DELPLAN CONSULTING
URBAN & REGIONAL PLANNERS
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Our Ref.: 1311/GEO/23
Your Ref.: Erf 52, Hoekwil

19 October 2026

The Municipal Manager
George Municipality
PO Box 19
GEORGE
6530

ATTENTION: MR. CLINTON PETERSEN

Dear Mr. Petersen,

PROPOSED DEPARTURE APPLICATION FOR ERF 52, HOEKWIL, GEORGE MUNICIPALITY AND DIVISION

1. The above matter refers.

2. Attached hereto find the following:

   - A copy of the required documentation;

3. We hope that you will be able to process the application as soon as possible.

Yours faithfully
DELPLAN Consulting



DELAREY VILJOEN Pr. Pln
https://delplan.sharepoint.com/sites/Delplan/Shared Documents/General/Documents/PROJECTS/2023/1311-GEO-23/Korrespondensie/b1.docx

Cc: **DWR TRUST**

PROPOSED DEPARTURE APPLICATION FOR ERF 52, HOEKWIL, GEORGE MUNICIPALITY AND DIVISION



FOR: DWR TRUST

DELPLAN
CONSULTING
URBAN & REGIONAL PLANNERS

D E V E L O P M E N T E N V I R O N M E N T L I N K

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PROPOSED DEPARTURE APPLICATION FOR ERF 52, HOEKWIL, GEORGE MUNICIPALITY AND DIVISION

1. Departure: Application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for relaxation of:

- the western street building line from 20m to the following for the **new main house:** 16m, 14.6m for the ground floor living room and first floor bedroom, the 13m for the **garage** with **storage** (first floor) and **hobby room,** 18.6m for the **storage container**, 17m for the **pergola** and 10.8m & 13.2m water tanks.
- the western street building line from 20m to 10m for the **padel court** and 11.9m for its **storage container.**
- the northern street building line from 20m to 16.9m for the **existing house**.
- departure for the new main dwelling and the existing dwelling to have a **differing architectural style.**

Property Description:	Erf 52, Hoekwil
Owner:	DWR Trust
Title Deed No:	T60157/26
Bond Holder:	No
Size of the property:	3,3405ha

1. INTRODUCTION

The new owners of Erf 52, Hoekwil has appointed DELPLAN Consulting to prepare and submit the required departure applications for the proposed dwelling, padel court and ancillary buildings. A copy of the power of the attorney to submit this land use application is attached as **Annexure 1.**

2. OWNERSHIP/TITLE DEED

The property is currently registered to **DWR Trust** according to the Title Deed (T60157/26) and is attached as **Annexure 2**. The conveyancer certificate (attached as **Annexure 3**) confirms that no title deed restrictions are relevant to the parameters of this application. According to the Title Deed, the

property measures 3,3405ha in extent as shown in the SG Diagram attached herewith as **Annexure 4**.

3. LOCALITY

The subject property is located at 1 Imbabala Avenue on the corner of Duif Street and Imbabala Avenue in ward 4, Hoekwil. Figure 1 (below) indicates the subject property, in relation to Hoekwil and surrounds. Figure 2 provides a closer look at the subject property and surrounding area. A locality plan is attached hereto as **Annexure 5**.



Figure 1: The location of the subject property (indicated in red) in relation to surrounding area



Figure 2: Detailed view of subject property and immediate surrounding land uses

4. PROPOSED DEVELOPMENT

The owner wishes to construct a new main dwelling on the property as well as outbuildings and a padel court. The development proposal encroaches the western building line to Imbabala Avenue and building line relaxations are therefore required. An extract of the site plan can be seen in figure 3. There is a very old much smaller house on the northern side, which will become the 2nd dwelling. This dwelling is currently occupied by someone who has life rights to occupy the dwelling, therefore the need for the newly constructed main dwelling. The letter hereof is attached as **Annexure 6.**

