

MEMORANDUM AS MOTIVATION
FOR DEPARTURES ON ERF 262
LE GRAND ESTATE, GEORGE.

JULY 2026

Prepared For:
CC & J Hugo
262 Green Road
Le Grand Estate, George.

Prepared by:
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Pr. Arch.Draught (PAD21061)



SIMPLE. MODERN. RESIDENTIAL ARCHITECTURE.

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3. Intent of the owner
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Annexure 1: Memorandum as motivation. (This document)

Annexure 2: Application forms

Annexure 3: Locality plan (Also see under 4.4 – page 5)

Annexure 4: Site Development Plan

Annexure 5: Copy of Title Deed

Annexure 6: SG Diagram

Annexure 7: Neighbors consent

Annexure 8: Conveyancer Certificate

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Annexure 10: Bond Holders consent

Annexure 11: Le Grand Estate HOA Approval letter.

1. Introduction

The owner of the Erf 262, Le Grand Estate, has instructed the undersigned to motivate the application for:

- 1.1. Application in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023 for a permanent departure to allow for the relaxation of the Western side boundary building line from 2.0m to 1.0m for a new gym area and guest bedroom. (An encroachment of 1.0m)
- 1.2. This application also requires the approval of:
 - a. A relaxation of the 3m Le Grand Estate common boundary building line bordering Erf 261 from 3m to 1m for an existing double garage being converted into habitable spaces, namely Gym, Laundry and bedroom. (See approval on attached letter from LGE HOA as annexure 11)
 - b. A relaxation of the 3m Le Grand Estate common boundary building line bordering Erf 261 from 3m to 1m for a new garage. (See approval on attached letter from LGE HOA as annexure 11)

This memorandum outlines the required information of the proposed departure and promotes the necessity and desirability of the application to obtain the approval from the relevant authorities.

2. General information

2.1. Description of the existing property

Erf 262 is a residential property located in Le Grand Estate in the George Municipal District. The subject property borders Green Road on the Eastern boundary, developed residential erf 263 on the southern boundary and vacant erven 269, 270 & 261 on western, northwestern and northern boundaries respectively (see attached locality map as annexure 3).

2.2 Registered owner

Erf 262 – CC & H Hugo.

2.3 Title deeds

Erf 262 – T000065581/2024 (attached as annexure 5)

2.4 Size of properties

Erf 262 – 663 m²

2.5 Locality

Erf 262 is located in Green Road, Le Grand Estate in the George Municipal District. (See attached locality map as Annexure 3)

2.6 Current zoning

The subject property is currently zoned Residential I as defined in the applicable Zoning Scheme.

2.7 Current land use

Proposed new additions to an existing residential dwelling on Erf 262 and the buildings will still be used for residential purposes.

3. Intent of the owner

The owner intends to convert the existing double garage into habitable areas forming part of the existing dwelling. The existing garage encroached the Western boundary building line by 1.0m and because the use of the structure will now change to "habitable space", the application for a permanent departure (building line) is required for the 1.0m encroachment of the 2.0m Northern boundary building line from 2m to 1m.

The owner also intends to build a new double garage in front of the existing garage being converted, as it is a requirement of the Le Grand Estate architectural guidelines that each house larger than 200m² must have a double garage. The new garage will have to be constructed 1m away from the Erf boundary in order to leave enough space to create an inviting and aesthetically appealing entrance way between the new garage and the existing house.

The intent is illustrated on the attached site development plan (see annexure 4)

The appointed consultants have been instructed to include in their planning and design all necessary consultations to ensure all raised concerns are addressed and mitigated.

4. Motivation

4.1. Does the proposal fit in with the existing area and surrounding land uses?

Le Grand Estate is a typical residential area, and the proposed new habitable areas (home gym/laundry/guest bedroom) fit in with the existing area and surrounding land uses.

4.2. Impact on neighboring properties.

The new additions will be constructed and finished to match the existing house and used for residential purposes. The proposal will have no negative impact on the neighboring properties.

4.3. Will the proposal fit in with the character of the neighboring area.

The character of the surrounding area can be described as a typical residential estate area, with exclusively single residential dwelling houses. The new additions will match the existing house, which formed part of the original character of the street. The new additions will therefore fit in with the character of the neighboring area.

4.4. Location and accessibility.

The existing vehicle entrance for the residence will be used and will provide access to the property. There is sufficient on-site parking area in front of the proposed new garage as indicated on the plans. No additional traffic will be generated and the need for a Traffic Impact Statement is not considered necessary. The proposal therefore will have no additional impact on traffic or parking in the area. (See Locality plan below)



4.5. Provision of services.

All services (i.e., water supply, sewer, storm water and electricity supply) are provided by existing approved connections on and along Green Road. No upgrades of the existing engineering services on the subject properties are required and/or foreseen.

4.6. Aesthetics.

As mentioned in 4.2 above, the new additions will be finished to match the existing house and there is no negative impact to the aesthetics of the existing house or surrounding properties.

4.7. Noise.

No additional noise apart from the usual noise from a domestic residence is foreseen.

4.8. Title deed conditions

The existing title deed has no restrictive conditions related to the proposal. See annexure 5 (Title Deed) & annexure 8 (Conveyancer Certificate).

4.9. Mortgages & Bonds.

There is a bond registered on the property with. (See bond holders consent attached as annexure 10)

5. Conclusion.

Application is made for the relaxation of building lines as described in 1.1 & 1.2 above. The departure application in terms of Section 15(2)(b) of the Land Use Planning by Law for George Municipality 2023 meets the criteria as set out in the relevant legislation and it is therefore recommended that the application be supported and approved by the relevant authorities and the Municipality of George.

Signed on behalf of the proponent:



C Opperman

Pr. Arch.Draught. (SACAP 21061)

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GEORGE MUNICIPALITY



APPLICATION FORM FOR APPLICATION SUBMITTED IN TERMS OF THE LAND-USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY

CONSENT USE AND/OR DEPARTURE FOR RESIDENTIAL AND AGRICULTURE ZONED PROPERTY ONLY

(Please complete the form in full for consideration - tick appropriate boxes with X)

BUILDING LINE RELAXATION	☒	INCREASE IN COVERAGE	☐	ADDITIONAL DWELLING	☐
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PROPERTY DETAILS

ERF NUMBER	262	EXTENSION/ AREA	Le Grand Estate, George
ZONING	Single Residential 1		
EXISTING LAND USE	Residential		

CORRESPONDENCE DETAILS

IS THE APPLICANT ALSO THE REGISTERED OWNER OF THE RELEVANT PROPERTY?				YES	☒
ADDRESS CORRESPONDENCE TO		OWNER	☒	POST OR E-MAIL	☒
COLLECT BY HAND	YES	☒	TELEPHONE NO	082 619 3236	

OWNER DETAILS

OWNER NAME	CC & J Hugo				
STREET NAME	Green Road	HOUSE NUMBER	262		
POSTAL ADDRESS	n/a	SAME AS POSTAL ADDRESS	YES	NO	
EXTENSION/AREA	Le Grand Estate, George	CODE	6534		
ID NUMBER	CC: 760301 5130 085 J: 790903 0089 085	E-MAIL ADDRESS	conradhugo@icloud.com		
TELEPHONE NO	n/a	CELL NO	+973 32 211 735		

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

NAME	C. Opperman				
STREET NAME	Seventh Ave	HOUSE NUMBER	2		
POSTAL ADDRESS	n/a	SAME AS POSTAL ADDRESS	YES	NO	
EXTENSION/AREA	Denneoord	CODE	6529		
TEL / CELL NO	082 619 3236	E-MAIL ADDRESS	longhouse.ds@gmail.com		
PROFESSIONAL CAPACITY	Pr.Arch.Draught - PAD21061	SACPLAN NO	n/a		

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

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

TITLE DEED DETAILS

TITLE DEED NO.	T000065581/2024		
ARE THERE RESTRICTIONS IN THE TITLE DEED WHICH IMPACT THE APPLICATION? (If yes, describe restrictions below)			YES ☐ NO ☒

APPLICATION DETAILS

DESCRIPTION OF BUILDING LINE RELAXATION (STREET / LATERAL / REAR BUILDING LINE)	FROM M	TO M	DETAILS
Lateral boundary building line	2m	1m	Existing garage converted into Gym & guest bedroom
Is an application for an increase in coverage being applied for? (Indicate increase under details)	YES	☒ NO	%
Is an application for a 2 nd dwelling /additional dwelling being applied for? (indicate size under details)	YES	☒ NO	

HOA/ ADJACENT OWNERS DETAILS (Consent letters as well as site plans to be signed by adjacent owners)

ERF NO	ADDRESS	NAME	CONSENT LETTER ATTACHED
			YES /NO
			YES /NO
			YES /NO
			YES /NO
			YES /NO

APPLICANT'S SIGNATURE		DATE	01.07.2026
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FOR OFFICE USE: INFORMATION REQUIRED FOR SUBMISSION:

	Locality Plan		Building Plan/ Site Plan on A3/ A4		SG Diagram/ General Plan		Title Deed
	Power of Attorney		Motivation		Neighbours Consent / Comment		HOA Consent
	Bond Holder Consent		Proof of Payment		2 Copies attached		Other (Specify)

CHECKED BY		DATE	
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ERF 262, LOCALITY MAP



0 0.03 0.05 0.1 km

Date: 7/12/2026 1:13 AM

Scale: 1:1,274



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

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

COUNCIL APPROVAL

SUBSURFACE DRAINAGE:

