



PROPOSED PERMANENT DEPARTURE FOR GASCO
PROPERTIES PTY LTD (REG NR 2018/100070/07): ERF
167, 22 HOEKWIL ROAD, HOEKWIL, GEORGE
MUNICIPALITY AND DIVISION

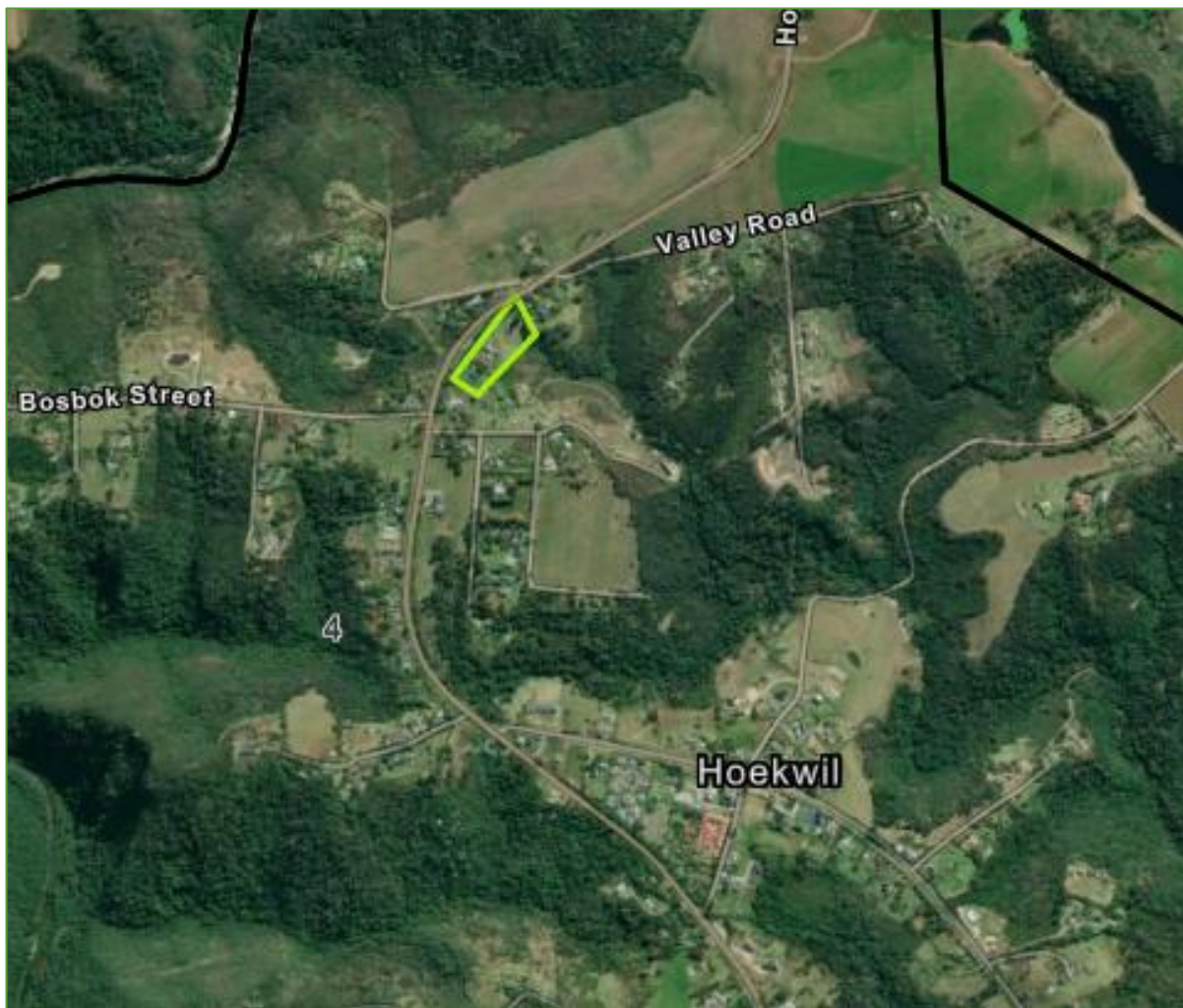


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PROPOSED PERMANENT DEPARTURE FOR GASCO PROPERTIES PTY LTD (REG NR 2018/100070/07): ERF 167, 22 HOEKWIL ROAD, HOEKWIL, GEORGE MUNICIPALITY AND DIVISION

Property Description: Erf 167, Hoekwil	
Physical Address:	22 Hoekwil Road, Hoekwil
Owner:	GASCO Properties Pty Ltd (Reg Nr 2018/100070/07)
Title Deed No:	T56545/2023
Bond Holder:	Not Applicable
Size of the property:	1.2241ha

1. Application

Application is made for permanent departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for the George Municipality, 2023 on Erf 167, Hoekwil for the following:

PERMANENT DEPARTURE	FROM	TO	PURPOSE
Southern Rear Boundary Building Line	10m	5m	For a proposed of an ancillary garage and outbuilding
Western Side Boundary Building Line	10m	5m	For a proposed of an ancillary garage and outbuilding
Maximum permitted combined floor area of a second dwelling and associated garages in terms of the George Integrated Zoning Scheme By-law, 2023	175m ²	293.05m ²	To regularise the existing second dwelling and accommodate ancillary garaging associated with the lawful residential use of the property

2. Locality

Erf 167, Hoekwil is a developed property situated within the smallholding area of Hoekwil. The property forms one of the northernmost smallholdings before the broader agricultural landscape to the north is reached. The subject property is located approximately 600m outside the Hoekwil urban edge and approximately 900m south of the Touwsrante urban edge.

The property is bounded by smallholdings along three of its boundaries, with access obtained from Hoekwil Road (Main Road 352) along the northwestern boundary.

The locality of the subject property is illustrated on the locality plan attached hereto.

3. Background

Erf 167, Hoekwil is a developed agricultural property improved with two dwelling houses. The current owners purchased the property in 2023 with the existing improvements already established on the property. A derelict outbuilding is currently located within the southern corner of the property. It is proposed that this structure be demolished and replaced with a new outbuilding positioned 5.0m from the southern and western boundary building lines.

Application is furthermore made for a permanent departure from the maximum permitted size of a second dwelling and associated garage facilities on Erf 167, Hoekwil.

In terms of the George Integrated Zoning Scheme By-law, 2023, the maximum permissible floor area for a second dwelling and associated garages on the property is limited to 175m^2 . The existing second dwelling measures 203.05m^2 , with the proposed ancillary garage component measuring approximately 90m^2 , resulting in a combined floor area of 293.05m^2 . A permanent departure is therefore required to permit the total combined extent of the second dwelling and associated garages.

A previous land use application was submitted and refused during 2025 for the following departures in terms of Section 15(2)(b) of the George Municipality Land Use Planning By-law, 2023:

Permanent departures in terms of Section 15(2)(b) of the George Municipality Land Use Planning By-law, 2023 for the relaxation of the:

- i. Southeastern rear building line from 10.0m to 5.0 for the outbuilding and 3.0m for a section covered stoep;
- ii. Southwestern side building line from 10.0m to 5.0m for the outbuilding

The application was refused for the following reasons:

- i. The configuration of uses was not justified through the motivation.
- ii. The application is not in line with the land use description as stated in the Zoning Scheme.
- iii. The uses can be accommodated within the developable area.
- iv. The size of the proposed outbuilding is larger than the main dwelling and the mass of the structure was not justified

The revised application has been substantially reduced in scale and intensity and directly addresses the concerns raised in the previous refusal.

Configuration, Land Use Description and Size of the Proposed Structure

The initial application consisted of a $\pm 508\text{m}^2$ multi-purpose structure containing a garage, workshop, staff accommodation, gym, art studio, home office and covered entertainment areas.

The revised proposal consists of a significantly reduced $\pm 252.62\text{m}^2$ ancillary outbuilding containing four garages (including storage space for a boat and machinery associated with the maintenance of the property), storeroom, and a covered stoep area as illustrated in figure 1 below.

The second dwelling currently does not have any garaging facilities, despite the zoning scheme requiring at least one parking bay to be provided. The proposed structure therefore primarily serves as ancillary garaging and storage associated with the lawful use of the property.

The storeroom and covered stoep are ancillary to the existing dwellings and remain subordinate to the primary residential use of the property.

Importantly, the revised proposal does not include any habitable accommodation, kitchen facilities, or independent residential use rights and cannot function as a separate dwelling unit.

The previous application proposed a large multi-purpose structure incorporating several ancillary components. The revised proposal has been substantially reduced in scale and intensity and is now limited to a modest ancillary outbuilding associated with the lawful residential use of the property.

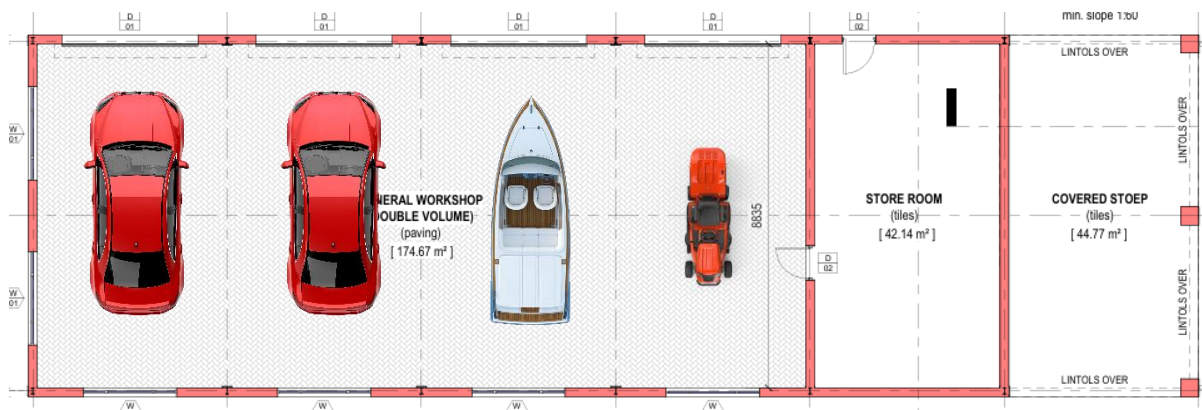


Figure 1: Uses of the proposed outbuilding

Position of the proposed outbuilding

The position of the proposed outbuilding was not fully motivated in the previous application. Although the proposed location of the structure remains unchanged, additional motivation is provided herein to justify its placement on the property.

The figure below illustrates alternative positions for the proposed outbuilding within the developable area of the property. Figure 2 demonstrates the implications of locating the structure closer to the existing second dwelling. It is evident that such a position would negatively impact sunlight access to the second dwelling and would further compromise the functional layout of the site.

In addition, the alternative position would result in a fragmented and inefficient site layout and would reduce functional access and manoeuvring space for vehicles.

In addition, the alternative position would require the removal of several mature existing trees in order to provide adequate vehicular access to the proposed garages. The retention of these trees is considered important to the established character of the property and contributes to screening along the property boundaries.

The proposed position therefore represents the most practical and least intrusive location for the outbuilding, while responding appropriately to the existing topography, vegetation, access requirements, and spatial arrangement of the existing improvements on the property.

