



TOWN PLANNING

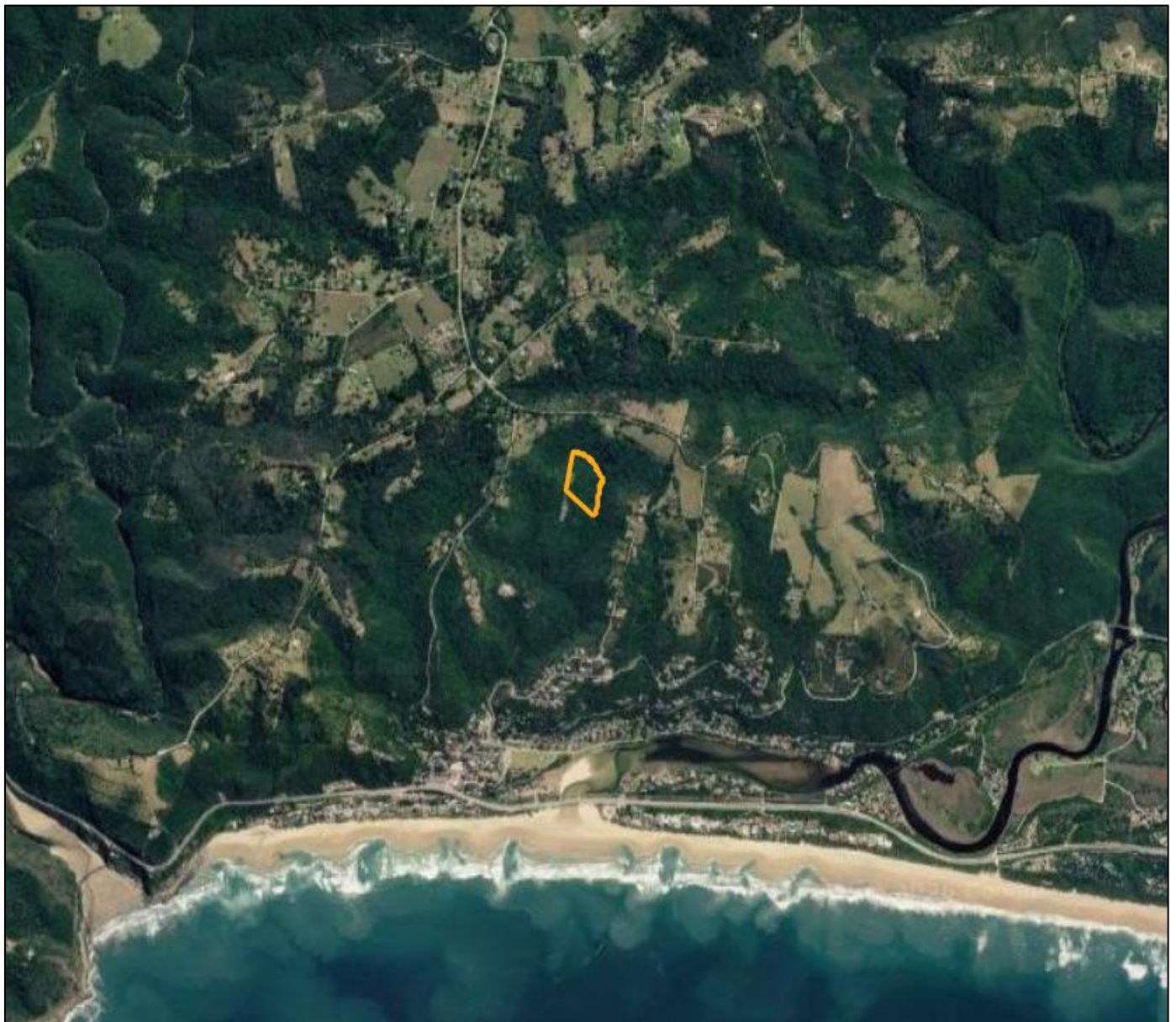
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DEVELOPMENT MANAGEMENT CONSULTING

**PROPOSED PERMANENT DEPARTURES
FOR J GROBBELAAR**

**ERF 708 HOEKWIL, HEIGHTS ROAD, WILDERNESS HEIGHTS
GEORGE MUNICIPALITY & DIVISION**



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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: ERF 708 HOEKWIL, HEIGHTS ROAD, WILDERNESS HEIGHTS GEORGE MUNICIPALITY & DIVISION

1. BACKGROUND INFORMATION

Erf 708 Hoekwil (Wilderness Heights) is an Agriculture Zone II-property (smallholding) located in Wilderness Heights. The dwelling house is positioned on the most level portion of the property with views towards the Outeniqua Mountains to the north and the Indian Ocean to the south. The existing structure on the property accommodates both the primary dwelling house and a second dwelling unit.

Erf 708 Hoekwil is a subdivision of Erf 310, Hoekwil. As seen on the SG diagram ([Annexure 4](#)), the subdivision was approved on 29 October 1998 and registered in the office of the Surveyor-General on 8 December 1998. The existing structure forming the subject of this land use application was probably constructed after the newly created Erf 708, Hoekwil (Wilderness Heights) was registered in Deeds Office in 1999. The dwelling house is visible on the 2000-aerial photo.

A land use application for the second dwelling unit and associated building line relaxations was approved on 23 April 2021. Unfortunately, the approval was never implemented, as updated building plans were not submitted and approved. Since 2023, a second dwelling unit is a primary land use right. It is therefore not necessary to re-apply for this included use. The western building line needs to be addressed again. In addition, a carport was since added by the previous property owners between 2020 and 2022. This carport requires a further building line departure. It has also come to light that the height of the dwelling house must be addressed through this land use application.

DMC Town Planning was appointed to address the land use requirements so that as-built plans for the house can be submitted and approved. The power of attorney attached as [Annexure 1](#) to this report.

1.1 PROPERTY DETAILS

The table to follow includes relevant information regarding Erf 708 Hoekwil.

Property Description:	Erf 708 Hoekwil
Physical Address:	Heights Road, Wilderness Heights
Owner:	J Grobbelaar
Title Deed No:	T21098/2026 (Annexure 2)
Bond:	Yes (Annexure 3)
Size of the property:	3.0ha
SG Diagrams	6928/1998 (Annexure 4)
Zoning	Agriculture Zone II (smallholding)

The conveyancer certificate confirms that there are no restrictive conditions that prevent the proposed departures on the property. The conveyancer's certificate is attached hereto as [Annexure 5](#).

2. APPLICATION

This land use application for Erf 708 Hoekwil (WH) entails the following:

- **Permanent departure** in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-law (2023) for the relaxation of the western side building line as follows:
 - from 20.0m to 6.07m at the closest point for the position of the existing dwelling house;
 - from 20.0m to 1.572m for the position of the existing carport.
- **Permanent departure** in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-law (2023) for an increase in the following heights:

East elevation

- Wall plate height from 6.5m to 6.955 & 7.995m
- Ridge height from 8.5m to 8.950 & 10.290m

North elevation

- Wall plate height from 6.5m to 7.745m
- Ridge height from 8.5m to 10.04m

3. CONTEXTUAL INFORMANTS

Erf 708 Hoekwil (WH) is a developed smallholding situated in Wilderness Heights between Seesig Street (east) and Heights Road (west). A locality map is attached hereto as **Annexure 6**.

Erf 708 Hoekwil (WH) is zoned Agricultural Zone II (AZII) and developed accordingly with a dwelling house and second dwelling in one structure. The zoning and use of the property will not change. The area is characterised by smallholdings.

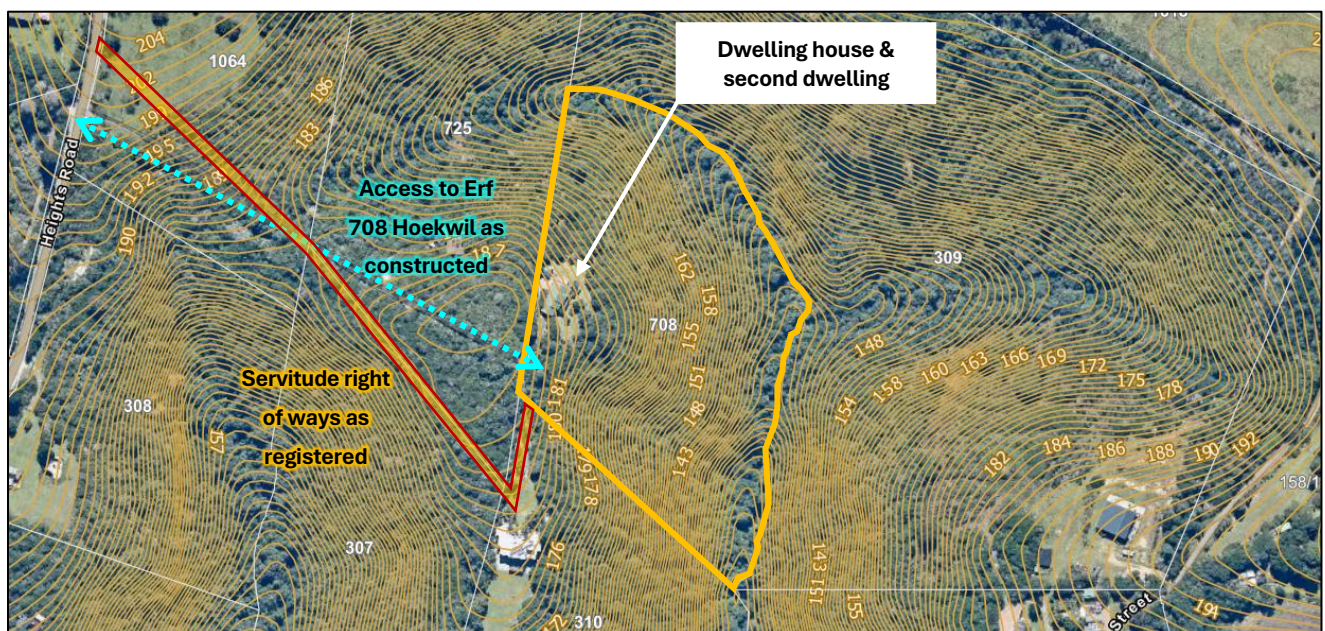
The subject property is 3.0ha in size and has a steep downward slope from west to east. The house on the property is located on the flattest part of the property, dropping steeply from the north and the east from the structure, impacting the height as described in the zoning by-law today.



Due to its size, the property has a 20m building line on all its boundaries.

Access to Erf 708 Hoekwil (WH) is via a servitude road from Heights Road in the west over RE-1064 Hoekwil (Wilderness Heights) to Erf 708 Hoekwil (Wilderness Heights). This servitude road also provides access to RE- 725, Erf 307 and RE-310 Hoekwil (Wilderness Heights). The servitude road was never constructed in the exact position as shown on the SG diagrams for the erven serviced by this access (see **Annexure 3** for all the SG diagrams). It seems to have been constructed in a practical position considering topography. Older aerial photographs (1990 & 1957) seem to show the servitude access then already in its current position (see images included later in this section).

The following image shows the topography of the property and the position of the house on the 'flattest' section of the property. The second image shows the development footprint on the property.



The following historic aerial photographs (1957, 1980, 1991) seem to show the path along the trees of the now servitude access then already in its current position by then.



The following photos show the house and second dwelling on the property.



The following photo is a recent photo of the new carport.



4. DEVELOPMENT PROPOSAL

As stated in the earlier in this report, Erf 708 Hoekwil (WH) is 3.0ha smallholding located in Wilderness Heights. The current owner bought the property in April 2026 in its existing condition. Following the previous land use approval, the previous owners also constructed a carport on the property close to the western boundary over an existing parking area created many years ago on level area of the property. The previous land use approval lapsed in April 2026. See [Annexure 7](#) for the previous letter of approval. A new land use application is now needed to address the outstanding land use matters before building plans can be submitted for approval. The site plan is attached to this report as [Annexure 8](#).

4.1 PERMANENT DEPARTURE – BUILDING LINE

The property is subject to a 20.0 m building line on all boundaries. The existing dwelling house and associated outbuildings are positioned on the relatively flat portion of the property, which provides the most practical and suitable area for development. Topography does not consider cadastral boundaries and vice versa. The main structure accommodates the primary dwelling house on the first floor, a second dwelling unit on the ground floor, and a double garage. The structure is situated about 6.07m from the western boundary at its closest point. The necessary building line relaxation is required.

The carport was added at the end of the existing driveway, which is the most logical and practical location for the structure in relation to the existing access and driveway. The carport is situated about 1.572 m from the western boundary. The necessary building line relaxation is required.

The pool room (infrastructure and necessities for the existing pool constructed by previous owners) complies with the 20m building line. The pool in the deck area, level with the garage and carport and does not require a building line relaxation.

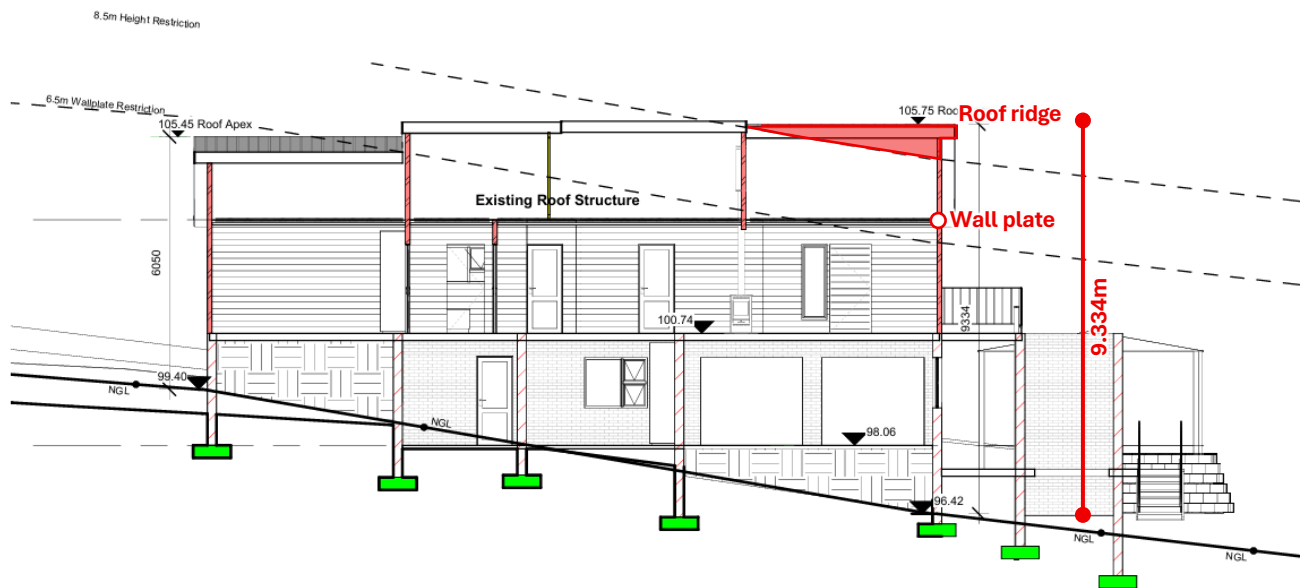
4.2 PERMANENT DEPARTURE – HEIGHT

An aspect that was not addressed in the previous land use application as the plans provided did not include this detail. The height has however remained unchanged since the construction of the dwelling house. The current architect had the height determined by a professional land surveyor ([Annexure 9](#)).

Due to the topography of the property, the dwelling house has height encroachments when measured from natural ground level on certain elevations. These encroachments are the result of the topography and the cutting and filling that was needed during the construction of the house. It should be noted that when this dwelling house was constructed, height was not as determined today. If it was properly addressed by the then property owners almost 30 years ago, height would not have been an issue.

