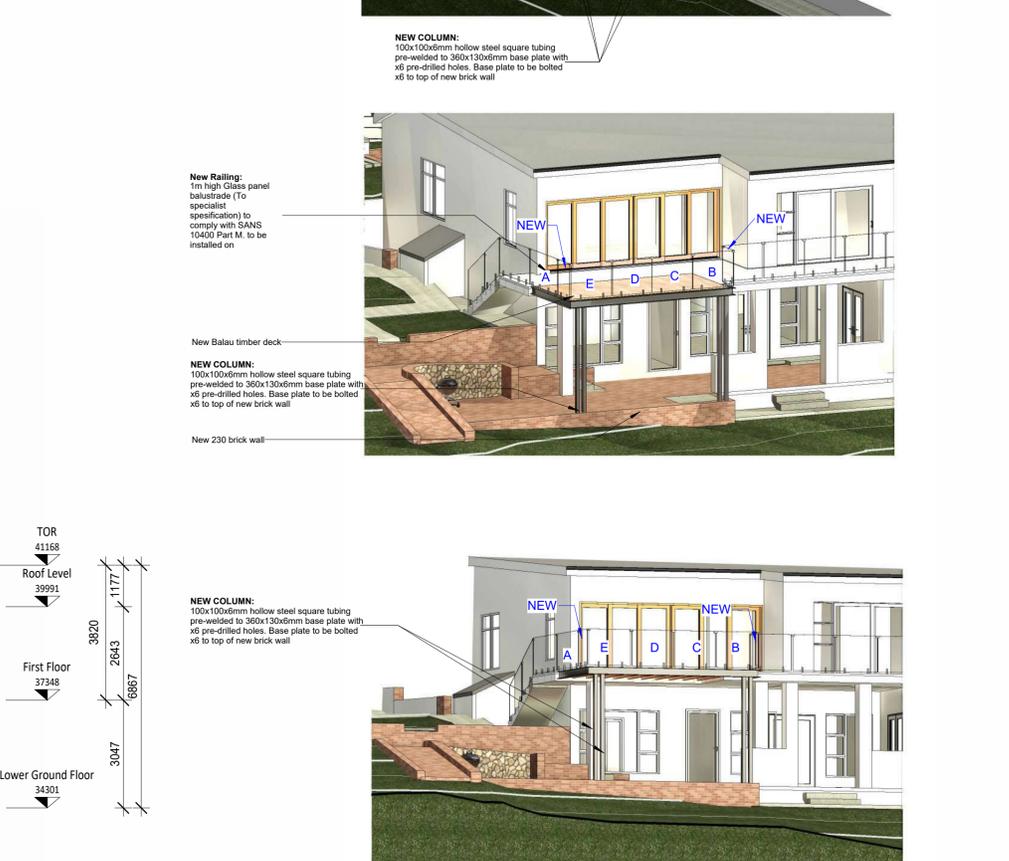
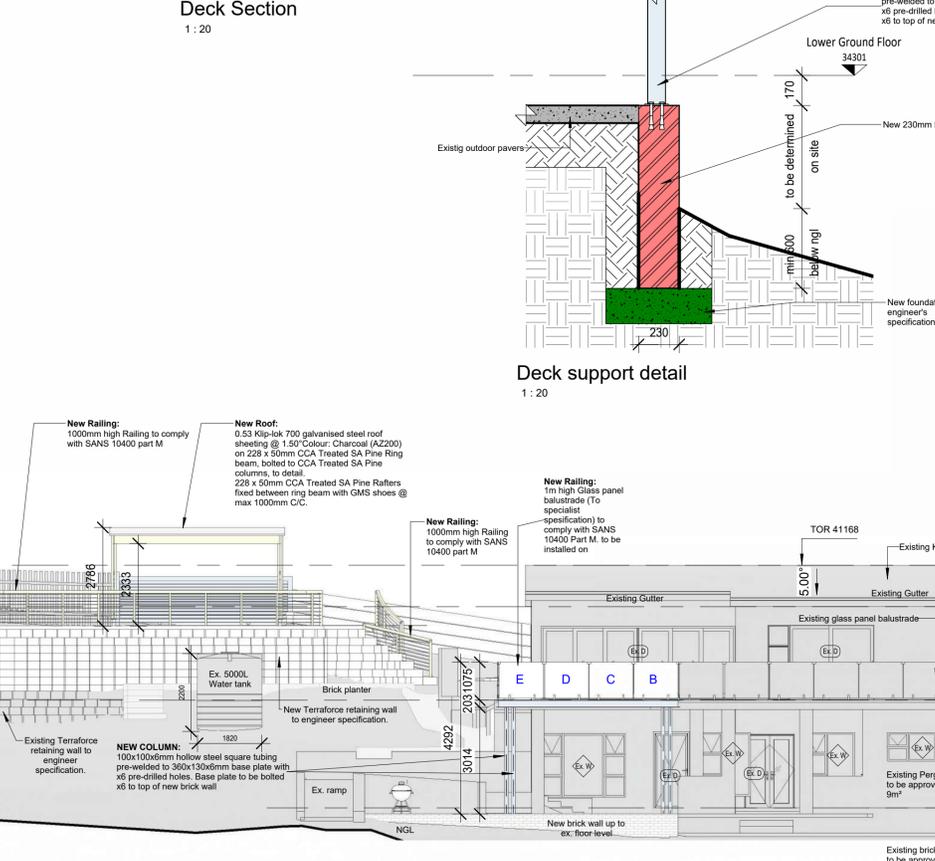
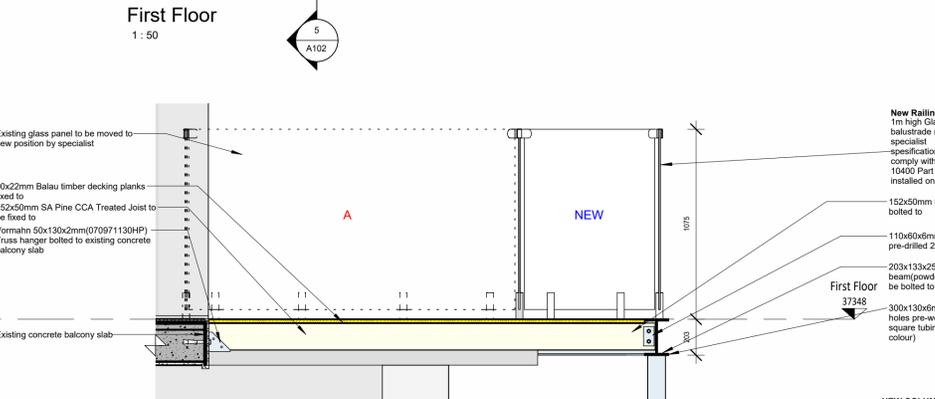
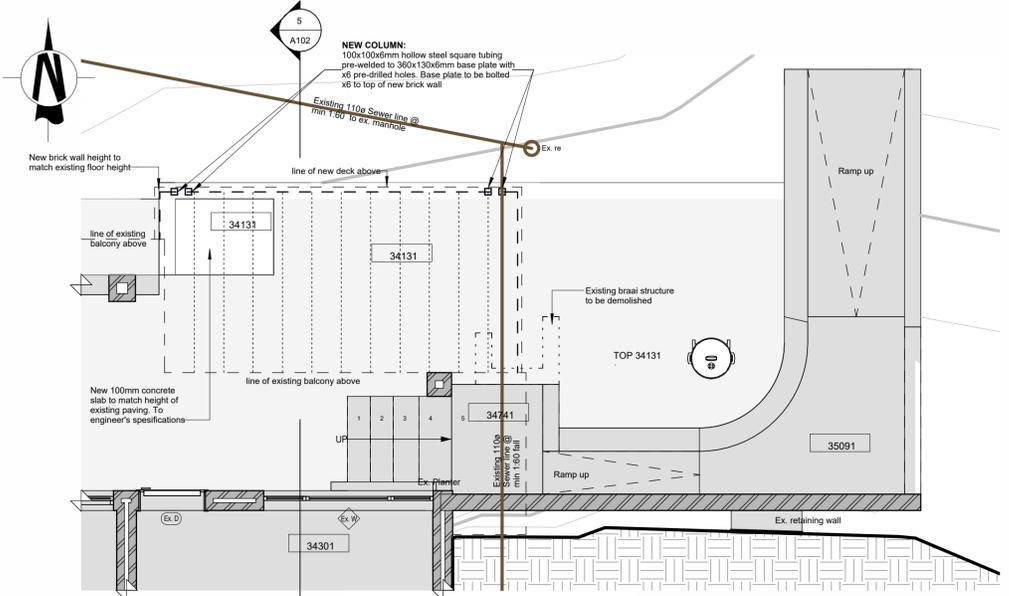
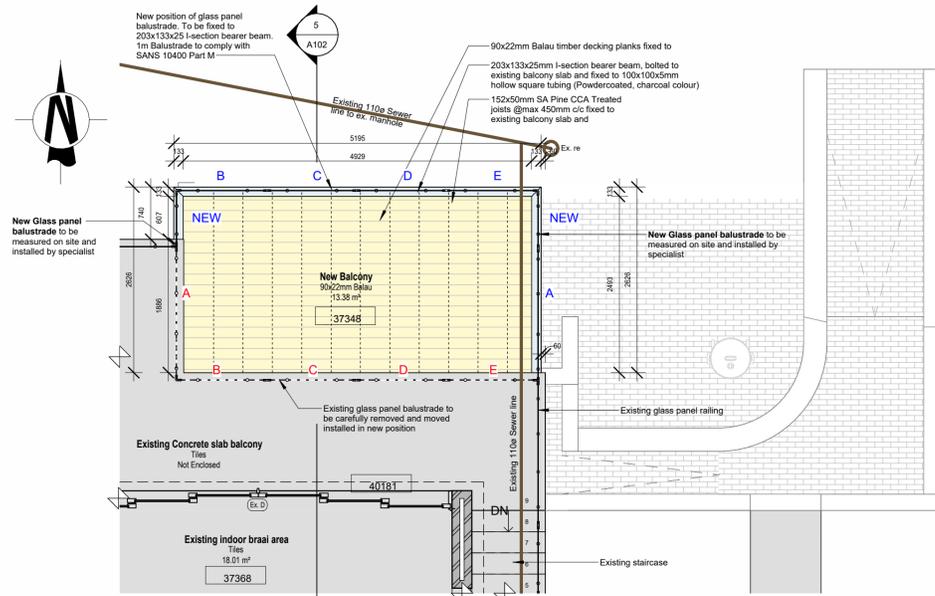
**CURRENT REVISION: B** REVISION DATE: 03-04-2025