As previously stated, the proposed outbuilding is intended to provide ancillary garaging for the second dwelling, storage space for machinery and equipment associated with the maintenance of the rural residential property, as well as a storeroom linked to the existing lawful dwellings on the property.

Figure 3 below further illustrates the topographical constraints present on the northern portion of the property, together with the associated river buffer area. These constraints limit the practical developable area of the property and support the proposed positioning of the structure.

It is therefore considered evident that the proposed outbuilding, even if fragmented into smaller structures, would still need to be accommodated within the same general locality in order to remain functional and environmentally appropriate.

The revised proposal is furthermore substantially reduced in scale and intensity compared to the previously refused application. The current application is limited to ancillary garaging and storage. No habitable accommodation, kitchen facilities, or independent residential use rights are proposed as part of the outbuilding.

In summary the reasons for refusal are combatted as follow:



Figure 2: Alternative Positions for the Proposed Structure

- Configuration now simplified → **no mixed-use structure**
- Land use aligned → **ancillary to residential use**
- Cannot fit in building envelope → **constraints explained (trees, access, topography)**
- Scale reduced → **508m² → 252.62m²**

4. Proposed development:

Character of the Property

Erf 167, Hoekwil is zoned Agricultural Zone I (AZI) in terms of the George Integrated Zoning Scheme By-law, 2023 and is developed with two lawful dwelling houses and associated ancillary improvements. The surrounding properties are predominantly zoned Agricultural Zone II and form part of the established smallholding character of the area.

The proposed land use application will not alter either the zoning or primary use rights applicable to the property. The property will continue to function as a rural residential/agricultural property consistent with the existing character of the surrounding smallholding area.

Access to the property is obtained from Hoekwil Road along the western boundary, with no additional access points proposed as part of this application.

In terms of the George Integrated Zoning Scheme By-law, 2023, the property is subject to 10m building lines along all boundaries. The southwestern portion of the property is relatively flat and accommodates the existing development footprint, while the northeastern portion slopes downward

towards the river corridor and associated environmental buffer area, limiting the practical developable area of the property.

The main dwelling is positioned relatively centrally on the property, while the second dwelling is situated approximately 50m southwest thereof. The proposed outbuilding is intended to function as an ancillary structure associated with these existing lawful improvements.

The figure below illustrates the existing development pattern, environmental constraints, and general character of Erf 167, Hoekwil.

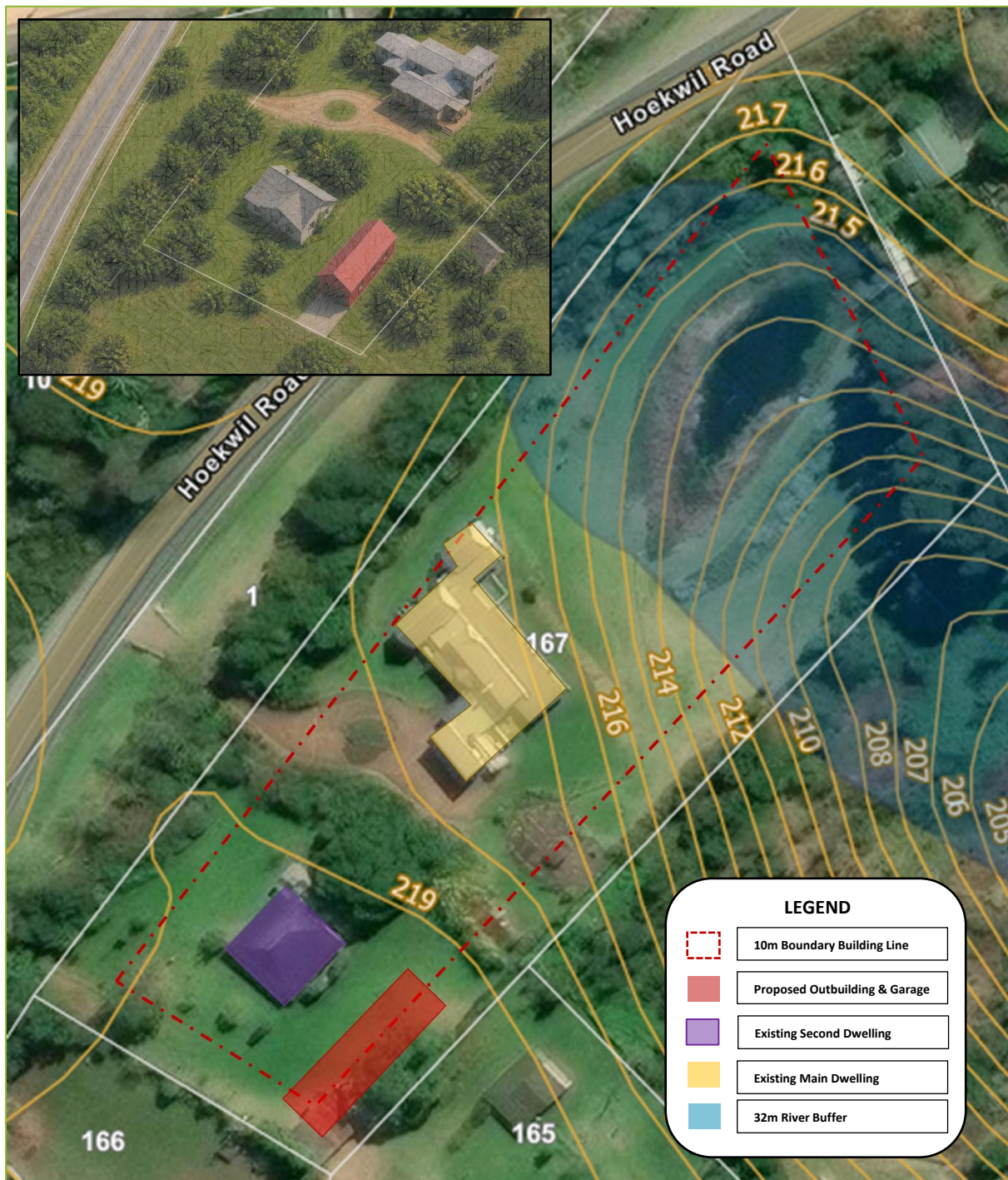


Figure 3: Development Proposal on Erf 167, Hoekwil

Character of the Surrounding Area

The surrounding area is characterised by a rural smallholding development pattern consisting predominantly of single-storey dwelling houses, with occasional double-storey structures and associated ancillary outbuildings such as garages, carports, storage buildings, and service structures.

Architectural styles within the area vary considerably, reflecting the incremental development and expansion typically associated with established rural residential and smallholding properties. Development is generally low-density in nature, with buildings widely spaced and screened by existing vegetation and landscaping.

Properties in the immediate vicinity are similar in scale and use, with ancillary outbuildings and garages forming a common component of the established development character. While the prescribed building lines are generally maintained, departures and minor encroachments associated with ancillary structures are not uncommon within the surrounding smallholding area.

The proposed outbuilding is considered consistent with the established rural residential character of the area and remains subordinate to the existing lawful dwellings on the property. Due to the large separation distances between neighbouring dwellings and the existing vegetation screening along property boundaries, the proposed departures are not expected to materially alter the character of the surrounding area or result in any significant visual intrusion.

The proposed outbuilding and garages are considered typical ancillary improvements associated with rural residential properties and are consistent with the form and function of development found throughout the surrounding smallholding area. The proposed structure remains clearly subordinate to the existing lawful dwellings on the property and has been carefully positioned to minimise visual and environmental impacts.

Given the scale of the property, the substantial separation distances between neighbouring dwellings, and the presence of existing vegetation screening, the proposed building line departures are not expected to materially alter the existing streetscape or detract from the established character of the area.

Accordingly, the proposed departures are considered compatible with the existing development pattern and rural character of the surrounding area.

5. Natural Environment

Erf 167, Hoekwil is an already developed agricultural property improved with two dwelling houses and associated ancillary structures. The proposed development entails the demolition and replacement of an existing derelict outbuilding within an already disturbed portion of the property. As such, no significant impact on the natural environment is anticipated.

The property contains limited natural vegetation, with existing trees primarily associated with landscaped areas and boundary screening. A line of mature trees along the western boundary contributes to visual screening from Hoekwil Road and forms part of the established character of the property.

The proposed outbuilding has been positioned to minimise environmental impact and to avoid sensitive environmental features associated with the property. The structure is located outside of the nearby watercourse buffer area and does not encroach on the Ecological Support Area associated with Erf 163 or the identified Fynbos area associated with Erf 11.

Importantly, the proposed positioning of the outbuilding also enables the retention of existing mature trees, including the tree located near the southeastern boundary with Erf 165, which can remain within the relaxed building line area.

The proposed departures are therefore considered to facilitate the most practical and least environmentally intrusive placement of the outbuilding on the property, with no anticipated negative environmental or visual impacts.

6. Traffic and Pedestrian Movement:

The proposed development will not result in any material impact on traffic flow or pedestrian circulation along Hoekwil Road.

The property is already served by an existing approved vehicular access from Hoekwil Road, which will remain unchanged as part of the proposed development. No additional access points are proposed, thereby maintaining the current access arrangement and ensuring continuity of the established movement pattern.

The proposed garage and outbuilding are positioned towards the rear of the property, well outside the primary road interface zone. As such, the development will not interfere with existing sight lines, visibility splays, or road safety conditions along Hoekwil Road.

In terms of scale and use, the proposal remains ancillary to the primary residential use of the property and is not expected to generate any meaningful increase in trip generation beyond typical low-intensity residential traffic patterns. Consequently, the development will not place additional burden on the surrounding road network or pedestrian environment.

7. Impact on Neighbouring properties

The proposed new outbuilding is not anticipated to have any adverse impact on neighbouring properties, particularly given the substantial separation distances typical of rural and agricultural contexts. The nearest structures are two outbuildings located on Erf 165 Hoekwil, which are situated approximately 30m from the proposed development. The closest dwelling houses on the adjoining properties (Erven 165 and 166) are located approximately 40m to 50m from the proposed site. These distances provide an adequate buffer to ensure that no material sense of encroachment, overlooking, or loss of amenity is expected.

The proposed outbuilding will comply with all applicable height controls, with a maximum height of 5.239m, which is consistent with structures of this nature within rural/agricultural settings.

The proposed structure will furthermore be partially screened by existing vegetation and landscaping along the property boundaries

In addition, the intended use of the outbuilding is consistent with ordinary agricultural and ancillary activities commonly associated with properties in the area. As such, the scale and function of the proposal are compatible with the surrounding land use pattern and are not expected to introduce any incompatible or intensive activity that would negatively affect neighbouring properties.

8. Public Participation

Neighbouring property owners were notified by email. The application was furthermore advertised on the Municipal website and Facebook page. A site notice was placed facing Hoekwil Road for a

period of 30 days and the relevant Ward Councillor was notified accordingly. WRRRA and WALEAF were also notified in accordance with the Section 38 notice requirements.

9. Need and Desirability

Need is assessed with reference to the nature of the proposed development and is grounded in the principle of sustainable development. This motivation report demonstrates that the proposed departures (building line relaxation) for the new outbuilding on Erf 167 Hoekwil are appropriate in relation to the character of the property and the surrounding area. The proposal is not expected to result in any negative impacts on neighbouring properties, the visual character of the area, or the environment.