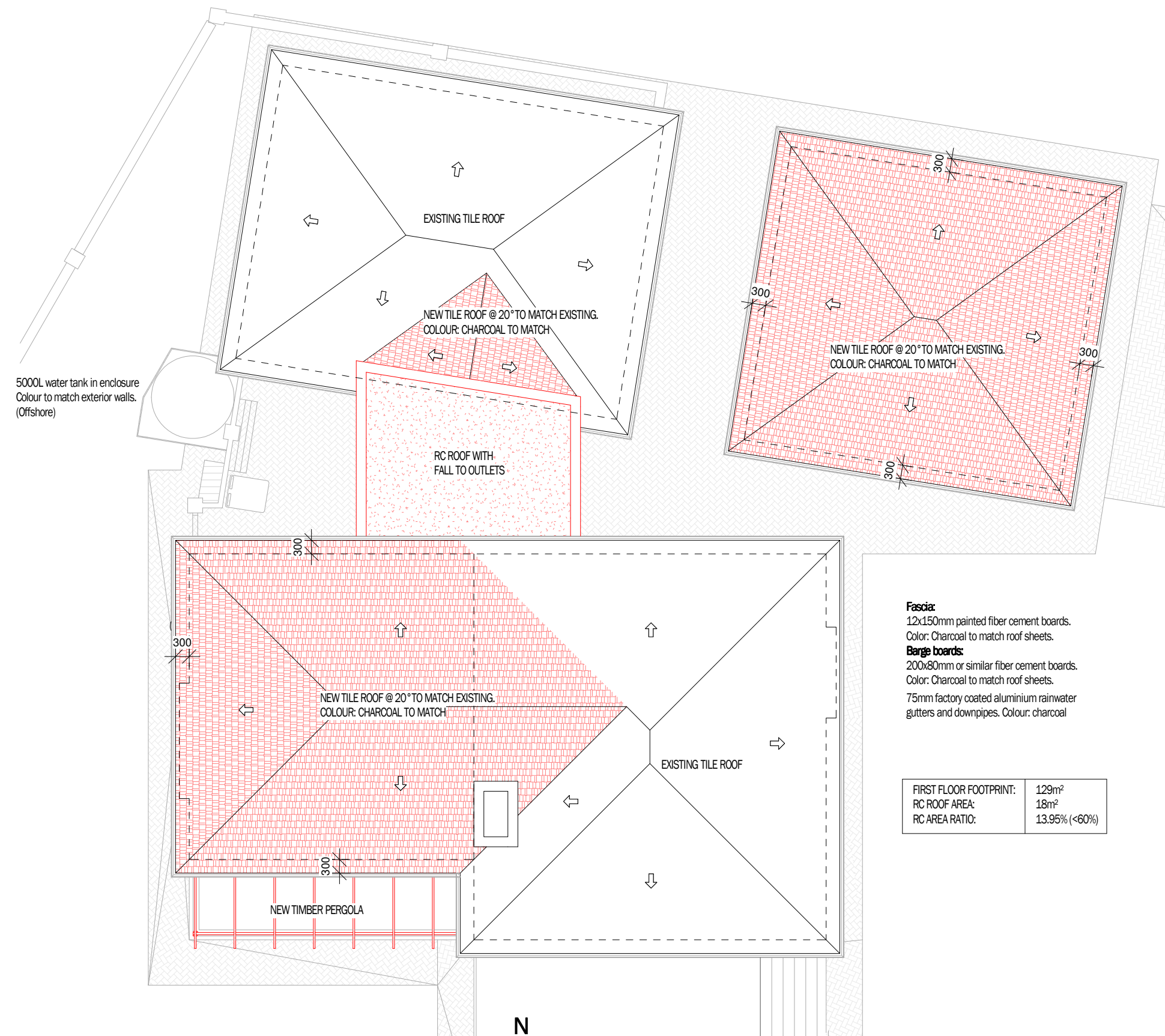
- * Ensure that effective sub-soil drainage systems are installed whenever there is the slightest possibility that sub-surface water can result in wet foundations and walls.
- * SANS 10402 (prescribed type of waterproofing) must be done for any part of a building below natural or finished ground level must be adhered to.
- * No sub-surface drainage may be drained into the sewer system in accordance to municipal regulations.

STORMWATER MANAGEMENT:

- * Natural flow of stormwater must be managed to take excess water off the property and preferably away from neighbouring even onto adjacent roads. If not feasible, it must have a concentrated outlet to neighbouring even for neighbours to effectively manage the stormwater from their neighbouring even.
- * No stormwater may be drained into the sewer system in accordance with municipal regulations.
- * Stormwater system to be as per engineer specifications.

RAINWATER TANKS:

- * The rainwater tank/tanks must be screened with NUTEC building planks.
- * Odour to match the exterior walls. (Offshore)
- * Rainwater tank overflow must effectively follow the natural flow of storm water out of the yard, or it must be channelled towards the stormwater system. No overhead rainwater pipes will be allowed across courtyards to tank inlets. Tanks must be placed against the walls of the house, or if not possible, installed underground with the necessary pump systems for water reticulation.



ROOF PLAN

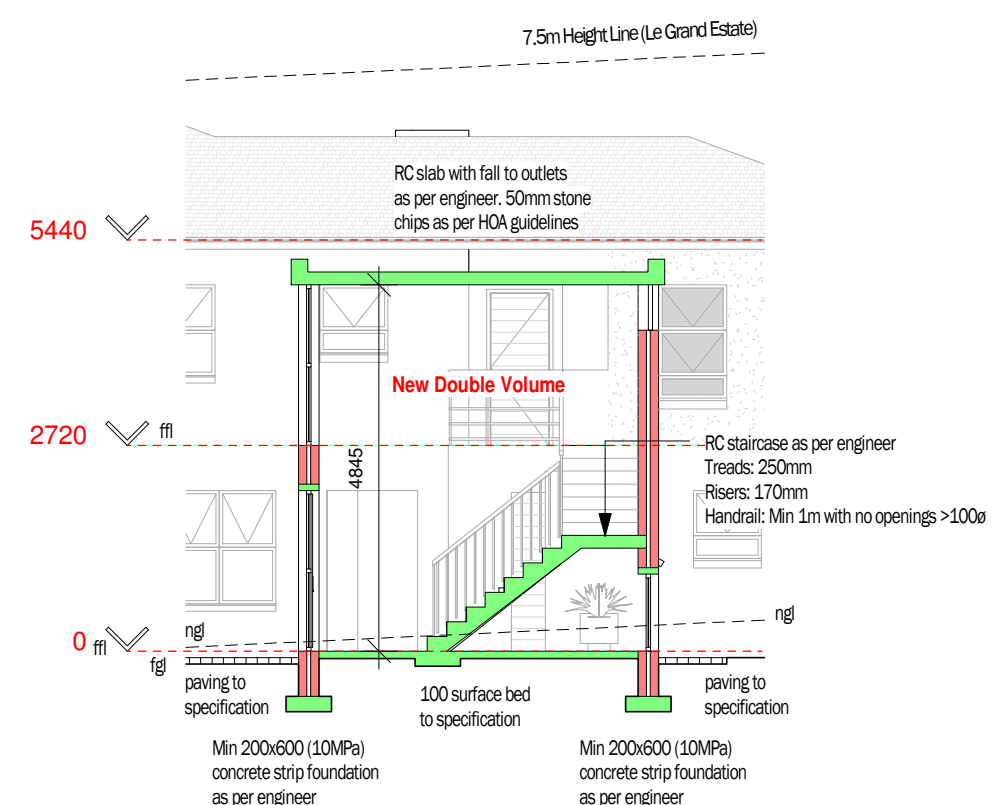
1 : 100

2

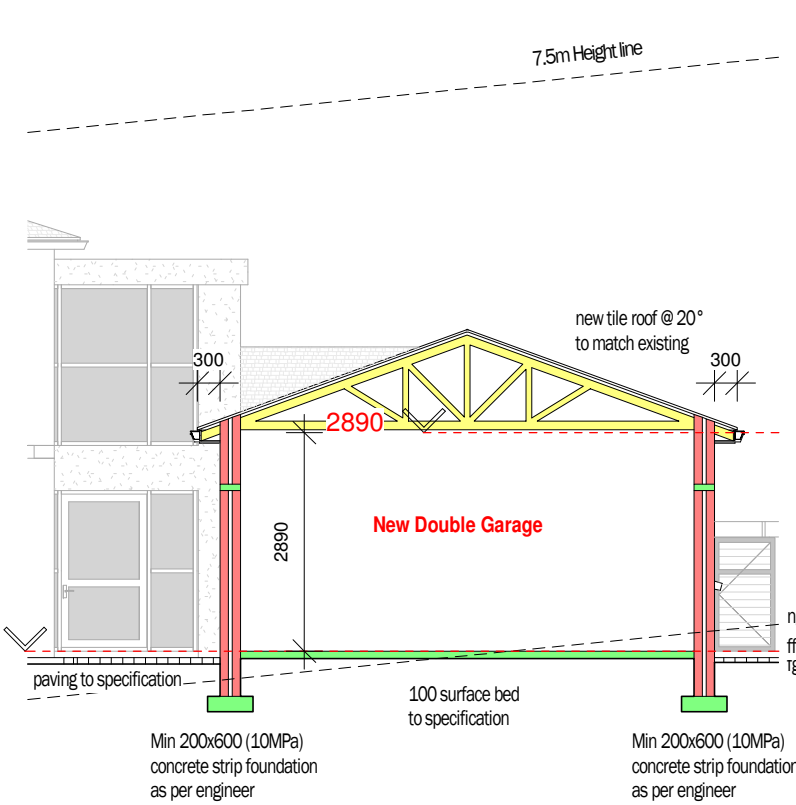
Notes:

OWNER + BUILDING CONTRACTORS AND SUB CONTRACTORS TO COMPLY WITH THE FOLLOWING REQUIREMENTS OF SANS 10400 / SANS 204 / SANS 10400-B, 10400-C, 10400-D, 10400-E, 10400-F, 10400-G, 10400-H, 10400-I, 10400-J, 10400-K, 10400-L, 10400-M, 10400-N, 10400-O, 10400-P, 10400-Q, 10400-R, 10400-S, 10400-T, 10400-U, 10400-V, 10400-W, 10400-X, 10400-Y, 10400-Z, 10400-AA, 10400-AB, 10400-AC, 10400-AD, 10400-AE, 10400-AF, 10400-AG, 10400-AH, 10400-AI, 10400-AJ, 10400-AL, 10400-AM, 10400-AN, 10400-AO, 10400-AP, 10400-AQ, 10400-AR, 10400-AS, 10400-AT, 10400-AU, 10400-AV, 10400-AW, 10400-AX, 10400-AY, 10400-AZ, 10400-BA, 10400-BB, 10400-BC, 10400-BD, 10400-BE, 10400-BF, 10400-BG, 10400-BH, 10400-BI, 10400-BJ, 10400-BL, 10400-BM, 10400-BN, 10400-BO, 10400-BP, 10400-BQ, 10400-BR, 10400-BS, 10400-BT, 10400-BU, 10400-BV, 10400-BW, 10400-BX, 10400-BY, 10400-BZ, 10400-CA, 10400-CB, 10400-CC, 10400-CD, 10400-CE, 10400-CF, 10400-CG, 10400-CH, 10400-CI, 10400-CJ, 10400-CL, 10400-CM, 10400-CN, 10400-CO, 10400-CP, 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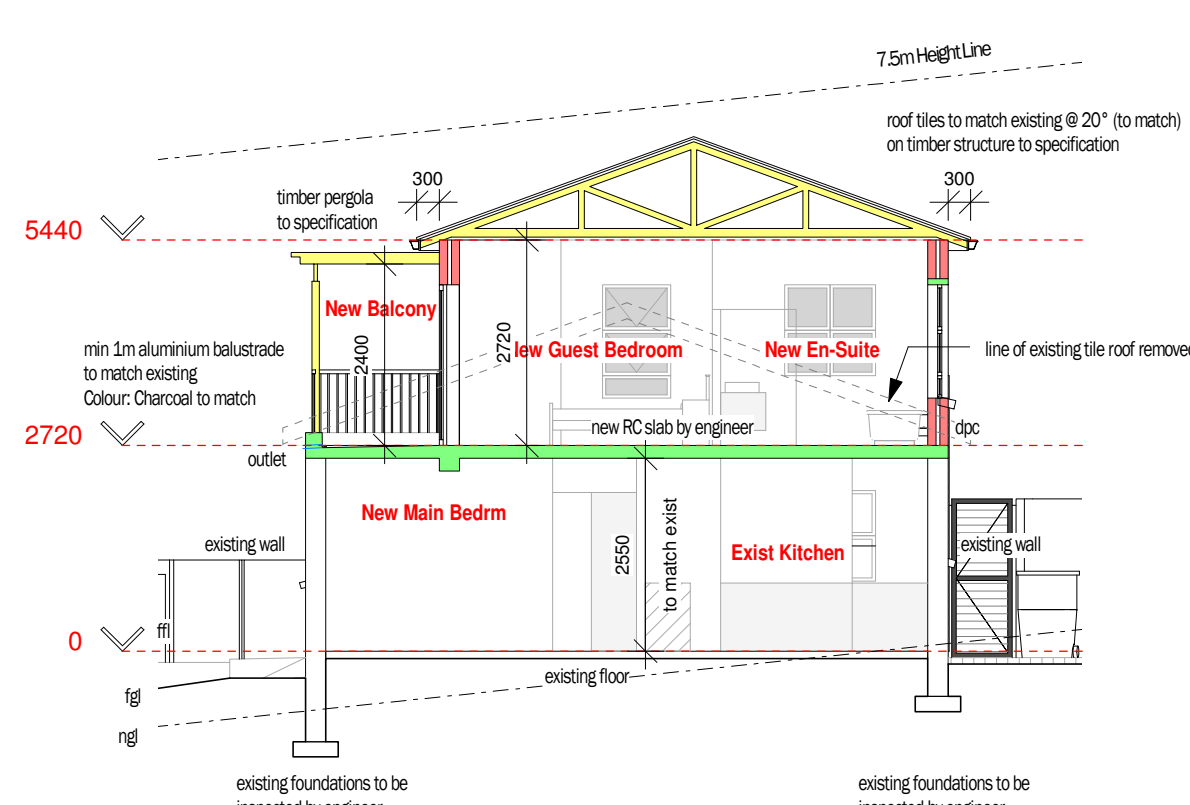
COUNCIL APPROVAL