**Existing elements corrected**

**Engineer -** JVR Engineering  
**Land Surveyor -** Bekker & Houterman  
**Landscape Architects -**

2026/02/10 13:35:32

STAND:



**CONSTRUCTION NOTES**

**EARTHWORKS**  
Remove topsoil over the building area to a depth of 150mm and temporarily store on site for later use as garden soil. Backfill to approved clean earth at optimum moisture content in layers not exceeding 100mm by hand compaction and 150mm for mechanical compaction. To a density of at least 90% root SANS 1010. At completion of the works, dig up concrete or mortar mixing platforms, and clean the site of all surface and buried rubble. Position the soil against the inside foundation walls and under floors with chlorine soil disinfectant, complying with SANS 1165, applied according to SANS 10124. Obtain a written guarantee from the pest control contractor for 10 years for the effectiveness of the treatment, and hand over to the Client.

**CONCRETE FORMWORK**  
Use cement to comply with SANS 50197-1, strength class 32.5n or higher. Cement must be SABS-mark bearing. Use natural crushed or blended sand for use in concrete to comply with SANS 1063. Stone for use in concrete to comply with SANS 1081. Cast concrete test cubes of size and quantity, and at intervals or of batches in accordance with SANS test method 5861.

**MASONRY**  
All walls are to comply with SANS 10400-K. Use clay bricks, where specified, complying with SANS 227. Use concrete bricks and blocks, where specified, complying with SANS 1215. Corobrik common or similar equivalent to be used where to receive plaster and Corobrik engineering bricks or similar equivalent below ground level in foundation walls. Wire brick reinforcement must be galvanized mild steel. Brickforce to all courses from window head to underside of wall plate. Use precast pre-stressed lintels complying with SANS 1594. Lay lintels with a bearing length of at least 200mm in 1:3 cement mortar. Prop lintels at 1.5m centres for at least seven days after masonry was completed.

**WATERPROOFING**  
Use 0.375mm black embossed polyolefin damp proof course complying with SANS 962, type B. Lay damp proof course in unjointed lengths where possible and with full corner laps over full width of wall. Level with the top of floors and not less than 150mm above finished ground level, and under copings and in parapet walls. Lay damp proof course under jointed windowsills and tuck in under window profiles. Use 0.25mm smooth green polyolefin membrane complying with SANS 952 type C. Lay damp proof membrane under concrete surface beds or concrete floors. Fold membrane up against the foundation walls. Lay damp proof membrane in the largest practical sizes with 200mm laps. Seal laps according to manufacturer's instructions.

**ELECTRICAL INSTALLATION**  
Comply with all requirements of the local authority and with SANS 10142. All work must be done under supervision of a registered electrician. Chase neatly. Do not chase walls constructed of hollow blocks - locate services in the block cavities. Chase solid walls not deeper than one third of the wall thickness vertically and not more than one sixth horizontally. Avoid horizontal chasing where possible. Fit chases with class 1 or 2 mortar once the conduits are in position.

**GLAZING**  
Glass to comply with SANS 50572. Discuss the direction of the pattern in obscure glass with the architect before cutting.

**GAS INSTALLATION**  
Gas fire-places, stove and all gas feeds to be fitted and installed by specialist. All to comply with SANS 10087 and SANS 460.

**ROOF COVERINGS**  
Roof to comply with SANS 10400 - L. Roof to be structural timber roofs and to be specified and inspected by Engineer at each stage.

**CARPENTRY AND JOINERY**  
In the case of prefabricated trusses, supply a certificate after erection, signed by the competent person who designed the structure, stating that the whole roof structure has been fabricated and erected to SANS 10243.

**CEILING/PARTITIONING**  
Use gypsum partitioning board complying with SANS 286, 6.4mm thick, or as specified. Use longest lengths possible to suit room. Ensure building is enclosed before partitioning boards are fixed. Fix boards with 38mm galvanneal stud nails or 32x2.5mm diameter galvanneal tapered ceiling nails at 150mm centres to partitioning structure. All joints to be covered with FibraTape. Plaster the entire ceiling with 3 - 6mm lightweight semi-hydrate gypsum plaster. Finish plaster to a smooth polished surface. Use mineral fibre blanket insulation to comply with SANS 1381 and SANS 10400-XA.

**ALUMINIUM FRAME WINDOWS AND DOORS**  
Glazed Aluminium sily windows and doors for external use to comply with SANS 1651 as specified in the window and door schedules. The supplier is responsible for confirmation of opening sizes. The manufacturer is responsible for taking height of product head above ground into account when selecting products of appropriate performance. Design wind pressure must be SANS 10160. Protect frames against impact or scratching by wrapping with paper, plastic or covering with a light tact tape, and leave these wrappings in place until all rough trades are finished and clean in completion. Avoid direct contact between aluminium and other metals or wet concrete by applying separating coat of bituminous paint.

**SEWER**  
Existing sewer presumed to be according to previous approval. Not visible for inspection by Architect.

**ENERGY USAGE IN BUILDING**

- Roof assemblies to receive insulation to achieve the R-value as indicated in table 7, thickness given in SANS 204 table 10. See SANS 10400-XA clause 4.4.8 & SANS 204 table 10. Non masonry walls will have R-values as provided. See SANS 10400-XA clause 4.4.3.1.
- Double skin masonry with plaster inside or render outside complies. Single leaf, minimum 140mm with plaster inside and render outside complies. See SANS 10400-XA clause 4.4.3.2.
- Other masonry walls will have R-value of 0.35. See SANS 10400-XA clause 4.4.3.3.
- All leakage shall not exceed 2 litres/m<sup>2</sup> penetration area. 1.38 litres/m<sup>2</sup> fast glazing; and 5 litres/revolving / swings doors. See SANS 10400-XA clause 4.4.11 and SANS 613 clause 4.4.
- Fenestration more than 15% area to net floor area per storey complies. See SANS 10400-XA clause 4.4.1.1.
- Fenestration up to 15% area to net floor area per storey complies. See SANS 10400-XA clause 4.4.1.1.
- Provide 50% of hot water required by volume through non-electrical resistance sources. All exposed hot water piping to be insulated with R-value of 1. See SANS 10400-XA clause 4.1.

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-All work is to be set out using a profile marked at 85mm c/c.  
-All dimensions as indicated on plan are to be set out on a level horizontal plane.  
-All dimensions to be checked on site before work commences.  
-Use figured dimensions in preference to scaled dimensions. This drawing is not to be scaled.  
-All dimensions are given in millimetres.  
-Quality of all materials and workmanship to comply with the relevant SANS specification.  
-All work to be carried out strictly in accordance with NBR's and local authority regulations. The contractor is to make themselves aware of these prior to commencement of work.  
-Copyright over all designs and drawings shall remain the property of Liminal Architects and any provision to the contrary in terms of the copyright act no.63 of 1965 is hereby specifically excluded.  
-The design on this drawing remains the property of the designer - copyright reserved Liminal Architects  
-All relevant details, levels etc. to be checked prior to commencement of work.  
-Any discrepancies are to be brought to the attention of the architect.  
-Should any part of the drawings, specification or bills of quantities not be clearly intelligible or that the materials or articles to be used in the execution of the works be considered insufficiently described, request the architect / principal agent in writing for clarification, also in writing.  
-Failing which any alterations or substitutions rendered necessary the incorrect interpretation of such drawings, specification or bills of quantities shall be at contractor's cost.  
-The description of an item implies the complete supply, assembly and operation of the item, unless otherwise specified.  
-The architect accepts no responsibility for errors resulting from misinterpretation of the drawings.