The development is compatible with the existing rural/agricultural context and responds to the functional requirements of the property. The primary purpose of the proposed outbuilding is to provide ancillary garaging, storage, and workshop space associated with the ongoing maintenance and functioning of the rural residential property.

Accordingly, the proposal represents a reasonable and context-appropriate response to an identified practical need, without compromising surrounding amenity or the broader spatial and environmental objectives applicable to the area.

From a planning perspective, **desirability** is understood as the degree of acceptability of a proposed development on a specific property. This is assessed with reference to a range of relevant factors, including the physical characteristics of the property, prevailing planning policy and frameworks applicable to the area, the established character of the surrounding environment, the locality and accessibility of the property, as well as the availability and capacity of services and infrastructure.

The departure from the prescribes size of a second dwelling is considered reasonable and appropriate within the context of the property and surrounding rural smallholding area for the following reasons:

Erf 167, Hoekwil is a large agricultural property measuring approximately 1.2241ha in extent, substantially larger than conventional urban residential erven. The scale of the property comfortably accommodates the existing dwellings and proposed ancillary improvements without resulting in overdevelopment of the site.

The second dwelling already lawfully exists on the property and forms part of the established development pattern of the site. The application therefore does not seek to introduce an additional dwelling unit or intensify the residential use of the property, but rather to regularise the combined floor area associated with the existing second dwelling and ancillary garaging.

The proposed garages are directly linked and ancillary to the second dwelling and are intended to provide secure parking, storage space, and accommodation for equipment associated with the maintenance of the rural residential property. Rural and smallholding properties typically require larger garaging and storage areas than conventional urban residential properties due to the nature of the properties, longer travel distances, storage of trailers, boats, maintenance equipment, and agricultural machinery.

The proposed garages cannot function independently from the second dwelling and do not contain any habitable accommodation, kitchen facilities, or additional residential components. The proposal will therefore not result in the creation of an additional dwelling unit or increase residential density on the property.

The combined scale of the second dwelling and associated garages remains compatible with the established rural and low-density character of the surrounding smallholding area, where larger dwellings and ancillary outbuildings are common. The proposal is considered consistent with the prevailing development pattern of the area and will not appear out of character within the broader rural landscape.

Considering the size of the property, the established development pattern of the surrounding area, and the ancillary nature of the proposed garages, the requested departure is considered reasonable, contextually appropriate, and unlikely to result in any negative planning impacts. The proposal therefore satisfies the principles of need and desirability and is considered consistent with the broader spatial and land use planning objectives applicable to the area.

No significant **physical characteristics** of the property will be altered or adversely affected by the proposed permanent departures. The proposed outbuilding is located within an area of the site that is already cleared of vegetation, thereby minimising any additional site disturbance. Furthermore, the structure has been placed as far as practically possible from identified environmental features on the property, ensuring that sensitive areas are avoided and adequately protected.

In addition, the proposed outbuilding will be positioned further from the property boundaries than the existing outbuilding, thereby reducing potential interface impacts and reinforcing a more controlled spatial arrangement on the site.

Existing planning in the area

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

Character of the area

As discussed, and shown earlier in this report, the departures will not have a negative impact on the character of the area. The new building will replace the existing one but will be further away from the boundary to allow sufficient space for maintenance and landscaping.

Provision of services

Municipal engineering services are already available on the property and will be used accordingly. The accesses from Hoekwil Road will remain unchanged. The existing accesses comply with the parameters of the zoning scheme.

Economic impact

The proposed departures are not expected to result in any negative economic impact.

Direct impact on surrounding properties

No neighbouring property owner is expected to experience material overshadowing, overlooking, or loss of amenity as a result of the proposed departures. The outbuilding will be at least 40m from any abutting property owners' homes and will only be 5.239m in height, which is not considered out of the ordinary. It is our view that the need and desirability of the proposed permanent departures for Erf 167 Hoekwil, shows no negative impacts.

10. Legislative Framework:

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.

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 motivation 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 relevant to this land use application.

Spatial sustainability as described in Section 7(b) of SPLUMA is relevant for permanent departures for proposed new outbuilding on a developed property as follows:

- The proposed building line relaxations holds no expected negative environmental impact. The structure is proposed as far as possible from the watercourse on the property and does not affect the Fynbos or Ecological Support Area as shown in the Public GIS (George Municipality).
- The effective and equitable functioning of land markets is not negatively affected by this land use application.
- No negative impacts are expected on surrounding properties. The structure's height is limited to 5.239m to ensure that it does not have a visual impact. On an agricultural property, agricultural buildings are allowed to be up to 15m in height.

Efficiency as described in Section 7(c) of SPLUMA is supported. The proposal to construct a single structure that accommodates multiple uses is deemed efficient.

Spatial resilience as described in Section 7(d) of SPLUMA is not fully relevant to this land use 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 167 Hoekwil supports the relevant development principles of SPLUMA.

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 167 Hoekwil, no conflict was found with the George Municipal Spatial Development Framework (GMSDF).

George Municipality: Land Use Planning By-Law, 2023

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

- Desirability of the proposed 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 motivation report as relevant.

George Integrated Zoning Scheme By-Law, 2023 (GIZS)

Erf 167 Hoekwil is designated as Agricultural Zone I (agriculture) according to the George Integrated Zoning Scheme By-law, 2023. The property's zoning will remain unchanged despite the approval of a land use application for permanent departures from building lines to accommodate the proposed new outbuilding. Considering the property's AZI-zoning, an agricultural structure of up to 15m in height and 2000m² in area is possible.

Being only 1.2241ha in extent within a small holding area, such a large structure could be detrimental in this rural landscape. The property is subject to 10m building setbacks on all boundaries. The proposed outbuilding will be positioned 5.0m from the southeastern boundary and 5.0m from the southwestern boundary.

This location is deemed practical and functional. Whether the property is zoned AZI or AZII, the building line is 10m on all boundaries due to the extent of the property.

We believe that the proposed outbuilding has been carefully designed and positioned to minimize its impact on the area's character and neighbouring properties, Hoekwil Road, and the surrounding environmental features. All relevant development criteria applicable to the property, including height and coverage, are being adhered to.

Due to the substantial separation distances between neighbouring properties, together with existing vegetation screening and landscaping, the increased floor area is not expected to result in any material visual intrusion, overshadowing, overlooking, or loss of amenity for surrounding property owners.

The proposal will not negatively impact municipal engineering services, road infrastructure, traffic movement, or environmental features on the property. Existing access arrangements remain unchanged and sufficient services are already available to accommodate the development.

Importantly, the departure relates to floor area only and does not seek relaxation of any additional development parameters beyond those separately applied for in this application. The proposed development remains compliant with the applicable height restrictions and maintains an appropriately low site coverage relative to the overall size of the property.

Wilderness – Lakes – Hoekwil Local Spatial Development Framework, 2015

According to the WLH LSDF, Erf 167 Hoekwil does not fall within any Protected Areas, Critical Biodiversity Areas, or Ecological Support Areas. The property does fall within the demarcated smallholding area, although the property is zoned AZI (agriculture). The proposed building will not diminish the environmental value of the property nor detract from the character of the surrounding area. It has been intentionally designed with discretion in mind to avoid appearing imposing in the smallholding landscape.

With a height of only 5.239m, the building will be lower than typical residential houses, and efforts have been made to conceal it from public view along. Additionally, the building will maintain a reasonable distance of 5.0m from the boundary. The WLH SLDF is also very focussed on preserving viable agricultural land on agricultural properties and limiting fragmentation of the rural landscape, especially through subdivisions.

The proposed outbuilding will not affect any viable agricultural land and will not cause any fragmentation of the rural landscape. The proposed land use application is not in conflict with the WLH LSDF.

11. CONCLUSION

The proposed outbuilding will provide ancillary garaging, storage and workshop. The revised proposal has been substantially reduced in scale and intensity from the previously refused application and remains subordinate to the existing dwellings on the property.

The proposed departures are considered reasonable within the context of the property and surrounding smallholding area and are not expected to result in any negative impact on neighbouring properties, the rural character of the area, or environmentally sensitive features on the site.

The proposed placement of the structure represents the most practical and least intrusive development option when considering the site constraints, existing vegetation, topography, access arrangements, and spatial layout of the property.

It is therefore our opinion that the proposed land use application is consistent with the applicable planning legislation, policy framework, and broader spatial objectives applicable to the area.