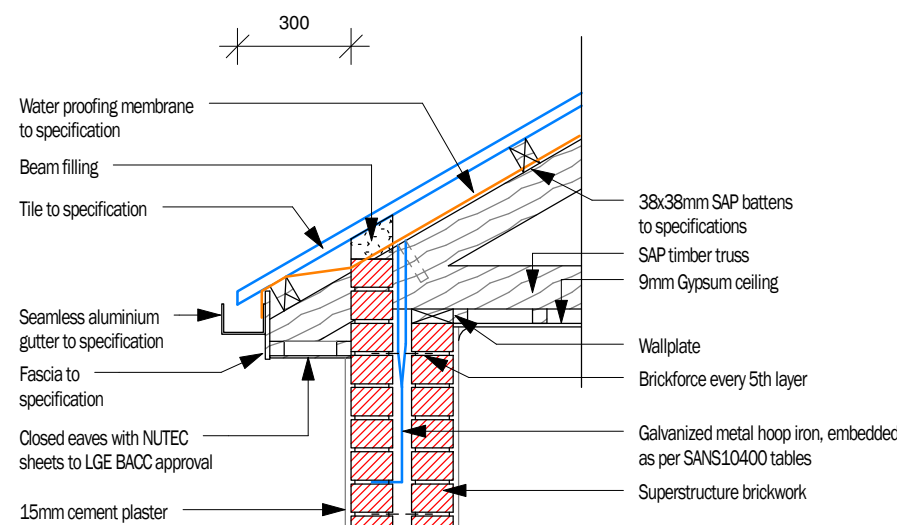
A SECTION A
1 : 100



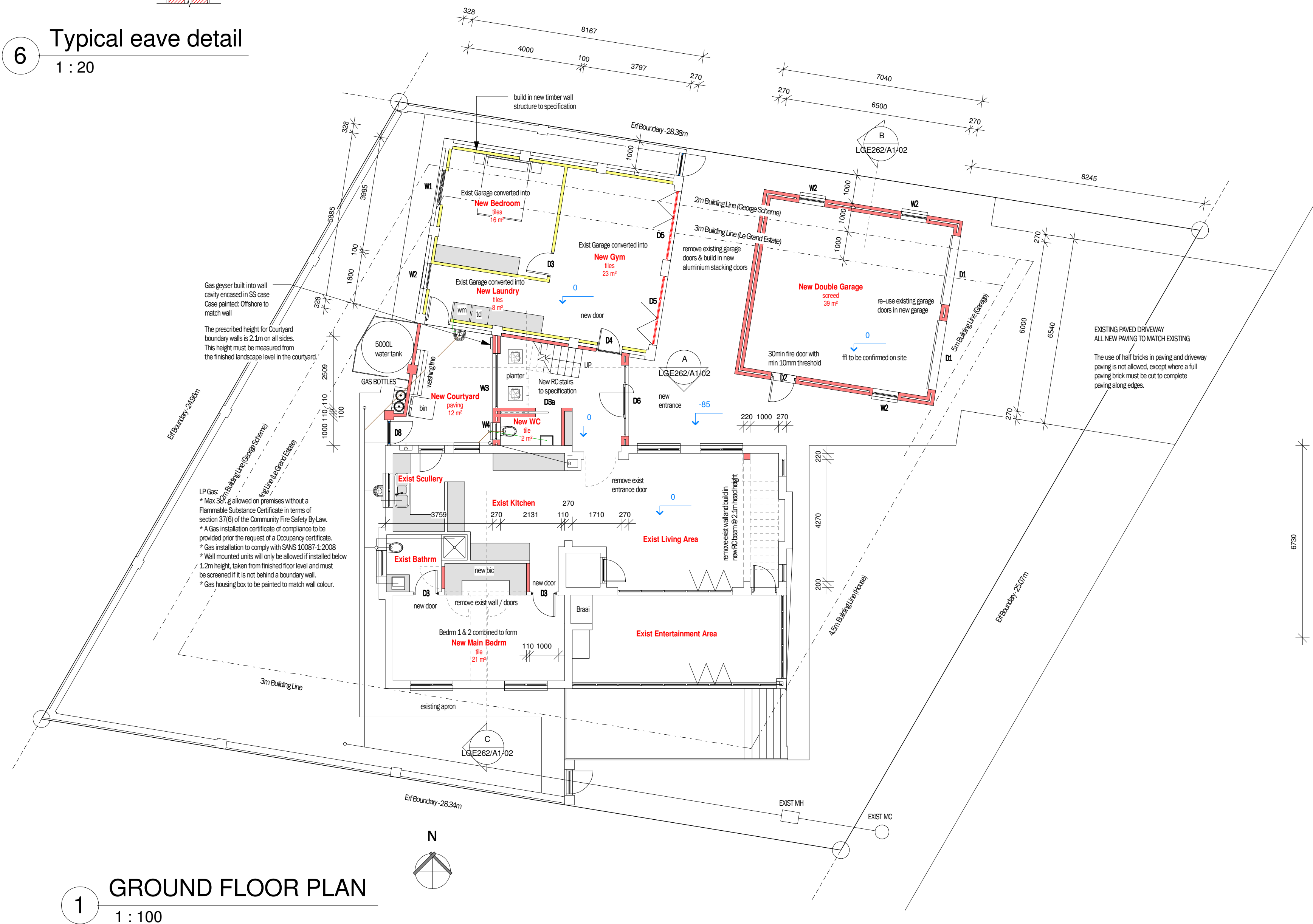
B SECTION B
1 : 100



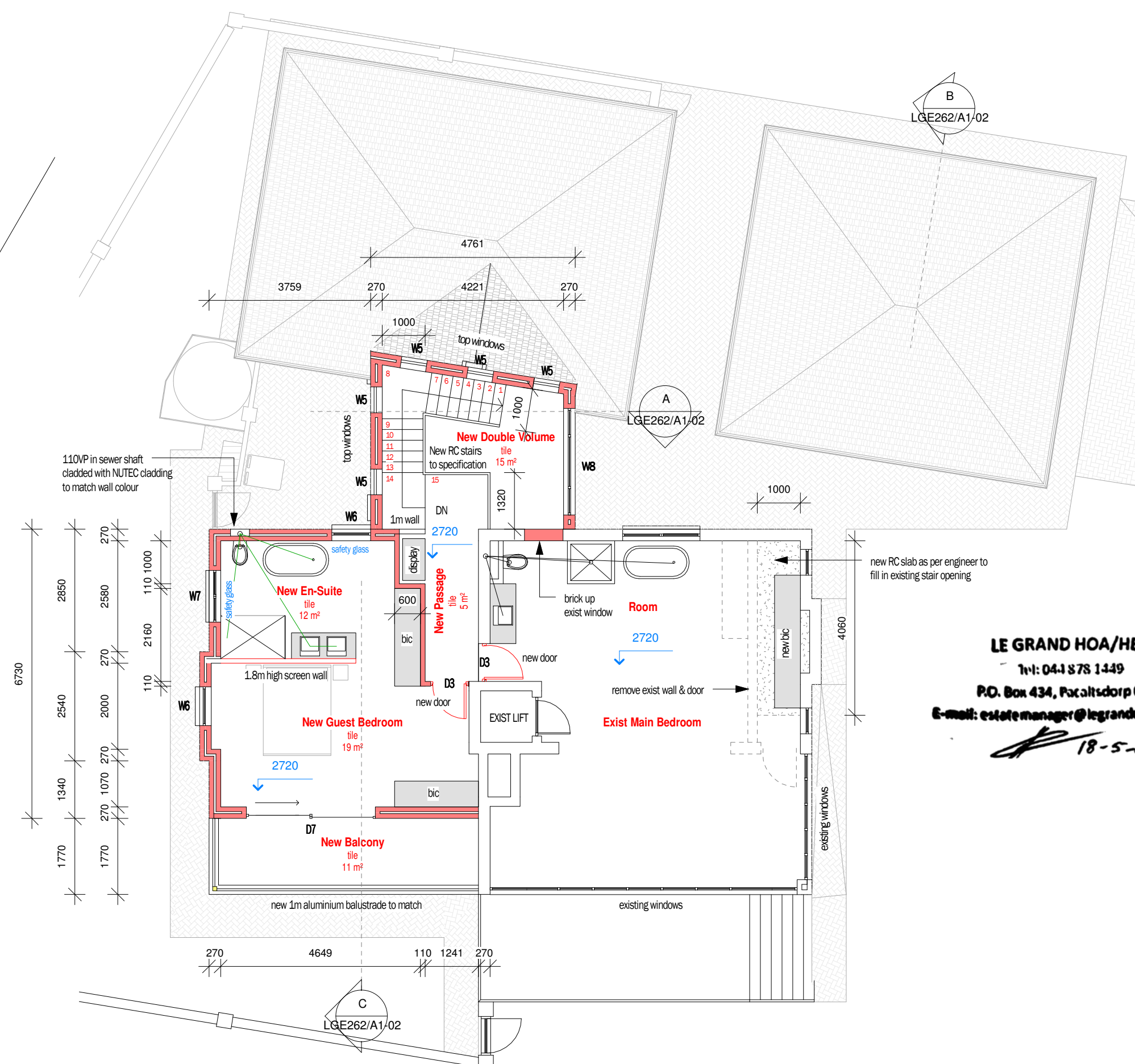
C SECTION C
1 : 100



6 Typical eave detail
1 : 20



1 GROUND FLOOR PLAN



2 FIRST FLOOR
1 : 100

Specifications:

FOUNDATIONS AND FLOORS:

• RC Concrete raft foundation by engineer. Min 10Mpa @ 28 days.
 • See SANS10400-4.