**STATUS**  
**MUNICIPAL SUBMISSION**

**CLIENT**  
**CHARL DE KOCK**

**CLIENT SIGNATURE**

**PROJECT**  
**DECK EXTENSION & NEW COVERED PARKING**

**ARCHITECT**  
**LIMINAL ARCHITECTS**

**CELL** - 078 386 7497  
**EMAIL** - penny@limarc.co.za  
**ADDRESS** - 392 Waterside rd, Wilderness, George, 6530

**ARCHITECT SIGNATURE**  
**P. J. Vorster**  
**SACAP - PRARCH - 44016884**

**PROFESSIONAL ARCHITECT**  
**PENelope JOY VORSTER**  
09:23 AM (06/04/2026) on 04 Apr 2026

**OCCUPATION CLASSIFICATION**  
**H4**

**SITE**  
**721 North Street Wilderness**

**DRAWING**  
**First floor and deck**

**SCALE (@ A1)**  
**As indicated**

**DRAWN**  
**CO**

**DATE**  
**28/01/2026**

**CHECKED**  
**PV**

**PROJECT NO.**  
**21-24**

**DRAWING NO.**  
**A102**

**CURRENT REVISION: B**  
**REVISION DATE: 03-04-2025**

**Existing elements corrected**

**Engineer -** JVR Engineering  
**Land Surveyor -** Bekker & Houterman  
**Landscape Architects -**

2026/02/10 13:35:46

# TOPOGRAPHICAL SURVEY

ERF 721 WILDERNESS

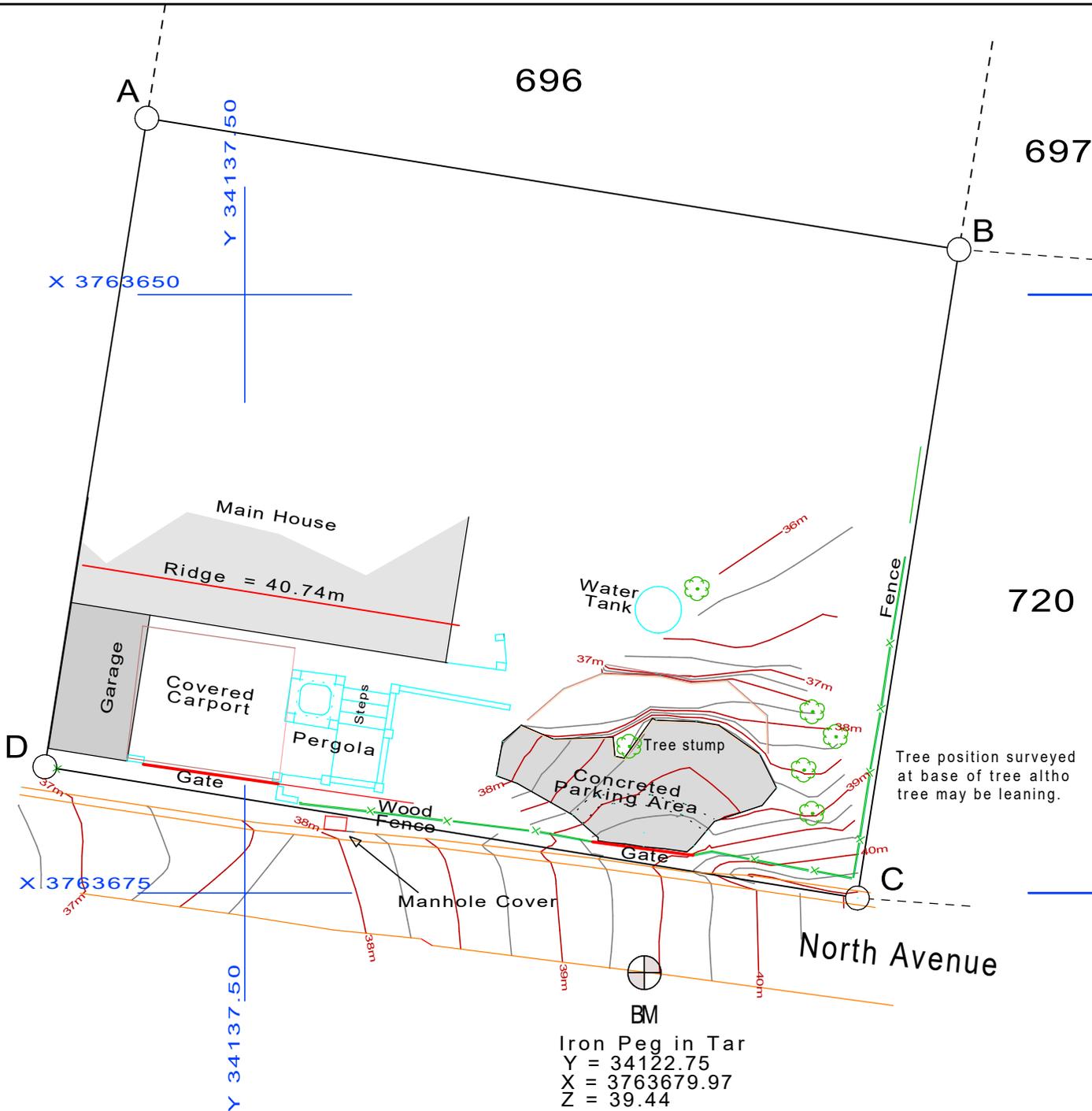
696

697

720



Scale 1:250



Tree position surveyed at base of tree altho tree may be leaning.

BM  
Iron Peg in Tar  
Y = 34122.75  
X = 3763679.97  
Z = 39.44

David.R.Baker

Surveyed in March 2025

PROFESSIONAL LAND SURVEYOR (PLS 1359)

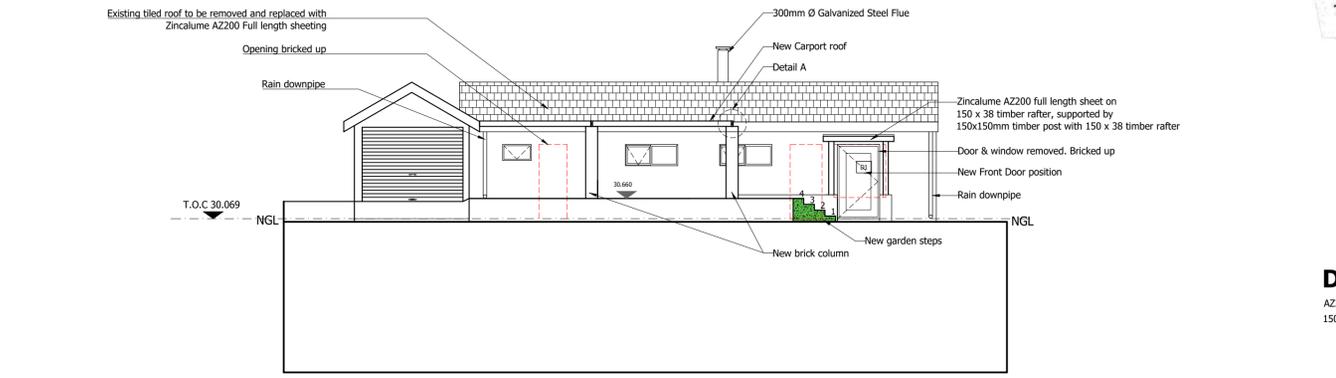
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CELL 0766421654