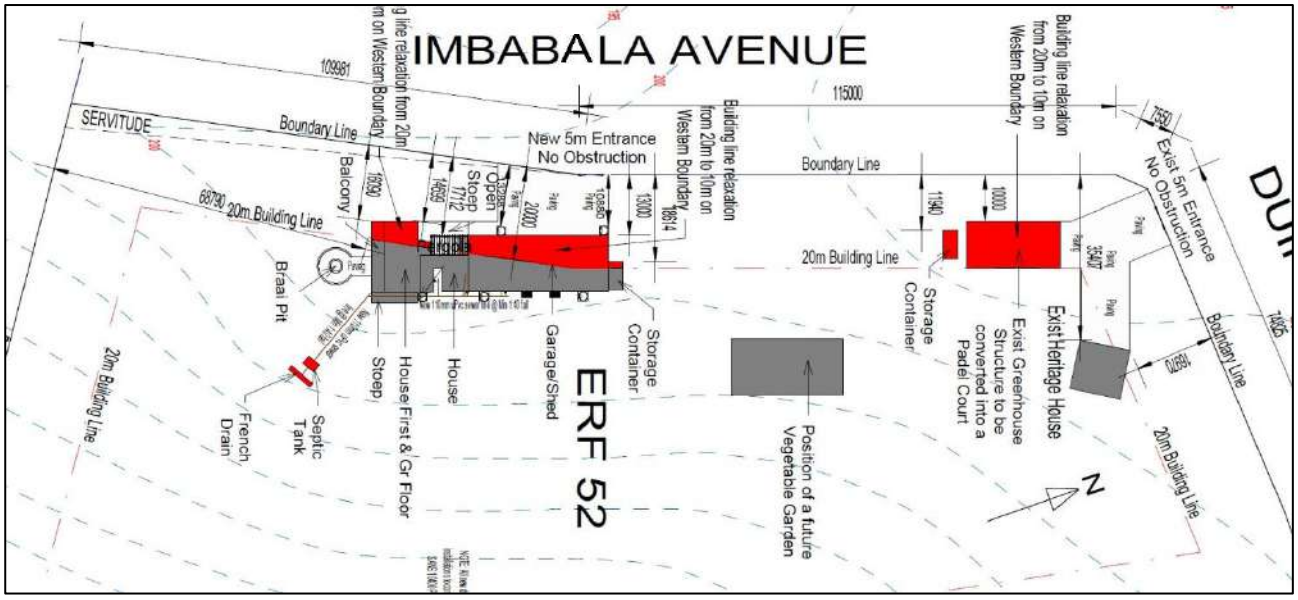


Figure 3: Site Plan extract



Figure 4: Fall of the property to the east



Figure 5: Large trees to the south

The development is proposed in its current position as the erf falls significantly to the east (seen in figure 4) which would increase construction costs as more infilling and engineering would be required. There are also large trees to the south of the property as seen in figure 5 and 6 (as encircled in green) which further limit the position of the house. The area where the house is proposed is also old agricultural area and not covered with sensitive vegetation as the eastern part of the property. As can be seen in figure 6, the disturbed area measures less than 30m. The future vegetable crop area is proposed further to the east than the dwelling, this is due to the proposed location being within an already disturbed area of the farm as indicated by the green block in figure 6.



Figure 6: Disturbed area size, with vegetable garden area - and large tree location

The orange line in figure 7 indicates the approximate 28m line where the disturbed area currently stops and natural vegetation begins, and it can be seen that the developable portion before encroaching on the natural vegetation buffer is extremely limited. The owners aim to protect and maintain as much of the natural undisturbed vegetation to the south as possible, and the current

dwelling is therefore being limited in size and its proposed position. The position is also motivated by the house being closer to the current access and Imbabala Avenue for ease of access.

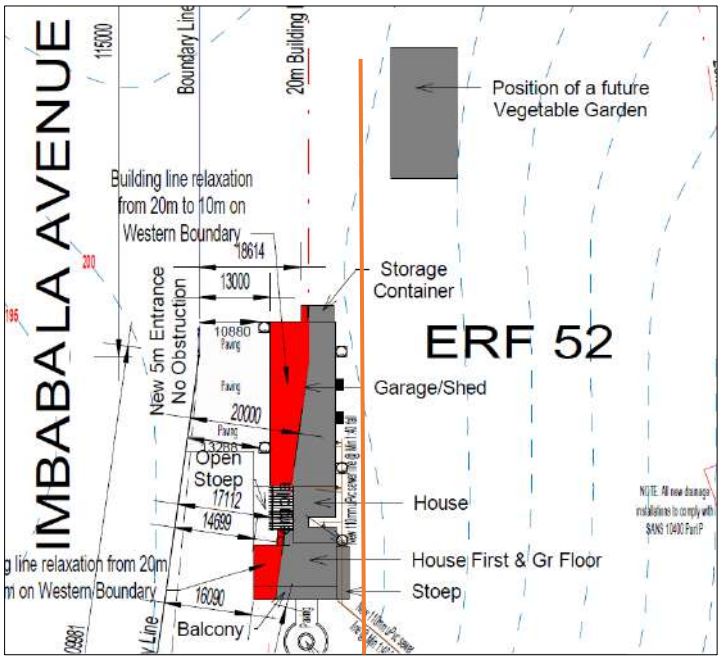


Figure 7: Site plan extract with orange line indicating disturbed area

The main house has several sections proposed over the building line. This includes a relaxation at the ground floor from 20m to 16m, 14.6m for the living room and first floor bedroom as well as the pergola at ground floor to 17m. The ground floor garage and storage as well as hobby room (southern end of the garage) and storage on the first floor requires a relaxation to 13m. There is also a storage container at the northern end of the house requiring relaxation to 18.6.