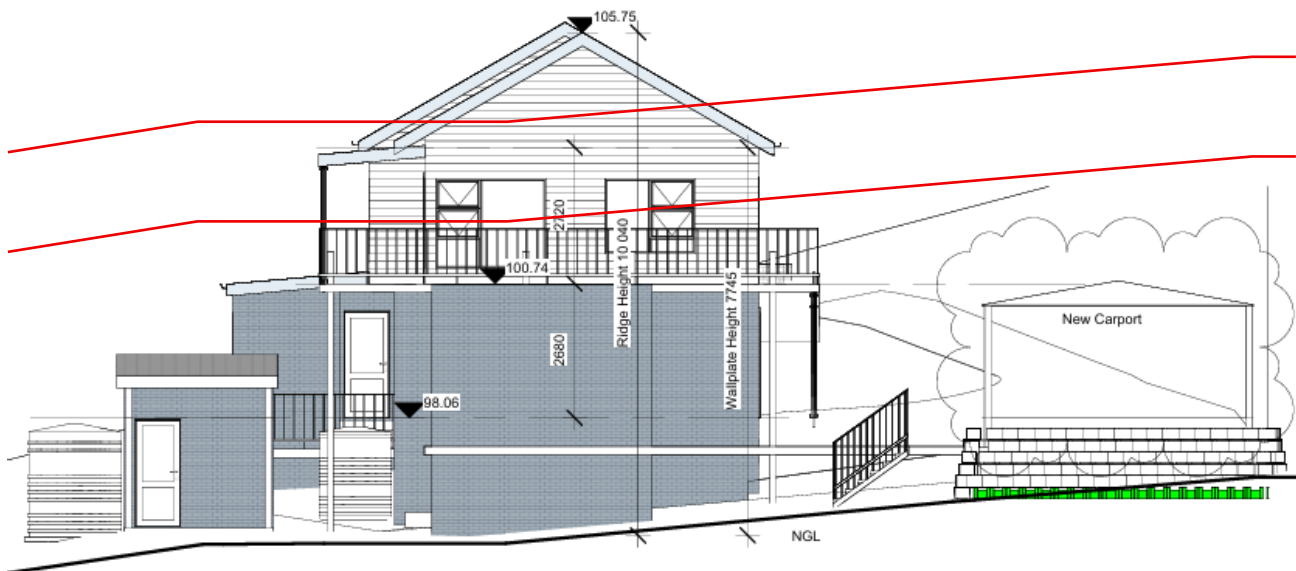
The southern and western elevations comply with the 6.5m wall plate height and the 8.5m roof ridge height. On the northern and eastern elevations, both the wall plate heights and roof ridge heights exceed the height limits as this is the elevations facing the downward slope of the property. The necessary height departures are therefore required for the existing dwelling house / second dwelling.

The following image (from the attached plans - **Annexure 10**) shows the overall height restriction line and the encroachments.

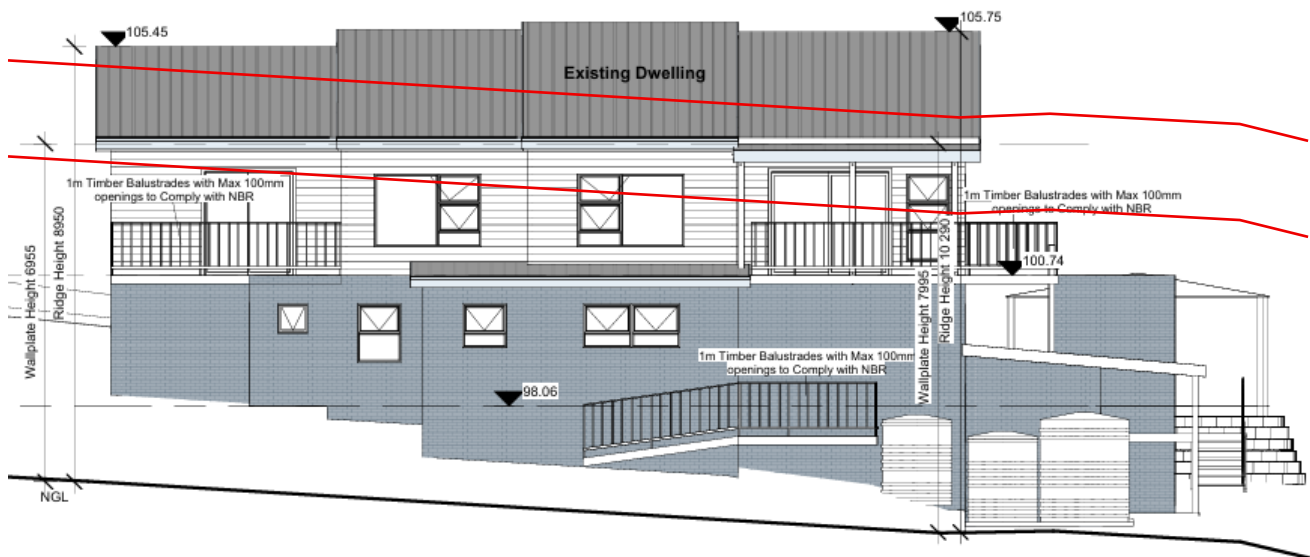


HEIGHT RESTRICTION LINE
1 : 100

The following images show the height encroachments as viewed from the northern and eastern elevations.



NORTH ELEVATION
1 : 100



EAST ELEVATION

1 : 100

4.3 FURTHER CONSIDERATIONS

4.3.1. PUBLIC INTEREST

The proposed departures are for existing structures, and no new development is proposed.

The nearest neighbouring dwelling is 50m west on Erf 725, and the second nearest neighbouring dwelling is 120m south on Erf 310. The surrounding area has dense vegetation and hilly terrain, which largely limits views between properties from ground level and minimises any potential privacy or overlooking concerns.

Due to the topography, houses in Wilderness Heights are generally visible from certain viewpoints. However, the dwelling on Erf 708 is well screened by the dense vegetation and is not generally visible from surrounding properties.

The proposed departures are not expected to have any negative impact on the surrounding properties or the character of the area.

4.3.2. ENVIRONMENTAL CONSIDERATIONS

The proposed permanent departures relate only to existing structures, and no new development is proposed. The carport was constructed over existing paving. No vegetation was cleared for the construction of these structures, and no significant environmental impact is therefore expected from this application.

4.3.3. MUNICIPAL ENGINEERING SERVICES & ACCESS

The municipal engineering services are not affected by this application and will continue to be used as present.

Heights Road, linking Wilderness Heights with Wilderness to the south and the Seven Passes Road further north, is located west of the subject property. From Heights Road a servitude provides access to the subject property.

Access is via a servitude road from Heights Road in the west over Remainder Erf 1064 Hoekwil to Erf 708 Hoekwil. This servitude road also provides access to Remainder Erf 725, Erf 307 and Remainder Erf 310, Hoekwil. The servitude road was never constructed in the exact position as shown on the SG diagrams for the erven serviced by this access (see **Annexure 4** for all the SG diagrams). As stated earlier, it seems to have been constructed in a practical position. See the aerial images on p. 4 and 5 of this report for the position of the access for at least 70 years (according to the older aerial images) vs the registered route. The Professional Land Surveyor, Mr D.R. Baker also provided a wider plan showing more than just the site of Erf 708, Hoekwil. This wider area site plan attached hereto as **Annexure 11** shows the servitudes found in this area and corresponds with the individual SG diagrams (**Annexure 4**). Included with all the SG diagrams are SG1180/62 indicating all the roads and servitudes of the then Farm Wildernishoogte. This diagram indicates the registered route although it is believed to then already have been constructed differently.

5. NEED & DESIRABILITY

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 departures for Erf 708 Hoekwil (WH) are responsive to the site's specific topography and physical constraints. The departures will regularise the existing house(s) and carport as is. Approval of this application will fulfil the new owner's need to submit updated building plans for approval in terms of the National Building Regulations.

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

The physical characteristics and topography of the property likely influenced the original positioning of the dwelling house near the boundary as it is located on the least steep portion of the property. The existing layout of the house and driveway likely guided the location of the carport, which was positioned at the end of the existing driveway as the most practical location. The physical topography of the property required some cut and fill during the construction of the house, which led to the height encroachments discussed in this report as well as the steep drop towards the east and north from the dwelling house.

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 departures will not negatively affect the character of the area. Wilderness Heights is characterised by hilly terrain, dense vegetation and large houses with great views due to the topography. Many portions of properties are unsuitable for development due to the steep slopes, which generally results in houses and other structures being positioned on the less steep and more suitable portions of the properties despite the building lines.

Provision of services

Municipal engineering services are available and will continue to be used as available.

Economic impact

This land use application for permanent departure cannot 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 on Erf 708 Hoekwil (WH), 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 in this report.
- Agricultural land is not negatively impacted on. Older aerial images (1990's and before) indicate that the Wilderness Heights area was greatly used for agricultural purposes. Agriculture has been diminishing in the Wilderness Heights area with natural vegetation returning more and more on the former agricultural fields. Even steeper slopes were farmed.

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 708 Hoekwil (WH) 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 expand 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 708 Hoekwil (WH), 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 708 Hoekwil (WH) is an Agricultural Zone II (smallholding)-property according to the George Integrated Zoning Scheme By-law (GIZS) (2023) and developed accordingly with a dwelling house, second dwelling, and outbuildings thereon.

The relevant development parameters for which departures are required are building lines and height.

The property has a 20.0m building line on all its boundaries. The existing house (and second dwelling) and the carport are fully within the western building line as it was the most developable part of the property in terms of slope. The house is 6.07m from the western boundary at its closest point and the carport is 1.572m from the western boundary. The necessary departures are required as discussed in this report.

The zoning scheme also limits the height of a dwelling house to 6.5m from natural ground level to the wall plate and 8.5m from natural ground level to the roof ridge.

The southern and western elevations of the main structure comply with the applicable 6.5m wall plate and 8.5m roof ridge limits. Due to the natural slope of the property and the associated cutting and filling undertaken during construction, the northern and eastern elevations encroach on the height restriction line. The necessary height departures are therefore required to regularise the existing dwelling house and second dwelling unit. The highest point of the house from natural ground level is 7.995m (wall plate) and 10.29m (ridge height) on the eastern elevation.

All other relevant development parameters for the property are complied with.

As stated earlier, the second dwelling unit is now a primary land use right. It covers an area of $\pm 90\text{m}^2$ which includes half of the garage for parking purposes.

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

Erf 708 Hoekwil (WH) is not addressed specifically in the GMSDF. It is a smallholding in Wilderness Heights and in a demarcated smallholding area. The proposed departures are immaterial within the broader spatial context and does not negatively affect the character of the surrounding area. This land use application and the nature is not in conflict with the spatial objectives of the GMSDF as required in terms of Section 19 of the Land Use Planning Act, 2014 (LUPA).

6.6. WILDERNESS-LAKES-HOEKWIL LOCAL SPATIAL DEVELOPMENT FRAMEWORK (LSDF) (2015)

Erf 708 Hoekwil (WH) is also not addressed specifically in the WLH LSDF. The house, second dwelling, carport, and outbuilding are in character with this smallholding area. The proposed departures on Erf 708 Hoekwil (WH) are not found to be in conflict with the WLH LSDF.

7. CONCLUDING

This application is for permanent departures to regularise the existing dwelling house, second dwelling and carport on Erf 708 Hoekwil (Wilderness Heights). The permanent departures are mainly due to the natural slope of the property which guided the initial development of the property and the subsequent addition of the carport in its existing position. No negative impact on the public, neighbouring properties or the environment is expected, and no new development is proposed. The application is considered consistent with the relevant planning legislation and policies, and the departures can therefore be supported.

September 2026

Ann 1

Power of Attorney

I, Jacobus Grobbelaar (), the registered owner of *Erf 708 Hoekwil, George Municipality & Division* hereby authorises *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).

Signed at Hoekwil on 2 July 2026 2026



J Grobbelaar

Witness 

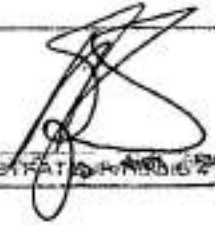
Ann 2

BW Pieterse Attorneys
49 Glen Village Estate
George
6529

Prepared by me


CONVEYANCER
JANINE FOUCHE (LPCM 60411)

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

VERBIND		MORTGAGED	
VIR FOR FV			
B	000010715 / 2026		
2026 -04- 13			

DATA / VERIFY
15-04-2026
ATHI DAMUYI

T 000021098 / 2026

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

RONELLE WILKINSON(97489)

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

ALFRED CHARLES SCHRICKER
Identity Number
Married out of community of property

which said Power of Attorney was signed at GEORGE on 17 MARCH 2026

And the appearer declared that his/her said principal had, on 16 February 2026, 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:

JACOBUS GROBBELAAR
Identity Number [REDACTED]
Married out of community of property

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

ERF 708 HOEKWIL, IN THE MUNICIPALITY AND DIVISION OF GEORGE,
PROVINCE OF THE WESTERN CAPE

IN EXTENT 3,0000 (THREE COMMA ZERO ZERO ZERO ZERO) Hectares

FIRST REGISTERED by Certificate of Registered Title Number T27001/1999
with General Plan SG No. 6928/1998 relating thereto and held by Deed of
Transfer Number T49525/2019

A. **SUBJECT** to the conditions referred to in Certificate of Uniform Title Number
T14471/1961 dated 17th October 1961.

B. **SUBJECT FURTHER** to the conditions mentioned in the following
Endorsement dated 22 April 1907 on Deed of Transfer Number T4632/1905
dated 22 May 1905, namely:-

"By Deeds of Transfer Number 2955 and 2956 – April 1907, certain water and
other rights have been ceded in favour of the land thereby conveyed as will
more fully appear on reference to the said Deeds of Transfer."

C. **SUBJECT FURTHER** to the following conditions contained in the Annexure to
Deed of Transfer Number T 14200/1920 dated 6th October 1920, reading as
follows:-

EXTRACT from Power of Attorney dated at Johannesburg, 14 September
1920, to pass transfer from the Wilderness Estate Co, Ltd, hereinafter called the
"Transferor" to the Kerkraad of the Dutch Reformed Church at George,
hereinafter called the "Transferee."

- (a) The properties hereby transferred shall be subject to all conditions, restrictions, reservations and servitudes mentioned or referred to in or endorsed upon the said Deed of Transfer Number 4632 or any prior title or otherwise registered in the Deeds Office and in particular to the conditions and servitudes set out in certain two Deeds of Transfer Numbers 2955 and 2956 dated 16th April 1907, and in Deed of Transfer passed on 21st February 1918 to the George Forest Timber Company Ltd., and the properties hereby transferred shall be subject to the further condition that the transferor shall be entitled to take from the Silver River or any of its tributaries and the Kaaiman's River at any point on the properties hereby transferred, such quantity of water as the transferor may be entitled to or may obtain under the Irrigation and conservation of Waters Act 1912, with the rights to lead such waters across the properties hereby transferred, and for that purpose to lay and maintain such pipes as may be necessary and in the event of the Transferor having or acquiring the right to take water from any river or stream above the ground hereby transferred then the Transferor shall be entitled to a right of way over the properties hereby transferred for such water, with the right to lay pipes over the property hereby transferred and for the purpose of laying and maintaining the pipes and exercising the other rights in this clause mentioned the Transferor shall have the right to ingress and egress to and from the properties hereby transferred, with the right to make such excavations and do and perform such other works as may be necessary to conduct such water to any part of the Transferor's property, including the said land marked No. 497 called Barbiers Kraal, and these condition are hereby registered as a servitude against the properties hereby transferred.

- (b) The Transferor and all persons now may or at any time hereafter holding title from or through the Transferor of any portion of the land marked 497 called Barbiers Kraal, in extent: 709,2085 hectares, as well as persons at any time frequenting the seaside resort known as the wilderness shall have full and undisturbed right of way on foot and by means of vehicles over the properties hereby transferred, to and from any portion of the said land marked 497 and the said Seaside Resort by the present public roads on the ground hereby transferred and also by a road construction and made by the Transferor and which has not yet been declared a public road, and by such public roads as may hereafter be constructed and/or declared public roads by any competent authority, and the Transferee shall in so far as and to the extent the same passes through the properties hereby transferred keeping good order and repair the said road constructed by the Transferor, provided that such repairs shall not extend to travelling, the Transferor on its part undertaking to keep the said road in good repair over the extent that the said road passes through its property"

D. SUBJECT FURTHER to the following conditions imposed by the Minister in favour of the State and mentioned in Certificate of Uniform Title Number T14471/1961, namely:-

(1)

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

E. SUBJECT FURTHER to the following conditions mentioned in Deed of Transfer Number T19618/1962 imposed by the Administrator of the Cape Province with the approval of subdivision of the farm Wildernishoogte, in terms of Article 196 of Ordinance No. 15/1952, which may be amended or relaxed by him, namely:-

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

- F. **SUBJECT FURTHER** to the Servitude referred to in the following Endorsement dated 1 January 1972 on Deed of Transfer Number T 19618/1962 dated 28th December 1962, namely:-

"Registrasie van Serwituut"

Die binnegemelde grond is onderhewig aan 'n serwituut met betrekking tot verdeling van water in terme van 'n bevel van die Waterhof (Waterhof Distrik Kaap) gedateer 26-5-71 soos meer volledig sal blyk uit gemelde bevel, waarvan afskrif hieraan geheg is.

Serv. 15/72."

- G. **BY VIRTUE** of Notarial Deed of Servitude No. K328/99 dated 4 February 1999, the withinmentioned property is entitled to a servitude right of access, 4 metres wide indicated by the figure C F and F G on diagram No. 6928/1998 annexed to Certificate of Registered Title No. T 27001/99, which indicates the Western boundary over the remainder of Erf 310 Hoekwil, measuring 4,9366 (Four comma nine three six six) Hectares and held by Deed of Transfer Number T 27002/99, as will more fully appear from reference to the said Notarial Deed.