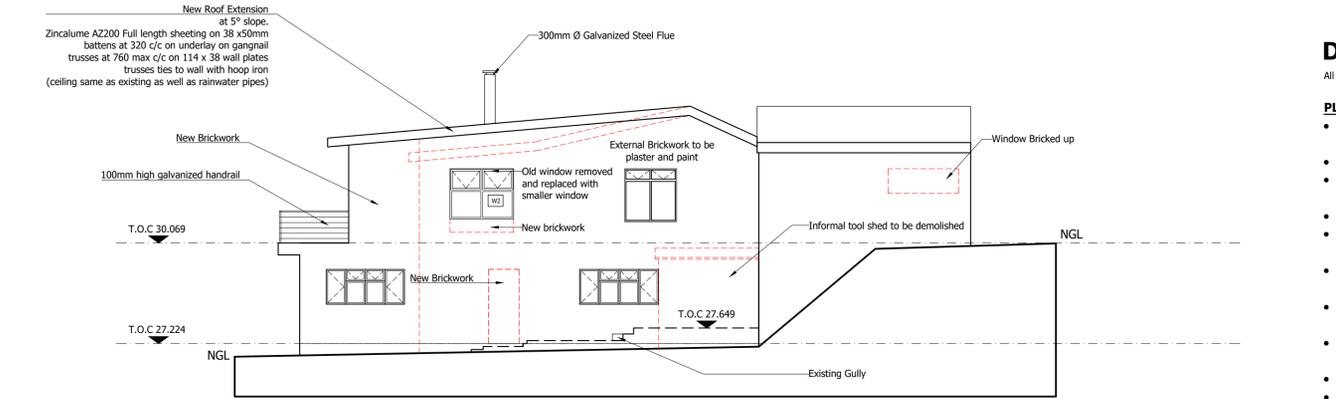
email davebakersurveys@gmail.com



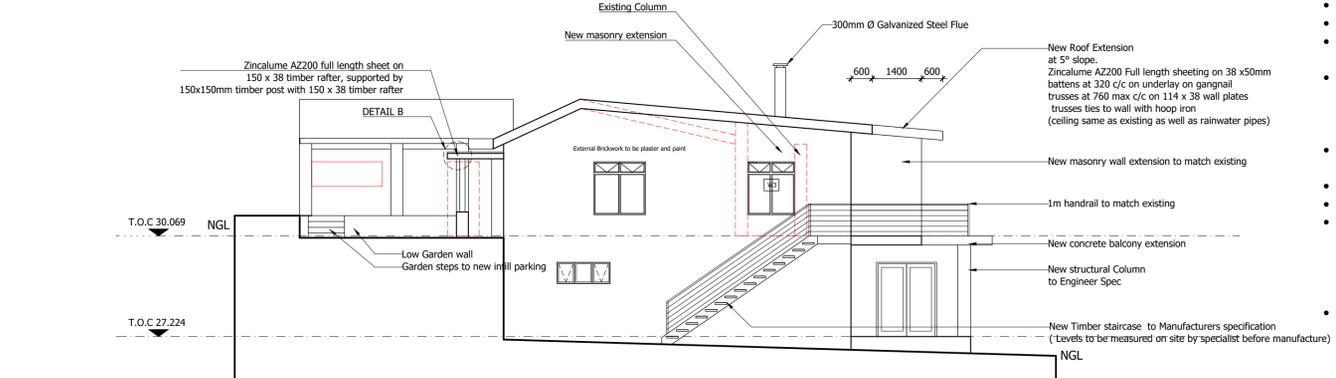
**NORTH ELEVATION**  
SCALE 1:100



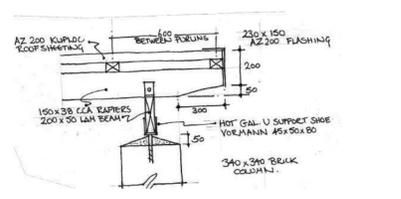
**SOUTH ELEVATION**  
SCALE 1:100



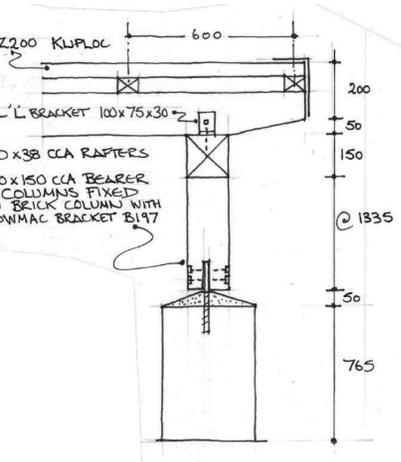
**WEST ELEVATION**  
SCALE 1:100



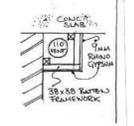
**EAST ELEVATION**  
SCALE 1:100



**DETAIL A: New carport Roof**  
AZ200 Kliplock roof sheeting (max 600mm c/c) on 150 x 38 CCA Rafters (Ø1200 mm c/c) on 200 x50mm Laminated beam supported by 340 x 340mm brick column



**DETAIL B: New entrance roof**  
AZ200 Kliplock roof sheeting (max 600mm c/c) on 150 x 38 CCA Rafters (Ø1200 mm c/c) on 150 x 150mm CCA bearer and column fixed to brick column as per plan



**DETAIL C: Vent stack**  
All existing and new ventstacks to be boxed in with removable paneling

**PLUMBING AND DRAINAGE NOTES:** to comply with SANS 10400 Part P.

- All existing plumbing to be evaluated and checked by registered plumber before construction
- All Soil Waste pipes to be 110Ø uPVC pipe.
- All waste pipes to be 50Ø uPVC pipe, to be connected to main sewer line.
- All waste pipes to be accessible over their entire length.
- Drainage installations under building work must be protected and comply in terms of Part P of SANS 10400 (4.22.2).
- All soil pipes under building or footings to be encased in concrete of min. 300mm thickness all around pipe.
- Drainage installations under building work must be installed in terms of Part P of SANS 10400 (4.19.4)
- Drainage installations under building work must be protected in terms of Part P of SANS 10400 (4.22.2)
- Waste pipes under floors to be sleeved.
- No drainage bends or junctions in or under floor.
- I.E.'s (inspection eyes) at all bends and junctions of drains, with marked covers at ground level. Provide I.E.'s at each end of encased drain where same passes underneath the building as nearest possible foundations.
- Provide R.E.'s at a max of 20m apart.
- Pre-sealing traps to all waste water fittings (two pipe system).
- Waste pipes on single pipe system will be fitted with 65mm deep seal traps and each fitting will be anti-siphoned
- Gully shall be fitted with a removable grating and be connected to a suitable grease, petrol or oil interceptor (or a combination of two or more of these) in accordance with the requirements of SANS 50858-1 or SANS 10252-2
- Sanitary fittings discharging to a gully to discharge over that gully as per Part P of SANS 10400 (4.21).
- All stack pipes and Vent pipes to be adequately accessible**
- All exposed Hot Water Piping must be adequately lagged.**
- Installation to be done in accordance with the requirements of the local authority and SANS 10252:1 (Water Installation for Buildings), SANS 10400(National Building Regulations) and SANS 10254:2012(were Hot Water Cylinders are required), SANS YA 204 shall also apply.
- uPVC pipes and fittings are manufactured to SABS No. 791-1986. uPVC pipes are designed for normal and heavy duty and jointing can be either solvent weld or rubber joint O-rings.

- WATER PIPING:**
- All piping in the ground is to be MEPLA or similar approved.
  - All hot water pipes must be isolated with approved pipe isolation.
- ISOLATING VALVES:**
- Isolating valves must be provided at all important points & junctions.No stop cocks are to be used on hot water reticulation.

**AMENDMENTS**

- FIRST FLOOR:**
- New Front Door position
  - Existing windows and doors removed in Bar area, Low wall to be kept
  - New Braai
  - Proposed new Master Bedroom layout
  - New Balcony Extension. To match existing balcony line & railing to match existing
  - Existing staircase: Floor slab to be cut back for adequate head height
  - Roof extended, new roof extension @ 5° slope and to have Zincalume sheeting
  - Existing carport. Windows and door removed and bricked up.
  - Study Bathroom: Bath removed and replaced with shower. New basin vanity position. Window bricked up and moved. Existing door opening bricked up
  - Existing timber stairs landing extended

**LOWER GROUND FLOOR:**

- Existing scullery: New door and steps added from external level to internal
- Remove internal dry walls and cupboards
- Driveway to be infilled and leveled, with new paving and waterproofing of existing wall to be as per architect's detail
- Bathroom layout to remain
- Walls removed around stairs. Stairs to remain. Potential re-tiling.
- New Structural column to support new slab on Ground Floor

**DEMOLITION NOTES**

- Verify all existing conditions prior to beginning work.
- Bring any discrepancies on the drawings and notes to the architect immediately.
- Minor changes in the scope of the demolition work shall not justify an additional cost.
- Removal of existing fixtures and equipment will require isolating the piping risers or mains via shut-off valves.
- Install new isolation valves where required for completion of work.
- Removal of existing plumbing fixtures and equipment, etc. will require capping and sealing existing mains or branches as necessary and required to allow the remaining systems to fully operate without degradation.
- Contractor shall provide protective plastic drop cloths to protect the existing occupied areas and equipment from dust and debris during the construction work, and shall clean the areas of all construction dirt daily, and upon completion of the work. refer to general conditions and division 1 sections in the specifications.
- All drained piping risers and mains shall be refilled with proper fluid and properly vented by this contractor, once new work has been installed.
- Coordinate with general contractor the removal and replacement of all existing ceilings, walls, etc. as required for mechanical demolition work.
- Existing piping and equipment, etc., not to be utilized in the completed building shall be discontinued or removed as required. All ends of discontinued piping shall be capped in the nearest wall, ceiling or floor so that they are completely concealed. openings left in walls, ceilings, etc., where equipment and pipe, etc., are removed and not replaced, shall be patched neatly with similar material to adjacent construction. refer to drawings
- Existing piping, fixtures and equipment that are not to be reused shall be removed and shall remain the property of the owner if they wish to retain ownership. If not, equipment shall become the property of contractor and shall be removed from the site as soon as practical and disposed of in accordance with applicable laws and regulations.
- All cutting and channeling of existing building shall be accomplished in a neat and workmanlike manner without removal of excess materials. This contractor shall patch and replace with material similar to adjacent construction.
- In taking down and removing existing work the utmost care shall be observed to prevent any structural or other damage to remaining portions of the building. The Contractor shall ensure the stability of all structures during alteration work.
- Special care shall be exercised during progress of the work to ensure that any electrical installations, water supply pipes, telephone and other services which may be encountered are not interfered with and notice shall be given to the Principal Agent if any disconnection or alterations become necessary.
- Forming new openings or altering openings in existing walls:
- Where new openings are formed or openings altered in existing walls, the wall above the opening shall be broken out and a new brick, in situ concrete or pre-stressed concrete lintel inserted, complete with all necessary reinforcement, formwork, turning piece, etc, the jambs and portions of openings as described shall be built up with new brickwork properly toothed and bonded to existing, cavities of hollow walls shall be closed where necessary and finishes shall be made good all round and into reveals
- Building up openings
- Where existing openings are to be built up, the existing surfaces all round shall be prepared as necessary, brickwork properly toothed and bonded to existing, wedged up to underside of existing lintel and finishes shall be made good on both sides

**FLOOR FINISH:** to comply with SANS 10400 - J

- Floor finish as noted on floorplan and to finishing schedule, on 40mm screed internal and 30mm screed external.
- Floor tiling to have Aluminium straight edge trim joints at external joints & corners.
- Waterproof Grouting colour to Owner's specifications.
- STAIRS:** to comply with SANS 10400 - M
- All stairs are 170mm - 200mm high and 300mm wide no alterations allowed.

**BALUSTRADES & RAILING:**

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

**CHIMNEY:**

- Chimney not less than 1 meter in height above junction to roof.
- Installation to comply with NBR
- ROOF:** to comply with SANS 10400 - L
- Roof to be structural timber roofs and to be specified and inspected by Engineer at each stage.

**FASCIA BOARD**

- All Fascia Boards to be painted to match roof unless otherwise specified.
- STRUCTURAL TIMBER:**
- Unless otherwise stated, structural timber shall be of South African softwood (pine) complying with the requirements of SABS specification 563 and 1245
- WALLS** to comply with SANS 10400 - K
- Cavity walls shall be kept free of all rubbish, mortar droppings and projecting mortar.
- The tops of the walls covered with planks or sacking during wet weather to prevent rain entering the cavities in construction.
- External cavity walls are to be provided with galvanized wire wall ties at every third course for 230 mm brick force galvanized ties used every third course.
- Weep Holes to be evenly spaced.