The property is zoned for agricultural use. The intention is to establish some fruit orchards and vegetable gardens, which will require various items of agricultural machinery and equipment. The proposed shed/ garage area is therefore not a luxury but an essential component of the agricultural operation. The primary purpose of the shed is to provide secure storage for agricultural machinery, equipment, vehicles, tools and related items, thereby preventing visual clutter on the property and maintaining an orderly and aesthetically pleasing environment. Secure storage is also an insurance requirement, as keeping valuable equipment under lock and key assists in reducing security risks and avoiding unnecessarily high insurance premiums.

In addition to agricultural machinery, the clients also own several vehicles, two large boats, a Mobi Lodge camper, a trailer, a ride-on mower for maintaining the extensive lawn area, as well as various tools, irrigation pipes and related equipment which all require some form of storage. The intention is not to establish a large-scale commercial operation, but rather a small agricultural activity suitable for a husband-and-wife household. Even with all these items, the proposed shed is modest in size and will primarily serve practical storage purposes.



Figure 8: Existing dwelling

As per the site plan there are also 5000lt water tanks over the building line which require relaxations to 10.8m & 13.2m. The proposed padel court also requires a relaxation to 10m, in addition to the storage container associated with the padel court requiring relaxation to 11.9m. As can also be seen, the existing house on the property also encroaches the northern street building line and requires a relaxation to 16.9m. This dwelling (seen in figure 8) will become the new second dwelling and measures 116m² in extent. As built plans for the existing house are attached as **Annexure 7.**



Figure 9: Current nursery area in blue

The proposed location of the padel court was selected because it utilises an existing hard-surfaced area that was previously intended for a nursery development by the former owner. The aerial photograph in figure 9 shows the current dwelling and nursery (proposed location of the padel court outlined in blue). This location allows the facility to be constructed with minimal disturbance to the surrounding environment and without the removal of established vegetation or trees. The clients are conscious of preserving the agricultural potential of the property and therefore wish to avoid unnecessarily impacting productive land.

The property's topography includes significant slopes. Positioning the padel court elsewhere on the property would require substantial earthworks and would have a far greater visual impact when viewed from Hoekwil Road. The proposed location, however, is screened by an established landscaped garden and will have minimal effect on the visual character of the property. As stated previously, the existing dwelling is occupied by means of life right and the clients do not utilise this dwelling. The padel court should therefore not be included in the use of the second dwelling as this was never the intention. Although the development is segmented, the argument remains that the development is clustered to the west in order to minimise the impact on sensitive vegetation to the east therefore being a justified location.

The architectural style of the new building will differ from the current, old dwelling as the client wants to utilise more modern style and more energy efficient materials, a departure for differing architectural style is being applied for. A complete site plan is attached hereto as **Annexure 8.**

As can be seen in figure 10, there is a servitude registered over the southwest corner of the property, this is also indicated on the site plan but as can be seen it has no influence on the current development proposal.



Figure 10: Servitude over the property

5. NATURAL ENVIRONMENT

The development is proposed in a disturbed area of the erf thus no environmental issues are currently foreseen. An OSCAE permit is being obtained. The natural environment will remain intact. Further landscaping will be done once the buildings area built.

6. RURAL AREA GUIDELINES (2019)

As the farm does contain some degree of natural vegetation whilst being a smallholding, there are several aspects of the rural area guidelines that can be found relevant.

- Where buildings and structures in Core Areas are justifiable, environmentally sensitive and sustainable construction principles should be applied to ensure that development is in harmony with the character of the surrounding landscape and to ensure the maintenance of its natural qualities.

The development is not located within a core area, but the proposed location of the development protects the natural environment to the east as much as possible by being located to the west. The development is modest in scale, and it is not foreseen that the current scale will have a detrimental effect on the surrounding area.

• The aesthetic qualities of the receiving environment must be the factor determining the appropriate scale and form of the proposed development.
• Good management practices, with small low density footprints, appropriate technology and design concepts should be encouraged (e.g.Enviro-loos, temporary structures, green architecture and use of natural resources).