• Floor consists, on 100mm concrete slab by engineer, up to 25mm green
 Polyethylene waterproofing membrane (SABES SgS) with 600mm sealed
 overlaps as per manufacturer, on 50mm sand layer, on approved filling in
 min 150mm concrete.

WALLS: (Colours as per schedule)

• 110 / 120mm brick cavity walls.
 • Exterior: 270 clay brick. Scratch Plaster and point to match existing.
 • Interior: 110 solid wall. Plastered smooth & painted. (As per owner)
 • BRICKWORK: every 5thh layer in walls. Every 3rd layer in foundation walls
 and every layer above windows and doors.

ROOF: (Reinforced concrete)

• Reinforced cast-in-situ roof with fall to outlets as per Eng. design
 50mm natural stone chip layer laid on top of conc. BACC to approved.

ROOF: (House)

• Roach colour #20 to match existing and 200mm overhangs.
 • Bechtel colour #12 to match existing on 38x38 SSPAR purlins
 @ 340 c/c into double sided Raedenshield Mineralmattl membrane
 (SABES SgS) @ 750mm c/c, reinforced by engineer, over 50mm sand
 with galvanised metal hoops, fixed into existing c/c metal layers as
 per SANS10400.

RAINWATER GOODS:

• 125mm diameter NUTEC fasciae and 200x400mm NUTEC barge boards.
 • Color: Charcoal to match roof sheets.
 • 75mm "gutter" profile Seamless aluminum gutters & downpipes.
 • Color: Charcoal to match roof sheets.

DOORS, WINDOWS & BALCONIES:

• Windows & Exterior Doors: Anodised Aluminium. Color: Charcoal.
 • Garage Door: Anodised Aluminium S10 type door. Horizontal lines. Color: Charcoal.

PAVING:

• 15x28x5 SSPAR beams @ 600 c/c on 22x25x5 SSPAR beam on gnbriem stone
 ex. 2 x 11x45x5 SSPAR beams bolted together as per engineer, on galvanised sheet
 piling. Color: Charcoal. Color of timber to be stained dark teak. BACC to approve color
 and finish.

WINDEN SILLS:

• Brick-on-side, plastered & painted. Colour: To match wall color.

PAVING:

• Paving as per owner and approved by LGE BACC with sleeve across driveway
 for future optic cable on 50mm sand layer, on approved compacted filling.
 Paving to Kerb. **Note:** All paving to slope away from building.

GENERAL:

• All colors and finishes to be pre-approved by LGE BACC.

General Notes:

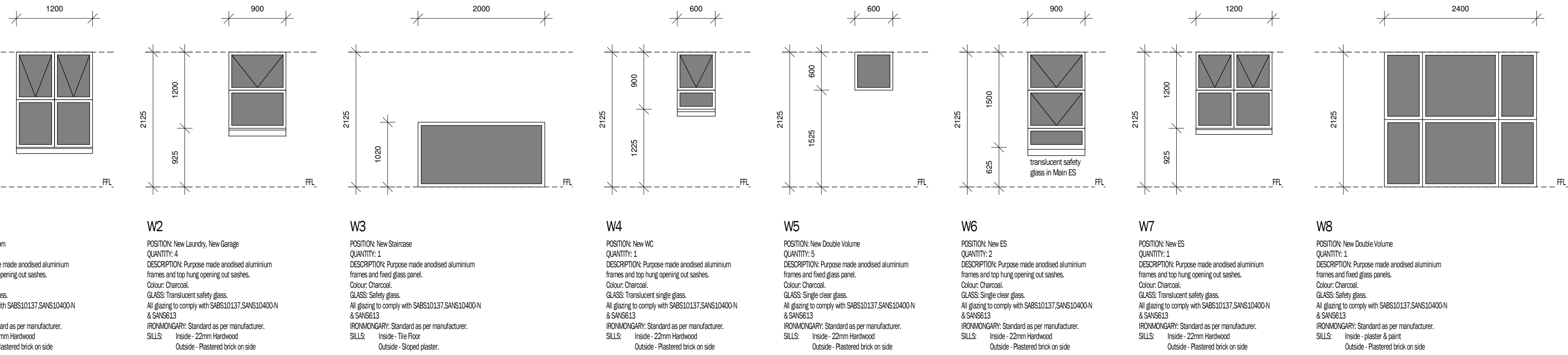
- Habitable rooms to have min 10% light & 5% ventilation per floor area.
- Roof overhangs - 300mm (Max 1m).
- All dimensions are metric and in mm.
- All work must be done in accordance with NBR & SANS10400 & 1945
- SANS10400 XA & 204 as per checklist compliance report on 14/04
- All outer walls are 270mm plastered brick cavity walls unless stated otherwise.
- All interior walls are 110mm plastered brick walls unless stated otherwise.
- All foundations are reinforced concrete in engineers specifications. Refer to drawings for reinforcement details.
- All electrical & plumbing installation to be carried out by registered contractors as per NBR & SANS regulations.
- All plumbing pipes to be 110mm UPVC (brown) / 50mm UPVC (green)
- Sewer main (level 1) to 450mm (green) 15% to 60% RE max every 25m.
- 150 mm AQL (paved) 150mm AQL (ground).
- 1 x 110 Open vent to extend to min 100mm above roof level.
- Sewer shaft (min 110mm) min 40x200.
- Gas pipes: Treads Min 150mm, max 100mm, max 3 visitors.
- All railing & balustrading as indicated. Min 1m height & no openings - 100mm.
- All as per SANS10400.
- Vehicular entrance. Min 2.7m & Max 4m width / min 10m to intersection.
- Swimming pool. Fence Min 1.8m height self closing gate.
- The Contractor to ensure that the installation of a sleeve for future fibre connection is to be installed as indicated on the plans from the sidewalk to the structure.
- LP Gas Sec 38 to be allowed on premises without a Flammable Substance Certificate in terms of section 37(6) of the Community Fire Safety By-Law.
- Gas installation certificate of compliance to be provided prior the request of a Gas installation certificate. Gas installation to comply with SANS 10087-1 2008
- Boundary fence to be finished to the satisfaction of the present owner
- No structure or any portion thereof to encroach the property boundary
- Waterwater not to discharge onto neighboring property
- Drainage installations under building work must be installed in terms of Part P of SANS 10400 (6.1.2.4)
- Drainage installations under building work must be protected in terms of Part P of SANS 10400 (4.2.2.2)
- Drainage installations complying with SANS 10400 Part P
- Sewerage installations to comply with a gully to discharge over that gully as per Part P of SANS 10400 (4.2.1.2)
- SANS 10021 prescribed type of waterproofing to be used for any part of a building below ground level and in contact with the ground
- These plans are for municipal submission (not construction) & should be read in conjunction with the engineer's plan for construction. Contact the designer or engineer if there are any uncertainties.
- Any other design plan should be discussed with the designer before construction of such plan.

 LONGHOUSE DESIGN + STUDIO	2 Seventh Ave, Doremont, George, 659 charlopperman@hotmail.com 602 619 3226	
	SACAP PAD20151 SAIBD 00412 SAHAT 33896	
	client	
	House Hug	
	project Proposed new additions & alterations to existing residential dwelling on Erf 262, Le Grand Estate, George;	
ISSUE Council Submission - R2		
drawing name FLOOR PLANS		
date / datum 28.04.2026	drawing reference LGE262/A1-02	

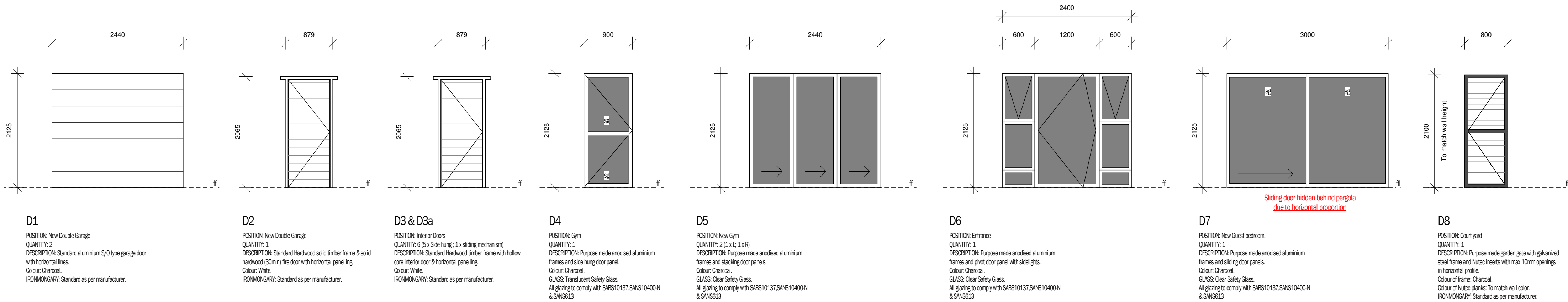
SANS 10400 XA (Edition 2) COMPLIANCE REPORT

Orientation & shading (compliance with Section 5.1 & 5.2) Main orientation = North & North East (see site plan for detail) Roof overhang = (1.8m & 500mm) and provide sufficient shading on north facing fenestration
Floors: (compliance with Section 5.4) No in-slab / in-screed heating provided. (No additional insulation required)
External walls: (compliance with Section 5.5) Exterior walls consist of 270mm cavity brick wall, plastered on both sides. ($>270\text{kg/m}^2$) ($R > 0.6$)
Hot water supply (compliance with Section 6.1.1) A20 Classification: H4 A21 Occupancy: 2 people per bedroom (Actual 3) Type of hot water generation: Instant LP Gas geyser. Hot water demand (SANS10252-1): 115-140L/capita/day Total demand: 230 liter (3x115L) Hot water storage capacity required: 345 x 50% = 177 liters Capacity to be provided: Instant Gas geyser
100% of Hot water requirements will be provided by: 1 x 20L Instant LP gas geyser system with installed according to SANS-10400. Instantaneous gas water heaters shall comply with the requirements of SANS 1808-24 and SANS 1559 and shall be installed in accordance with SANS 10252-1 and SANS 10087-1.
Lighting (compliance with Section 5.2) (All light bulbs to be LED's / All external lights to have daylight sensors.)
Roof assembly (compliance with Section 5.6) Metal roofing: (Open Truss) Zone 4: Minimum R-Value required = 3.7 UP Roof Specifications: Outdoor air film 0.030(m ² K)/W Metal roof sheets 0.000(m ² K)/W Roof air space 0.000(m ² K)/W Indoor air film 0.110(m ² K)/W Radiantshield Climasential 1.570(m ² K)/W 100mm Aerolite Insulation 2.500(m ² K)/W 5mm Rhinoboard 0.045(m ² K)/W TOTAL ACHIEVED: 4.255(m²K)/W (>3.7) Metal roofing: Flat ceiling: Outdoor air film 0.030(m ² K)/W Metal roof sheets 0.000(m ² K)/W Roof air space 0.180(m ² K)/W Indoor air film 0.110(m ² K)/W Radiantshield Climasential 1.570(m ² K)/W 100mm Aerolite Insulation 2.500(m ² K)/W 5mm Rhinoboard 0.045(m ² K)/W TOTAL ACHIEVED: 4.435(m²K)/W (>3.7) RC Roofing: Outdoor air film 0.030(m ² K)/W Cementitious waterproofing 0.010(m ² K)/W 50mm thermal stone 0.180(m ² K)/W 30 mm Isoboard 1.070(m ² K)/W 170mm RC slab 0.140(m ² K)/W 100mm Aerolite Insulation 2.500(m ² K)/W Indoor air film 0.110(m ² K)/W TOTAL ACHIEVED: 4.040(m²K)/W (>3.7)
Fenestration (compliance with section 5.3) GROUND FLOOR: Total Net floor area: 131m ² Total window area: 24.50m ² All glass on the North, East and West elevations with no shading device must have a tint / shading film. The tinting / shading film must have a minimum U-value of 5.20 and a SHGC of 0.66. Tint colour: Grey. Compliant with Section 5.3, if above tinting is installed.
Building sealings: (Compliance with section 5.7) All wallplates & roof junctions sealed as per specialist. Damper installed on chimney, if chimney is installed / built. All external door opening edges to be fitted with rubber strips.