**DAMP PROOF COURSE TO WALLS**

- Installation to comply with NBR
- All joints in damp-proof course to walls shall be lapped a minimum of 150mm except at junctions and corners where the lap shall equal the full thickness
- WALL FINISHES:** (to finishing schedule)
- All new walls and existing walls to be plastered and painted unless otherwise stated on the drawings.
- Internal paint and plastered walls to be TWO coat plaster, smooth finish painted with PLASCON CASHMERE or equivalent approved, Colour - as per owner's specifications.
- Paint and plastered External walls - one coat plaster, Textured finish, painted with PLASCON MICATEX or equivalent approved.

**GLAZING:** to comply with SANS 10400 - N

- Glazing in accordance with SABS 10137.
- WINDOW SILLS:** (to detail)
- All internal window sills to plastered brick on edge & painted.
- All external window sills to be plastered brickwork with 15° fall with drip mould below, being bedded on a stepped DPC for the width of the sill.

**FINISHES**

- All electrical and light fittings, geysers, doorbell, windows, paint, tiles, flooring, pavers, finishes etc. to be approved by owner prior to confirmation of the main contractor.
- DRAINAGE AND SEWER:** to comply with SANS 10400 - P
- Lighting to comply with SANS 10400 - O

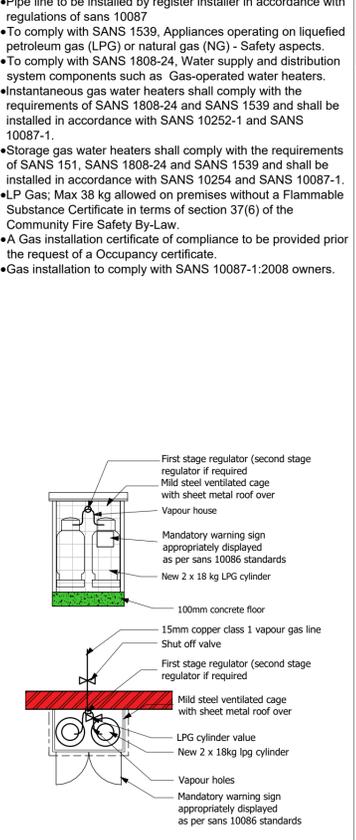
**GAS NOTES:**

- Gas bottles may not be:
  - Less than 1 metre sideways from doors and windows.
  - Less than 2 metres from drains and air vents.
  - Less than 3 metres below windows (unless a non-combustible roof is installed).
  - Less than 1 metre from the property boundary wall (unless it is a fire wall).
  - Less than 5 metres sideways away from a switchable electric point or plug switch.
  - Light bulbs may not be less than 1,5 metres above a gas bottle.

**Pipe line to be installed by register installer in accordance with regulations of SANS 10087**

- To comply with SANS 1539, Appliances operating on liquefied petroleum gas (LPG) or natural gas (NG) - Safety aspects.
- To comply with SANS 1808-24, Water supply and distribution system components such as Gas-operated water heaters.
- Instantaneous gas water heaters shall comply with the requirements of SANS 1808-24 and SANS 1539 and shall be installed in accordance with SANS 10252-1 and SANS 10087-1.
- Storage gas water heaters shall comply with the requirements of SANS 151, SANS 1808-24 and SANS 1539 and shall be installed in accordance with SANS 10254 and SANS 10087-1.
- LP Gas: Max 38 kg allowed on premises without a Flammable Substance Certificate in terms of section 37(6) of the Community Fire Safety By-Law.
- A Gas installation certificate of compliance to be provided prior the request of a Occupancy certificate.
- Gas installation to comply with SANS 10087-1:2008 owners.

**GAS BOTTLE ENCLOSURE DETAIL**



**AREA NOTES**

ERF: 721  
Area: 950.69 m²  
Existing Coverage: 131.17m²  
New Proposed Coverage: 60.5 m²  
Total Coverage: 191.77 m²

**GENERAL NOTES:**

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

The design on this drawing remains the property of the designer - copyright reserved. All dimensions to be checked on site before work commences. Any discrepancy must immediately be reported to the designer. This drawing is not to be scaled. All work to comply with the NBR, any relevant SABS code of practice and any local authority regulations. The contractor is to make themselves aware of these prior to commencement of work.

status

SKETCH PLANS

architect

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Wilderness, 6560  
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client

DE KOCK

project

ADDITIONS AND ALTERATIONS

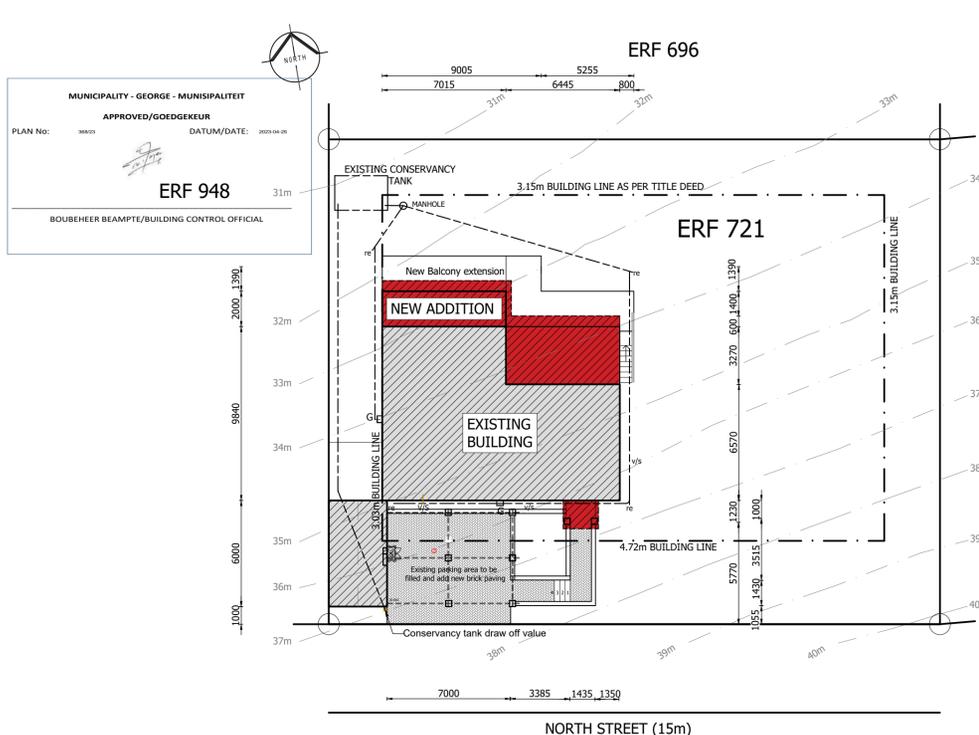
site

ERF 721, WILDERNESS

drawing

ELEVATIONS

scale	1:100	drawn	G.SCOTT
date	05/04/2023	checked	R.S.SCOTT
project no.	203	drawing no.	W04
		revision	E