The development is modest in scale, and is located to the west of the farm. The development is elongated in shape, but it should be noted that only a small section of the house is at a first-floor level thus significantly lessening its impact in the visual landscape. An appropriate design and materials will be utilised to ensure sufficient integration into the surrounding landscape.

• Temporary structures are preferred (e.g.wooden structures, tents, raised boardwalks and/or tree canopy structures), with units carefully dispersed or clustered to achieve least impact. The use of porous materials and innovative eco-friendly design concepts are encouraged
- Farm buildings and associated structures should be clustered within the farmstead precinct.

The current design utilises a dispersed design which clusters the development to the west in order to preserve vegetation to the east. The location of the future vegetable garden is also located in an already disturbed area, though being located slightly more to the east than the proposed dwelling. The padel court will be constructed on an existing hard service created by the current nursery on the farm, thereby causing less disturbance to the farm overall with the current location being financially beneficial.

• Stringent management programs for resource harvesting informed by determination of carrying capacity and a management plan to ensure appropriate harvesting techniques and volumes.

The farm has a very limited agricultural capacity, and although some degree of cultivation can be proposed for the future, the overall design and location for the structures on the erf compliments the area to the east as it maintains the natural vegetation.

7. HERITAGE

The subject property is not located in a heritage area and although the existing dwelling is older than 60 years it remains unaltered. As the existing dwelling remains unaffected by the development proposal, no heritage impact assessment is necessary.

8. TRAFFIC AND PEDESTRIAN MOVEMENT



Figure 11: Imbabala Avenue

The current access to the property as seen in figure 11 remains unaltered by the current proposal. All parking is provided on-site by means of the currently proposed garages and no influence on pedestrian movement or traffic will occur. Imbabala Avenue (along which most of the departures are required) provides access to several surrounding erven but the departures have no influence on the functioning of this accessway.

9. IMPACT ON NEIGHBOURING PROPERTIES

The departure application could only influence the neighbours to the north or to the west, but as motivated herein the impact is identified as marginal at best. The view along Duif Street can be seen in figures 12 & 13.



Figure 12: View westward along Duif Street



Figure 13: View eastward along Duif Street

The view directly across the road can also be seen in figure 14. As can be seen by the pictures, the streetscape along the road resembles a rural look with an abundance of vegetation blocking views to the neighbouring erven from the roadway. The existing dwelling can also be seen in figure 15, where it is clear that it is located significantly lower than the roadway, thus neighbouring erven cannot even see the development and its building line relaxation is negligible.



Figure 14: View westward along Duif Street



Figure 15: Existing dwelling

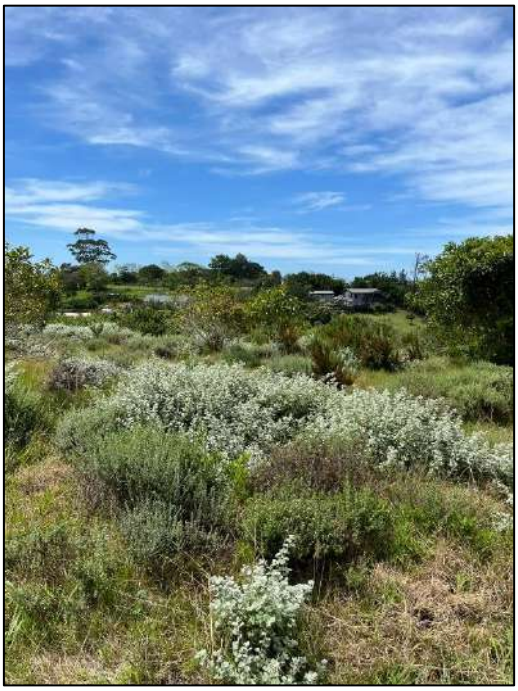


Figure 16: Fall to the east

As previously stated, the development is proposed in its current position due to the significant fall in the erf towards the east as well as the current proposal being located on a disturbed area of the erf. The fall the east can be seen in figure 16.



Figure 17: View towards Imbabala Avenue (west)



Figure 18: Shielded existing dwelling

The photograph in figure 17 was taken from the relative position between the proposed dwelling and the padel court towards the western neighbours and Imbabala Avenue. As can be seen, the neighbouring dwelling to the west (Erf 51, Hoekwil) is barely visible. The padel court is proposed closest to this neighbour and is at ground floor level only, which will therefore not be seen. As is evident in figure 18, the existing dwelling is so low and is shielded by so much vegetation that it is not visible to the neighbouring erven in any direction.