- H. **BY VIRTUE** of Notarial Deed of Servitude No. K327/99 dated 4 February 1999, the withinmentioned property is entitled to a temporary servitude right of access, 4 metres wide, 20 metres along the western boundary starting from the figure marked C on Diagram No. 6928/1998 annexed to Certificate of Registered Title No. T27001/99, the line CDAA indicating the western boundary in favour of the remainder of Erf 310 Hoekwil, measuring 4,9366 (Four comma nine three six six) hectares and held by Deed of Transfer No. T 27002/99, as will more fully appear from reference to the said Notarial Deed.

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

ALFRED CHARLES SCHRICKER, Married as aforesaid

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

JACOBUS GROBBELAAR, 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: WESTERN CAPE at CAPE TOWN on

13 APR 2026



q.q.

In my presence



REGISTRAR OF DEEDS

BW Pieterse Attorneys
49 Glen Village Estate
George
6529

Prepared by me

1-5
1-5

CONVEYANCER
JANINE FOUCHE (LPCM 60411)

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

ALFRED CHARLES SCHRICKER
Identity Number [REDACTED]
Married out of community of property

do hereby nominate and appoint

JANINE FOUCHÉ (LPCM60411) and RONELLE WILKINSON (LPCM97489)

with power of substitution to be my true and lawful Attorney and Agent in my name, place and stead to appear at the Office of the REGISTRAR OF DEEDS: WESTERN CAPE at CAPE TOWN or any other competent official in the Republic of South Africa and then and there to act as my Attorney and Agent and to pass transfer to:

JACOBUS GROBBELAAR
Identity Number [REDACTED]
Married out of community of property

the property described as:

ERF 708 HOEKWIL, IN THE MUNICIPALITY AND DIVISION OF GEORGE,
PROVINCE OF THE WESTERN CAPE

IN EXTENT 3,0000 (THREE COMMA ZERO ZERO ZERO ZERO) Hectares

HELD BY Deed of Transfer Number T49525/2019

the said property having been sold by me on 16 February 2026. to the said transferee/s for the sum of [REDACTED] d [REDACTED]

and further cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the Transferor heretofore had in and to the said property, and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, to all intents and purposes, as the Transferor might or could do if personally present and acting therein; hereby ratifying, allowing and confirming all and whatsoever the said Agent/s shall lawfully do or cause to be done in the premises by virtue of these presents.

Signed at GEORGE on 17th MARCH 2026
in the presence of the undersigned witnesses.

AS WITNESSES :

1. [Signature]

[Signature]
ALFRED CHARLES SCHRICKER

2. [Signature]

2/5

Transfer Duty

TDREP

Declaration

Reference Details

Transfer Duty Reference Number: TDE069B86C

Details

Details of Seller / Transferor / Time Share Company

Surname / Registered Name	SCHRIKKER	Full Name	ALFRED CHARLES
ID Number		Date of Birth (CCYYMMDD)	1954-09-29
Company / CC / Trust Reg No.		Marital Status	M.O.C OF PROPERTY
Marital Notes if applicable	MOCOP	Spouse Initials	

Details of Purchaser / Transferee

Full Name	JACOBUS	Surname / Registered Name	GROBBELAAR
Date of Birth (CCYYMMDD)	1975-05-30	ID Number	
Company / CC / Trust Reg No.		Marital Notes if applicable	MOCOP
Marital Status	M.O.C OF PROPERTY	Spouse Initials	

Details of the Property

Date of Transaction/Acquisition (CCYYMMDD)	2025-02-18	Total Consideration	R
Total Fair Value	R		

Calculation of Duty and Penalty / Interest

Transfer Duty Payable on Natural Person	R		
---	---	--	--

Property Description

ERF 708 HOEKWIL, IN THE MUNICIPALITY AND DIVISION OF GEORGE, PROVINCE OF THE WESTERN CAPE, IN EXTENT 3.0000 (THREE COMMA ZERO ZERO ZERO) HECTARES
--

Receipt

Receipt Details

Transfer Duty Reference Number	TDE055569C	Receipt No.	1291305260
Receipt Amount	0		

Declaration by Conveyancer / Attorney

I certify that this is a true copy of the transfer duty declaration / receipt / exemption certificate drawn from the SARS eFiling site, which will be retained by me for 5 years from the date of registration of transfer.

XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

JANINE FOUCHE

Please ensure you sign over the 2 lines of 'X's above

Date
(CCYYMMDD)

20250218

For enquiries go to
www.sars.gov.za or call
0800 00 SARS (7277)

3



GEORGE LOCAL MUNICIPALITY

CERTIFICATE IN TERMS OF SECTION 118 OF THE LOCAL GOVERNMENT: MUNICIPAL SYSTEMS ACT, 2000 (ACT NO. 32 OF 2000)
(AS PRESCRIBED IN TERMS OF SECTION 120 OF ACT NO. 32 OF 2000)

ISSUED BY GEORGE LOCAL MUNICIPALITY

In terms of section 118 of the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000), it is hereby certified that all amounts that became due to George Local Municipality in connection with the undermentioned property situated within that municipality for municipal service fees, surcharges on fees, property rates and other municipal taxes, levies and duties during the two years preceding the date of application for this certificate, have been fully paid.

DESCRIPTION OF PROPERTY (see definition of property in section 1 of Act 32 of 2000)

21 Digit Code for Municipal Reference Number: CHERYL
 Erven: 708
 Portion: 0
 Extension: HOEKWIL
 Zoning:
 Registration division / Administrative District: GEORGE
 Suburb: HOEKWIL
 Town: GEORGE
 Sectional Title unit number:
 Exclusive use area and number as referred to on the registered plan:
 Real right:
 Scheme registration number:
 Sectional Title Scheme Name:
 Registered owner: ALFRED CHARLES SCHRICKEN
 Name and Identity/ Registration Number of all purchaser/s: JACOBUS GROBBELAAR

This Certificate is valid until:

24/05/2026

Given under my hand at

GEORGE

on

25/03/2026

Digitally signed by George Municipality
 Signee: Rene Starbuck
 Sign date: 2026-03-25 10:56:01.472 AM
 Expiration date: 03 Jul 2028



MUNICIPAL MANAGER
 George Local Municipality

Date issued: 25/03/2026

Authorised Officer: Rene Starbuck

JANINE FOUCHE

Certificate By Conveyancer:

I (Full name and surname) hereby certify that this is a print-out of a data message in respect of the original clearance certificate electronically issued by the George Local Municipality.

Conveyancer

Date

26/3/2026

21 Digit Code for Municipal Reference Number: CHERYL

Certificate number: 13418043

Page 1 of 1

FORM 1002-0032-0001-0001-0001/10/2016

43

TRACK NUMBER : 80008966894

BLACK-BOOKING ENQUIRY ON NAME - SCHROEDER, ALFRED CHARLES
ID NUMBER - [REDACTED]
BIRTH DATE - 1954/1909
MARITAL STATUS - UNMARRIED
MAIDEN NAME - [REDACTED]
TYPE OF PERSON - PRIVATE PERSON

PERSON NAME AND ID

CONTRACTS/INTERDICTIONS

NOTED ON SCAN/MICRO REF

SCHROEDER ALFRED CHARLES

[REDACTED] 19785/1981

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***

IK E : /XARBA /KE

5/3

TRACK NUMBER : 80008966894

PROPERTY DETAILS: PRINT FOR PORTION 0
ERS NO 783
TOWNSHIP HOENKEL
REG DIV GEORGE RD

PROVINCE WESTERN CAPE
PREV DESCRIPTION T27861/1999
EXTENT 3 H
CLEARANCE OUTENQUA DC

ORIGIN REASON ORIGIN PROPERTY
SUBDIVISION FROM HOENKEL 3184 0 (R/E)

NO INTERDICTS

DOCUMENTS
K327/1999S
K328/1999S

HOLDER & SHARE AMOUNT O/P/A SCAN/MICRO REF MMD

1999	0214	2671	0487
1999	0214	2679	0487

OWNER DETAILS

FULL NAME & SHARE PURCH DATE AMOUNT/REASON - O/P/A IDENTITY TITLE DEED MMD MICROFILM REF

SCHRIJVER ALFRED CHARLES 26196524 149525/2019 1120 20191126124100

* O/P/A - 0 - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***

IK E: IXARRA IK E

26

UITVOERING - EXECUTION

SYMINGTON
DE KOK
CAPE TOWN

1082

TEL: 021 913 3137

A. VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE:

(a) Datum van indiening / Date of lodgement:

SYMINGTON DE KOK

BOX 1082

TEL. 021 913 3137

CELL. 082 781 8980

ronelle.wilkinson@symok.co.za

2026-04-10

(b)



RC: 24/05/26

	Ondersoekers / Examiners	Kamers Rooms	Skakeling / Linking	Reject Verwerp	Passeer Pass
1	I. BRINKHUIS1312F		2:1		
2	F. NKWINIKA				
3					

A. VIR AKTEBESORGER SE GEBRUIK /
FOR CONVEYANCER'S USE:

Aard van Akte byv: Transport, Verband, ens.

Nature of Deed e.g.: Transfer, Bond, etc.

Transfer

T 000021098 / 2026

Verw. No/ Ref. No.:

FG55321 TA

Skakeling / linking

2:1

Kode / Code	Name van Partye / Names of Parties	Firma Firm No.	No. in stelselbatch	Titelaktes ens. binne Title etc. within
1	T Schnickter / Grabbelaar	108	1	
2	B Grabbelaar / FNB	236	2	
3				
4				
5				
6				
7				
8				
9				
10				
11				

Registrasie versoek deur /
Registration requested by:

RONELLE WILKINSON(97489)

Datum /
Date:

13 APR 2026

Erf 708 Hoekwil

A. VIR AKTEBESORGER SE GEBRUIK / FOR CONVEYANCER'S USE:

(a) Gelyktydiges met ander registrasiekantore / deeltitels: Simults with other registries / sectional titles:

	Kode/Code	Firma / Firm	Erendom / Property	Kantoor / Office
1				
2				
3				
4				

(b) Kliënt afskrifte van aktes permanent in Aktekantoor gelasseer:
Client copies of deeds filed permanently in Deeds Office:

Aard en nommer van akte / Nature and number of deed	Kode Code	Parawe van ondersoeker Initials of Examiners
	T.R.	

(c) Notas / Notes:

B. VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE:

		Opmerkings / Remarks	Paraaf Initials
Interdikte nagesien deur Interdicts checked by.....	(1) Dorp goedgekeur (geproklameer) Township approved (proclaimed)		
	(2) Begiftigingserwe Endowment erven		
	(3) Begiftiging Endowment		
Datum Date.....	(4) Voorwaardes Conditions		
	(5) Mikro Micro		
Interdikte nagesien deur Interdicts checked by.....	(6) Algemene Plan General Plan		
	(7) Titelakte Title Deed		
	(8) Verbande teen dorpsitel Bonds against township		
Datum Date.....	(9) Datum nagesien Date checked		

Kantoor instruksies / Office instructions:

Seksie / Section

Ann 3

First National Bank A division of FirstRand Bank Limited. An Authorised Financial Services and Credit Provider (NCRCP20).

Ann 4

C. S. SAVAGE & ASSOCIATES

SIDES Metres		ANGLES OF DIRECTION		CO-ORDINATES System Lo 23° x			
		Constant:	1	0, 00	+3	700	300, 00
AB	301, 52	341 20 30	A	+	38 703, 76	+	61 309, 58
BC	164, 54	129 42 00	B	+	38 607, 27	+	61 595, 46
CA	183, 11	189 29 20	C	+	38 753, 94	+	61 450, 21
Ab		189 29 20					
Bb		309 42 00					
INDICATORY BEACONS							
CC	33, 76	189 29 10	D	+	38 718, 50	+	61 337, 82
CF	25, 24	309 42 00	E	+	38 714, 52	+	61 506, 41
SERVICE DATA							
CF	45, 69	9 20 20	F	+	38 741, 53	+	61 526, 34
FG	7, 69	15 26 10	G	+	38 743, 66	+	61 543, 76
BERG 14 No 108		Δ	+	38 455, 57	+	55 217, 28	
KNYS 3 No 200		Δ	+	38 954, 39	+	61 198, 95	

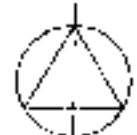
Doc. No.
6928/1998
Approved
T. J. [Signature]
for Surveyor-General
1998-12-08

Description of Deacons

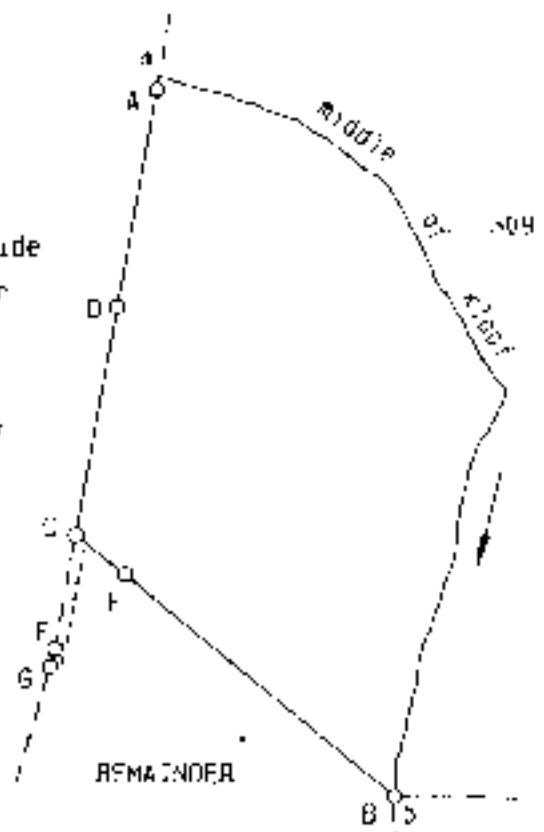
```
A B : no beacon
C D E F G : 50km iper neg
```

Servitude Note

The lines CF and EG represent the western boundaries of a 4 metre wide temporary servitude of access over the remainder as shown.



Scale 1-3000



The figure a middle of kind of C
represents 3,0000 hectares of land, being
ERF ²⁰⁸~~538~~ a portion of Erf 310 HOEKWIL

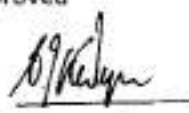
situate in the Municipality of Wilderness
Administrative District of George
Province of the Western Cape
Surveyed in October 1999
by me

Professional Land Surveyor
53 Savane FLS 0543

14/7/1/34
1998/10/29

This diagram is annexed to	The original diagram is	File No. S/4924/b S. R. No. E2934/98
No. 2700/99 Dated i. f. c.	No. 2700/1961 annexed to Transfer No. 1962- -19618	Comp. B.L.-8000 (4:35)
Registrar of Deeds		Gen. Plan 1700 LD

Bailey & le Roux, Professional Land Surveyors, George

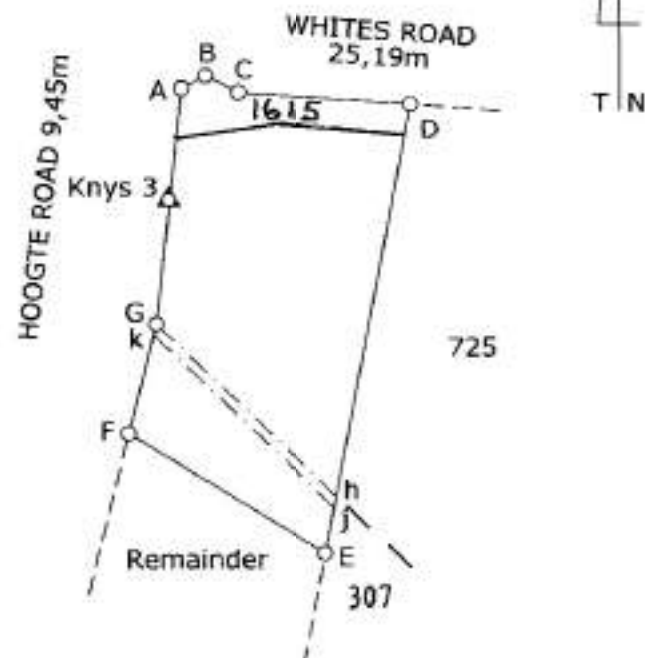
SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System WG 23° X			S.G. No. 1526/2008
AB	17,81	241.47.40	A	0,00	+3 700 000,00	Approved  for Surveyor-General 2008.08.12
BC	24,27	297.09.30	B	+39 003,76	+61 419,37	
CD	114,80	274.02.00	C	+38 988,06	+61 410,95	
DE	308,22	10.42.50	D	+38 966,46	+61 422,03	
EF	153,07	121.47.20	E	+38 851,95	+61 430,10	
FG	75,83	193.58.10	F	+38 909,25	+61 732,95	
GA	160,29	186.11.40	G	+39 039,36	+61 652,31	
				+39 021,05	+61 578,72	
Touwsberg 79 Δ			+33 790,14			
Knys 3 200 Δ			+55 057,40			
			+39 012,48			
			+61 494,67			

Beacon Descriptions:

A,B,C,D,G 20mm iron peg
E,F 16mm iron peg

Servitude Note:

The figure G h j k represents
a servitude of right of way
6,30 metres wide. Vide
Diagram No. 1180/1962,
annexed to Deed



Scale 1: 5000

The figure A B C D E F G
represents 3,9238 hectares of land, being
Erf 1064 (a portion of Erf 308) HOEKWIL

Situate in the Municipality and
Administrative District of George
Province of the Western Cape
Surveyed in February and March 2008
by me

J.H. Bailey (PLS0019) Professional Land Surveyor

This diagram is annexed to
No. **7 69283/2008**
dated
i.f.o.