Window built in wall recess
due to horizontal proportion



WINDOW SCHEDULE 1 : 50



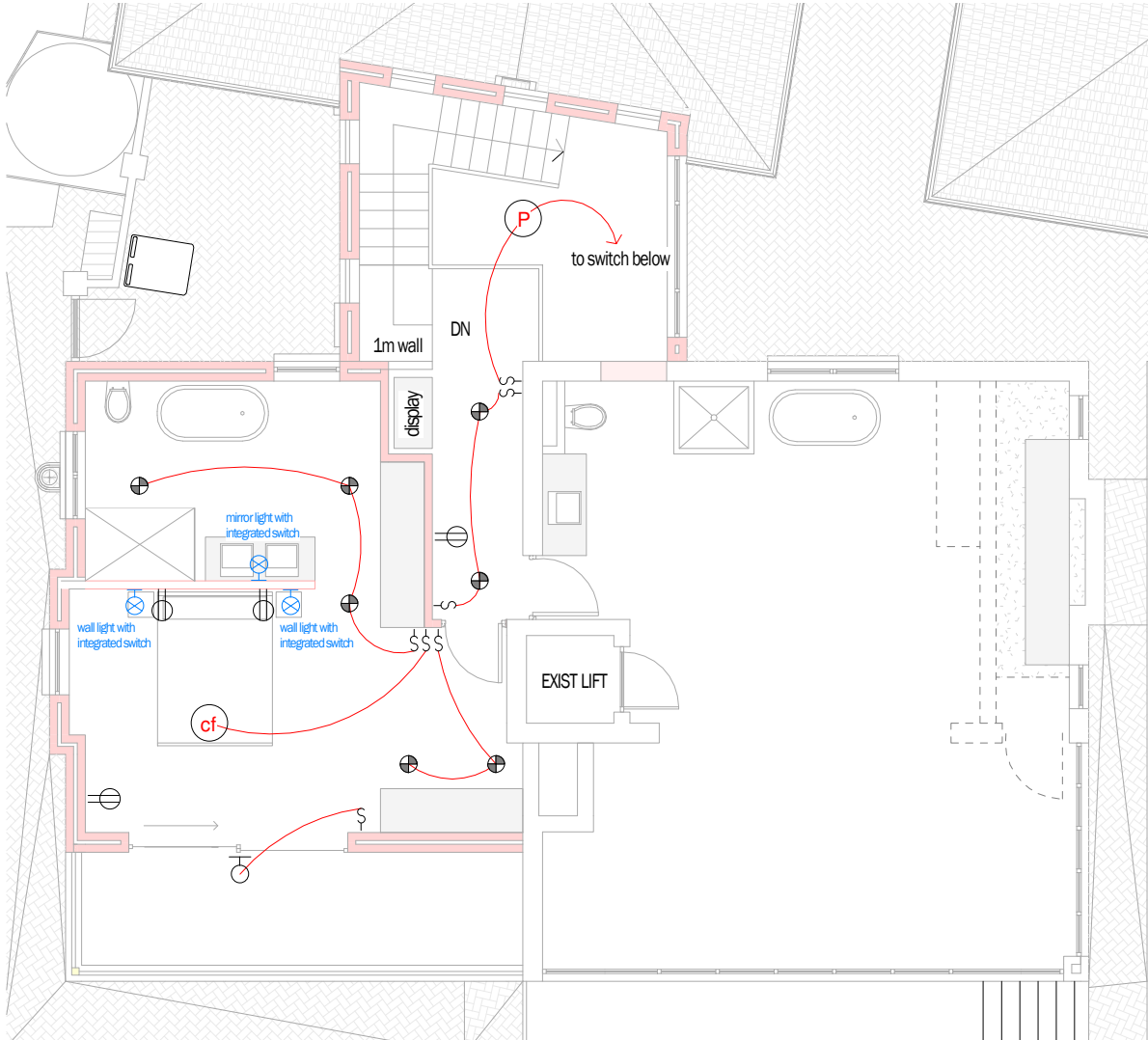
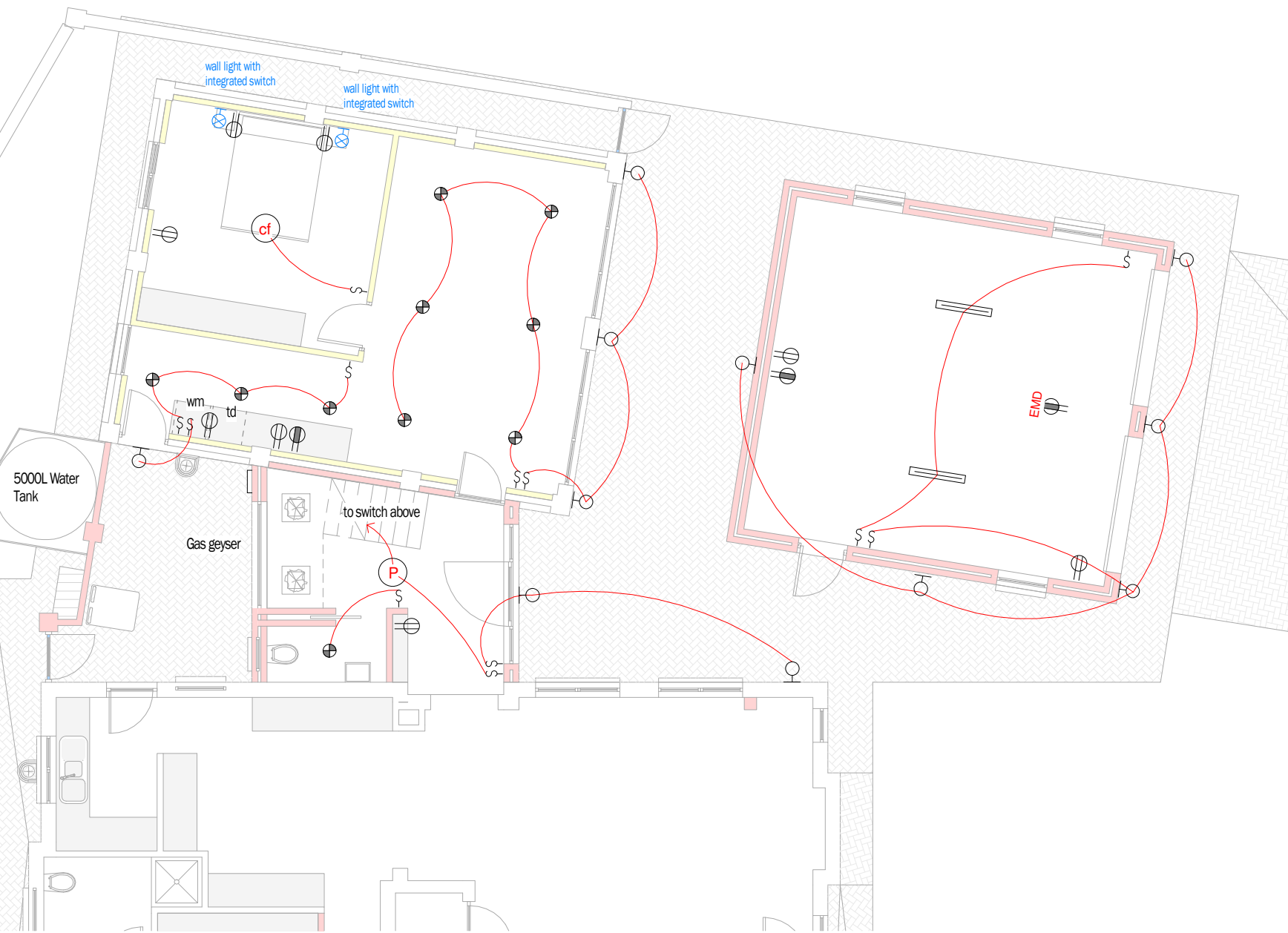
DOOR SCHEDULE 1 : 50

ELECTRICAL LEGEND

	light switch		Double wall socket, 300mm above fl
	5W Led recessed light (arrow indicates wall washer)		double wall socket, 300mm above fl (waterproof)
	5W pendant fixture (height above fl to be finalized)		double wall socket, 1200mm above fl
	Led tube light (2 x 18W Led bulbs)		double socket for automatic ceiling mounted garage door opener.
	5W Led wall mounted UP/DOWN light (waterproof)		pre paid meter
	25W incandescent wall mounted light		distribution box
	5W Led wall mounted light		municipal meter box

NOTES:
* Electric meter box will be ABBA, PI - A1 Blank slide box & painted to match the wall colour.
* All Landscape Lighting should be discreet and not higher than 900mm.
* No motion sensor lights will be permitted.
* No night exterior, garden and security lighting will be allowed.
* Only UP/DOWN or DOWN lights are allowed.
* All external lights to be approved by LGE BACC.
* External lighting must not be excessive and must be designed not to be a disturbance to neighbours.