**SITE PLAN**  
**SCALE 1:200**

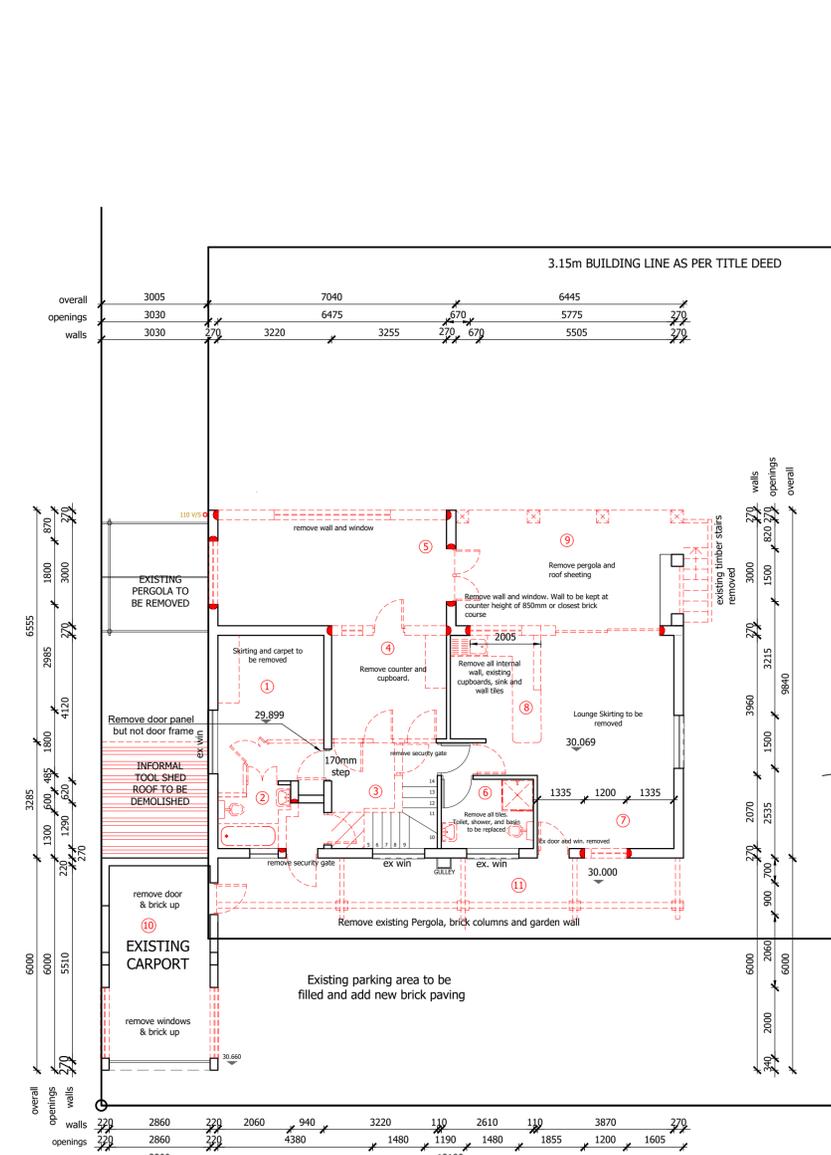


**GROUND FLOOR**  
**SCALE 1:100**

- DEMOLITION NOTES**
- GROUND FLOOR**
- North West Room (New Bedroom)
    - Existing door and windows removed as indicated
  - Kitchen:
    - Remove Kitchen door, and brick up
    - Create new door opening, as indicated on plan
    - All white wall tiles to be removed
  - WC
    - Current sink to be moved
  - Stairs
    - Walls surrounding stairs to be removed to stair tread.
    - Wall, glass blocks and door to be removed.
    - All existing handrails to be replaced
  - Existing Bedroom
    - Dry walls removed and replaced with single skin brick walls.
    - Doors removed as indicated on plan
    - All skirtings to be removed
  - Main Bathroom
    - Tiles to be removed
    - bathroom door to be removed as indicated
    - Remove wall inbetween shower and toilet
    - Shower and Basin to be replaced
  - Existing entertainment room
    - Skirtings to be removed
  - Storage
    - Dry walling removed as indicated
  - Existing Patio
    - Existing wooden Privacy screen to be removed
    - Existing pergola, and shading to be removed and temporarily stored
- All existing timber windows and doors to be replaced with Aluminum windows and doors, of same size. Unless, stated otherwise.
  - No plumbing points are to be discontinued, unless directed by Architect or Client

- DEMOLITION NOTES**
- FIRST FLOOR**
- Existing Study:
    - Remove existing B.I.C
    - Remove existing drywall and doors as indicated
    - Remove door panel but not door frame, as indicated on plan
    - Remove all skirting and carpet
    - Brick up recess in wall
  - Existing Study Bathroom:
    - Toilet and basin to be replaced
    - Bath to be removed. No pipes to be discontinued.
    - All tiles to be removed
    - Walls to be demolished, as indicated on plan.
  - Boyer
    - Remove doors and security gates, as indicated
    - Existing slab to be cut back, as indicated on plan. To be confirmed by Engineer
  - Room
    - Existing wall, window and door to be removed
  - Existing Bedroom
    - Wall, window and double doors to be removed as indicated on plan
  - Existing Bathroom
    - All tiles to be removed
    - All plumbing fixtures to be replaced
  - Lounge
    - All skirting to be removed
    - Sliding door to be removed
    - Existing door and window to be removed, as indicated on plan
    - New door opening to be created, as indicated on plan
  - Kitchen
    - Existing B.I.C and counters to be removed
    - Window to be removed, and Wall to be demolished, as indicated on plan.
  - Existing Patio
    - Remove existing pergola, roof sheeting, existing railings and existing columns
  - Garage
    - Existing windows to be removed and bricked up
    - Existing door to be removed and bricked up
  - Front yard
    - Existing Garden wall, brick pillars and pergola to be removed

- DEMOLITION NOTES**
- DEMOLITION NOTES**
- Verify all existing conditions prior to beginning work.
  - Bring any discrepancies from the drawings and notes to the architect immediately.
  - Minor changes in the scope of the demolition work shall not justify an additional cost.
  - Removal of existing fixtures and equipment will require isolating the piping risers or mains via shut-off valves.
  - Install new isolation valves where required for completion of work.
  - Removal of existing plumbing fixtures and equipment, etc. will require capping and sealing existing mains or branches as necessary and required to allow the remaining systems to fully operate without degradation.
  - Contractor shall provide protective plastic drop cloths to protect the existing occupied areas and equipment from dust and debris during the construction work, and shall clean the areas of all construction dirt daily, and upon completion of the work. refer to general conditions and division 1 sections in the specifications.
  - All drained piping risers and mains shall be refilled with proper fluid and properly vented by this contractor, once new work has been installed.
  - Contractor shall provide the removal and replacement of all existing ceilings, walls, etc. as required for mechanical demolition work.
  - Existing piping and equipment, etc., not to be utilized in the completed building shall be discontinued or removed as required. All ends of discontinued piping shall be capped in the nearest wall, ceiling or floor so that they are completely concealed, openings left in walls, ceilings, etc., where equipment and pipe, etc., are removed and not replaced, shall be patched neatly with similar material to adjacent construction. refer to drawings
  - Existing piping, fixtures and equipment that are not to be reused shall be removed and shall remain the property of the owner if they wish to retain ownership. If not, equipment shall become the property of contractor and shall be removed from the site as soon as practical and disposed of in accordance with applicable laws and regulations.
  - All cutting and channeling of existing building shall be accomplished in a neat and workmanlike manner without removal of excess materials. this contractor shall patch and replace with material similar to adjacent construction.
  - In taking down and removing existing work the utmost care shall be observed to prevent any structural or other damage to remaining portions of the building. The Contractor shall ensure the stability of all structures during alteration work.
  - Special care shall be exercised during progress of the work to ensure that any electrical installations, water supply pipes, telephone and other services which may be encountered are not interfered with and notice shall be given to the Principal Agent if any disconnection or alterations become necessary.
  - Forming new openings or altering openings in existing walls:
    - Where new openings are formed or openings altered in existing walls, the wall above the opening shall be broken out and a new brick, in situ concrete or pre-stressed concrete lintel inserted, complete with all necessary reinforcement, formwork, turning piece, etc. the jambs and portions of openings as described shall be built up with new brickwork properly toothed and bonded to existing, cavities of hollow walls shall be closed where necessary and finishes shall be made good all round and into reveals
  - Building up openings
    - Where existing openings are to be built up, the existing surfaces all round shall be prepared as necessary, brickwork properly toothed and bonded to existing, wedged up to underside of existing lintel and finishes shall be made good on both sides



**FIRST FLOOR**  
**SCALE 1:100**

- GENERAL NOTES**
- ERF: 721  
Area: 950.69 m<sup>2</sup>
- Existing Coverage: 131.17m<sup>2</sup>  
New Proposed Coverage: 60.5 m<sup>2</sup>
- Total Coverage: 191.77 m<sup>2</sup>
- GENERAL NOTES:**
- Contractor to ensure compliance to SANS 10400 in all relevant clauses and requirements
  - All levels, dimensions and positions to be checked on site and verified before any work commenced.
  - Any errors, discrepancies or omissions to be reported to the architect immediately.
  - All work to be in accordance with good and accepted local building practice.
  - Figured dimensions to be taken in preference to scaled dimensions.
  - These architectural drawings are to be read in conjunction with engineers and consultants drawings, where applicable.
  - All building by - laws, health and fire requirements to be strictly adhered to.
  - The contractor will be held responsible for the correct setting out of the works. Any doubt as to the accuracy of boundary pegs or lines to be reported to the client immediately
  - Any errors or discrepancies to be reported immediately for clarification prior to any work being undertaken
  - Levels indicated are provisional and must be checked on site referring to top of foundation.
  - Foundations to boundary walls not to encroach over boundary lines.
  - All electrical and drainage work is to be execute by registered tradesmen
  - Care to be taken when excavating for new work, to comply with SANS 10400 - G. All existing pipes, cables, etc. exposed to be pointed out to client and/or architect, who shall advise necessary action to be taken.
  - The contractor shall take all necessary precautions to avoid any damage what so ever, to existing buildings and fences.
  - All Occupational safety regulations as set by Dept. of Labour to be complied with and to comply with SANS 10400 - B
  - SAFETY:** to comply with SANS 10400 - D
    - All safety distances to be checked on site and must be in compliance with sans 10087, part 1 standards.
    - Installation to comply to local authority and sans 10087 regulations.
    - All building work to comply to sans 0400.
    - All electrical work to comply to 0108.
    - All mandatory fire equipment to be present and maintained. Area around gas cage to be kept clear of all combustible materials.
    - All warning and safety notices to be displayed as per sans 1186.
- The design on this drawing remains the property of the designer - copyright reserved. All dimensions to be checked on site before work commences. Any discrepancy must immediately be reported to the designer. This drawing is not to be scaled. All work to comply with the NBR, any relevant SABS code of practice and any local authority regulations. The contractor is to make themselves aware of these prior to commencement of work.

status

**SKETCH PLANS**

architect

**SCOTT ARCHITECTS**  
professional architects

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

client

**DE KOCK**

project

**ADDITIONS AND ALTERATIONS**

site

**ERF 721, WILDERNESS**

drawing

**SITE PLAN & DEMOLITION PLANS**

scale	1:100 / 1:200	drawn	G.SCOTT
date	05/04/2023	checked	R.S.SCOTT
project no.	203	drawing no.	W01
		revision	E