Other neighbouring structures could not even be seen. This is also evident when looking at the enlarged aerial photograph in figure 19 which shows no structure in close proximity to the development proposal and an abundance of vegetation. It should also be noted that the majority of the house as well as the water tanks is only at ground floor level with only a section being on the first floor, thus the impact of the proposal is significantly less to what could have been proposed. As motivated however, no impact on the neighbours in terms of noise or light pollution is foreseen as the distance between dwellings as well as vegetation will ne sufficient vegetation.



Figure 19: Enlarged aerial photograph indicating the neighbouring erven and structures in relation to the relative position of the proposed new dwelling

The new structure will also utilise a more modern architectural style and materials that will integrate within the surrounding area and will be more sustainable. The development proposal and the relevant departures are therefore not foreseen to have an impact on the surrounding area, character of the area or the surrounding neighbours. The two houses will be situated a distance form each other and therefore the difference in style would not be seen at all.

10. PUBLIC PARTICIPATION

Formal Public Participation Process will be followed by sending notice letters to the surrounding property owners informing them of the proposed development. A site notice will also be erected.

11. NEED AND DESIRABILITY

Desirability in the land use planning context may be defined as the degree of acceptability of a proposed development on the land unit concerned. This section expresses the desirability of the proposed building line relaxations, taken in conjunction with the development principles and criteria set out through the policies and planning framework, as well as the degree to which this proposal may be considered within the context of broader public interest. It is our view that the initial investigation into the desirability of the proposal reveals no obvious negative impacts.

The current **need** for further development is structured around the need to construct the dwelling and padel court with ancillary outbuildings in its current position do to ease of access and site circumstances. The building line relaxations are therefore needed for the development to be allowed. The development is **not needed** to realise any spatial goal of the MSDF or Hoekwil LSDF.

The **Desirability** in this sense includes the fact that the development suits the zoning and use, with no additional impacts that could negatively impact the broader public interest. Furthermore, the proposed application is not considered to be in contradiction with spatial policies and no further risk or inconvenience to neighbouring properties.

12. POLICIES

George Municipal Spatial Development Framework (GMSDF) (2023)

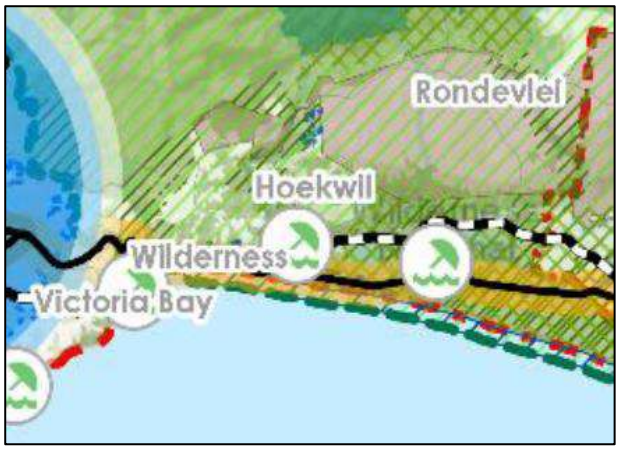


Figure 20: GMSDF 2023 extract

The GMSDF does not specifically refer to the subject property as see in figure 20. No reference is made to the relaxation of building lines or other departures, but the area is idented as being within a buffer zone. The proposal has no impact on surrounding neighbours or the wider area as was extensively motivated and this land use application is therefore not considered to be in conflict with the GMSDF.

Wilderness/Hoekwil Local Spatial Development Framework (LSDF) (2015)