UP/DOWN light



ELECTRICAL LAYOUT 1 : 100

ELECTRICAL LAYOUT - FF 1 : 100

LE GRAND HOA/HEV

1st: 041 878 1449

P.O. Box 434, Foxatshoep 6534

E-mail: estate@legrandestate.co.za

18-5-26

owner
designer
LONGHOUSE
DESIGN | STUDIO
2 Seventh Ave, Denebos, George, 6529
charloppeman@hotmail.com
06 819 3236
SACAP PA221061 | SABO 00412 | SAUT 2386
client
Huse Hup
project
Proposed new additions & alterations to
existing residential dwelling on Erf 262, Le
Grand Estate, George.
issue
Council Submission - R2
drawing name
WINDOW & DOOR SCHEDULE, WATER &
ELECTRICAL LAYOUT
date / datum
28.04.2026
drawing reference
LGE262/41-04

83

Savage Jooste & Adams Inc
Kings Gate
5, 10th Street (corner of Brooklyn Road &
Justice Mohamed Street)
Menlo Park
Pretoria

Prepared by me

CONVEYANCER
MARLEEN GRESSE (22070)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 3 820 000,00	R. 2140,00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

DATA / VERI

24 -10- 2024

PHUMELELA MNAMATHA

DATA / CAPTURE

24 -10- 2024

YOLANDI OLIVIER

VERBIND MORTGAGED

VIR FOR R. 2 000 000,00

B 000030253 - 2024

2024 -10- 21

REGISTRAR/REGISTRAR

T 000065581 / 2024

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

JOHANITA THERON
LPC 44006

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

PETRUS HENDRIK DU PREEZ
Identity Number 571029 5017 08 0
Unmarried

which said Power of Attorney was signed at GEORGE on 11 JULY 2024

And the appearer declared that his/her said principal had, on 19 April 2024, 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:

CONRAD CARL HUGO
Identity Number 760301 5130 08 5
and
JUANITA HUGO
Identity Number 790903 0089 08 5
Married in community of property to each other

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

THE BARE DOMINIUM IN AND TO

ERF 262 LE GRAND, IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT 663 (SIX HUNDRED AND SIXTY THREE) Square metres

FIRST TRANSFERRED and still held by Deed of Transfer T4232/2018 with
General Plan SG No. 3252/2004 relating thereto

A. "ONDERHEWIG aan die voorwaardes waarna verwys word in Transportakte Nr
T5028/1926.

B. GEREGTIG op die voordeel van 'n serwituutpad en beperking op oprigting
van hekke daaroor, 'n verwysing waarna gemaak is in 'n endossement
gedateer 10 April 1954, op Transportakte Nr T11843/1941, wat soos volg lees:

"By transfer No. 5225/54 dated 10th April 1954 paragraph (1) of the within
mentioned property is entitled to the benefit of a servitude (a) of Private Road of
9,45 meter wide across "Craigie Burn A" in extent 57,0307 hectares as marked
X-Y on the diagram No A4075/30 filed with the Deed of Transfer no T1918/34;
and (b) restricting the erection of any further gates across the said Private Road
other than the two existing ones on the Western and Eastern boundaries of the
said "Craigie Burn A" as will more fully appear on reference to said Transfer
Deed."

C.

Tr



D. ONDERHEWIG VERDER aan die volgende voorwaarde vervat in Transportakte Nr T3658/2013 opgelê deur BROAD BRUSH INVESTMENTS 19 EIENDOMS BEPERK (IN LIKWIDASIE) Registrasienommer 2003/024126/07 Nommer C284/2010 vir die voordeel van die LE GRAND HUIS EIENAARSVERENIGING NPC Registrasienommer 2007/006283/08 opgerig kragtens Artikel 29 van Ordonnansie 15 van 1985, naamlik:

“Hierdie eiendom mag nie oorgedra of vervreem word sonder die skriftelike toestemming van die Le Grand Huiseienaarsvereniging NPC Registrasienommer 2007/006283/08 nie.”

E. The property is subject to a lifelong usufruct in favour of PETRUS HENDRIK DU PREEZ Identity Number 571029 5017 08 0, Unmarried

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

PETRUS HENDRIK DU PREEZ, Unmarried

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

CONRAD CARL HUGO and JUANITA HUGO, Married as aforesaid

their Heirs, Executors, Administrators or Assigns, now are 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 R2 000 000,00 (TWO MILLION RAND), and with the fair value of the property, being R3 820 000,00 (Three Million Eight Hundred and Twenty Thousand Rand)

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

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

21 October 2024



q.q.

In my presence



REGISTRAR OF DEEDS



GENERAL PLAN No. 3252/2004

THE SUBDIVISIONS OF ERF 117, LE GRANO
Vide Diagram No. 3252/2004, 123731

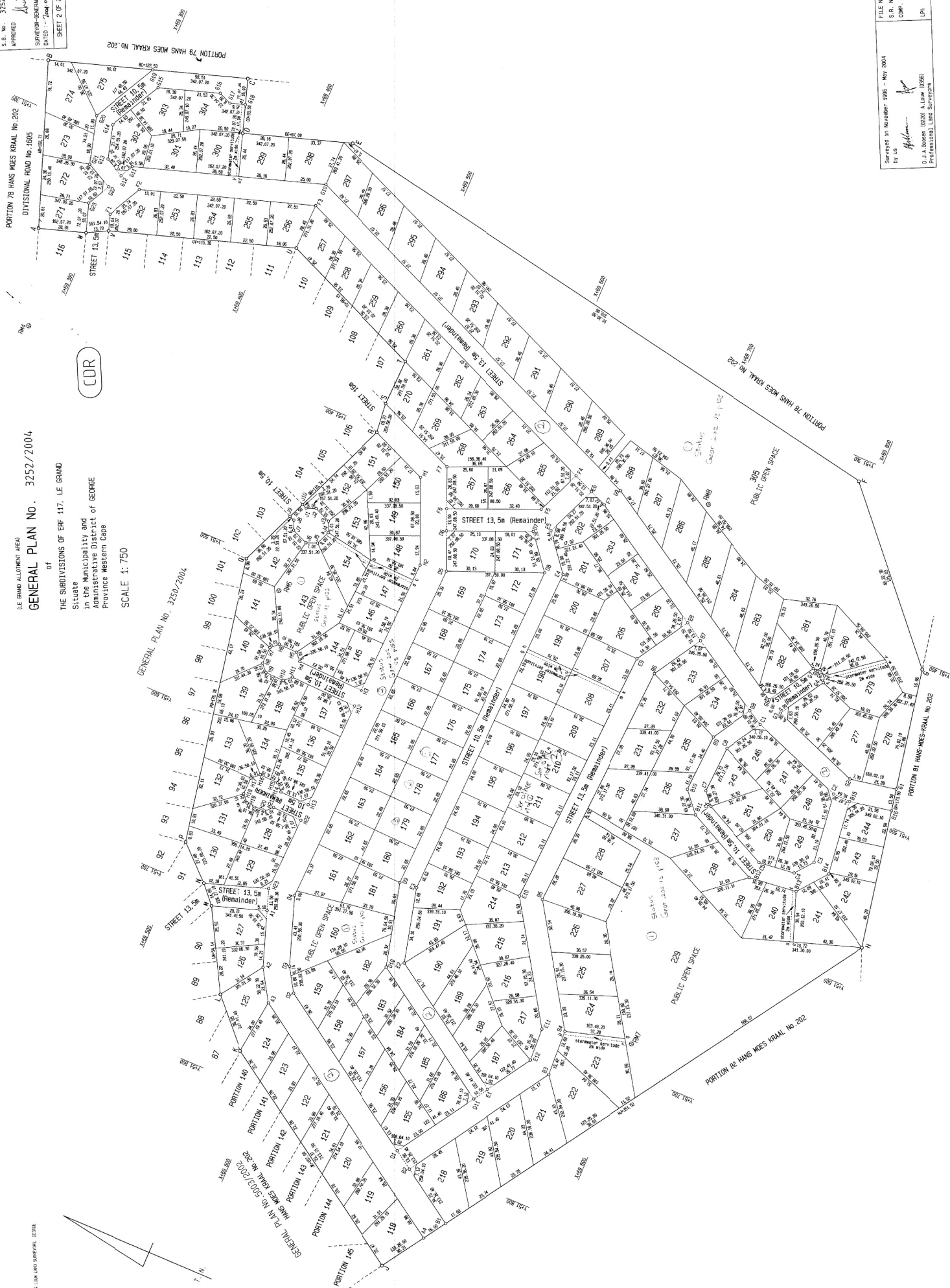
Comprising 184 erven numbered 118 to 142,
144 to 159, 161 to 228, 230 to 304,
4 Public Places numbered 143, 160, 229, 305
and the streets

Situate
in the Municipality and
Administrative District of GEORGE
Province Western Cape