Registrar of Deeds

The original diagram is
SG. No. 129/1961
annexed to Transfer
No. 1962.393.19618

File No. **5/4924** Geor 157
S.R. No. 694/2008
Comp. BL-8CCD (4139)
LPI C0270005

FOR ENDORSEMENTS
SEE BACK OF DGM.

Erf 1064 Hoekwil

Approved in terms of
Act 7/1998

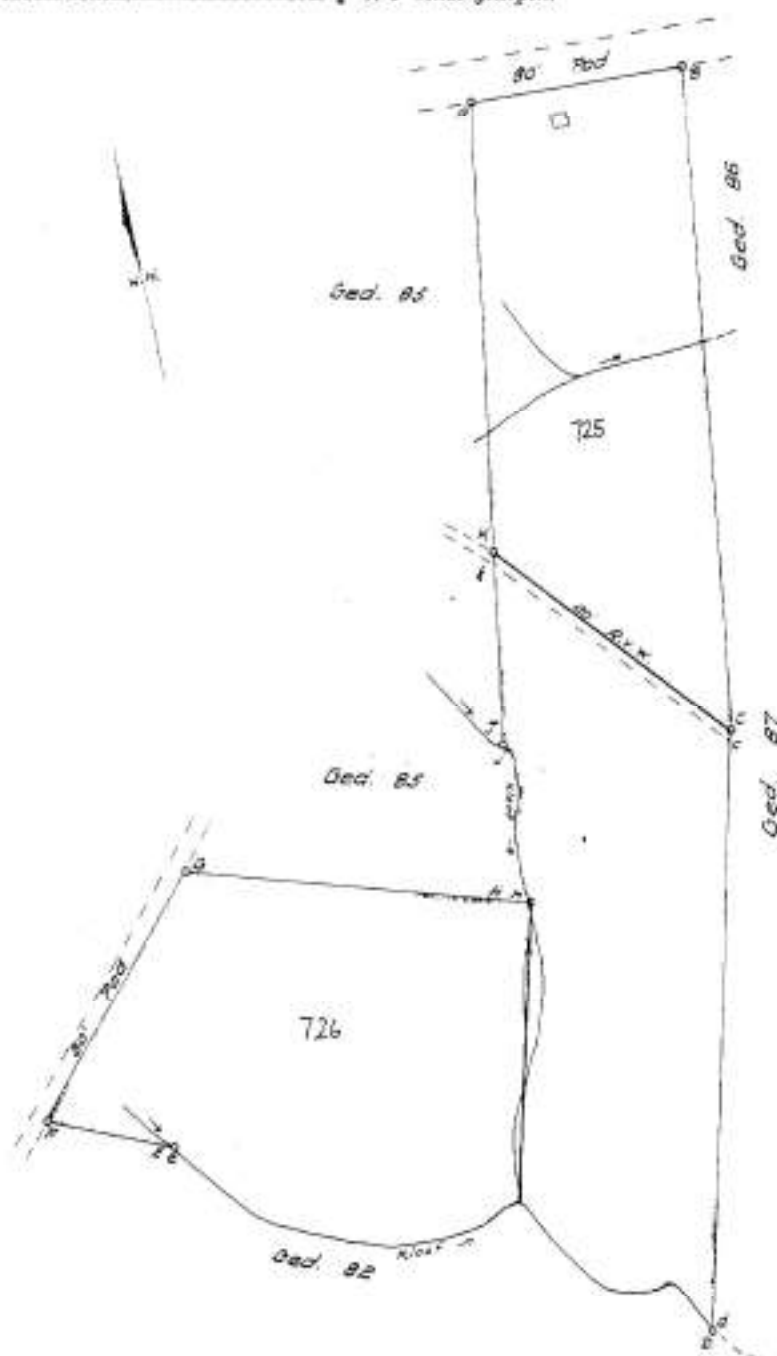
EXEMPT FROM PROVISIONS OF ACT
75 OF 1978
SECTION 1(c)

APPROVED IN TERMS OF SECT. 25
OF ORD. 15/1985
REF. **ERF 308, HOEKWIL**
DATE **10-DEC-2007**

S

Beskrywing van Bakens.

Alle Bakens $\frac{1}{2} \times 3'$ ronde ysterpen.



SKE Kaspe Voet	RIGTING- HOEK	STRAAL L ^o 20' KO-ORDINATE	Y		Z
			Y	Z	
	Konstant		+50000.00	+11900000.00	
AB	407.10	274 03 40	A	+43243.31	+ 45586.60
BC	1264.82	9 29 10	B	+42837.23	+ 45615.44
CD	1179.53	15 10 40	C	+43045.69	+ 45862.96
DE	1078.14	122 15 30	D	+43344.01	+ 47962.75
EF	243.67	115 08 20	E	+44255.74	+ 47387.30
FG	544.23	222 14 20	F	+44476.33	+ 47283.78
GH	655.64	288 44 10	G	+44110.48	+ 46890.86
HJ	304.34	183 35 40	H	+43489.59	+ 47091.47
JA	1222.43	190 42 40	J	+43470.51	+ 46787.73
Dd		195 10 40			
Ee		295 08 20			
Hh		288 44 10			
Jj		10 42 40			
AK	855.00	10 42 40	K	+43402.22	+ 46426.70
KC	563.42	320 44 30			

Nr. 128/61

Goedgekeur.

K. C. J. J. J.

Landmeter-Generaal.
28.1.1962

Die figuur K C e k stel h 20 vt. Reg van Weg voor.
Sien kaart 1180/1962

ERF 307 Hoekwil

Gedeelte AA (.....)

(Ingeleide van Gedeelte) van D P BRANS

WILDERNISHOOGTE Nr. 157

GEORGE

Skaal 1 : 3000

Die figuur A B C d middel van kloof e F G h middel van kloof j

13.75" 9" 10"

stel voor

16.0355 morge

grond, rynde

Gedeelte 84

van die plaas

WILDERNISHOOGTE

gelet in die Afdeling George Provinsie Kaap die Goeie Hoop

Opgeneem in Desember 1958 deur my A. van Waart

Landmeter.

Hierdie kaart is

Die ooreenkomstige kaart is
Nr. 4504/59 geleg aan

Lter Nr. S/4324

M.S. Nr. E. 1051/58

Alg. Plan 1730LD

BE-1000.

Grade Vel EL - 800D (1957)

Registrens van Aktes.

FOR EXPORTEMENTS

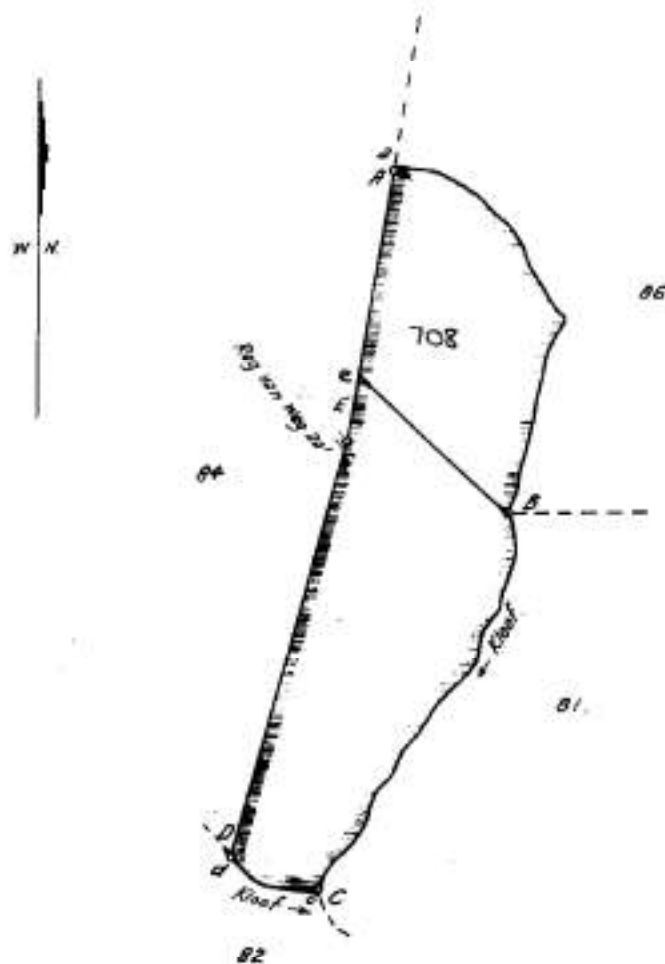
C. B. K. K. K. K. K.

ABCDE $\frac{1}{2}'' \times 3'$ ronde ysterpen.

BC	1110.75	26.24.50
CD	245.34	109.43.10
DE	1139.53	195.10.40
EA	729.82	189.29.10
RA		189.29.10
Dd		15.10.40

Goedgekeur.

H. van Waas
Landmeter-Generaal.
14. 8. 1958



Gedeelte... 87
(In gedeelte van Gedeelte... van die plaas
WILDERNISHOOGTE Nr. 157.....
GEORGE

ERF 310 Hoekwil

Skaal 1: 5000

Die figuur Ra middel van Kloof d DE

stel voor 9 2660 Morge

grond, synde

Gedeelte 87.

van die plaas

WILDERNISHOOGTE

geleë in die Afdeling George Provinsie Kaap die Goeie Hoop

Opgemeet in Desember 1958 deur my H. van Waas

Landmeter.

Hierdie kaart is

Die oorspronklike kaart is
N^o 4904/89 seker aan

Lêer Nr. S/4924
M.S. N^o E 1051/89

S

Ann 5

CONVEYANCER CERTIFICATE

I, the undersigned

LOUWHANDA LUISA KILIAN

A conveyancer of Bellville, certify, in respect of the following property as follows:

ERF 708 Hoekwil, in the Municipality and Division of George, Western Cape Province;

IN EXTENT: 3,0000 (THREE COMMA ZERO ZERO ZERO ZERO) Hectares;

Held by Deed of Transfer No. T21098/2026

1.

The following conditions are registered over the property:

A. **SUBJECT to the conditions referred to in Certificate of Uniform Title Number T14471/1961 dated 17th October 1961.**

B. **SUBJECT FURTHER to the conditions mentioned in the following Endorsement dated 22 April 1907 on Deed of Transfer Number T4632/1905 dated 22 May 1905, namely:-**

“By Deeds of Transfer Number 2955 and 2956 – April 1907, certain water and other rights have been ceded in favour of the land thereby conveyed as will more fully appear on reference to the said Deeds of Transfer.”

C. **SUBJECT FURTHER to the following conditions contained in the Annexure to Deed of Transfer Number T 14200/1920 dated 6th October 1920, reading as follows:-**

EXTRACT from Power of Attorney dated at Johannesburg, 14 September 1920, to pass transfer from the Wilderness Estate Co, Ltd, hereinafter called the “Transferor” to the Kerkraad of the Dutch Reformed Church at George, hereinafter called the “Transferee”.

(a) The properties hereby transferred shall be subject to all conditions, restrictions, reservations and servitudes mentioned or referred to in or endorsed upon the said Deed of Transfer Number 4632 or any prior title or otherwise registered in the Deeds Office and in particular to the



conditions and servitudes set out in certain two Deeds of Transfer Numbers 2955 and 2956 dated 16th April 1907, and in Deed of Transfer passed on 21st February 1918 to the George Forest Timber Company Ltd., and the properties hereby transferred shall be subject to the further condition that the transferor shall be entitled to take from the Silver River or any of its tributaries and the Kaaiman's River at any point on the properties hereby transferred, such quantity of water as the transferor may be entitled to or may obtain under the Irrigation and Conservation of Waters Act 1912, with the right to lead such waters across the properties hereby transferred, and for that purpose to lay and maintain such pipes as may be necessary and in the event of the Transferor having or acquiring the right to take water from any river or stream above the ground hereby transferred, then the Transferor shall be entitled to a right of way over the properties hereby transferred for such water, with the right to lay pipes over the property hereby transferred and for the purpose of laying and maintaining the pipes and exercising the other rights in this clause mentioned the Transferor shall have the right to ingress and egress to and from the properties hereby transferred, with the right to make such excavations and do and perform such other works as may be necessary to conduct such water to any part of the Transferor's property, including the said land marked No. 497 called Barbiers Kraal, and these conditions are hereby registered as a servitude against the properties hereby transferred.

- (b) The Transferor and all persons now may or at any time hereafter holding title from or through the Transferor of any portion of the land marked 497 called Barbiers Kraal, in extent: 709,2085 hectares, as well as persons at any time frequenting the seaside resort known as the Wilderness shall have full and undisturbed right of way on foot and by means of vehicles over the properties hereby transferred, to and from any portion of the said land marked 497 and the said Seaside Resort by the present public roads on the ground hereby transferred and also by a road construction and made by the Transferor and which has not yet been declared a public road, and by such public roads as may hereafter be constructed and/or declared public roads by any competent authority, and the Transferee shall in so far as and to the extent the same passes through the properties hereby transferred keeping good order and repair the said road constructed by the Transferor, provided that such repairs shall not extent to travelling, the Transferor on its part undertaking to keep the



said road in good repair over the extent that the said road passed through its property.”

- D. **SUBJECT FURTHER** to the following conditions imposed by the Minister in favour of the State and mentioned in Certificate of Uniform Title Number T14471/1961, namely:-

(1)

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

- E. **SUBJECT FURTHER** to the following conditions mentioned in Deed of Transfer Number T19618/1962 imposed by the Administrator of the Cape Province with the approval of subdivision of the farm Wildernishoogte, in terms of Article 196 of Ordinance 15/1952, which may be amended or relaxed by him, namely:-

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

- F. **SUBJECT FURTHER** to the Servitude referred to in the following Endorsement dated 1 January 1972 on Deed of Transfer Number T19618/1962 dated 28th December 1962, namely:-

“Registrasie van Serwituut”

Die binnegemelde grond is onderhewig aan ‘n serwituut met betrekking tot verdeling van water in terme van ‘n bevel van die Waterhof (Waterhof Distrik Kaap), gedateer 26-5-71 soos meer volledig sal blyk uit gemelde bevel, waarvan afskrif hieraan geheg is.

Serv. 15/72.”

- G. **BY VIRTUE** of Notarial Deed of Servitude No. K328/99 dated 4 February 1999, the withinmentioned property is entitled to a servitude right of access, 4 metres wide indicated by the figure C F and F G on diagram No. 6928/1998 annexed to Certificate of Registered Title No. T 27001/99, which indicates the Western boundary over the remainder of Erf 310 Hoekwil, measuring 4,9366 (Four comma nine three six six) Hectares and held by Deed of Transfer Number T 27002/99, as will more fully appear from reference to the said Notarial Deed.



- H. BY VIRTUE of Notarial Deed of Servitude No. K327/99 DATED 4 February 1999, the withinmentioned property is entitled to a temporary servitude right of access, 4 metres wide, 20 metres along the western boundary starting from the figure marked C on Diagram No. 6928/1998 annexed to Certificate of Registered Title No. T27001/99, the line CDAa indicating the western boundary in favour of the remainder of Erf 310 Hoekwil, measuring 4,9366 (Four comma nine three six six) hectares and held by Deed of Transfer No. T 27002/99, as will more fully appear from reference to the said Notarial Deed.

2.