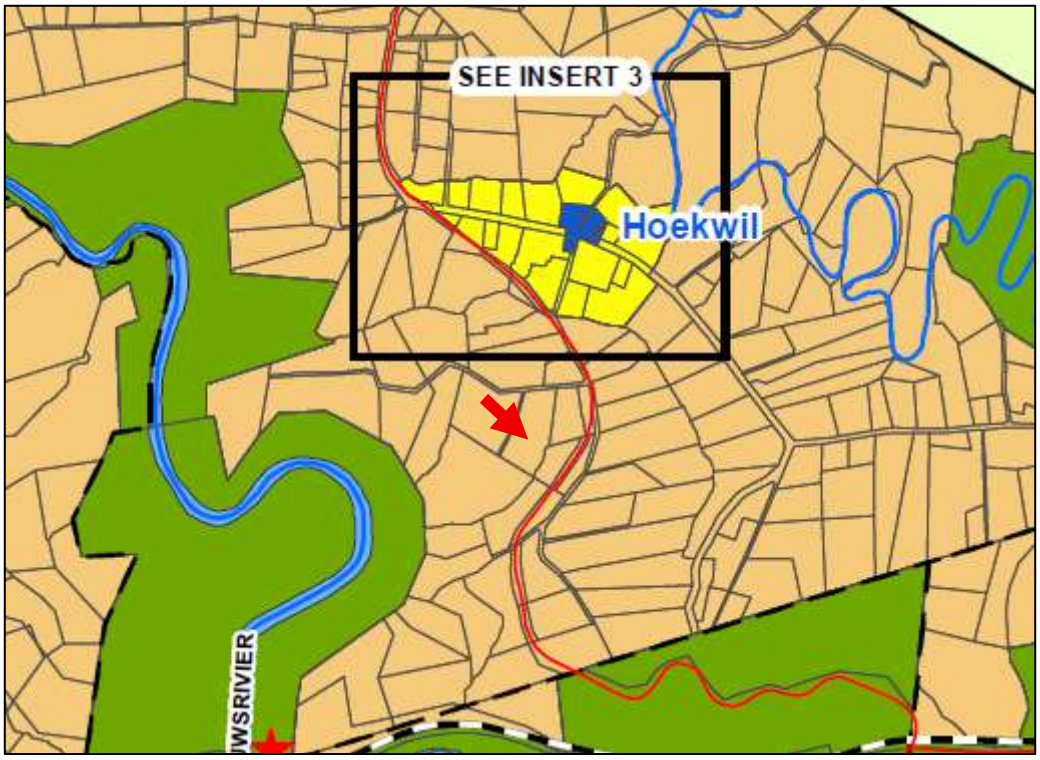


Figure 21: LSDF 2015 extract

The location of the subject erf is indicated in figure 21 with a red arrow. The wilderness LSDF does not address the subject directly or anything related to the proposed land use application. However, the LSDF states the following regarding smallholdings specifically:

Smallholdings:

- The main goal of the local spatial development framework as far as existing small holding precincts are concerned is to ensure that the character and ambience of these areas are protected and to ensure that the overall landscape character of the study area is retained and improved through appropriate measures.

The smallholdings are not only places of residence and small scale agriculture, it is also an area where certain business activities should be considered to allow owners and occupants to earn an income from the land. These activities however, should be sensitive to the unique character of the smallholding area. The following uses are considered desirable for smallholdings subject to the overarching principles contained in section 4.2: *riding school, plant nursery, commercial kennel, intensive animal farming, intensive horticulture*, subject to these activities not causing excessive water usage, undue noise, light pollution, effluent generation or odours.

In addition to the primary rights the smallholding area should also cater for certain tourist facilities such as *second dwelling units, guest houses, bed and breakfast establishment, tourist facilities*, also subject to these activities not causing excessive water usage, undue noise, light pollution, effluent generation or odours.

Figure 22: LSDF extract on smallholdings

The following section in the LSDF lists factors to consider when, among others, departures are required:

- A change in land use from the prevailing use;
- A use that is in conflict with an adopted plan or vision for the area;
- A significant change to the fabric and character of the area;
- A significant change to the townscape or streetscape;
- Possible visual intrusion in the landscape such as developments that are proposed on skylines, are out of scale and causes light pollution during the night, etc.;
- Obstruction of views of others in the area.

Figure 23: Factors to consider when applying for applications thar could impact the area

As motivated, the development proposal has no impact on the surrounding environment and neighbouring properties or the character of the area. The position of the structures is justified by the fall of the property as well as ease of access and presence of natural vegetation and trees to be retained to the east forcing the development to be closer to the west. In accordance with the goal of the SDF, the current proposal does not contradict the SDF and is allowable in terms of the current IZS requirements.

13. CONCLUSION

As mentioned in this motivational report we believe that the abovementioned principles, considerations and guidelines for this land use application for Erf 52, Hoekwil satisfies the applicable legislation. As a result, it is trusted that this application can be finalised successfully.



DELAREY VILJOEN Pr. Pln **NOVEMBER 2026**

ANNEXURE 1

TRUST RESOLUTION & POA

DWR Trust

RESOLUTION PASSED ON **16/10/2026**

We, **Daniël Johannes Von Mollendorff, Wanda Von Mollendorff & Andreas Ernst Kleynhans,** the undersigned and authorised trustees of DWR Trust, the registered owner of Erf 52, Hoekwil, George Municipality and Division hereby instruct *DELPLAN Consulting* to submit the land use application with the local authority.

This decision was approved by all parties concerned.