CO-ORDINATES			
System WGS23			
Constants Y + 0.00 X + 3 700 000.00			
MAIN FIGURE		BLOCK CORNERS	
Y metres X		Y metres X	
A	51 368.70 + 69 258.92	A1	51 956.43 + 69 590.83
B	51 224.40 + 69 350.71	B1	51 725.17 + 69 595.15
C	51 246.28 + 69 350.99	A3	51 747.76 + 69 595.15
D	51 246.28 + 69 424.76	A4	51 842.13 + 69 727.09
E	51 245.71 + 69 424.76	B1	51 803.18 + 69 727.09
F	51 404.89 + 69 870.97	B2	51 725.69 + 69 727.09
G	51 404.89 + 69 870.97	B3	51 725.69 + 69 727.09
H	51 574.41 + 69 933.96	B4	51 692.70 + 69 756.84
I	51 867.83 + 69 710.38	B5	51 624.12 + 69 712.89
J	51 781.49 + 69 575.95	B6	51 470.93 + 69 712.89
K	51 781.49 + 69 575.95	B7	51 470.93 + 69 712.89
L	51 707.24 + 69 528.17	B8	51 458.42 + 69 756.84
M	51 696.24 + 69 518.42	B9	51 431.97 + 69 756.84
N	51 677.47 + 69 498.35	B10	51 527.50 + 69 767.81
P	51 401.84 + 69 597.90	B11	51 528.55 + 69 767.81
Q	51 401.84 + 69 597.90	B12	51 528.55 + 69 767.81
R	51 383.67 + 69 595.96	B13	51 558.72 + 69 867.37
S	51 383.67 + 69 595.96	B14	51 541.15 + 69 867.37
T	51 383.67 + 69 595.96	B15	51 495.54 + 69 861.65
U	51 371.96 + 69 418.32	B16	51 495.54 + 69 861.65
V	51 371.96 + 69 418.32	B17	51 471.67 + 69 861.65
W	51 350.83 + 69 258.42	B18	51 471.67 + 69 861.65
X	51 350.83 + 69 258.42	B19	51 456.15 + 69 856.45
Y	51 350.83 + 69 258.42	B20	51 538.05 + 69 856.45
Z	51 350.83 + 69 258.42	B21	51 538.05 + 69 856.45
AA	51 425.69 + 69 266.83	B22	51 538.05 + 69 856.45
AB	51 514.10 + 69 480.70	B23	51 548.79 + 69 847.87
AC	51 514.10 + 69 480.70	B24	51 531.41 + 69 786.93
AD	51 663.70 + 69 727.62	B25	51 523.89 + 69 778.93
AE	51 366.83 + 69 711.37	B26	51 495.20 + 69 780.19
AF	51 366.83 + 69 711.37	B27	51 739.82 + 69 593.44
AG	51 366.83 + 69 711.37	B28	51 732.28 + 69 596.49
AH	51 366.83 + 69 711.37	B29	51 732.28 + 69 596.49
AI	51 366.83 + 69 711.37	B30	51 683.27 + 69 572.92
AJ	51 366.83 + 69 711.37	B31	51 683.27 + 69 572.92
AK	51 366.83 + 69 711.37	B32	51 440.33 + 69 635.83
AL	51 366.83 + 69 711.37	B33	51 440.33 + 69 635.83
AM	51 366.83 + 69 711.37	B34	51 648.79 + 69 628.67
AN	51 366.83 + 69 711.37	B35	51 699.40 + 69 641.21
AO	51 366.83 + 69 711.37	B36	51 762.16 + 69 721.75
AP	51 366.83 + 69 711.37	B37	51 762.16 + 69 721.75
AQ	51 366.83 + 69 711.37	B38	51 692.30 + 69 650.41
AR	51 366.83 + 69 711.37	B39	51 647.69 + 69 639.21
AS	51 366.83 + 69 711.37	B40	51 436.81 + 69 646.49
AT	51 366.83 + 69 711.37	B41	51 436.81 + 69 646.49
AU	51 366.83 + 69 711.37	B42	51 388.73 + 69 625.82
AV	51 366.83 + 69 711.37	B43	51 388.73 + 69 625.82
AW	51 366.83 + 69 711.37	B44	51 434.09 + 69 728.12
AX	51 366.83 + 69 711.37	B45	51 434.09 + 69 728.12
AY	51 366.83 + 69 711.37	B46	51 436.81 + 69 646.49
AZ	51 366.83 + 69 711.37	B47	51 436.81 + 69 646.49
BA	51 366.83 + 69 711.37	B48	51 436.81 + 69 646.49
BB	51 366.83 + 69 711.37	B49	51 436.81 + 69 646.49
BC	51 366.83 + 69 711.37	B50	51 436.81 + 69 646.49
BD	51 366.83 + 69 711.37	B51	51 436.81 + 69 646.49
BE	51 366.83 + 69 711.37	B52	51 436.81 + 69 646.49
BF	51 366.83 + 69 711.37	B53	51 436.81 + 69 646.49
BG	51 366.83 + 69 711.37	B54	51 436.81 + 69 646.49
BH	51 366.83 + 69 711.37	B55	51 436.81 + 69 646.49
BI	51 366.83 + 69 711.37	B56	51 436.81 + 69 646.49
BJ	51 366.83 + 69 711.37	B57	51 436.81 + 69 646.49
BK	51 366.83 + 69 711.37	B58	51 436.81 + 69 646.49
BL	51 366.83 + 69 711.37	B59	51 436.81 + 69 646.49
BM	51 366.83 + 69 711.37	B60	51 436.81 + 69 646.49
BN	51 366.83 + 69 711.37	B61	51 436.81 + 69 646.49
BO	51 366.83 + 69 711.37	B62	51 436.81 + 69 646.49
BP	51 366.83 + 69 711.37	B63	51 436.81 + 69 646.49
BQ	51 366.83 + 69 711.37	B64	51 436.81 + 69 646.49
BR	51 366.83 + 69 711.37	B65	51 436.81 + 69 646.49
BS	51 366.83 + 69 711.37	B66	51 436.81 + 69 646.49
BT	51 366.83 + 69 711.37	B67	51 436.81 + 69 646.49
BU	51 366.83 + 69 711.37	B68	51 436.81 + 69 646.49
BV	51 366.83 + 69 711.37	B69	51 436.81 + 69 646.49
BW	51 366.83 + 69 711.37	B70	51 436.81 + 69 646.49
BX	51 366.83 + 69 711.37	B71	51 436.81 + 69 646.49
BY	51 366.83 + 69 711.37	B72	51 436.81 + 69 646.49
BZ	51 366.83 + 69 711.37	B73	51 436.81 + 69 646.49
CA	51 366.83 + 69 711.37	B74	51 436.81 + 69 646.49
CB	51 366.83 + 69 711.37	B75	51 436.81 + 69 646.49
CC	51 366.83 + 69 711.37	B76	51 436.81 + 69 646.49
CD	51 366.83 + 69 711.37	B77	51 436.81 + 69 646.49
CE	51 366.83 + 69 711.37	B78	51 436.81 + 69 646.49
CF	51 366.83 + 69 711.37	B79	51 436.81 + 69 646.49
CG	51 366.83 + 69 711.37	B80	51 436.81 + 69 646.49
CH	51 366.83 + 69 711.37	B81	51 436.81 + 69 646.49
CI	51 366.83 + 69 711.37	B82	51 436.81 + 69 646.49
CJ	51 366.83 + 69 711.37	B83	51 436.81 + 69 646.49
CK	51 366.83 + 69 711.37	B84	51 436.81 + 69 646.49
CL	51 366.83 + 69 711.37	B85	51 436.81 + 69 646.49
CM	51 366.83 + 69 711.37	B86	51 436.81 + 69 646.49
CN	51 366.83 + 69 711.37	B87	51 436.81 + 69 646.49
CO	51 366.83 + 69 711.37	B88	51 436.81 + 69 646.49
CP	51 366.83 + 69 711.37	B89	51 436.81 + 69 646.49
CQ	51 366.83 + 69 711.37	B90	51 436.81 + 69 646.49
CR	51 366.83 + 69 711.37	B91	51 436.81 + 69 646.49
CS	51 366.83 + 69 711.37	B92	51 436.81 + 69 646.49
CT	51 366.83 + 69 711.37	B93	51 436.81 + 69 646.49
CU	51 366.83 + 69 711.37	B94	51 436.81 + 69 646.49
CV	51 366.83 + 69 711.37	B95	51 436.81 + 69 646.49
CW	51 366.83 + 69 711.37	B96	51 436.81 + 69 646.49
CX	51 366.83 + 69 711.37	B97	51 436.81 + 69 646.49
CY	51 366.83 + 69 711.37	B98	51 436.81 + 69 646.49
CZ	51 366.83 + 69 711.37	B99	51 436.81 + 69 646.49
DA	51 366.83 + 69 711.37	B100	51 436.81 + 69 646.49
DB	51 366.83 + 69 711.37	B101	51 436.81 + 69 646.49
DC	51 366.83 + 69 711.37	B102	51 436.81 + 69 646.49
DD	51 366.83 + 69 711.37	B103	51 436.81 + 69 646.49
DE	51 366.83 + 69 711.37	B104	51 436.81 + 69 646.49
DF	51 366.83 + 69 711.37	B105	51 436.81 + 69 646.49
DE	51 366.83 + 69 711.37	B106	51 436.81 + 69 646.49
DF	51 366.83 + 69 711.37	B107	51 436.81 + 69 646.49
DE	51 366.83 + 69 711.37	B108	51 436.81 + 69 646.49
DF	51 366.83 + 69 711.37	B109	51 436.81 + 69 646.49
DE	51 366.83 + 69 711.37	B110	51 436.81 + 69 646.49
DF	51 366.83 + 69 711.37	B111	51 436.81 + 69 646.49
DE	51 366.83 + 69 711.37	B112	51 436.81 + 69 646.49
DF	51 366.83 + 69 711.37	B113	51 436.81 + 69 646.49
DE	51 366.83 + 69 711.37	B114	51 436.81 + 69 646.49
DF	51 366.83 + 69 711.37	B115	51 436.81 + 69 646.49
DE	51 366.83 + 69 711.37	B116	51 436.81 + 69 646.49
DF	51 366.83 + 69 711.37	B117	51 436.81 + 69 646.49
DE	51 366.83 + 69 711.37	B118	51 436.81 + 69 646.49
DF	51 366.83 + 69 711.37	B119	51 436.81 + 69 646.49
DE	51 366.83 + 69 711.37	B120	51 436.81 + 69 646.49
DF	51 366.83 + 69 711.37	B121	51 436.81 + 69 646.49
DE	51 366.83 + 69 711.37	B122	51 436.81 + 69 646.49
DF	51 366.83 + 69 711.37	B123	51 436.81 + 69 646.49
DE	51 366.83 + 69 711.37	B124	51 436.81 + 69 646.49
DF	51 366.83 + 69 711.37	B125	51 436.81 + 69 646.49
DE	51 366.83 + 69 711.37	B126	51 436.81 + 69 646.49
DF	51 366.83 + 69 711.37	B127	51 436.81 + 69 646.49
DE	51 366.83 + 69 711.37	B128	51 436.81 + 69 646.49
DF	51 366.83 + 69 711.37	B129	51 436.81 + 69 646.49
DE	51 366.83 + 69 711.37	B130	51 436.81 + 69 646.49
DF	51 366.83 + 69 711.37	B131	51 436.81 + 69 646.49
DE	51 366.83 + 69 711.37	B132	51 436.81 + 69 646.49
DF	51 366.83 + 69 711.37	B133	51 436.81 + 69 646.49
DE	51 366.83 + 69 711.37	B134	51 436.81 + 69 646.49
DF	51 366.83 + 69 711.37	B135	51 436.81 + 69 646.49
DE	51 366.83 + 69 711.37	B136	51 436.81 + 69 646.49
DF	51 366.83 + 69 711.37	B137	51 436.81 + 69 646.49
DE	51 366.83 + 69 711.37	B138	51 436.81 + 69 646.49
DF	51 366.83 + 69 711.37	B139	51 436.81 + 69 646.49
DE	51 366.83 + 69 711.37	B140	51 436.81 + 69 646.49
DF	51 366.83 + 69 711.37	B141	51 436.81 + 69 646.49
DE	51 366.83 + 69 711.37	B142	51 436.81 + 69 646.49
DF	51 366.83 + 69 711.37	B143	51 436.81 + 69 646.49
DE	51 366.83 + 69 711.37	B144	51 436.81 + 69 646.49
DF	51 366.83 + 69 711.37	B145	51 436.81 + 69 646.49
DE	51 366.83 + 69 711.37	B146	51 436.81 + 69 646.49
DF	51 366.83 + 69 711.37	B147	51 436.81 + 69 646.49
DE	51 366.83 + 69 711.37	B148	51 436.81 + 69 646.49
DF	51 366.83 + 69 711.37	B149	51 436.81 + 69 646.49
DE	51 366.83 + 69 711.37	B150	51 436.81 + 69 646.49
DF	51 366.83 + 69 711.37	B151	51 436.81 + 69 646.49
DE	51 366.83 + 69 711.37	B152	51 436.81 + 69 646.49
DF	51 366.83 + 69 711.37	B153	51 436.81 + 69 646.49
DE	51 366.83 + 69 711.37	B154	51 436.81 + 69 646.49
DF	51 366.83 + 69 711.37	B155	51 436.81 + 69 646.49
DE	51 366.83 + 69 711.37	B156	51 436.81 + 69 646.49
DF	51 366.83 + 69 711.37	B157	51 436.81 + 69 646.49
DE	51 366.83 + 69 711.37	B158	51 436.81 + 69 646.49
DF	51 366.83 + 69 711.37	B159	51 436.81 + 69 646.49
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DF	51 366.83 + 69 711.37	B161	51 436.81 + 69 646.49
DE	51 366.83 + 69 711.37	B162	51 436.81 + 69 646.49
DF	51 366.83 + 69 711.37	B163	51 436.81 + 69 646.49
DE	51 366.83 + 69 711.37	B164	51 436.81 + 69 646.49
DF	51 366.83 + 69 711.37	B165	51 436.81 + 69 646.49
DE	51 366.83 + 69 711.37	B166	51 436.81 + 69 646.49
DF	51 366.83 + 69 711.37	B167	51 436.81 + 69 646.49
DE	51 366.83 + 69 711.37	B168	51 436.81 + 69 646.49
DF	51 366.83 + 69 711.37	B169	51 436.81 + 69 646.49
DE	51 366.83 + 69 711.37	B170	51 436.81 + 69 646.49
DF	51 366.83 + 69 711.37	B171	51 436.81 + 69 646.49
DE	51 366.83 + 69 711.37	B172	51 436.81 + 69 646.49
DF	51 366.83 + 69 711.37	B173	51 436.81 + 69 646.49
DE	51 366.83 + 69 711.37	B174	51 436.81 + 69 646.49
DF	51 366.83 + 69 711.37	B175	51 436.81 + 69 646.49
DE	51 366.83 + 69 711.37	B176	51 436.81 + 69 646.49
DF	51 366.83 + 69 711.37	B177	51 436.81 + 69 646.49
DE	51 366.83 + 69 711.37	B178	51 436.81 + 69 646.49
DF	51 366.83 +		

GENERAL PLAN NO. 3252/2004
of
THE SUBDIVISIONS OF EPF 117, LE GRAND
Situate
in the Municipality and
Administrative District of GEORGE
Province Western Cape
SCALE 1: 750



CONVEYANCER CERTIFICATE

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

APPLICATION DETAILS:

Date of Application:

Applicable Subsection/s: Section 15(2)(b) of the George Municipality: Land Use Planning By-Law 2023.