The above conditions do not prohibit the application for:-

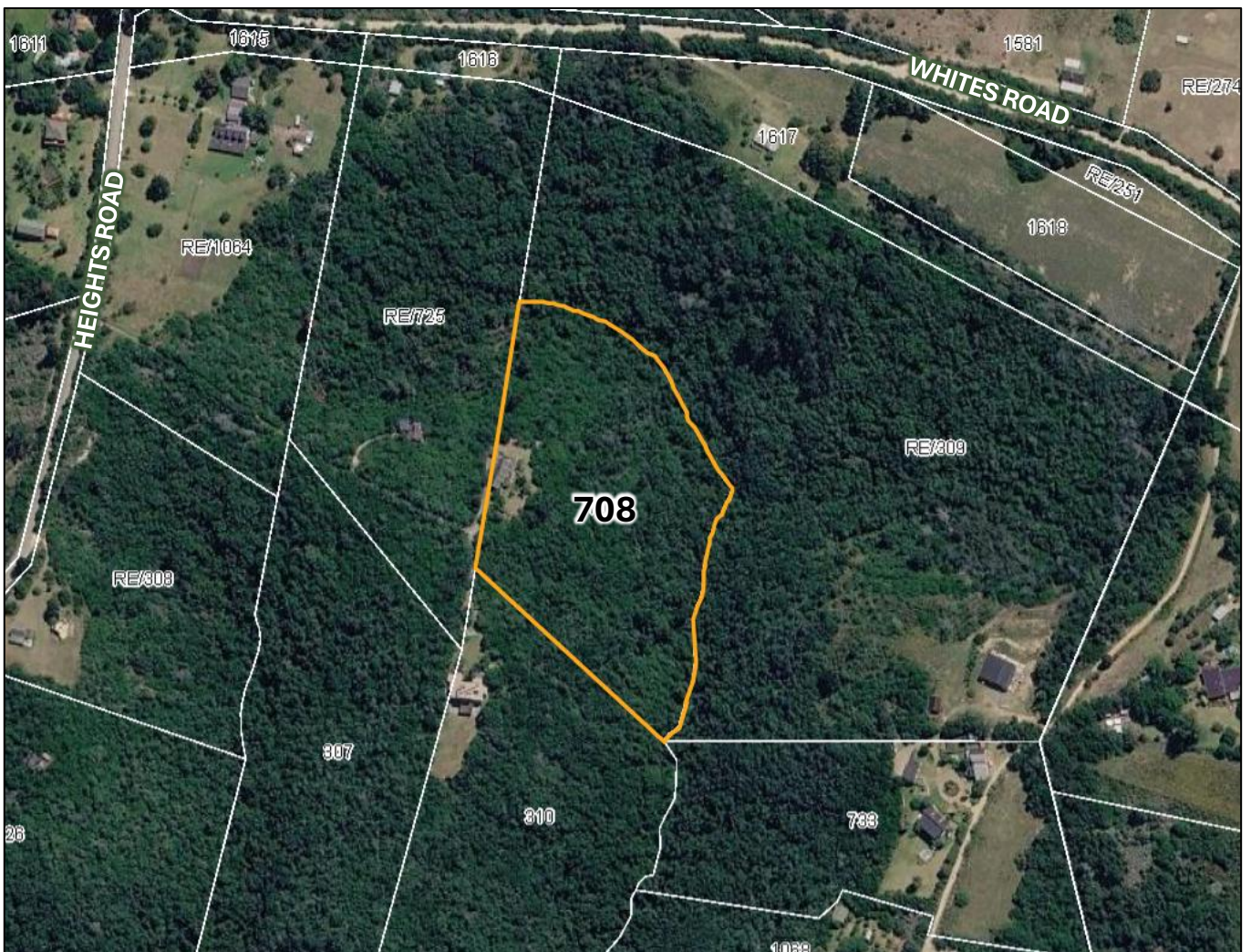
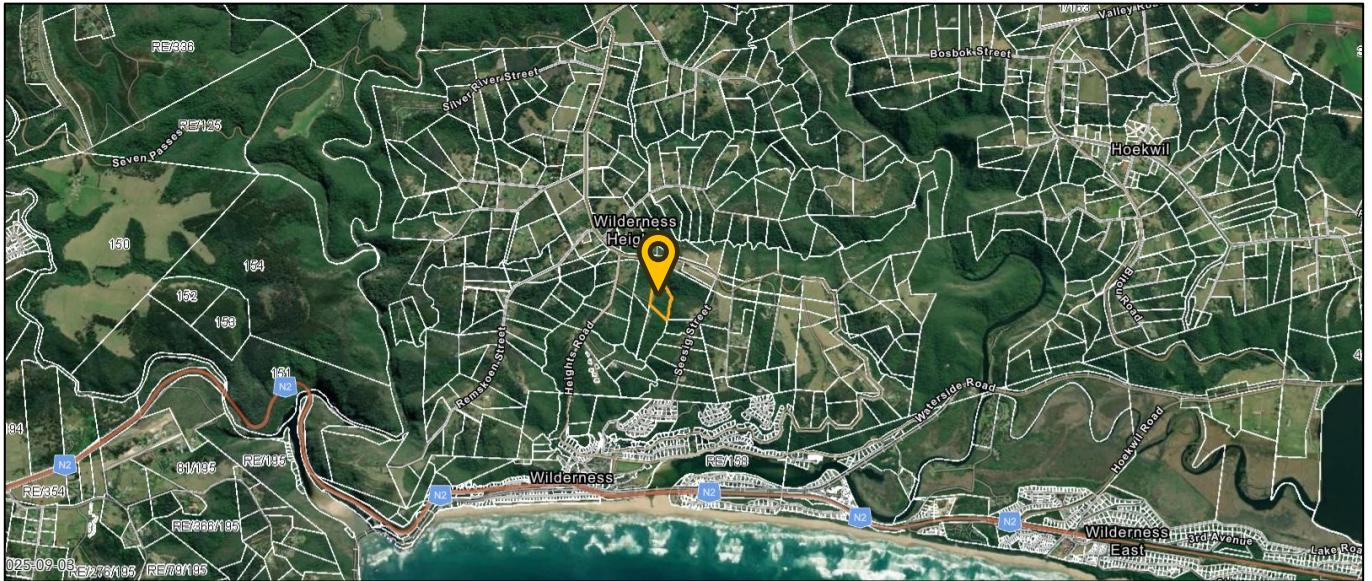
- Permanent departure in terms of Section 15(b)(2)(b) of the George Municipality: Land Use Planning By-law (2023) for the relaxation of the western boundary building line; and
- Permanent departure in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-law (2023) for an increase in height of the East- and North Elevations

Signed at Bellville on this 30th day of September 2026.



CONVEYANCER
LOUWHANDA LUISA KILIAN

Ann 6



Copyright ©

**ERF 708,
HEIGHTS ROAD, WILDERNESS HEIGHTS
GEORGE MUNICIPALITY & DIVISION**

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

Ann 7

Reference Number: Erf 708, Hoekwil

Date: 23 April 2021

Enquiries: Primrose Nako

MARLIZE DE BRUYN
P O BOX 2359
GEORGE
6530

Email: marlize@mdbplanning.co.za

**APPLICATION FOR CONSENT USE AND DEPARTURE: ERF 708, HOEKWIL,
WILDERNESS HEIGHTS**

Your application in the above refers.

The Deputy Director: Planning (Authorised Official) has, under delegated authority; WW.1.33 of 29 July 2015 decided that the following applications applicable to Erf 708, Hoekwil:

- a) Consent Use in terms of Section 15(2)(o) of the Land Use Planning By-law for George Municipality, 2015 to regularise an existing second dwelling unit of $\pm 93.5\text{m}^2$ which includes half of the garage ($\pm 23.5\text{m}^2$) for parking on Erf 708, Hoekwil;
- b) Departure in terms of Section 15(2)(b) of the: Land Use Planning By-Law for George Municipality, 2015 for the relaxation of the western side building line from 20.0m to 6.0m and 10.0m for the position of the existing structure consisting of a primary and second dwelling unit on Erf 708, Hoekwil;

BE APPROVED in terms of Section 60 of the said By-law for the following reasons;

REASON FOR DECISION:

- a. The existing second dwelling unit will not have any additional negative impact on the rural character or the surrounding neighbouring properties;
- b. The proposed departure will not create any additional negative impact on the adjacent neighbours' amenity and rights to privacy, sunlight and views;

- c. The proposal complies with the Zoning Scheme restrictions applicable to the property;
- d. The proposed development is an acceptable form of densification for this area;

Subject to the following conditions imposed in terms of Sections 66 of the said By-law, namely:

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

1. That in terms of the provisions of the Land Use Planning By-law for the George Municipality, 2015, the Consent Use and Departure shall lapse if not acted upon within a period of two (2) years from the date of approval and/or if the following conditions are not adhered to;
2. This approval shall be taken to cover only the application as approved for as indicated on the Site Plan/Diagram No. 6928/1998 dated November 2019 drawn by D.R Baker attached as "Annexure A" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision;
3. A building plan be submitted for approval in accordance with the National Building Regulations (NBR);
4. The application will be regarded as implemented on the approval of the building plan.

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

5. Capital contributions are payable by the developer for each new equivalent erf (ee) created, as per standard tariffs for George, applicable on transfer of a portion, or the approval of building plans, or on application for a CPT, or as stipulated in a Services Agreement between the George Municipality and the Developer. The total amount payable will be determined by the Dept: CES and will be subject to annual adjustment. Contributions payable may be adjusted should the actual water usage exceed the accepted normal daily usage based on the Neighbourhood Planning and Design Guide and Council specifications, based on a six-month average use;
6. All civil services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with The Neighbourhood Planning and Design Guide and Council specifications. All drawings and plans are to be submitted to the Dept: CES, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the civil services have been satisfactorily installed and as-builts submitted electronically as well as the surveyors plan;
7. Consent use approval with regards to Guest houses, second dwelling, Flat development or Hotels are subject to the submission and approval of building plans, which shall include a detailed site development plan, indicating proposed land use change of the erven. The Site development plan should, but not limited to, address all internal parking requirements (ie within the development area), position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic;

8. Any, and all, costs directly related to the development remain the developers' responsibility;
9. Each new portion created must have separate water and sewer connections;
10. Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer/owner of the other erf. (Condition 6 applicable);
11. Any service from another relevant erf must be accommodated across the development or incorporated into the services of the development. All negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (Condition 6 applicable);
12. Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (Condition 6 applicable);
13. The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval was required and obtained for this proposed development;
14. Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dept: CES, or any condition of any authority has not been satisfactorily complied with;
15. Developer responsible to obtain the necessary approval / way leaves from third parties which include, but not limited to the following: Telkom & Fibre optical cable;
16. Municipal water is provided for potable use only. No irrigation water will be provided;
17. No municipal sewer services are available at present. Should a municipal network in future be extended to this area, the owner will be compelled, at own cost, to connect to the network. A capital contribution for sewer will then become payable as per standard tariff for each equivalent erf applicable at the time of connection;
18. A conservancy tank, or alternative approved sewer disposal method, must be installed at the owner's cost. The owner is to appoint a private contractor, at own expense, to service the tank or alternative approved disposal methods;
19. The discharge of surface stormwater is to be addressed by the developer. Condition 6 applies. All costs related is for the developer;
20. Internal parking requirements (ie within the development area), position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic must be addressed and all measures indicated on plans and drawings submitted for approval;
21. Adequate parking with a hardened surface must be provided on the premises of the proposed development;
22. No private parking will be allowed in the road reserve;
23. The approval of the layout of the development and accesses is subject to the George Roads Master Plan and approved by the Dept: Civil Engineering Services. A site development plan is to be submitted to the Dept: CES, or any other relevant authority for approval prior to any construction work taking place;

24. Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities;

DIRECTORATE: ELECTROTECHNICAL ENGINEERING SERVICES

25. Capital contributions are payable by the developer for each new equivalent erf (ee) created, as per standard tariffs for George, applicable on transfer of a portion, or the approval of building plans, or on application for a CPT, or as stipulated in a Services Agreement between the George Municipality and the Developer. The total amount payable will be determined by the Dept: Electro Technical Services (ETS) and will be subject to annual adjustment. Contributions payable may be adjusted should the actual electricity connection be other than a conventional 60 Amp single phase per erf;
26. All electrical services -internal, link and relocation of or upgrades to the existing network - are to be designed by a registered consulting engineer in accordance with Council specifications. All drawings and plans are to be submitted to the Dept: ETS, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out under the supervision of the consulting engineer who is to provide the electrical department with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the electrical services have been satisfactorily installed and as-builts submitted electronically;
27. Any, and all, costs directly related to the development remain the developers' responsibility;
28. Each new portion created must have separate electrical connection and it may not cross any other portion.

You have the right to appeal to the Appeal Authority against the decision of the Authorised Official, in terms of Section 79(2) of the George Municipality's By-law on Municipal Land Use Planning.

- A detailed motivated appeal with reasons should be directed to and received by the Appeal Authority, P O Box 19, George **on or before 14 MAY 2021.**
- An appeal that is not lodged within this timeframe or that does not comply with Section 80 of the George Municipality's By-law on Municipal Land Use Planning will be deemed invalid.

Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

Kindly note that in terms of Section 80(14) of the George Municipality's By-law on Municipal Land Use Planning, the above decision is suspended until such time as the period for lodging an appeal has lapsed, any appeal has been finalized and you have been advised accordingly.

Yours Faithfully



D. POWER
ACTING DEPUTY DIRECTOR: PLANNING AND DEVELOPMENT

P:\Approvals & Refusals 2018, 2019 & 2020\Erf 8636, George(Consent Use, Departure and ROR) Marlize De Bruyn.docx

LAND SURVEYOR'S CERTIFICATE

I hereby certify that I have inspected the property known as

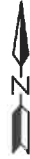
Erf 708 Wilderness

Situate in the Municipality of George
Administrative District of George
Province of the Western Cape

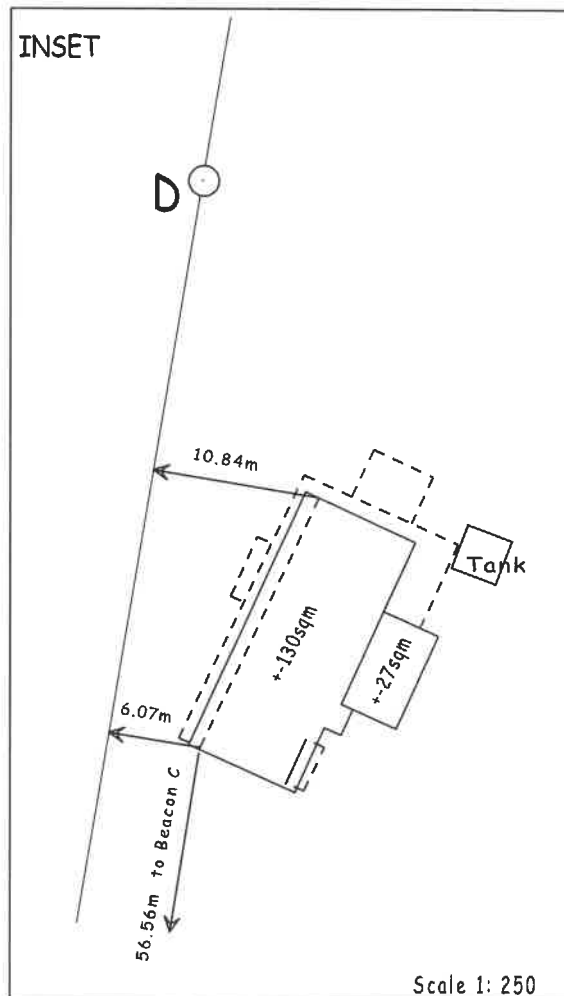
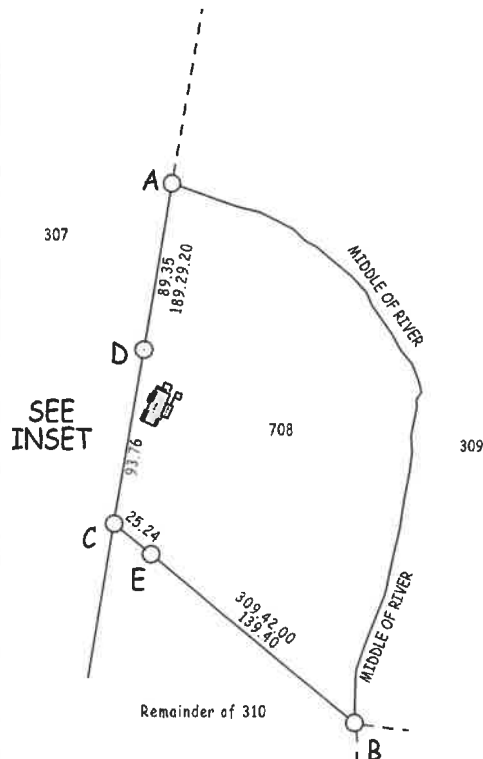
and that

Diagram No. 6928/1998

- I have located beacons on this property and deem that the residential structure is positioned in accordance with the dimensions from the boundaries as shown.
- Area of house taken from outside dimensions and are approximate
- Area of his property is exactly 3ha.