DJVM

DJ Von Mollendorff Date: 16/10/2026

W Von Mollendorff Date: 16/10/2026

AE Kleynhans Date: 16/10/2026

Witnesses:

1.

2.

REPUBLIEK VAN SUID-AFRIKA
REPUBLIC OF SOUTH AFRICA

MAGTIGINGSBRIEF
LETTERS OF AUTHORITY

Ingevolge Artikel 6(1) van die Wet op Beheer oor Trustgoed, 1988 (Wet 57 van 1988)
In terms of section 6(1) of the Trust Property Control Act, 1988 (Act 57 of 1988)

No: **IT89/2006**

Hiermee word gesertifiseer dat
This is to certify that

DANIËL JOHANNES VON MOLLENDORFF
(Identiteitsnommer / Identity Number: 580925 5103 08 6)

WANDA VON MOLLENDORFF
(Identiteitsnommer / Identity Number: 750220 0031 08 4)

ANDREAS ERNST KLEYNHANS
(Identiteitsnommer / Identity Number: 670830 5054 08 4)

gemagtig word om op te tree as Trustees van die
are hereby authorized to act as Trustees of the

DWR TRUST

GEGEE onder my hand te KAAPSTAD op hede die 10 dag van May 2021
GIVEN under my hand at CAPE TOWN this 10 day of May 2021

Handtekening
Signature

ASSISTENT-MEESTER
ASSISTANT MASTER

MASTER OF THE WESTERN CAPE HIGH COURT
CAPE TOWN
2021 -05- 10
A/M: TRUSTS 3
MEESTER VAN DIE WES KAAP HOË HOF

DEPARTEMENT VAN JUSTISIE EN KONSTITUSIONELE ONTWIKKELING
DEPARTMENT OF JUSTICE AND CONSTITUTIONAL DEVELOPMENT

a/b

ANNEXURE 2

Etienne Naude Attorneys & Conveyancers
739 Blesbok Street
Rietfontein Agricultural Holdings
Mooikloof

Prepared by me

CONVEYANCER
Edelweisse Oosthuizen (46972)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R 4950 000,00	R 2922,00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

T 00006015 7 /2026

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

LYNNE BOTHA LPCM 82076

DATA CAPTURE
25 -07- 2026
ELIZABETH VAN TONDER

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

MARCEL MARIUS STRAUB
Identity Number 5809155009086
Married out of community of property

which said Power of Attorney was signed at Belville on 07 August 2026.

And the appearer declared that his/her said principal had, on 22 July 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:

The Trustees for the time being of DWR TRUST
Registration Number IT89/2006

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

ERF 52 HOEKWIL
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT 3,3405 (THREE COMMA THREE FOUR ZERO FIVE) Hectares

FIRST TRANSFERRED by Deed of Transfer No. T11509/1965 with Diagram No. 3745/1961 relating thereto and held by Deed of Transfer No. T52608/2023.

A. SUBJECT to such conditions as referred to in Deed of Transfer No. T81047/2012.

B. SUBJECT FURTHER to terms of Notarial Deed No. 134/1956 dated 30 November 1955 referred to in the endorsement dated 16 March 1956 on Deed of Transfer No. T5973/1952, which read as follows:

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

(a) Sulke regte van opdam stoor en waterleiding soos in die gesegde Not. Akte uiteengesit.

(b) 'n Reg van pyplyn aangedui deur die letters A gekromde blou lyn b op serwituut Kaart 8673/54.

(c) Die reg van gebruik, hernuwing en instandhouding van gesegde instellasies.

(d) Die reg van toegang tot voorneemende instellasies.

Watter voorwaardes opgelê is ten gunste van Ged 22 ('n Ged van Ged 21) van die plaas Klein Kranz, gehou onder T.19388/54 soos meer breedvoerig sal blyk met verwysing na gesegde Not Akte 'n afskrif hieraan geheg is."

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

"Registrasie van Serwituut Kragtens Notariële Akte Nr 136/1956 ged. 6/9/55 is die restant van Olifants Hoek Forest Reserve groot 1160 mge. 506 vk. Rde. 54 vk Vte, onder Par 1 hierin gehou, onderhewig aan 'n Serwittut reg van weg 24 voet wyd soos aangedui deur die letter Gy (oostelike grens) yH (noordelike grens) op Kaart 4939/53 ten gunste van ged. 20 (ged van Perseel D) van die plaas Klein Krantz gehou onder T.3585/56, onderhewig aan sekere voorwaardes soos meer volledig sal blyk met verwysing na gesegde Notariële Akte, 'n afskrif waarvan hieraan geheg is."