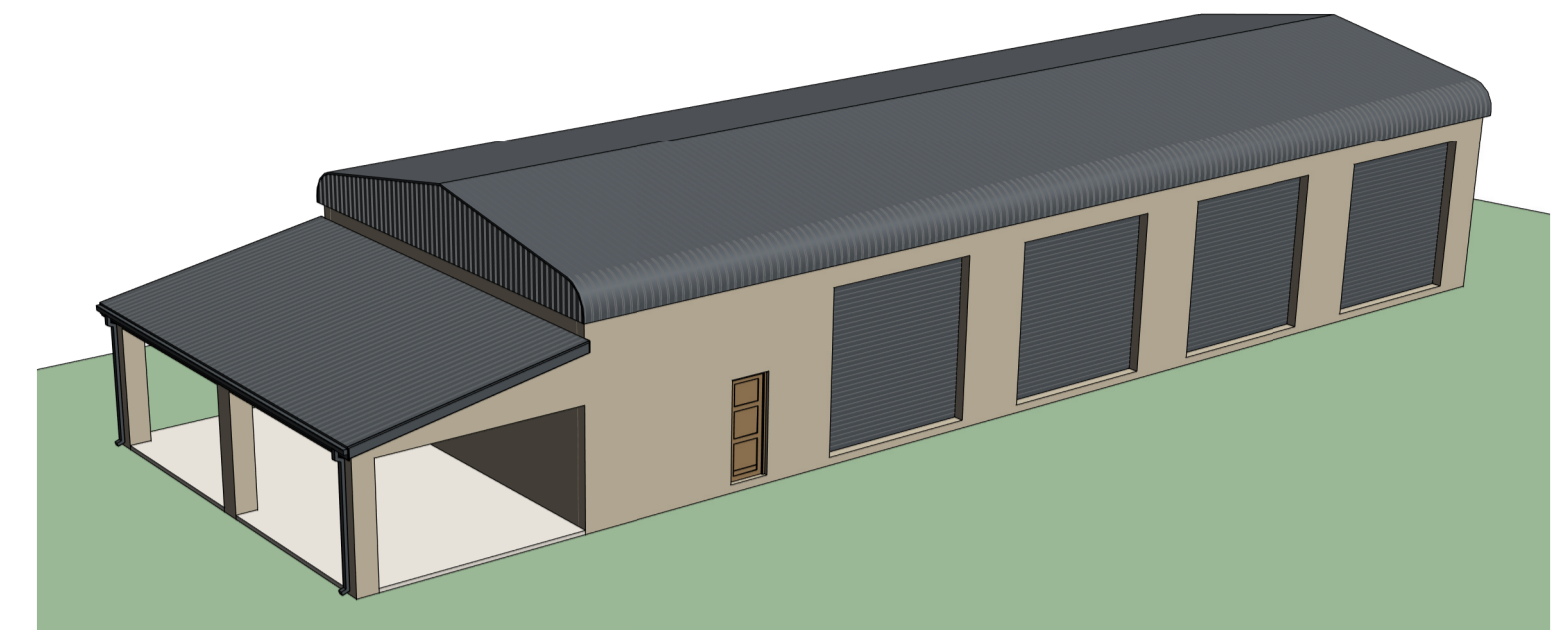
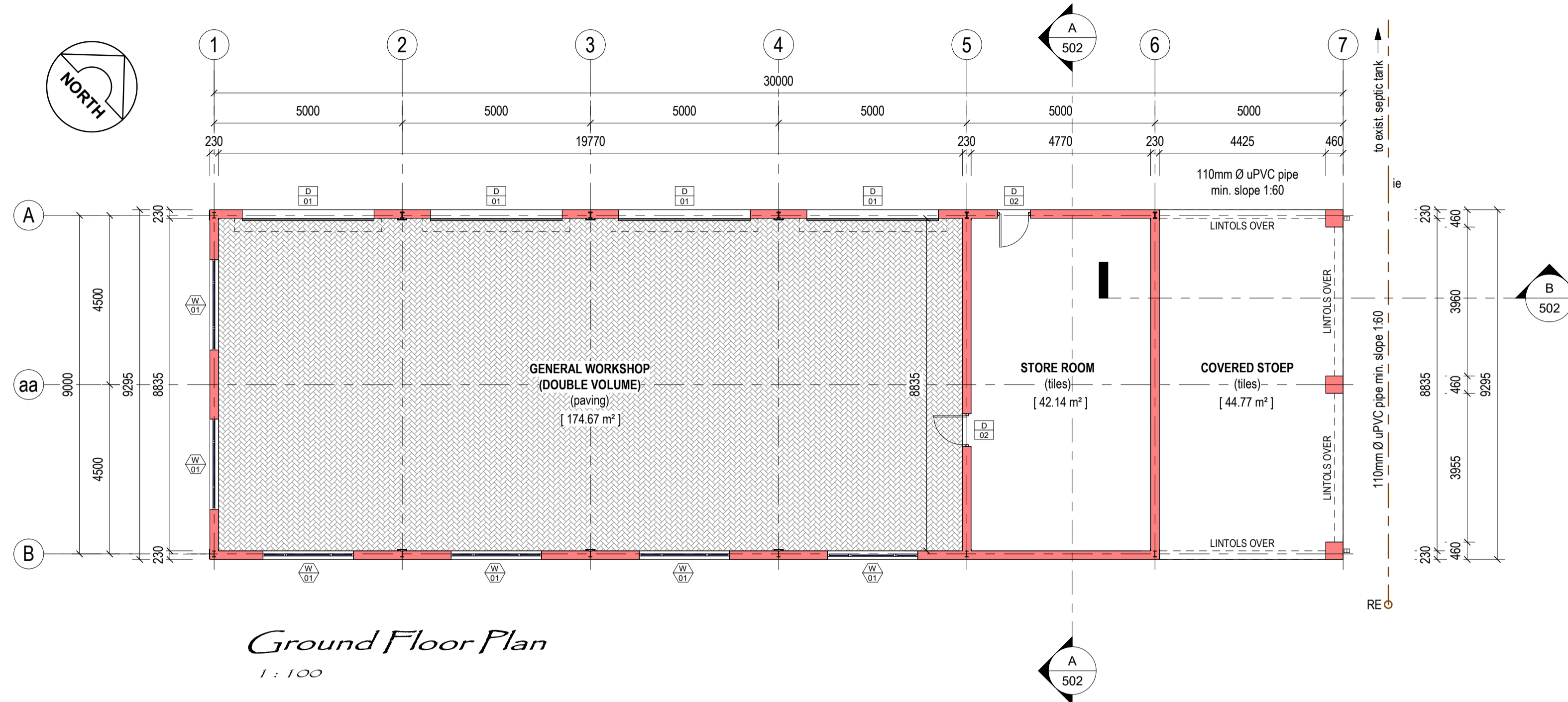
Amelia Lombard Pr. Pln.

14 May 2026

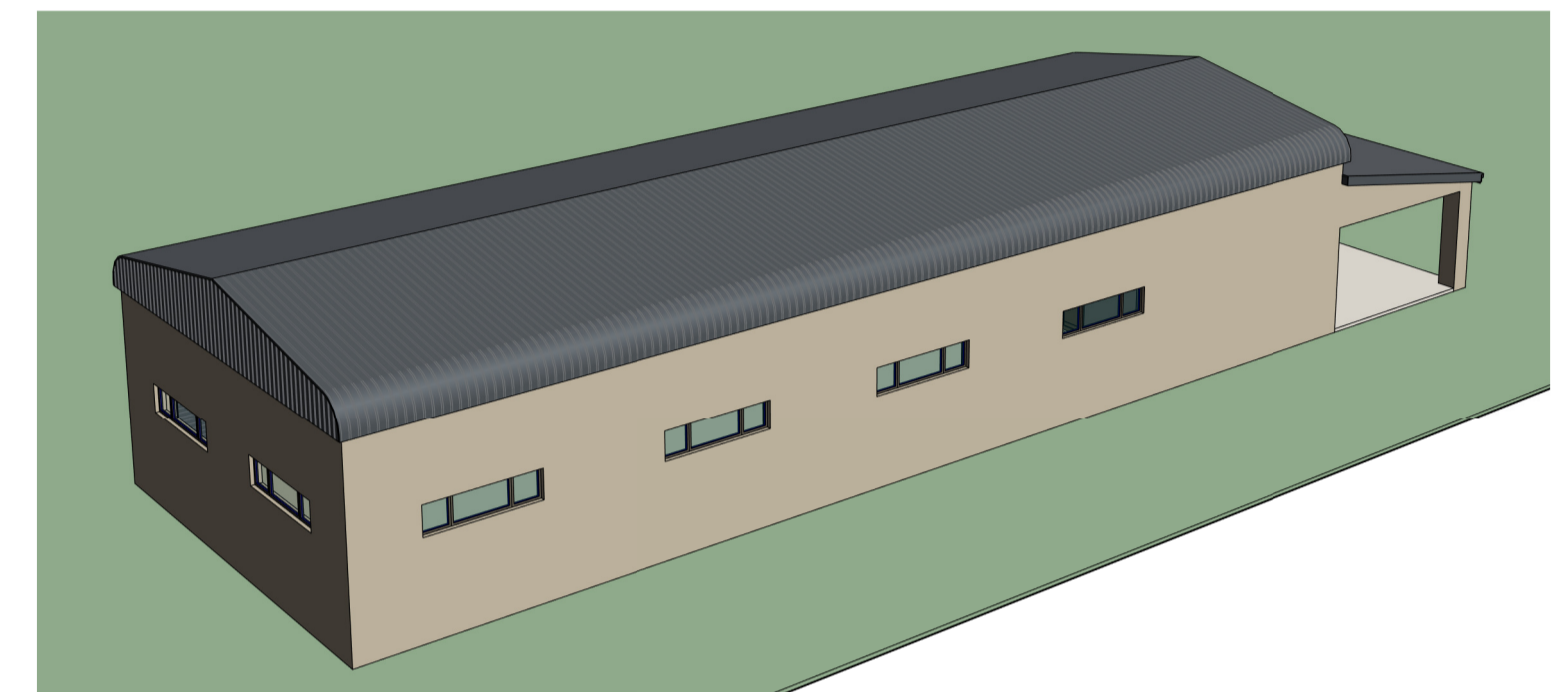
SANS 10400 LEGEND	
Bath	B
Gully	G
Inspection Eye	ie
Manhole	M
Rodding Eye	RE
Shower	SW
Sink	S
Unplasticized Polyvinyl Chloride	uPVC
Vent of Ventilating Pipe (40mm)	VP
Wash-basin	WB
Toilet	WC
Urinal	U
Dishwasher	DW
Washing Machine	WM

BUILDING LEGEND	
	EXISTING BUILDINGS
	ADDITIONS
	EXIST. BRICKWORK
	NEW BRICKWORK
	NEW DOUBLE ROMAN TILED ROOF
	NEW CHROMEDEK IBR SHEETING