In terms of Section 15(2) of the Bylaw

I, the undersigned

DIRK JACOBUS DURAND SCHOEMAN (LPCM 57922)

a duly qualified and admitted Conveyancer, practicing at:

KRUGER-SCHOEMAN ATTORNEYS INC, 4 BARON VAN REEDE STREET, OUDTSHOORN

[Firm name and Address],

do hereby certify as follows:

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

T65581/2024 [Current Title Deed]

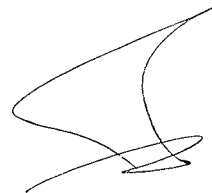
In respect of:

ERF 262 LE GRAND

IN THE UNICIPALITY AND DIVISION OF GEORGE

WESTERN CAPE PROVINCE

IN EXTENT: 663 (Six Hundred and Sixty Three) square meters



HELD BY DEED OF TRANSFER NUMBER T65581/2024

REGISTERED in the name of

CONRAD CARL HUGO

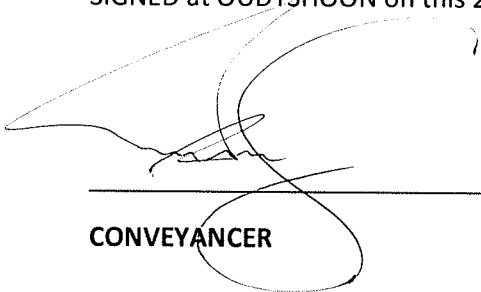
IDENTITY NUMBER: 760301 5130 08 5 and

JUANITA HUGO

IDENTITY NUMBER: 790903 0089 08 5

2. I have appraised myself with the details of the abovementioned Land Development Application.
3. The abovementioned Title Deed/s contains no conditions restricting any of the contemplated Land Uses in terms of the abovementioned Land Development Application.

SIGNED at OUDTSHOON on this 20th DAY OF JULY 2026



CONVEYANCER

POWER OF ATTORNEY

I, the undersigned appointed below Authorised Representative as legal representative for the submission of the application to act on my behalf and take the necessary steps as required by the Local Authority to ensure that the application complies with the conditions contained in the law on the By-Law on Municipal Land Use Planning for George Municipality, 2015, or any other applicable law.

OWNER NAME	CC Hugo / J Hugo	ID NUMBER	7603015130085 / 7909030089085
ERF	262	EXTENSION AREA	Le Grand Estate
AUTHORISED REPRESENTATIVE	Charl Opperman	ID NUMBER	771206 5057 088
SIGNATURE OF OWNER		DATE	18.06.2026
SIGNATURE OF AUTHORISED REPRESENTATIVE		DATE	18.06.2026



Mr. C C Hugo and Mrs. J Hugo
Email: CONRAD.HUGO@ASMO.COM

03 JULY 2026

Your ref: 663484959

Our ref: Koketso

Dear Sir/Madam

HOME LOAN IN THE NAME OF : Mr. C C and Mrs. J Hugo
ACCOUNT NUMBER : 8005440094001
SECURITY DESCRIPTION : Erf 262 Le Grand

We refer to your request dated 24 June 2026 and advise as follows:

We have no objection to the additions/alterations to the above mentioned property, subject to:-

- Local municipality approval
- All building work must be done by a recognised builder registered with the NHBRC
- Client needs to contact Nedbank Group Insurance on 0860 333 111 to update insurance on the property .

If you have any further questions regarding this matter, kindly contact Theona Hilder on 010 234 7719.

Yours faithfully

K. Malema

KOKETSO MALEMA

Administrator

Administrations

Gauteng Home Loans

cc

Home Loans | Gauteng

16 Constantia Boulevard Constantia Kloof Roodepoort 1709 PO Box 1144 Johannesburg 2000 South Africa
T 0860 555 111 F 011 495 9161

Directors: AD Mminele (Chairperson) JP Quinn (Chief Executive) HR Brody (Lead Independent Director) BA Dames MH Davis (Chief Financial Officer) NP Dongwana Dr MA Hermanus
EM Kruger P Langeni RAG Leith L Makalima MC Nkuhlu (Chief Operating Officer) Dr TM Nombembe S Subramoney
Company Secretary: J Katzin 15.07.2024.

www.nedbank.co.za

NEDBANK



LE GRAND

HOMEOWNERS ASSOCIATION

2007 / 006283 / 08
P O Box 434 Pacaltsdorp 6534
Tel (044) 878 1449
e-mail: hoa@legrandestate.co.za

02 April 2026

Longhouse Design Studio
2 Seventh Ave
Denneoord
George
6529

RELAXATION OF SIDE BUILDING LINE BORDERING ERF 261 FROM 3M TO 1M ON ERF: 262, LE GRAND ESTATE, GEORGE.

YOUR REF: LGE262/A1-01 - A1-04

Dear Mr. Opperman,

After consideration of the application submitted on 16 March 2026 , as well as the plans indicating the required building line relaxation to 1m, it was decided that the relaxation will be supported.

The HOA fully supports the following, and approves the deviation from the LG HOA guideline building lines:

1. A relaxation of the 3m Le Grand Estate common boundary building line bordering Erf 261 from 3m to 1m for an existing double garage being converted into habitable spaces, namely Gym, Laundry and bedroom.
 - **RELAXATION OF LGHOA 3m BL APPROVED**
2. A relaxation of the 3m Le Grand Estate common boundary building line bordering Erf 261 from 3m to 1m for a new garage.
 - **RELAXATION OF LGHOA 3m BL APPROVED.**

Best Regards
LE GRAND HOA BACC

PORTAL APPLICATION REFERENCE: 4998688
INTERNAL REFERENCE: 4357423

DATE: 2026-09-16

APPLICANT NAME: CHARL OPPERMAN
EMAIL ADDRESS: charlopperman@hotmail.com

In terms of the Protection of Personal Information Act (POPIA) all correspondence will be communicated directly and only to the applicant as stated above. No information will be given to any third party and/or landowner (if the landowner is not the applicant).

COMPLIANCE LETTER (SECTION 38 OF LUP BY-LAW, 2023)

- 1. APPLICATION FOR DEPARTURE IN TERMS OF SECTIONS 15(2)(B) OF THE LAND USE PLANNING BY-LAW, 2023 FOR RELAXATION OF THE WESTERN SIDE BOUNDARY BUILDING LINE FROM 2M TO 1M FOR A GYM AND GUEST BEDROOM;**
- 2. APPLICATION FOR DEPARTURE IN TERMS OF SECTIONS 15(2)(B) OF THE LAND USE PLANNING BY-LAW, 2023 FOR BUILDING LINE RELAXATION TO ALLOW FOR A GARAGE OVER THE BUILDING LINE.**

Property Description: Erf 262, Le Grand

Application Description: Application in terms of Section 15(2)(b) for a permanent departure.

The above-mentioned application submitted dated **2026-07-23** is deemed complete in terms of Section 38 of the Land Use Planning By-law for George Municipality, 2023.

Once payment is done, email the proof of payment to **Camilla Coeries** - ccoeries@george.gov.za or **Werner Joubert** wcjoubert@george.gov.za. An acknowledgement email will be sent to the applicant to confirm receipt of payment.

Once acknowledgement of receipt has been received, the applicant may advertise the application in accordance with the Public Participation Instruction available on the municipality's website. Please upload the proof of Public Participation document on the Land Use Portal as Supporting Documents on the current Application 4998688.

All enquiries follow ups and documentation submissions need to be directed to the relevant *case officer* Primrose Nako email: pnako@george.gov.za.

The relevant Town Planner **Robin-Lee Hector**, should be copied in the e-mail: rlhector@george.gov.za as well as the relevant Senior Town Planners, Naudica Swanepoel (even erf numbers) nswanepoel@george.gov.za or Ilane Huyser (uneven erf numbers) ihuyser@george.gov.za.

The applicant shall also obtain comments from the following external departments and interested, and affected parties as indicated below.

Ward Councilor (30 days);
Adjacent Property Owners

Note: All state departments and organs of the state must be provided 60 days to comment on applications.

General Town Planning Comments

Applicant may proceed with public participation in line with the guidelines.

Please take note that all addresses/contact details provided by the Municipality is deemed to be private information and may only be utilized for public participation purposes in terms of the Land Use Planning By-Law for the George Municipality. The said address may not be used, distributed or sold to a 3rd party.

Please be advised that the Municipality may request additional information or documentation deemed necessary to consider the application in terms of Section 42 of the Land Use Planning By-law for George Municipality, 2023.

Yours faithfully



Robin-Lee Hector
Town Planner
Planning and Development



TAX INVOICE

Invoice number: **LUA938**
Invoice Date: 2026-09-16
VAT Reg. Nr: 4630193664

Municipality GEORGE Munisipaliteit
The Municipal Manager
PO Box 19
GEORGE
6530
Tel: 044 801 9111

Client/Applicant: CC & J Hugo
VAT Reg. Nr: None
Erf: 262 Area: LE GRAND
Applicant email: conradhugo@icloud.com
Applicant Contact Tel: +97332211735
Reference Number: 4998688

LAND USE APPLICATION

DESCRIPTION	FINANCIAL CODE	QTY	AMOUNT
Departure (Building Line Relaxation) All Other Areas	20220703049081	1	4700
		1	0
		1	0
		1	0
		1	0
		1	0
		1	0.00
		1	0.00
SUB TOTAL			4,700.00
VAT TOTAL			705.00
GRAND TOTAL			5,405.00

Applicants must please note that in terms of 38(1)(l) of the Land Use Planning Bylaw for George Municipality, 2015 that the proof of payment of the application fee constitutes compulsory information. Should the proof of payment not be received within 14 days of invoice being issued, as contemplated in Section 41 of said Bylaw, the application will be refused and closed.

Payable to George Municipality

Bank detail

First National Bank (FNB)
George Municipality Public Sector
Cheque Account 62869623150
210554

Reference: *Use LUA+ Invoice Number.*

Please forward Proof of payment to **Camilla Coeries** - Ccoeries@george.gov.za or **Werner Joubert**
WCJOUBERT@george.gov.za Building line relaxation



Record of payment

Date: 22/09/2026 Time: 1:15 PM

From account number	*****70580
From account name	TJEK REK
My reference	Land use application
Recipient's reference	LUA938
Recipient bank	FIRST NATIONAL BANK
Recipient account number	*****23150
Amount	R5 405.00
Payment date	22/09/2026
Reference number	20260922/Nedbank/006009876620

Important: This is not considered a proof of payment and Nedbank will not be held responsible for the accuracy of the information provided.