Scale 1: 4000



Beacon Descriptions

A,B No beacon
C,D,E.....16mm Iron Peg

MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2015) subject to the conditions contained in the covering letter.

23/04/2021
DATE
DATUM

MUNICIPAL MANAGER
MUNISIPALE BESTUURDER

Surveyed in November 2019

D.R. BAKER

PROFESSIONAL LAND SURVEYOR (PLS 1359)

582 Lake Road Wilderness, P.O. BOX 103, Wilderness 6560.
Cell 0766421654

davebakersurveys@gmail.com

Ann 8

Stamp:

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% mod AASHTO. At completion of the works, dig up concrete or mortar mixing platforms, and clean the site of all surface and buried rubble. Pison the soil against the trade foundation walls and under floors with chondrite 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 32,5n 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 1083. 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 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 polyolefin 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 windowills 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. 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 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 frames, 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 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 galvanized cold nail or 32x2,5mm diameter galvanized serrated 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 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 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 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
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-WA clause 4.4.3.8. 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 2 l/m² fenestration area (0,308 l/m² face glazing; and 5 l/m² revolving / swing doors. See SANS 10400-XA clause 4.4.11 and SANS 613 clause 4.
5. Fenestration more than 15% area to net floor area per storey, the solar heat gain and heat conductance should comply with SANS 204 clause 4.3.4.
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.

Copyright reserved to SAA
-All workwork 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 NBRs 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 site 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

0

CLIENT

AC SCHRICKER

CLIENT SIGNATURE

PROJECT

Proposed Additions to erf 708, Hoekwil

ARCHITECT



CELL

078 386 7497

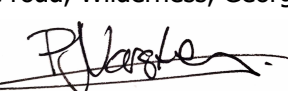
EMAIL

penny@limarc.co.za

ADDRESS

392 Waterside road, Wilderness, George, 6530

ARCHITECT SIGNATURE



P. J. Vorster

SACAP - PrARCH - 44016884



OCCUPATION CLASSIFICATION

H4

SITE

Enter address here

DRAWING

SITE PLAN

SCALE (@ A1)

As indicated

DATE

13/08/2026 13:47:41

PROJECT NO.

DRAFT

CURRENT REVISION: 1

Revision 1

DRAWN

Author

CHECKED

Checker

DRAWING NO.

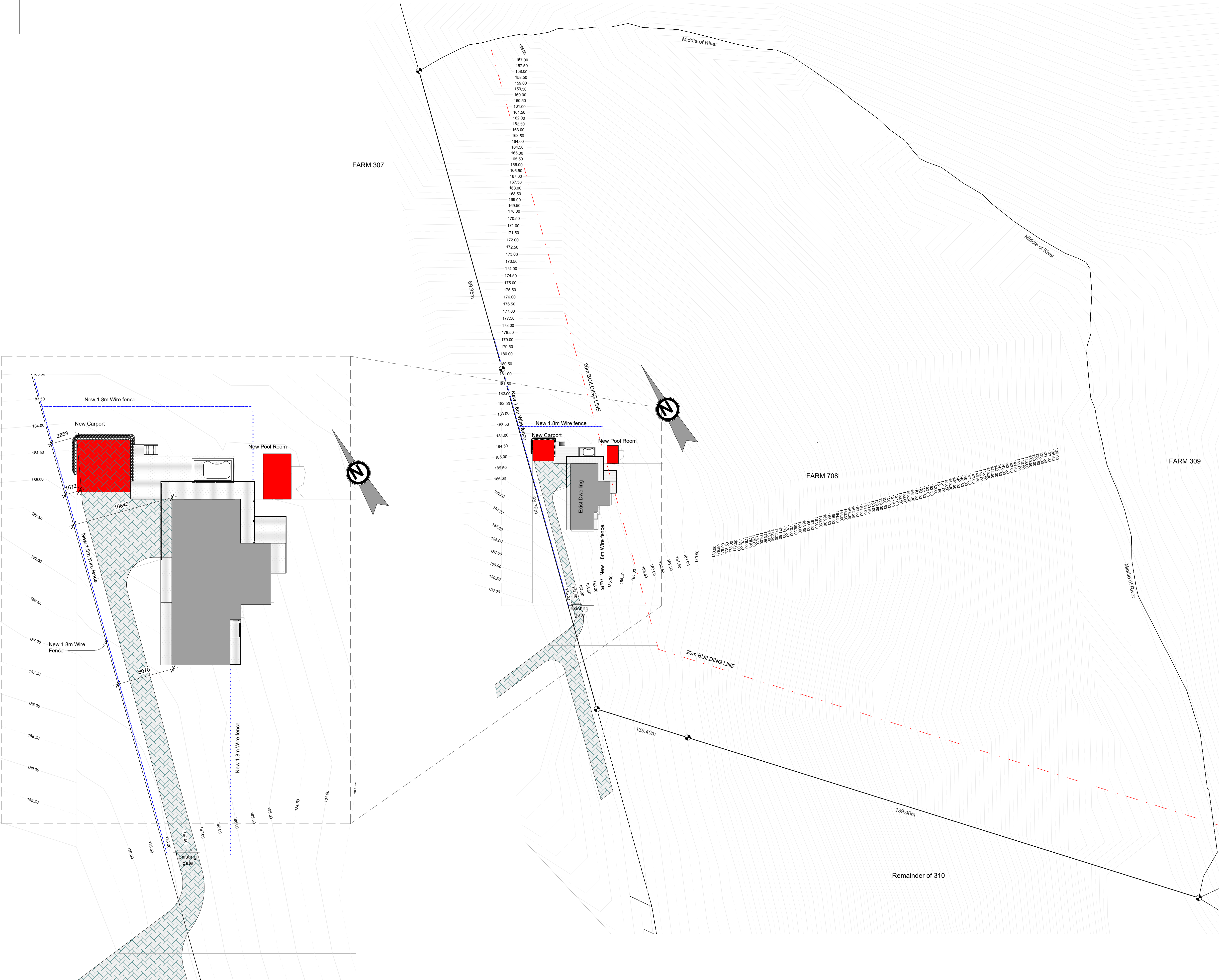
1291-01

REVISION DATE:

Engineer -

Land Surveyor -

Landscape Architects -



SITE PLAN
1 : 500

Ann 9

LAND SURVEYOR'S HEIGHT CERTIFICATE

To whom it may concern:

ERF 708 HOEKWIL

Situate in the Municipality of George
Administrative District of George
Province of the Western Cape

I hereby certify that the new and completed dwelling occupying the above property has been surveyed and that:

- a. the heights above natural ground level is as shown in table below.

Feature	Height	Natural Ground Level	Height Difference
ROOF SW	105.41	99.40	6.01
ROOF NE	105.75	96.42	9.33
FIRST FLOOR	100.74		
GROUND FLOOR	98.06		

The building covers the original natural ground terrain model. Therefore the NGL below the end roof ridge positions are interpolated. The tolerance factor in determining levels from adjoining spot levels is as follows:

90% of half contour interval

This means in this case that accepting 0.50m contours the height difference could be 9.13m or 9.53m



David.R.Baker

Surveyed in April 2025

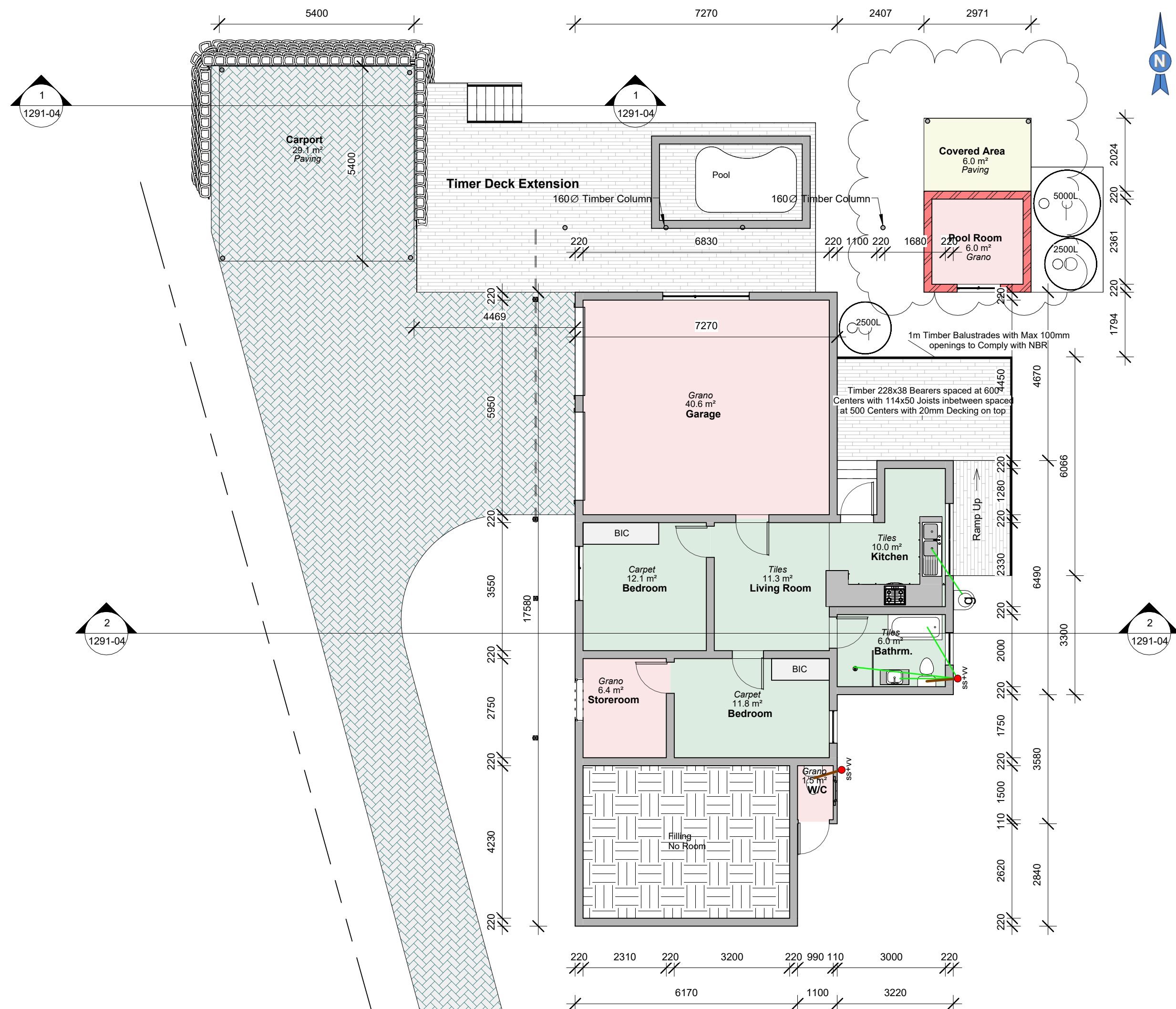
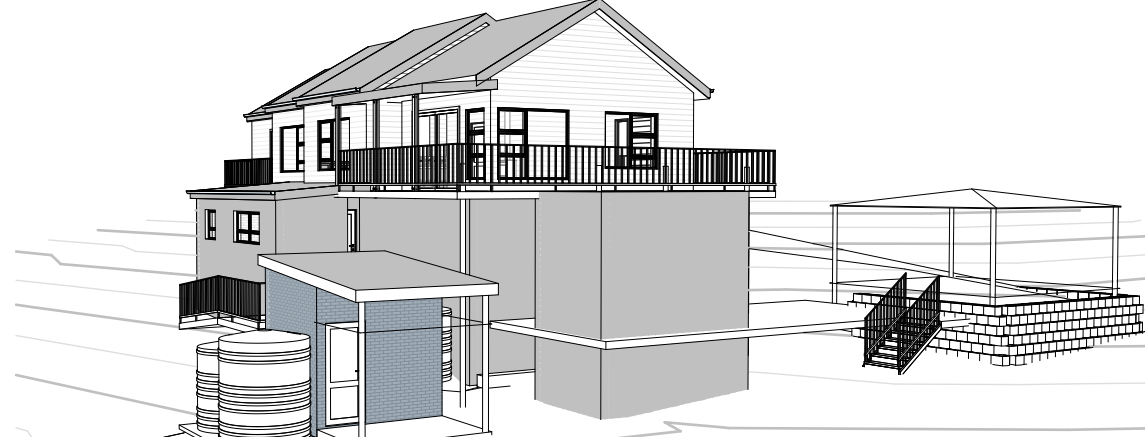
PROFESSIONAL LAND SURVEYOR (PLS 1359)
582 LAKE ROAD, WILDERNESS 6560.
CELL 0766421654
email davebakersurveys@gmail.com

Ann 10

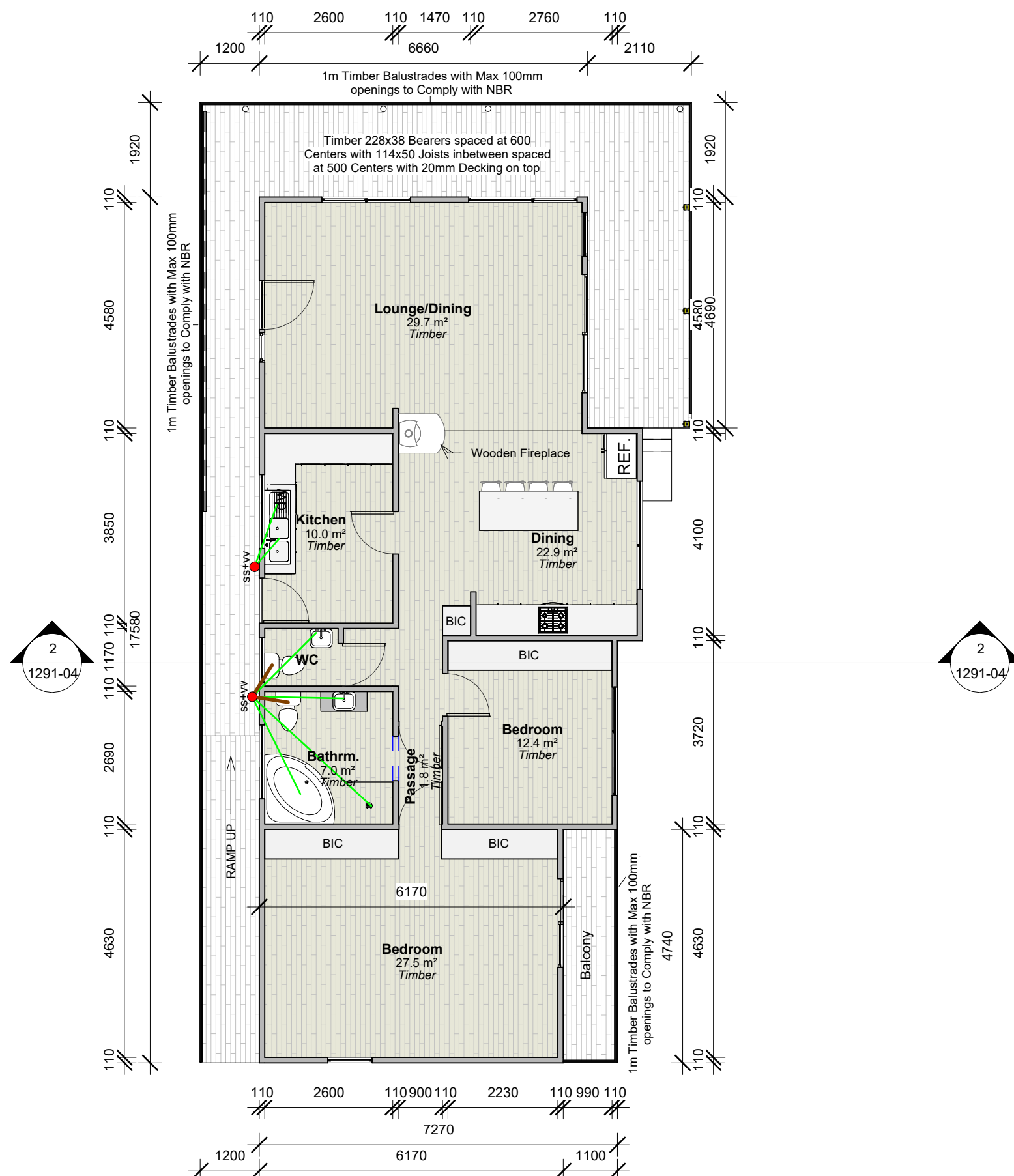
Stamp:

Area Schedule

Name	Area
Poolhouse	14.2 m²
Ground Floor	118.4 m²
First Floor	121.9 m²
Carport	29.2 m²
Grand total	283.6 m²
Footprint	161.9m²
Site	30106 m²
Coverage	0.5%



GROUND FLOOR
1 : 100



FIRST FLOOR
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% mod ASHTO. At completion of the works, dig up concrete or mortar mixing platforms, and clean the site of all surface and buried rubble. Poison the soil against the inside foundation walls and under floors with chlordane 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 32.5n 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 1083. Cast concrete test cubes of size and quantity, and at intervals or at batches in accordance with SANS test method 5861.