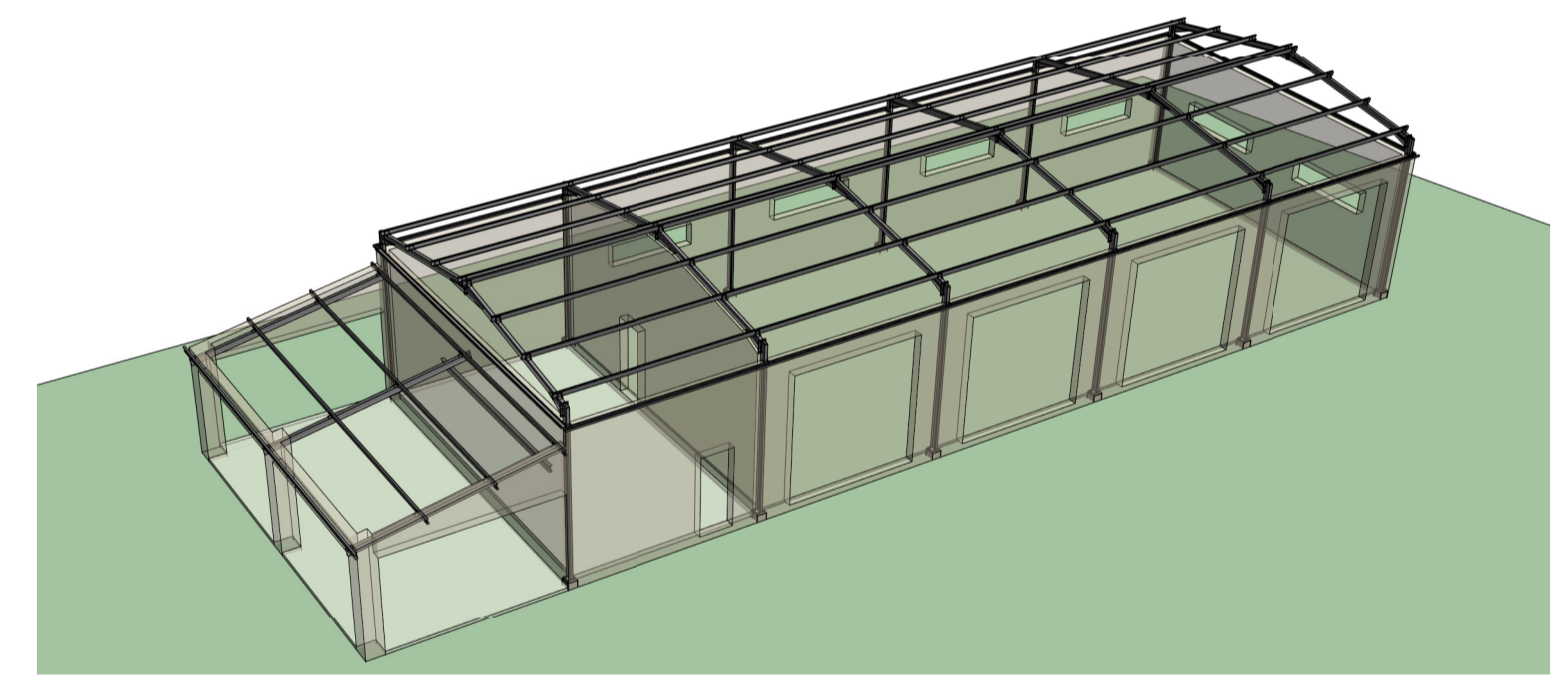
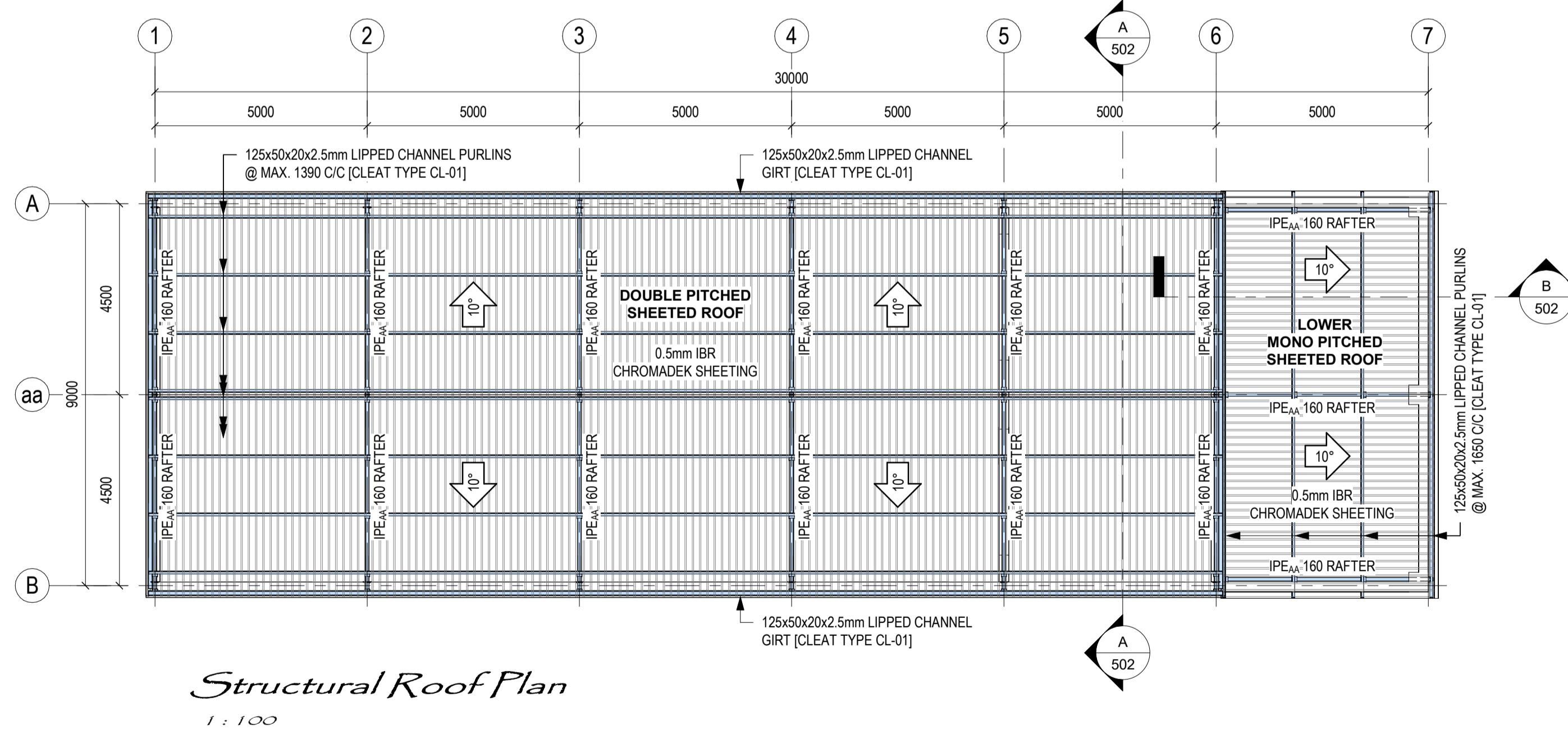
SEWER LEGEND	
	110mm uPVC SEWER
	50mm SEWER
	40mm VENT



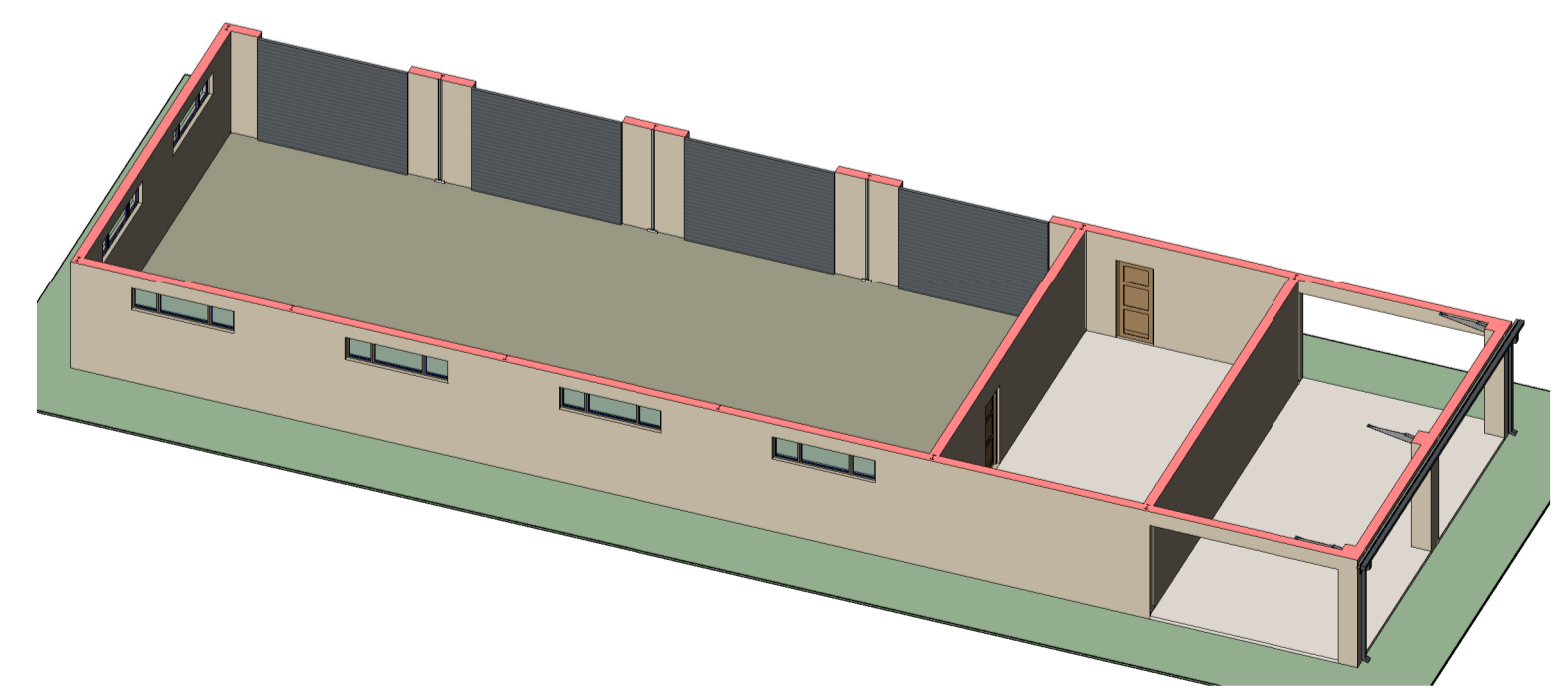
Perspective View 1



Perspective View 2



Perspective View 3



3D Section

NOTES

- ALL RELEVANT DIMENSIONS SHALL BE CHECKED BY THE CONTRACTOR ON SITE BEFORE MANUFACTURING OF STRUCTURAL STEEL BEGINS.
- ALL WELDING AND SURFACE PREPARATION SHALL BE DISCUSSED, INSPECTED AND APPROVED BY THE ENGINEER IN CONJUNCTION WITH THE SABS OR ANOTHER INSPECTION AUTHORITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE UNTIL ALL ELEMENTS HAVE BEEN ERECTED AND FIXED IN POSITION.
- ALL EXCAVATIONS AND REINFORCING SHALL BE INSPECTED BY ENGINEER BEFORE ANY CONCRETE IS POURED.
- CONCRETE STRENGTH (@ 28 DAYS): FOUNDATIONS = 20MPa, CLASS 20/19, SURFACE BEDS = 25MPa FIBRE-REINFORCED, CLASS 25/19, COLUMNS = 30MPa, CLASS 30/19, SLABS = 30MPa, CLASS 30/19.
- ALL WELDED CONSTRUCTION UNLESS OTHERWISE SHOWN.
- ALL WELDS TO BE 6mm CONTINUOUS FILLET WELDS UNLESS OTHERWISE SHOWN.
- ALL STRUCTURAL STEEL TO BE GRADE S355JR (350 MPa).
- ALL BOLTS TO BE GRADE 8.8.
- ALL SHARP EDGES TO BE REMOVED.
- WORKSHOP DRAWINGS TO BE APPROVED BY ENGINEER BEFORE MANUFACTURE BEGINS.

Designed	P. da Silva
Drawn	P. Faria
Reg. No.	Pr Tech (Eng) 201270106
Checked	P. da Silva
Date	2026/04/24

TRINAMICS STRUCTURES

1st Floor, NTANDO BUILDING
Corner Frikkie Meyer Blvd
& Cherry Str, PO Box 85
Vanderbijlpark, 1900 26°44'26.50"S 27°50'36.90"E