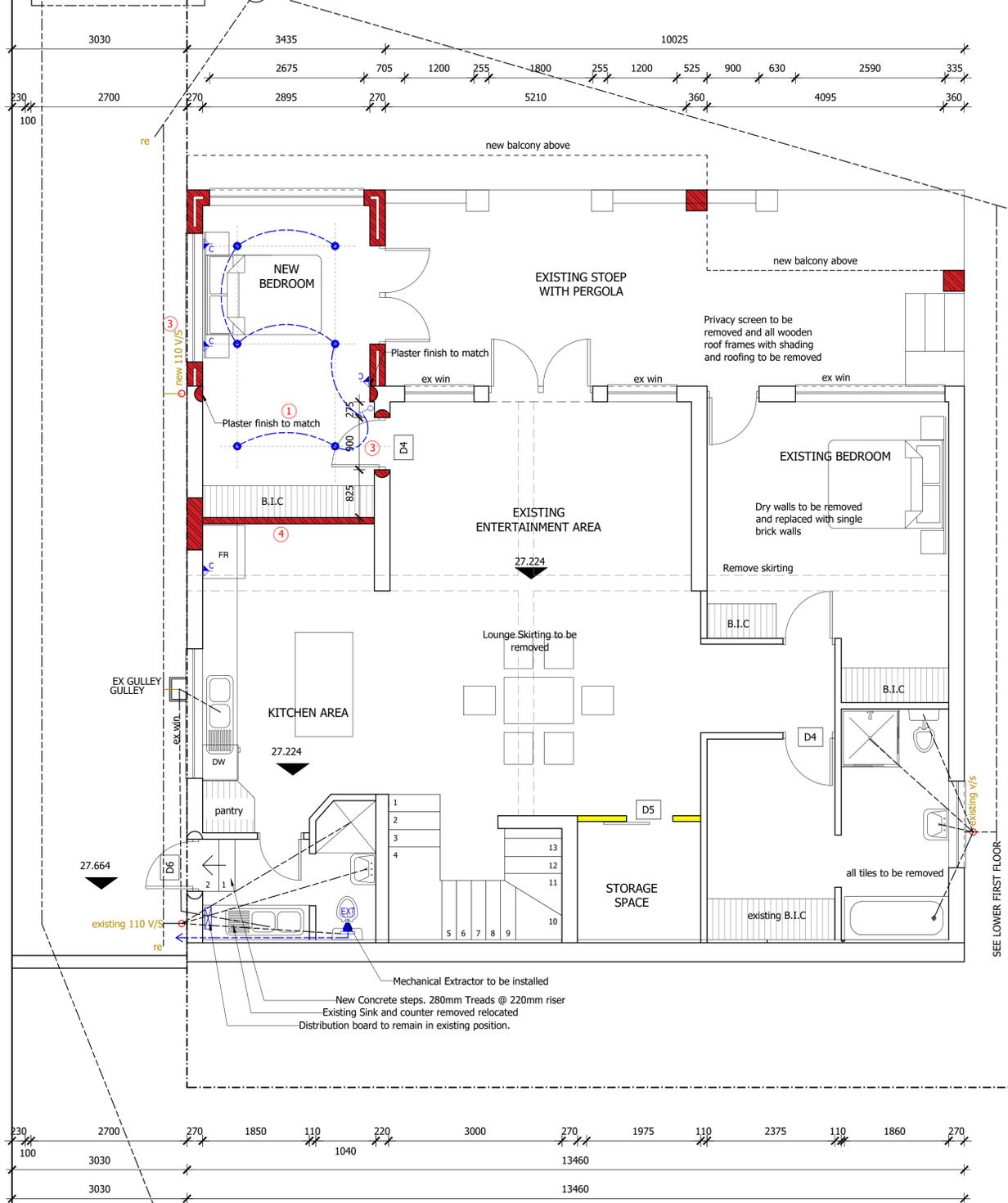


MUNICIPALITY - GEORGE - MUNISIPALITEIT  
 APPROVED/GOEDGEKEURD  
 PLAN No: 38823  
 DATE/DAATUM: 2023-04-26  
 BOUWBEHEER BEAAMPTE/BUILDING CONTROL OFFICIAL

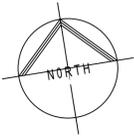
EXISTING  
 CONSERVANCY  
 TANK

3.15m BUILDING LINE AS PER TITLE DEED

750  
270  
3120  
2350  
1240  
270  
1810  
220  
1710  
900  
2240  
4180  
3110  
1330  
900  
1050  
110  
1790  
220



270  
965  
360  
1030  
1700  
360  
1640  
725  
4090  
6825  
110  
110  
1000  
9950  
3850  
1500  
1625



ELECTRICAL LEGEND		
	LARGE ROOF LIGHT	
	CEILING LIGHT	
	DOWN LIGHT IN SLAB BOX	
	PENDANT LIGHT LARGE/	
	PENDANT LIGHT	
	WALL READING LIGHT - Switch on fixture	
	EXTERNAL WALL LIGHT - Day / Night switch	
	EXTERNAL WALL LIGHT	
	UP-DOWN LIGHT	
	BACK LIGHT MIRROR - Switch on mirror	
	RECESSED BRAAI LIGHT	
	LED STRIP LIGHTING	
	FLUORESCENT LIGHT FITTING GARAGE	
	FLUORESCENT LIGHT FITTING	
	LED TRANSFORMER	
	GARDEN SPIKE	
	GARDEN BOLLARD	
	DISTRIBUTION BOARD @1.8m ABOVE F.F.L	
	1 WAY LIGHT SWITCH	
	1 WAY DOUBLE LIGHT SWITCH @1.35m above f.f.l	
	1 WAY TRIPLE LIGHT SWITCH @1.35m above f.f.l	
	WALL SOCKET 6x8 1 RSA 1 Data 2 Euro 1 TV	
	WALL SOCKET 4x4 1 RSA 1 Schuko 1 Euro 1 USB	
	WALL SOCKET 4x4 1 RSA 2 Euro 1 USB	
	WALL SOCKET 4x4 2 RSA	
	FLOOR SOCKET	
	WATERPROOF SOCKET	
	CEILING SOCKET	
	STOVE POINT AND ISOLATOR	
	GAS BURNER ISOLATOR	
	SHAVER POINT	
	HEATED TOWEL RAIL	
	EXTRACTOR	
	EXTRACTOR DUCT IN CEILING VOID	
	POOL LIGHT	
	WIFI ROUTER	

- AMENDMENTS**  
**FIRST FLOOR:**
- New Front Door position
  - Existing windows and doors removed in Bar area, Low wall to be kept
  - New Braai
  - Proposed new Master Bedroom layout
  - New Balcony extension. To match existing balcony line & railing to match existing
  - Existing staircase: Floor slab to be cut back for adequate head height
  - Roof extended, new roof extension @ 5° slope and to have Zincalume sheeting
  - Existing carport. Windows and door removed and bicked up.
  - Study Bathroom: Bath removed and replaced with shower. New basin vanity position. Window bricked up and moved. Existing door opening bricked up
  - Existing timber stairs landing extended
- LOWER GROUND FLOOR:**
- Existing scullery: New door and steps added from external level to internal
  - Remove internal dry walls and cupboards
  - Driveway to be infilled and leveled, with new paving and waterproofing of existing wall to be as per architect's detail
  - Bathroom layout to remain
  - Walls removed around stairs. Stairs to remain. Potential re-tiling.
  - New Structural column to support new slab on Ground Floor

- DEMOLITION NOTES**
- Verify all existing conditions prior to beginning work.
  - Bring any discrepancies from the drawings and notes to the architect immediately.
  - Minor changes in the scope of the demolition work shall not justify an additional cost.
  - Removal of existing fixtures and equipment will require isolating the piping risers or mains via shut-off valves.
  - Install new isolation valves where required for completion of work.
  - Removal of existing plumbing fixtures and equipment, etc. will require capping and sealing existing mains or branches as necessary and required to allow the remaining systems to fully operate without degradation.
  - Contractor shall provide protective plastic drop cloths to protect the existing occupied areas and equipment from dust and debris during the construction work, and shall clean the areas of all construction dirt daily, and upon completion of the work. refer to general conditions and division 1 sections in the specifications.
  - All drained piping risers and mains shall be refilled with proper fluid and properly vented by this contractor, once new work has been installed.
  - Coordinate with general contractor the removal and replacement of all existing ceilings, walls, etc. as required for mechanical demolition work.
  - Existing piping and equipment, etc., not to be utilized in the completed building shall be discontinued or removed as required. all ends of discontinued piping shall be capped in the nearest wall, ceiling or floor so that they are completely concealed. openings left in walls, ceilings, etc., where equipment and pipe, etc., are removed and not replaced, shall be patched neatly with similar material to adjacent construction. refer to drawings
  - Existing piping, fixtures and equipment that are not to be reused shall be removed and shall remain the property of the owner if they wish to retain ownership. If not, equipment shall become the property of contractor and shall be removed from the site as soon as practical and disposed of in accordance with applicable laws and regulations.
  - All cutting and channeling of existing building shall be accomplished in a neat and workmanlike manner without removal of excess materials. this contractor shall patch and replace with material similar to adjacent construction.
  - In taking down and removing existing work the utmost care shall be observed to prevent any structural or other damage to remaining portions of the building. The Contractor shall ensure the stability of all structures during alteration work.
  - Special care shall be exercised during progress of the work to ensure that any electrical installations, water supply pipes, telephone and other services which may be encountered are not interfered with and notice shall be given to the Principal Agent if any disconnection or alterations become necessary.
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  - Where new openings are formed or openings altered in existing walls, the wall above the opening shall be broken out and a new brick, in situ concrete or pre-stressed concrete lintel inserted, complete with all necessary reinforcement, formwork, turning piece, etc, the jambs and portions of openings as described shall be built up with new brickwork properly toothed and bonded to existing, cavities of hollow walls shall be closed where necessary and finishes shall be made good all round and into reveals
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**GENERAL NOTES**  
 ERF: 721  
 Area: 950,69 m<sup>2</sup>  
 Existing Coverage: 131.17m<sup>2</sup>  
 New Proposed Coverage: 60.5 m<sup>2</sup>  
 Total Coverage: 191.77 m<sup>2</sup>

- GENERAL NOTES:**
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  - All levels, dimensions and positions to be checked on site and verified before any work commenced.
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  - All electrical work to comply to 0108.
  - All mandatory fire equipment to be present and maintained. Area around gas cage to be kept clear of all combustible materials.
  - All warning and safety notices to be displayed as per sans 1186.
  - LIGHTING** to comply with SANS 10400 - O

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sketch plans

architect

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 www.scottarchitects.co.za

client

DE KOCK

project

ADDITIONS AND ALTERATIONS

site

ERF 721, WILDERNESS

drawing

GROUND FLOOR PLANS

scale

1:50

date

05/04/2023

project no.