MASONRY

All walls are to comply with SANS10400-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. Brickfence 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 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 painted windowills 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. 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 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 frames, 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

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SEWER

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- Other masonry walls will have R-value of 0.35. See SANS 10400-XA clause 4.4.3.3.
- Air leakage shall not exceed 3 l/m² fenestration area. 0.300 l/m² fenestration area. 5 l/m² fenestration area. See SANS 10400-XA clause 4.4.1.1 and SANS 613 clause 4.4.
- Fenestration more than 15% area to net floor area per storey, the solar heat gain and heat conductance should comply with SANS 204 clause 4.3.4.
- 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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STATUS

0

CLIENT

AC SCHRICKER

CLIENT SIGNATURE

PROJECT
Proposed Additions to erf 708, Hoekwil

ARCHITECT

LIMINAL ARCHITECTS

CELL - 078 386 7497

EMAIL - penny@limarc.co.za

ADDRESS - 392 Waterside road, Wilderness, George, 6530

ARCHITECT SIGNATURE

P. J. Vorster

SACAP - PrARCH - 44016884

PROFESSIONAL ARCHITECT
PENELOPE JOY VORSTER
09:23 AM (Africa/Johannesburg) on 24 Apr 2023

OCCUPATION CLASSIFICATION

H4

SITE

Enter address here

DRAWING

FLOOR LAYOUT

SCALE (@ A1)

1 : 100

DATE

13/08/2026 13:47:42

PROJECT NO.

DRAFT

CURRENT REVISION: 1

Revision 1

DRAWN

Author

CHECKED

Checker

DRAWING NO.

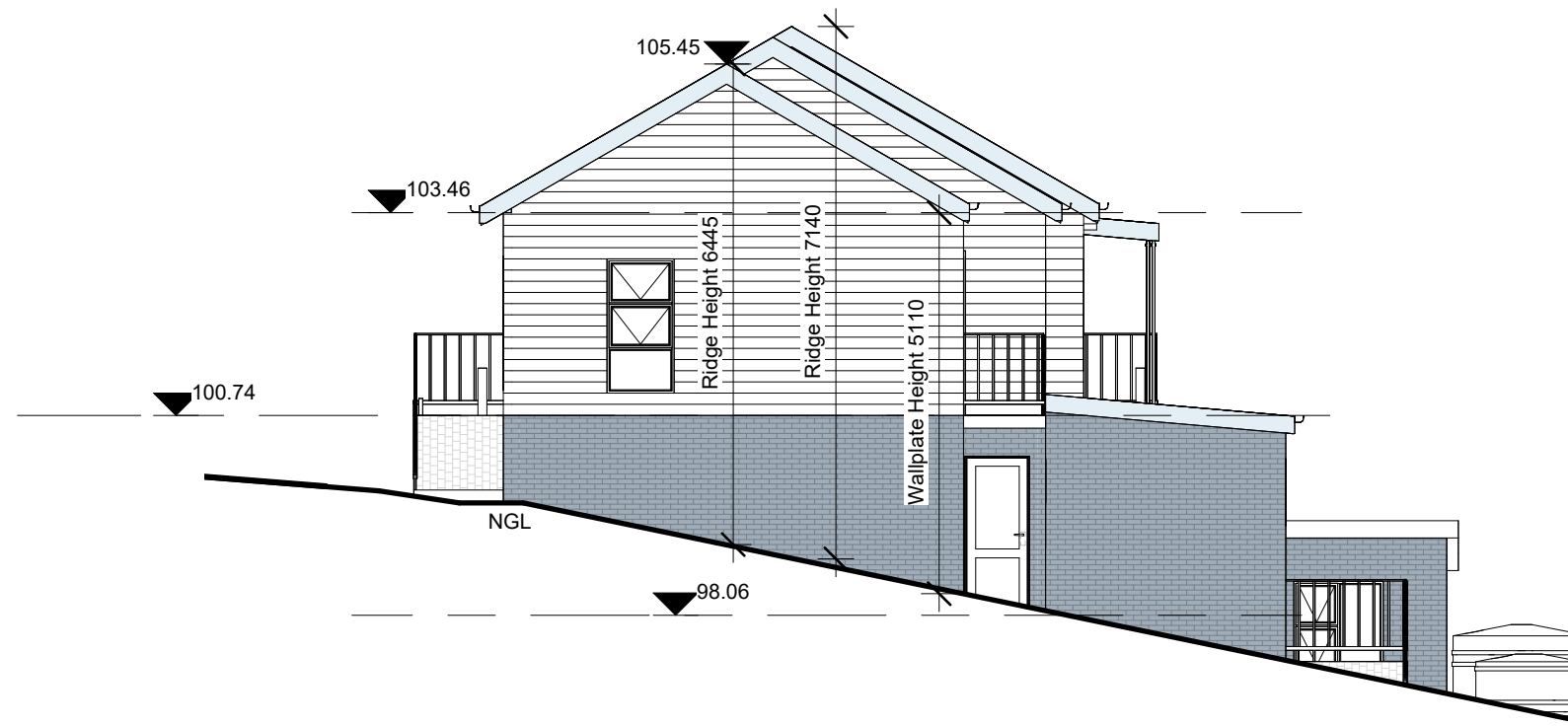
1291-02

REVISION DATE:

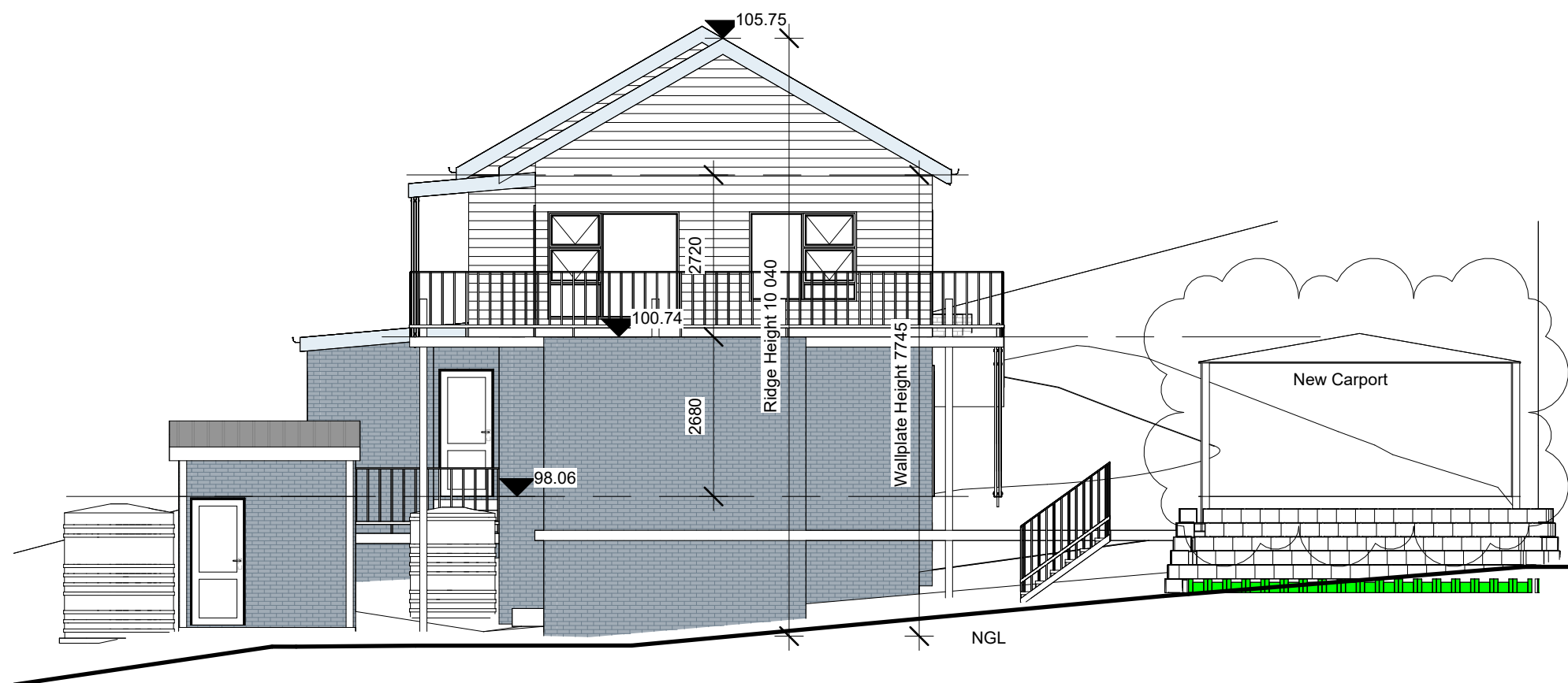
Engineer -
Land Surveyor -
Landscape Architects -

13/08/2026 13:47:42

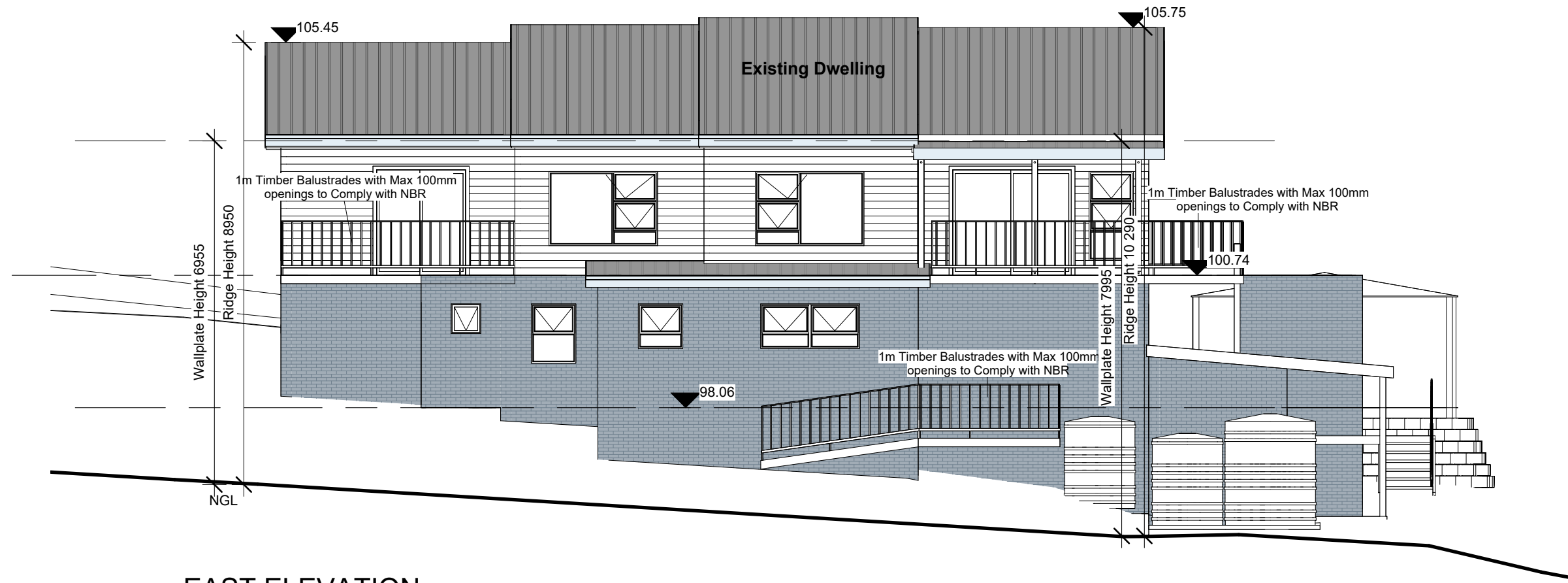
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SOUTH ELEVATION
1 : 100



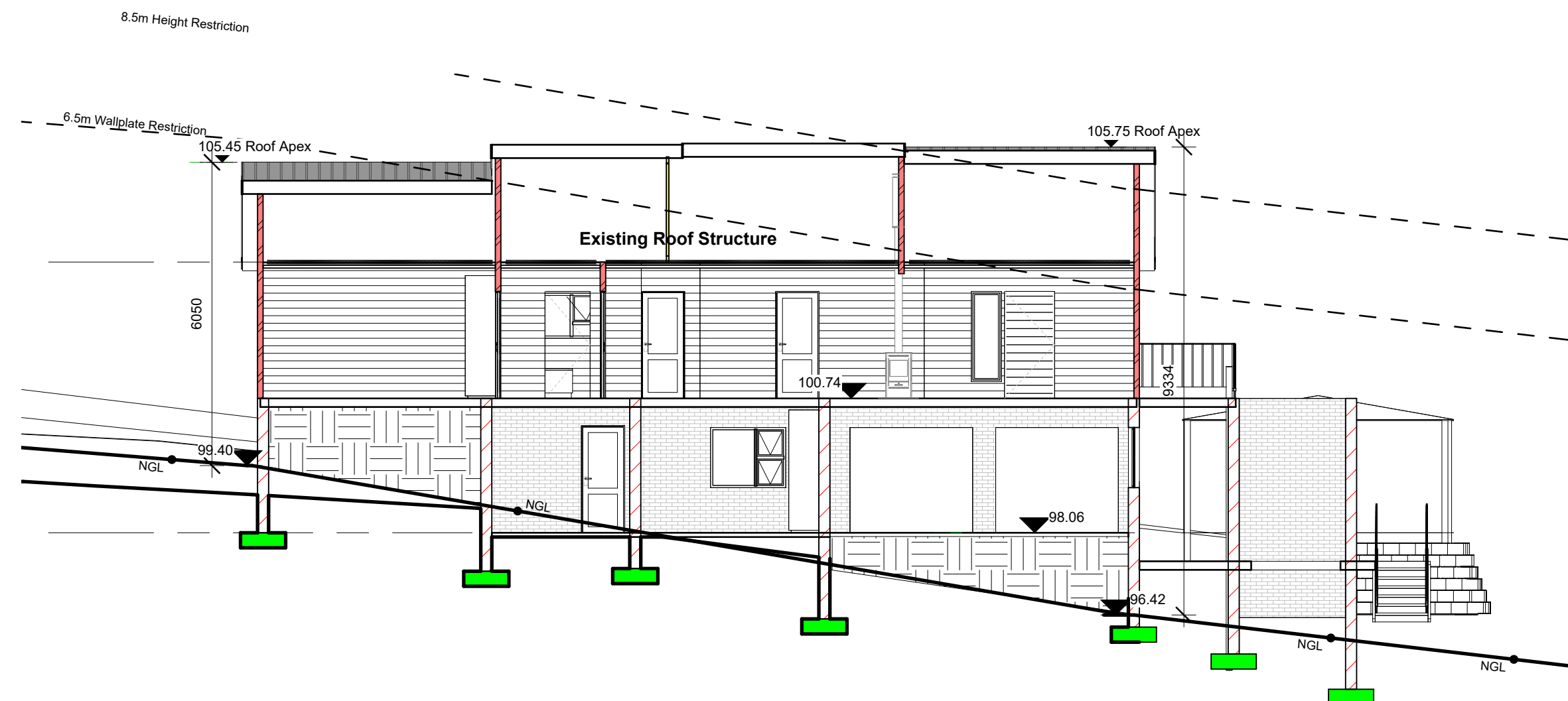
NORTH ELEVATION
1 : 100



EAST ELEVATION
1 : 100



WEST ELEVATION
1 : 100



HEIGHT RESTRICTION LINE
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% mod AASHTO. At completion of the works, dig up concrete or mortar mixing platforms, and clean the site of all surface and buried rubble. Poison the soil against the trade foundation walls and under floors with chlordane 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 32.5n 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 1083. Cast concrete test cubes of size and quantity, and at intervals of 10 batches in accordance with SANS test method 5861.

MASONRY

All walls are to comply with SANS10400-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 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 painted windowills 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. 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 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.

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AC SCHRICKER

CLIENT SIGNATURE

PROJECT

Proposed Additions to erf 708,
Hoekwil

ARCHITECT

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ARCHITECTS

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P. J. Vorster

SACAP - PrARCH - 44016884

PENelope JOY VORSTER
PROFESSIONAL ARCHITECT
09:23 AM [Africa/Joannesburg] on 24 Apr 2023

OCCUPATION CLASSIFICATION

H4

SITE

Enter address here

DRAWING

ELEVATIONS

SCALE (@ A1)

1 : 100

DATE

13/08/2026 13:47:44

PROJECT NO.