Office: 016 982 3003
Fax: 086 762 5027
structures@live.co.za

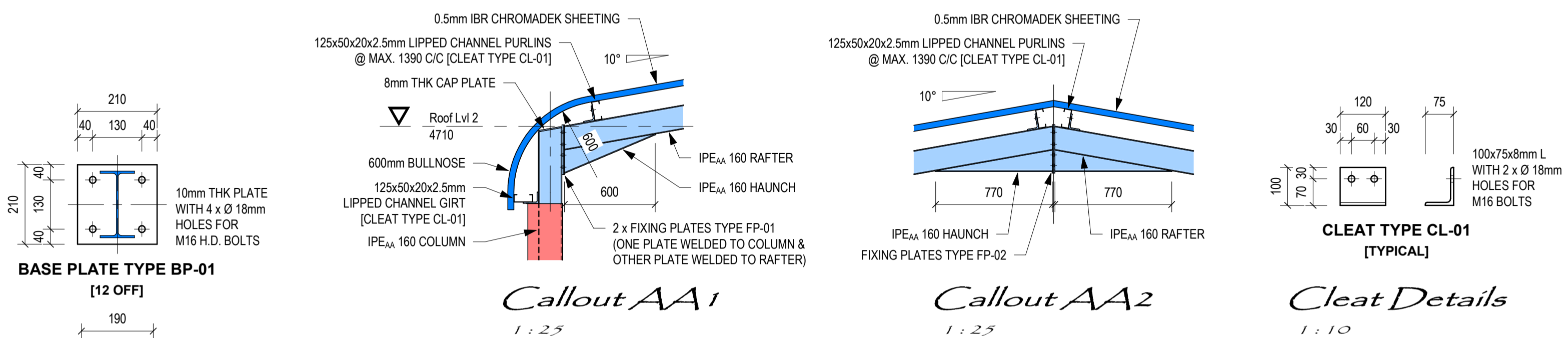
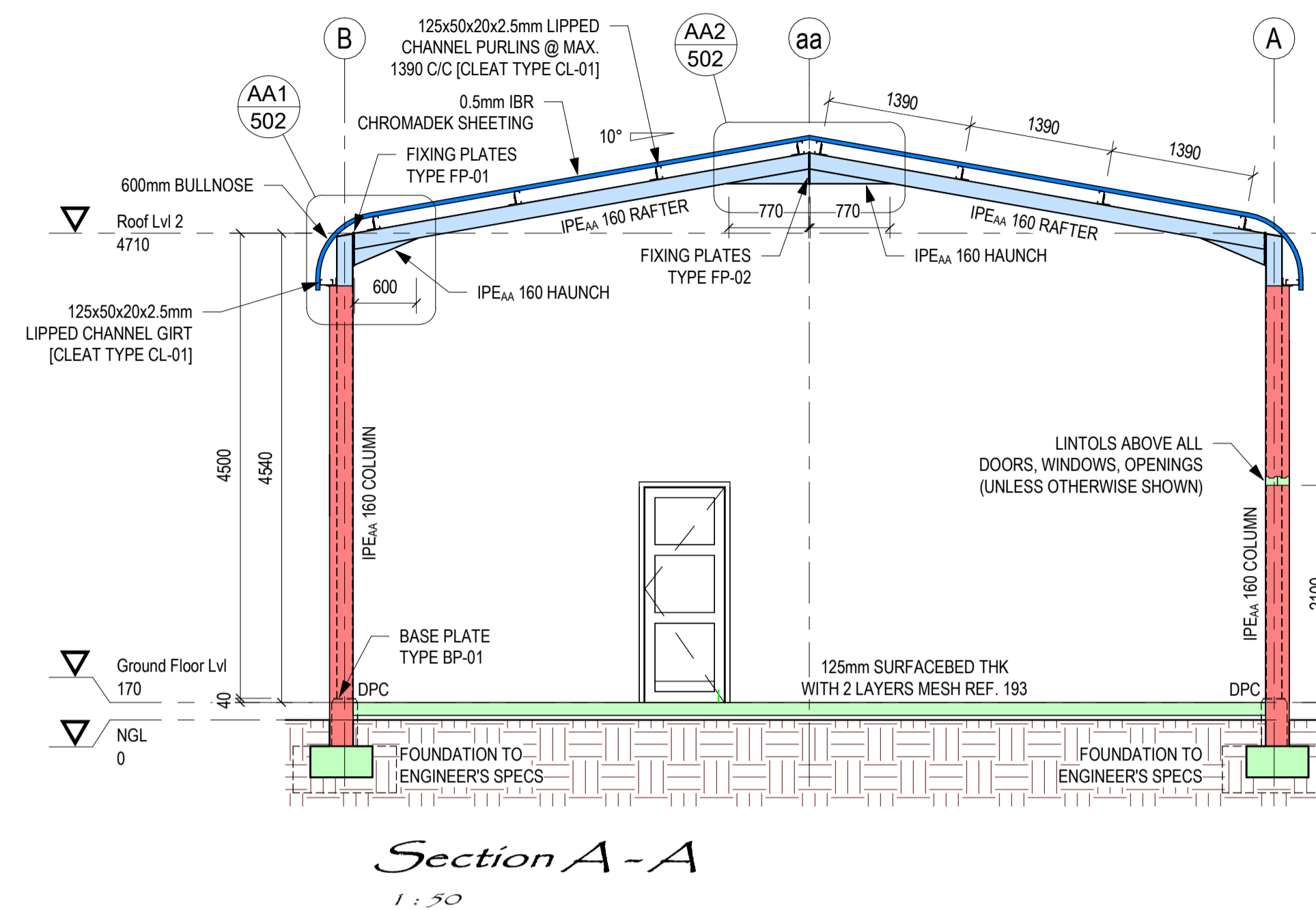
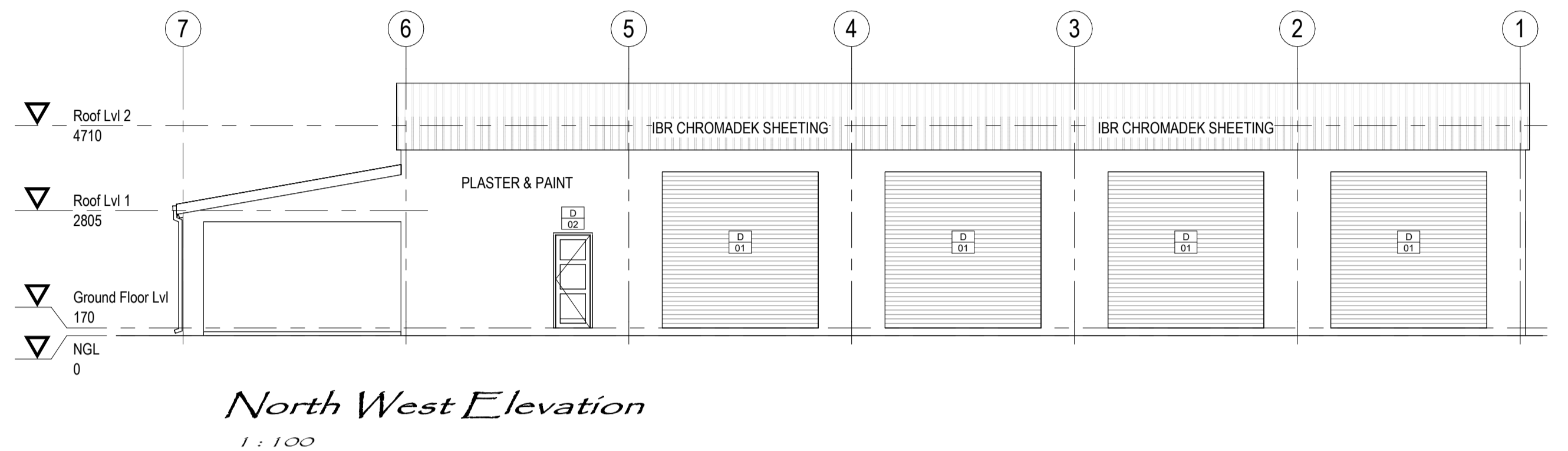
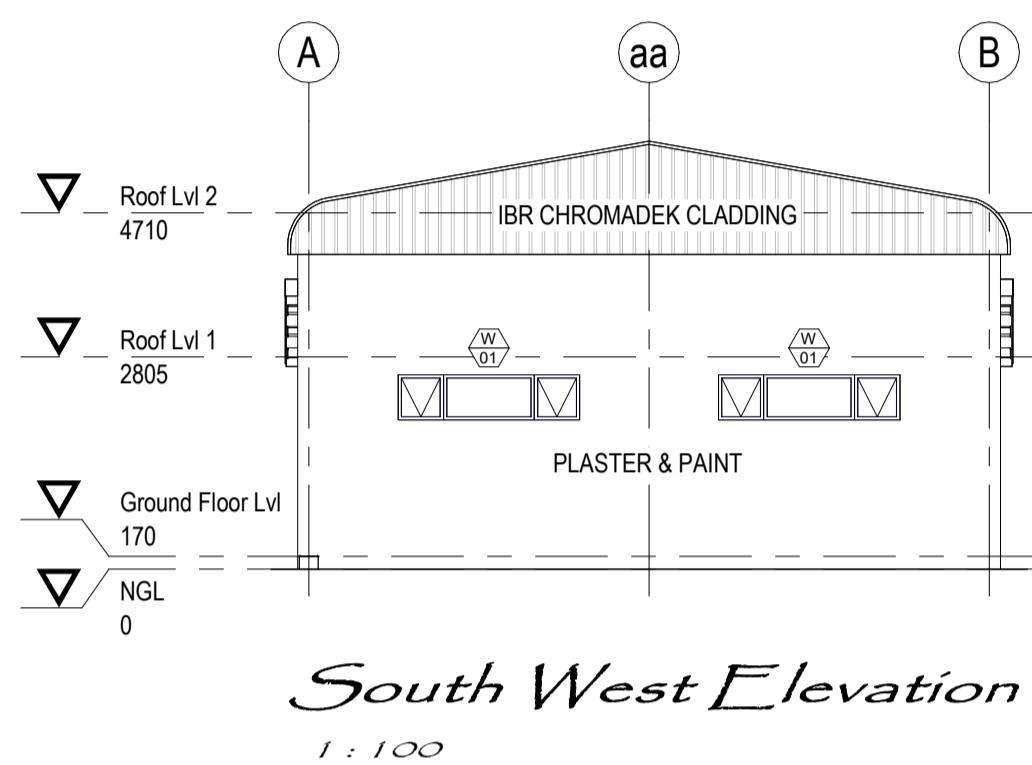
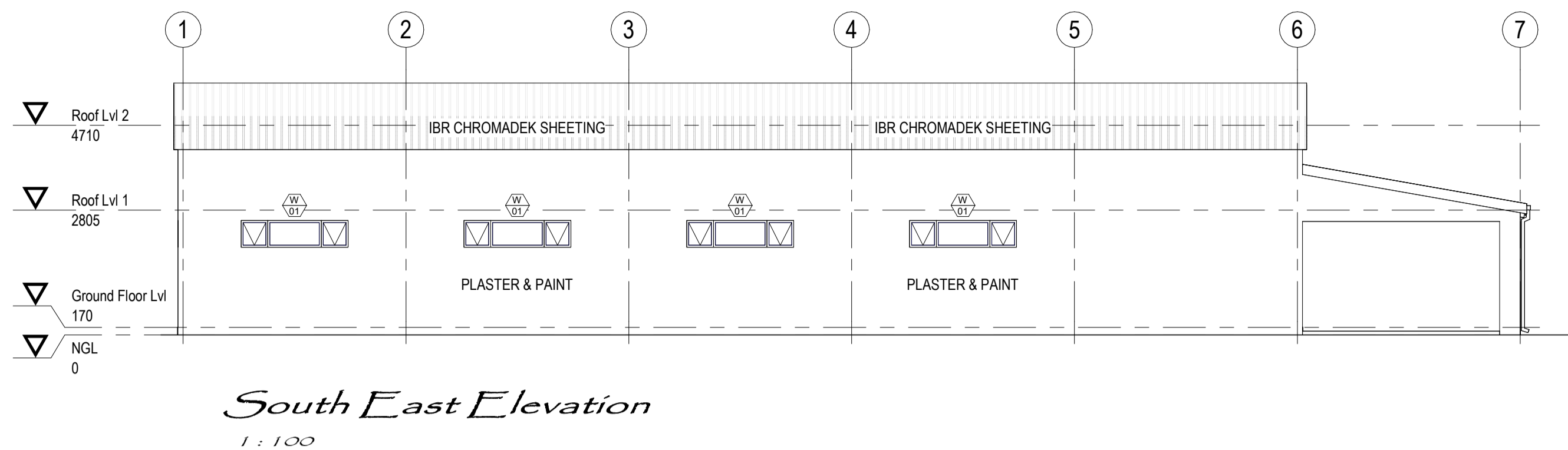
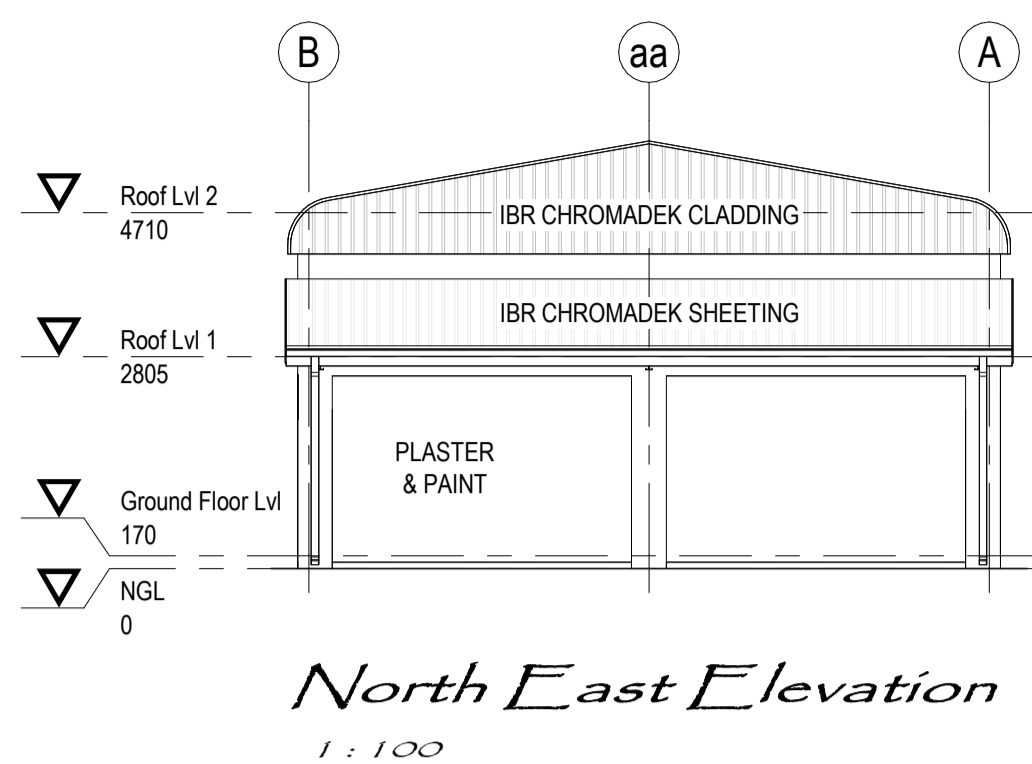
No.	Revisions - Description	Date	By
0	Construction	2026/05/13	P.D.S
1	Layout Revised	2026/05/13	P.D.S