203

drawn

G.SCOTT

checked

R.S.SCOTT

drawing no.

W02

revision

E

4.72m BUILDING LINE

BOUNDARY LINE

**Power of Attorney**

I, **Charl Gabriël de Kock** ( [REDACTED] ) the registered owner of *Erf 721 Wilderness, George Municipality & Division* hereby authorise *Marlize de Bruyn* and *Denise Janse van Rensburg* from *DMC Town Planning* to submit the required land use application in terms of Section 15(2) of the Municipality's Land Use Planning By-law (2023) as well as Administrator's Consent in terms of the Western Cape Land Use Planning Act, 2014.

Signed at Wilderness, 6560 on 22 January 2026



**CG de Kock**

Witness



11

MILLERS INC  
BEACON HOUSE  
123 MEADE STREET  
GEORGE  
6530

Prepared by me

CONVEYANCER  
LAUREN SULLIVAN (89117)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	[REDACTED]	[REDACTED]
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

DATA / VERIFIED  
28-12-2022  
ATHI DAMOYI

T 000061778 / 2022

## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

**BERNICE SOPHIA MOSTERT**

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

**SUSANNAH JILL LEDGER**  
Identity Number 410611 0021 18 6  
Married out of community of property

DATA / CONFIRMED  
20-12-2022  
BELINDA G. CALVES

which said Power of Attorney was signed at GEORGE on 14 OCTOBER 2022

6

8

And the appearer declared that his/her said principal had, on 26 September 2022, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

**CHARL GABRIËL DE KOCK**  
**Identity Number** [REDACTED]  
**Married out of community of property**

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

ERF 721 WILDERNESS in the Municipality and Division of George,  
PROVINCE WESTERN CAPE

IN EXTENT 950 (NINE HUNDRED AND FIFTY) Square metres

FIRST TRANSFERRED by Deed of Transfer No. T17320/1969 with Diagram No. 3556/69 relating thereto and held by Deed of Transfer No. T78330/2001

- A. SUBJECT to the conditions referred to in Certificate of Registered Title No. 19388/1954.
- B. SUBJECT FURTHER to the following special conditions contained in Deed of Transfer No. 17320/1969 imposed by the Administrator of the Cape Province in terms of Ordinance 33 of 1934 when approving of the establishment of Wilderness Township Extension No. 2:
1. Any words and expressions used in the following conditions shall have the same meaning as may have been assigned to them by the regulations published under Provincial Administration Notice Number 401 dated 17<sup>th</sup> October 1935, and in the memorandum which accompanied the said regulations.
  2. The owner of this erf shall without compensation, be obliged to allow electricity and water mains and the sewage and drainage, including stormwater of any other erf or erven within or without this township, to be conveyed across this erf, if deemed necessary by the local authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time in order to construct, maintain, alter, remove or inspect any sewer, manhole, channel, conduit or other works pertaining thereto.
  3. The owner of this erf shall be obliged, without compensation, to receive such material or permit such excavation on the erf as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority

4. This erf shall be subject to following further conditions, provided especially that where, in the opinion of the Administrator after consultation with the Townships Board and the local authority it is expedient that the restriction in any such condition should at any time be suspended or relaxed, he may authorise the necessary suspension or relaxation subject to compliance with such conditions as he may impose:

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

C. SUBJECT FURTHER to the following special conditions contained in Deed of Transfer No. T17320/1969 imposed by and in favour of The Wilderness (1921) Limited and its successors in title as owners of the remaining extent of the Township held by Certificate of Registered Title No. T19388/1954 and for the benefit of all purchasers and their successors in title of the erven comprising Wilderness Township Extension No. 2:

DEFINITIONS

The term "Seller" in these conditions shall be deemed to include the successors in title of the Seller to the remainder of the land held under the aforesaid Certificate of Registered Title No. T19388/1954.

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

TRADE AND OTHER RESTRICTIONS

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

8. Should any buildings or structures be erected out of compliance with these conditions, the Seller shall have the right to insist upon the demolition thereof, and the Seller shall at all reasonable times, through its proper officers, have the right of access to and inspection of any building operations conducted by the Purchaser on the lot.
9. Pending the establishment of a Local Authority, the Seller retains the right and power to enforce the observance of proper sanitation and orderly neatness and cleanliness upon this lot as well as the right to construct, use and maintain across the lot any pipeline for water leading, sewerage or drainage, and any poles or structures for the conduit of any electricity for light or power.
10. In respect of any lot upon the sea front, Purchasers shall not cut down or otherwise destroy the natural bush growth on the sea front and so endanger any plot to erosion by the sea or to shifting sands. Seller reserves the right to prescribe the level at which all buildings shall be placed on such lots, or any of them, and if called upon to do so by the Seller, Purchaser shall be obliged to plant and maintain suitable turf on any clear or open portions of such lots to guard against the shifting sands.
11. The lot shall not be occupied either for building purposes or as a place of human residence or resort, whether by means of buildings thereon or tents or camps erected or placed thereon for any period, unless the said lot shall have previously been provided with water flush sanitation accommodation for the use of persons so residing or resorting upon the said lot. Such sanitation accommodation shall at all times be maintained in efficient working order by the owner of the plot.
12. The Purchaser agrees to be bound not to clear or destroy the trees and bush on the lot which first consulting the Seller, the intention being that it is desirable in the general interest that the scenery shall not be marred by excessive or undue clearing of the bush and trees and especially as it is the Seller's intention to avoid cutting of any lines or squares or angles which will show marked patterns on the scenic effect of the township, but it is not the intention to interfere unreasonably with the Purchaser's full use and enjoyment of the said lot, and the Seller agrees that the frontage of any premises other than domestic should have a clear and uninterrupted view.
13. The Purchaser agrees to observe uniformity in respect of fencing line or all fences, walls hedges or structures that may abut on to any road, pathway, open space or property of the Seller, and to maintain all boundary fences, walls, hedges or structures of the lot in good order and repair.

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

**SUSANNAH JILL LEDGER, Married as aforesaid**

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

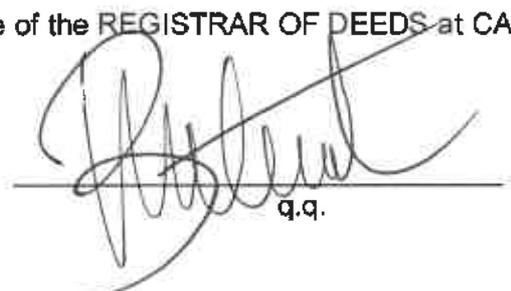
**CHARL GABRIËL DE KOCK, Married as aforesaid**

his Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of [REDACTED].

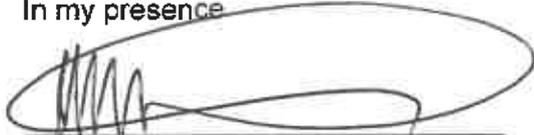
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

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

06 DEC 2022

  
q.q.

In my presence



REGISTRAR OF DEEDS

## CONVEYANCER CERTIFICATE

I the undersigned, **J.J. VAN DER BERG (LPCM61135)**, in my capacity as conveyancer and attorney practising at PH Attorneys in Mossel Bay certify that a search was conducted in the Deeds Registry, Cape Town, regarding the following property (including both current and earlier title deeds / pivot deeds / deeds of transfer):

**ERF 721 WILDERNESS  
IN THE MUNICIPALITY AND DIVISION OF GEORGE,  
PROVINCE OF THE WESTERN CAPE;**

IN EXTENT: 950 (NINE HUNDRED AND FIFTY) Square Metres

Held by Deed of Transfer Number T61778/2022

In respect of which it was found that there are restrictive conditions registered against such property, namely:

“4. This erf shall be subject to the following further conditions, provided especially that where, in the opinion of the Administrator after consultation with the Townships Board and the local authority it is expedient that the restriction in any such condition should at any time be suspended or relaxed, he may authorize the necessary suspension or relaxation subject to compliance with such conditions as he may impose:

- (d) no building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf, nor within 3,15 metres of the rear or 3,15 metres of the lateral boundary common to any adjoining erf, provided that with the consent of the local authority, an outbuilding not exceeding 3,05 metres in height measured from the floor to the wall plate and no portion of which will be used for human habitation, may be erected within the above prescribed rear space. On consolidation of any two or more erven, this condition shall apply to the consolidated area as one erf.”

In respect of which no further restrictive conditions prohibiting the proposed amendment and permanent departure as further elaborated on in the accompanying application. It is further confirmed that currently no mortgage bond is registered over

such property.

DATED and SIGNED at MOSSEL BAY on the 5<sup>th</sup> day of FEBRUARY 2026.



---

**CONVEYANCER**

**J.J. VAN DER BERG**

**PH ATTORNEYS INC.**

**SIOUX BUILDING**

**16 SIOUX STREET**

**VOORBAAI**

**MOSSEL BAY**