DRAFT

CURRENT REVISION: 1

Revision 1

DRAWN

Author

CHECKED

Checker

DRAWING NO.

1291-03

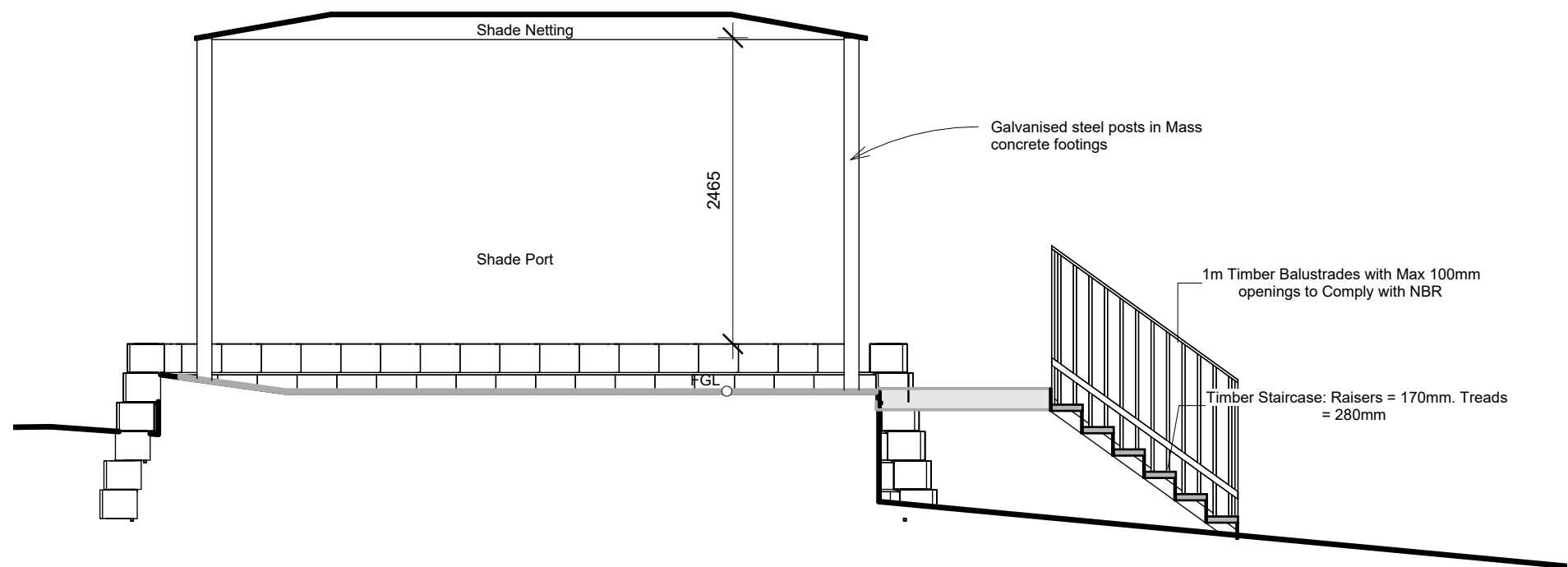
REVISION DATE:

Engineer -

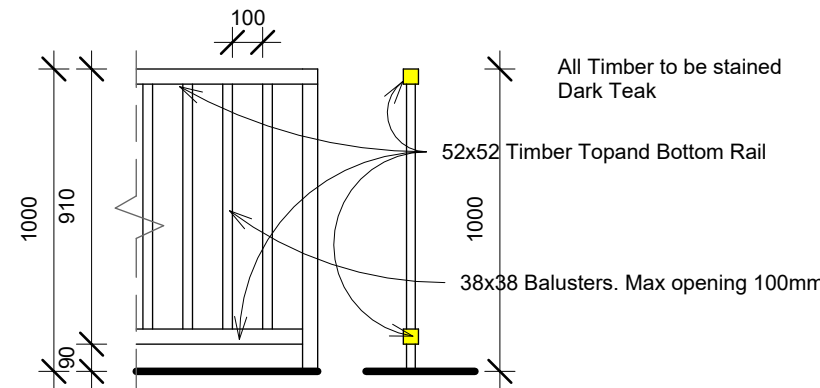
Land Surveyor -

Landscape Architects -

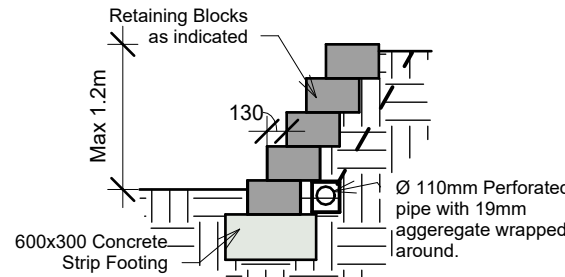
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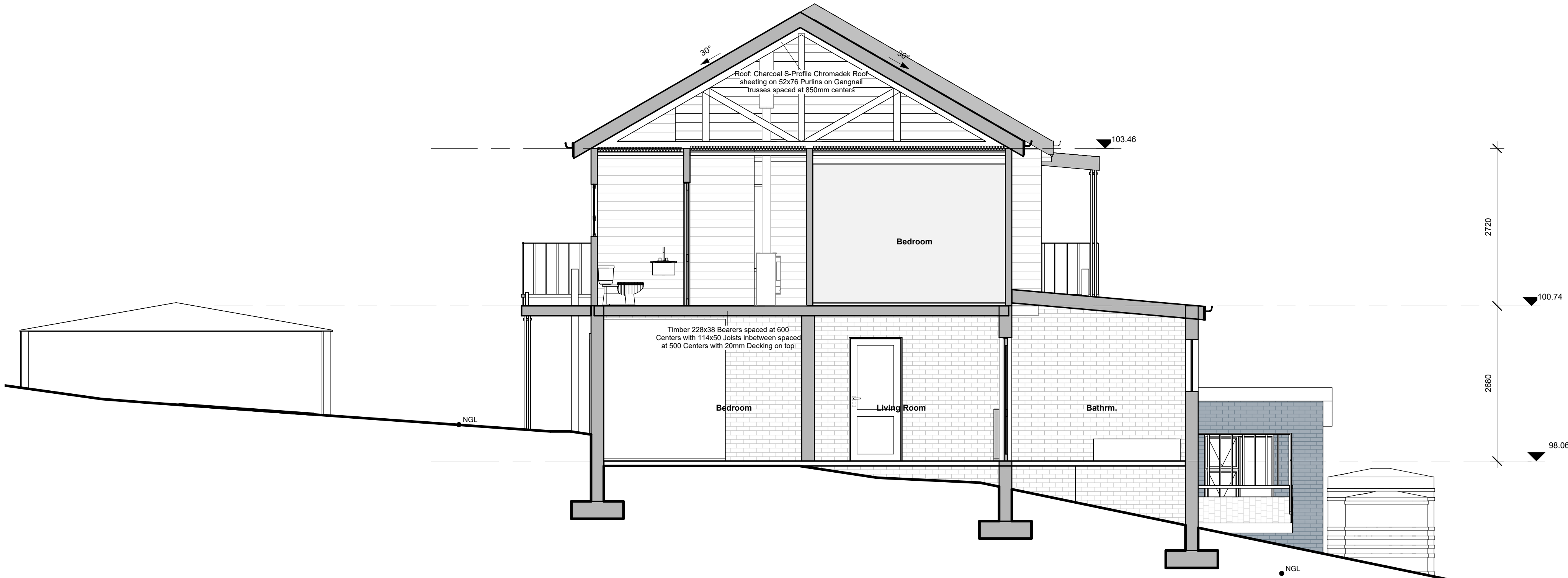
SECTION 2
1 : 50



TIMBER BALUSTRADE DETAIL
1 : 25



RETAINING WALL DETAIL
1 : 50



SECTION 3
1 : 50

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STATUS **0**

CLIENT **AC SCHRICKER**

CLIENT SIGNATURE _____

PROJECT **Proposed Additions to erf 708, Hoekwil**

ARCHITECT

LIMINAL ARCHITECTS

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

ARCHITECT SIGNATURE *P. J. Vorster*

P. J. Vorster
SACAP - PrARCH - 44016884

PROFESSIONAL ARCHITECT
PENELope JOY VORSTER
09:23 AM (Africa/Johannesburg) on 24 Apr 2023

OCCUPATION CLASSIFICATION **H4**

SITE **Enter address here**

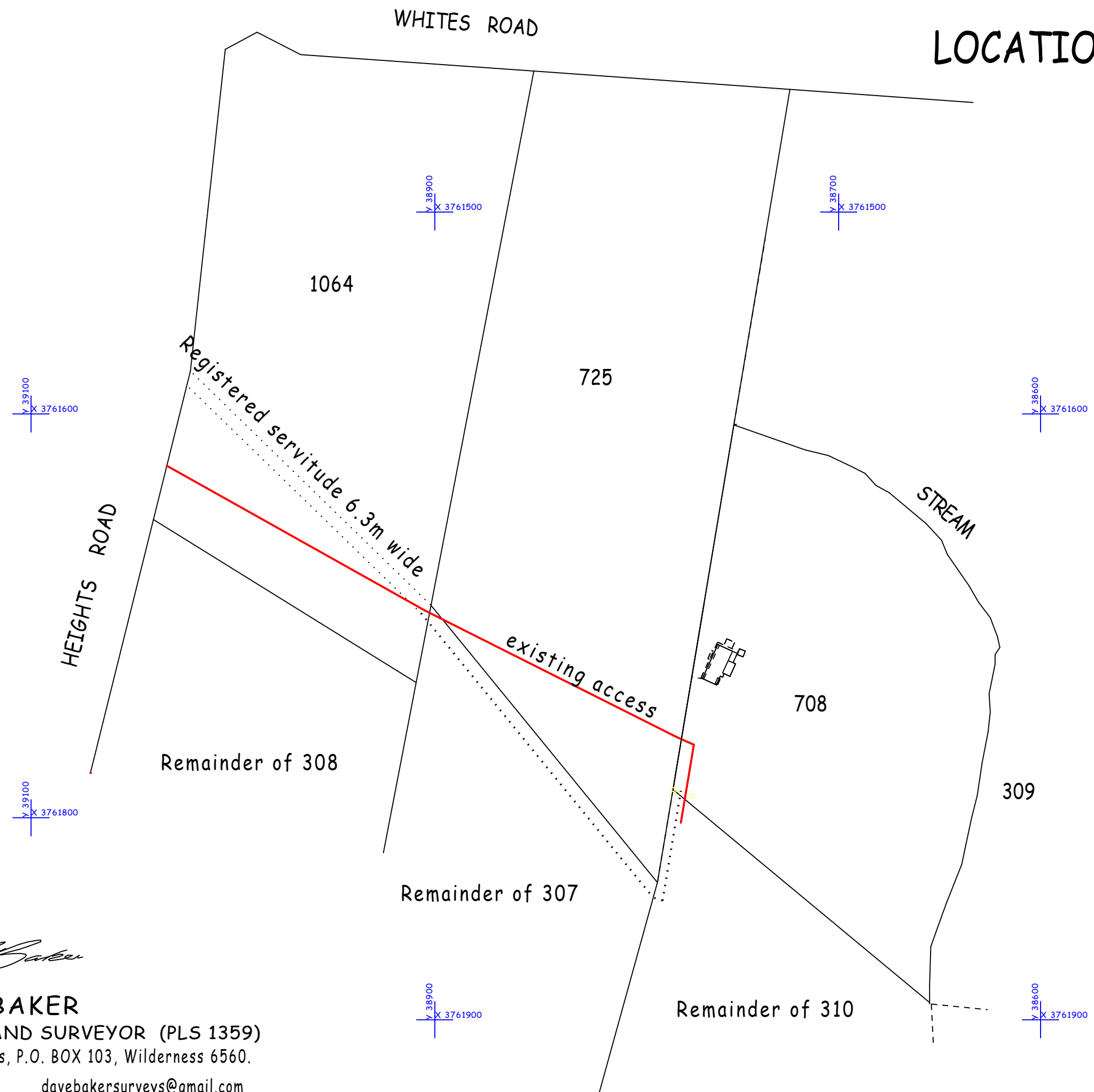
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SCALE (@ A1) As indicated DATE 13/08/2026 13:47:44	DRAWN Author CHECKED Checker
PROJECT NO. DRAFT	DRAWING NO. 1291-04
CURRENT REVISION: 1 Revision 1	REVISION DATE:

Engineer -
Land Surveyor -
Landscape Architects -

ANN 11

LOCATION PLAN



D.R. Baker

D.R. BAKER

PROFESSIONAL LAND SURVEYOR (PLS 1359)

582 Lake Road Wilderness, P.O. BOX 103, Wilderness 6560.

Cell 0766421654

davebakersurveys@gmail.com

LAND SURVEYOR'S CERTIFICATE

I hereby certify that I have inspected the property known as

Erf 708 Wilderness

Situate in the Municipality of George
Administrative District of George
Province of the Western Cape

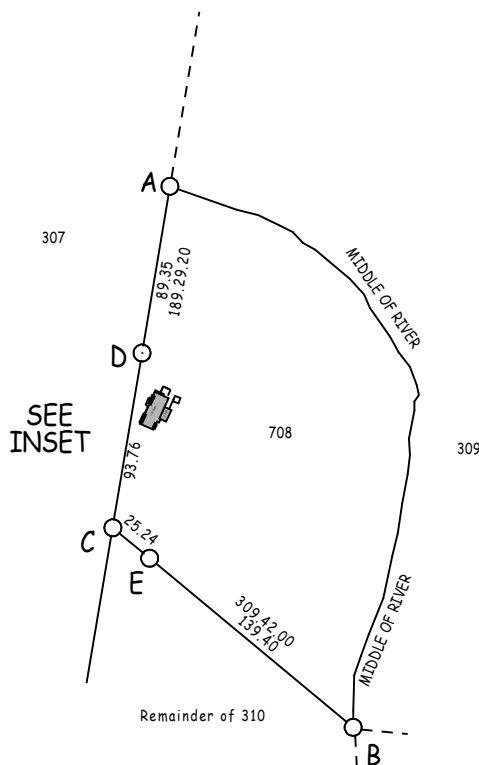
and that

Diagram No. 6928/1998

- a. I have located beacons on this property and deem that the residential structure is positioned in accordance with the dimensions from the boundaries as shown.
- b. Area of house taken from outside dimensions and are approximate
- c. Area of his property is exactly 3ha.

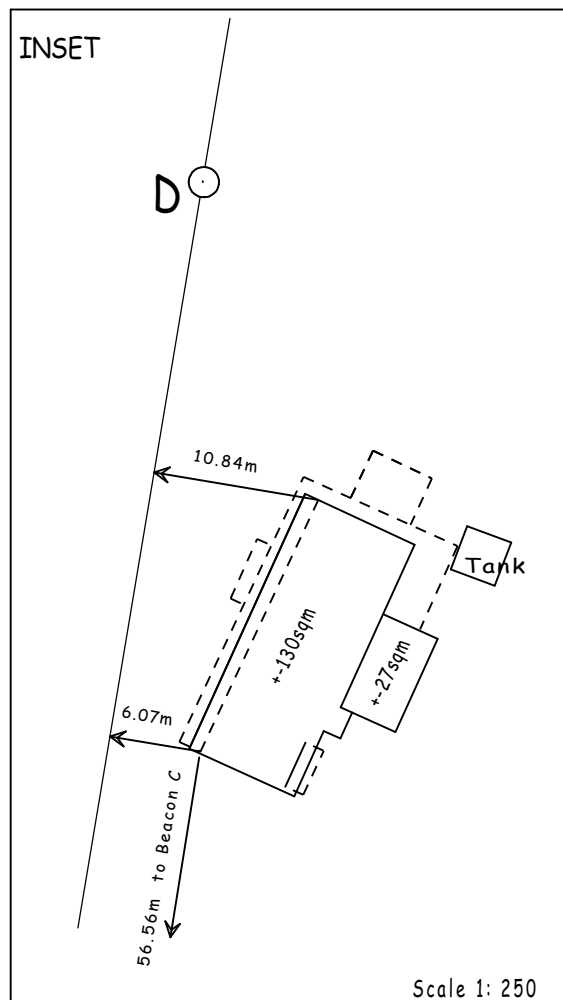


Scale 1: 4000



Beacon Descriptions

A,B No beacon
C,D,E.....16mm Iron Peg



Surveyed in November 2019


D.R. BAKER

PROFESSIONAL LAND SURVEYOR (PLS 1359)

582 Lake Road Wilderness, P.O. BOX 103, Wilderness 6560.
Cell 0766421654

davebakersurveys@gmail.com