OWNER'S SIGNATURE

Proposed New Structure on Stand 167, Hoekwil, Wilderness, Western Cape Province for Jaco Malan

Ground Floor & Structural Roof Plans, Perspective Views & 3D Section

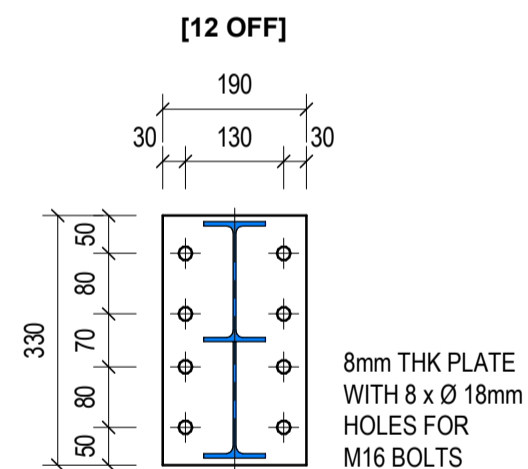
SCALE AS SHOWN	A1
Drawing No. 241009/501	Rev. No. 1



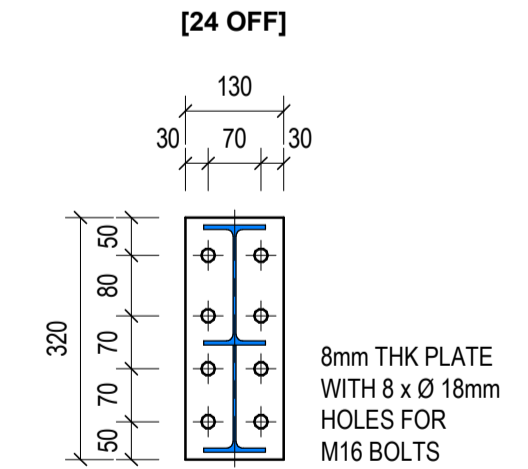
DOOR & WINDOW SCHEDULE (SCALE 1 : 100)

Mark	DOORS		WINDOWS
	D01	D02	W01
No. Off	4	2	6
Width	3500	879	2400
Height	3500	2133	600
Head Height	3500	2133	2400
Description	Roller Shutter Door	Solid Meranti External/Fire Door	Standard Aluminium Window
Frame	N/A	Dark Stained Solid Meranti	Bronze Aluminium
Panel	Pressed Metal	Dark Stained Solid Meranti	Clear Glass

BASE PLATE TYPE BP-01
[12 OFF]



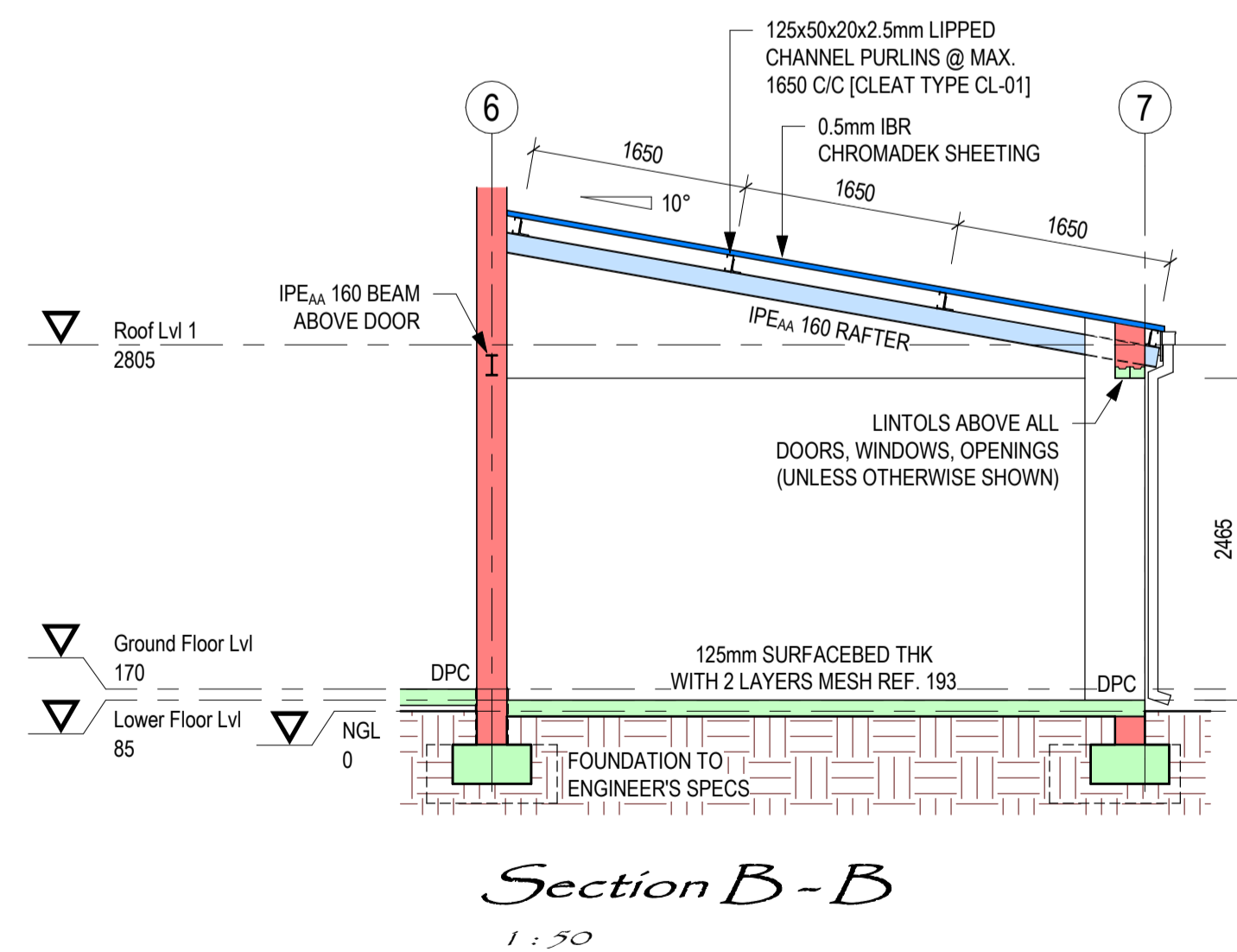
FIXING PLATE TYPE FP-01
[24 OFF]



FIXING PLATE TYPE FP-02
[12 OFF]



Plate Details
1 : 10



NOTES

- ALL RELEVANT DIMENSIONS SHALL BE CHECKED BY THE CONTRACTOR ON SITE BEFORE MANUFACTURING OF STRUCTURAL STEEL BEGINS.
- ALL WELDING AND SURFACE PREPARATION SHALL BE DISCUSSED, INSPECTED AND APPROVED BY THE ENGINEER IN CONJUNCTION WITH THE SABS OR ANOTHER INSPECTION AUTHORITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE UNTIL ALL ELEMENTS HAVE BEEN ERECTED AND FIXED IN POSITION.
- ALL EXCAVATIONS AND REINFORCING SHALL BE INSPECTED BY ENGINEER BEFORE ANY CONCRETE IS POURED.
- CONCRETE STRENGTH (@ 28 DAYS) : FOUNDATIONS = 20MPa, CLASS 20/19; SURFACE BEDS = 25MPa FIBRE REINFORCED, CLASS 25/19; COLUMNS = 30MPa, CLASS 30/19; SLABS = 30MPa, CLASS 30/19.
- ALL WELDED CONSTRUCTION UNLESS OTHERWISE SHOWN.
- ALL WELDS TO BE 6mm CONTINUOUS FILLET WELDS UNLESS OTHERWISE SHOWN.
- ALL STRUCTURAL STEEL TO BE GRADE S355JR (350 MPa).
- ALL BOLTS TO BE GRADE 8.8.
- ALL SHARP EDGES TO BE REMOVED.
- WORKSHOP DRAWINGS TO BE APPROVED BY ENGINEER BEFORE MANUFACTURE BEGINS.

Designed	P. da Silva
Drawn	P. Faria
Reg. No.	Pr Tech (Eng) 201270106
Checked	P. da Silva
Date	2026/04/24



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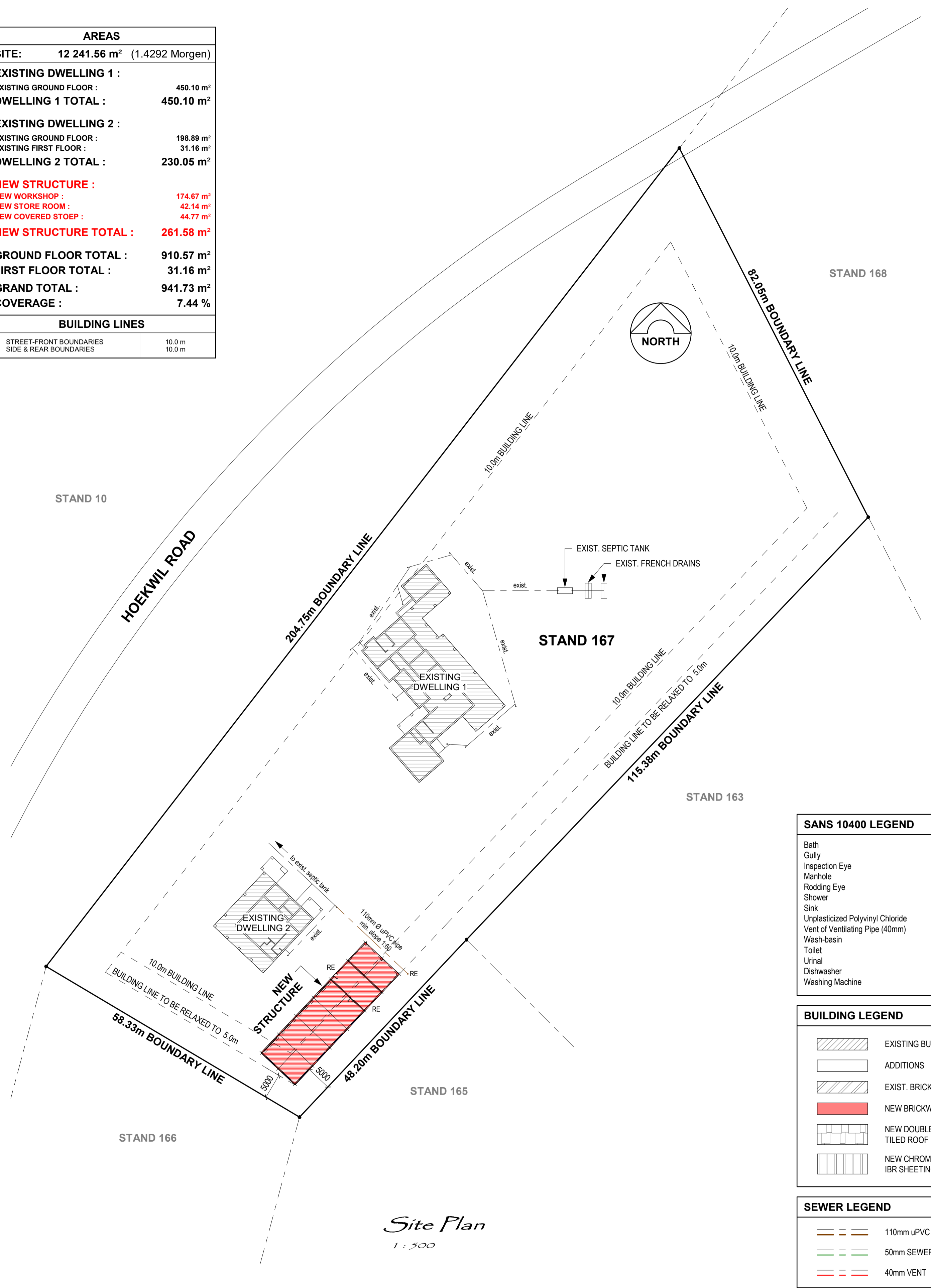
OWNER'S SIGNATURE

Proposed New Structure on Stand 167, Hoekwil, Wilderness, Western Cape Province for Jaco Malan

2D Elevations, Sections, Details & Schedule

SCALE AS SHOWN	A1
Drawing No.	Rev. No.
241009/502	1

AREAS	
SITE:	12 241.56 m² (1.4292 Morgen)
EXISTING DWELLING 1 :	
EXISTING GROUND FLOOR :	450.10 m ²
DWELLING 1 TOTAL :	450.10 m²
EXISTING DWELLING 2 :	
EXISTING GROUND FLOOR :	198.89 m ²
EXISTING FIRST FLOOR :	31.16 m ²
DWELLING 2 TOTAL :	230.05 m²
NEW STRUCTURE :	
NEW WORKSHOP :	174.67 m ²
NEW STORE ROOM :	42.14 m ²
NEW COVERED STOEP :	44.77 m ²
NEW STRUCTURE TOTAL :	261.58 m²
GROUND FLOOR TOTAL :	910.57 m²
FIRST FLOOR TOTAL :	31.16 m²
GRAND TOTAL :	941.73 m²
COVERAGE :	7.44 %
BUILDING LINES	
STREET-FRONT BOUNDARIES	10.0 m
SIDE & REAR BOUNDARIES	10.0 m



SANS 10400 LEGEND	
Bath	B
Gully	G
Inspection Eye	ie
Manhole	M
Rodding Eye	RE
Shower	SW
Sink	S
Unplasticized Polyvinyl Chloride	uPVC
Vent of Ventilating Pipe (40mm)	VP
Wash-basin	WB
Toilet	WC
Urinal	U
Dishwasher	DW
Washing Machine	WM

BUILDING LEGEND	
	EXISTING BUILDINGS
	ADDITIONS
	EXIST. BRICKWORK
	NEW BRICKWORK
	NEW DOUBLE ROMAN TILED ROOF
	NEW CHROMADEK IBR SHEETING

SEWER LEGEND	
	110mm uPVC SEWER
	50mm SEWER
	40mm VENT

Site Plan
1:500

NOTES

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REVISIONS

No	Description	Date	By



1st Floor, NTANDO BUILDING Office: 016 982 3003
Corner Frinkke Meyer Blvd Fax: 086 762 5027
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Vanderbijlpark, 1900 26°44'26.50"S 27°50'36.90"E

Client
Proposed New Structure on Stand 167, Hoekwil, Wilderness, Western Cape Province for Jaco Malan

Title
Site Plan

Designed	P. da Silva	Drawn	P. Faria
Checked	P. da Silva	Engineer	Pr Tech (Eng) 201270106
Client app.		Date	2026/04/24


SCALE AS SHOWN A1

241009/S01

Drawing No. Copyright reserved
Rev. No. **1**

Stadler & Swart Incorporated
1 Doneraile Street
GEORGE
6529

Prepared by me


CONVEYANCER
THERESA CAMPHER-WALDER (91272)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 9 257 500,00	R. 3 401,00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

DATA / CAPTURE
08-01-2024
FATGEYAH LARNEY

T 000056545 / 2023

DEED OF TRANSFER

DATA / VERIFY
08-01-2024
YOLANDI OLIVIER

BE IT HEREBY MADE KNOWN THAT

SHAMEEMAH NAIDOO-BRENNER
(91986)

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

AUTUMN STAR VENTURES (PTY) LTD
Registration Number 2005/027647/07

which said Power of Attorney was signed at GEORGE on 16 NOVEMBER 2023.

And the appearer declared that his/her said principal had, on 7 November 2023, 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:

GASCO PROPERTIES (PTY) LTD
Registration Number 2018/100070/07

or its Successors in Title or assigns, in full and free property

ERF 167 HOEKWIL
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE

IN EXTENT 1,2241 (ONE COMMA TWO TWO FOUR ONE) Hectares

FIRST TRANSFERRED by Deed of Transfer Number T11553/1965 with Diagram Number 5422/1961 relating thereto and held by Deed of Transfer Number T41524/2018.

- A. SUBJECT to the conditions referred to in Deed of Transfer No. T7526/2012.
- B. SUBJECT FURTHER to the terms of a Notarial Deed No 134/56 dated 30 November 1955 referred to in the endorsement dated 16 March 1956 on Deed of Transfer No. T5973/1952 which endorsement reads as follows :

"Kragtens Not. Akte Nr 134/56 gedateer 30/11/55 is die Restant van Olifants Hoek Forest Reserve: 1160 Morge 506 V.R. 54 V.V. hieronder gehou onderhewig aan die volgende voorwaardes:

- (a) Sulke regte van opdam stoor en waterleiding soos in die gesegde Not. Akte uiteengesit;
- (b) 'n reg van pyplyn aangedui deur die letter A gekromde blou lyn B op serwituut Kaart 8673/54;
- (c) Die reg van gebruik, hernuwing en instandhouding van gesegde installasies;
- (d) Die reg van toegang tot voornoemde installasies.

Watter voorwaardes opgelê is ten gunste van Ged 22 ('n ged van Ged 21) van die plaas Klein Krantz, gehou onder T19388/54 soos meer breedvoerig sal blyk met verwysing na gesegde Not. Akte 'n afskrif waarvan hieraan geheg is."

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

"Registrasie van Serwituut

Kragtens Notariële Akte Nr. 136/1956 ged. 6/9/55 is die restant van Olifants Hoek Forest Reserve groot 1160 mge. 506 rde, 54vk, vte onder Para 1 hierin gehou, onderhewig aan 'n Serwituut reg van weg 24 voet wyd soos aangedui deur die letters Gy (oostelike grens) yH (noordelike grens) op Kaart Nr. 4939/53 ten gunste van ged. 20 (ged van Perseel D) van die plaas Klein Kranz gehou onder T3585/56, onderhewig aan sekere voorwaardes soos meer volledig sal blyk met verwysing na gesegde Notariele Akte, 'n afskrif waarvan hieraan geheg is."

D. SUBJECT FURTHER to the following uniformed conditions contained in said Certificate of Uniform Title No. T20225/1963 imposed by the Minister when approving the issue of said Certificate of Uniform Title, namely:

- (i) Die reg om grond oor te neem en materiaal te verkry en te verwyder vir die behou en herstel van openbare paaie.

Dit wil sê, alle besitsvoorwaardes en alle ander regte wat ten gunste van die Staat bestaan het, word uitgewis.

E. SUBJECT FURTHER to the following conditions contained in Deed of Transfer no T11553/1963 imposed by the Administrator of the Cape Province of Good Hope in terms of Section 196 of Ordinance No 15/1952 as amended when subdividing the farm Olifantshoogte, which may be amended or relaxed by him:

- (a) Dit mag net vir woon- en landbou doeleindes gebruik word.



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

AUTUMN STAR VENTURES (PTY) LTD
Registration Number 2005/027647/07

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

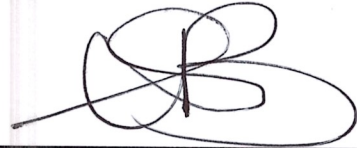
GASCO PROPERTIES (PTY) LTD
Registration Number 2018/100070/07

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R9 257 500,00 (NINE MILLION TWO HUNDRED AND FIFTY SEVEN THOUSAND FIVE HUNDRED RAND) .

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

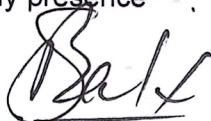
THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on

21 DEC 2023



q.q.

In my presence



REGISTRAR OF DEEDS