D. SUBJECT FURTHER to the following uniformed conditions contained in the said Certificate of Uninformed Title No T20225/1963 imposed by the Minister when granting his consent to the issuing of the said Certificate of Uniformed Title, namely:-

"(i) .....

(ii) 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 condition contained in Deed of Transfer No. T11509/1965 imposed by the Administrator of the Province of the Cape of Good Hope with the subdivision in terms of Section 196 of Ordinance No 15/1952, as amended, of farm OLIFANTSHOOGTE which can be amended or alleviated by him:-

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

F. SUBJECT FURHTER to the terms of the endorsement dated 12 September 2022 in Deed of Transfer No. T81047/2012, which endorsement read as follows:

"By virtue of Notarial Deed of Servitude of Right of Way No. K722/2022 dated 2 August 2022 the within mentioned property is SUBJECT to a right-of-way area, 303 (three hundred and three) square metres of land in extent, represented by the figure A B C on Servitude Diagram S.G. No. 1034/2022, in favour of:

ERF 1650 HOEKWIL
IN THE OUTENIQUA MUNICIPALITY
DIVISION GEORGE
PROVINCE OF THE WESTERN CAPE

In Extent: 9,0220 (Nine Comma Zero Two Two Zero) Hectares

Held by Deed of Transfer No. T10101/2022

As will more fully appear from the said Notarial Deed."

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

MARCEL MARIUS STRAUB, 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

The Trustees for the time being of DWR TRUST
Registration Number IT89/2006

its Successors in Office 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 R4 950 000,00 (FOUR MILLION NINE HUNDRED AND FIFTY 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: WESTERN CAPE at CAPE TOWN on 22 September 2026

q.q.

In my presence

REGISTRAR OF DEEDS

ANNEXURE 3

CONVEYANCER'S CERTIFICATE

in terms of Section 38(1)(n) of the George Municipality: Land Use Planning By-law for George Municipality, 2023

I, DEHAN DU PLESSIS (LPC Membership No: 60788), a duly qualified and admitted conveyancer, practising at Raubenheimers Inc, 60 Cathedral Street, George, Western Cape Province:

1. do hereby certify that I have perused the conditions of title in respect of:

   ERF 52 HOEKWIL
   IN THE MUNICIPALITY AND DIVISION OF GEORGE
   WESTERN CAPE PROVINCE

   IN EXTENT 3,3405 (THREE COMMA THREE FOUR ZERO FIVE) HECTARES

   HELD BY DEED OF TRANSFER NUMBER T60157/2026
   ("the Property")

   REGISTERED IN THE NAME OF:

   THE TRUSTEES FOR THE TIME BEING OF
   DWR TRUST
   REGISTRATION NUMBER IT 89/2006

2. have been advised that application will be made for the following:

   2.1 ***Departure*** in terms of Section 15(2)(b) of the Land Use Planning By-law for the George Municipality, 2023, for several building line relaxations including:

   (a) The eastern boundary building line to 10 (ten) metres and 12 (twelve) metres for the padel court;

   (b) The eastern boundary building line to 13 (thirteen) metres for the proposed house; and

   (c) The northern building line to 15 (fifteen) metres for the heritage house.

3. hereby confirm that there are no conditions contained in the title deed of the property which restrict the contemplated land uses in terms of the proposed application, except:

   "E. SUBJECT FURTHER to the following condition contained in Deed of Transfer No. T11509/1965 imposed by the Administrator of the Province of the Cape of Good Hope with the subdivision in terms of Section 196 of Ordinance No. 15/1952, as amended, of farm OLIFANTSHOOGTE which can be amended or alleviated by him –

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

4. Hereby confirm that there are no mortgage bonds registered over the property.

DATED AT GEORGE ON 19 OCTOBER 2026

DEHAN DU PLESSIS

Dehan du Plessis
LPC Membership No: 60788

ANNEXURE 4

OFFICE COPY
KANTOORAFSKRIF

ONDERVERDELINGSKAART, ART. 24 (b), WET Nr. 9 VAN 1927.

Afgetrek van Plan 1789*LD*

	SYE *Kaapse Voet*	RIGTINGS-HOEKE
AB	24·77	230·45·00
BC	245·49	265·04·30
CD	87·60	264·17·50
DE	634·27	9·30·00
EF	367·66	25·25·40
FG	431·49	122·25·40
GH	360·83	207·56·40
HA	377·41	196·25·30
Ee	30·00	74·10·30
Ff	10·00	122·25·40

Nr. 3745/61

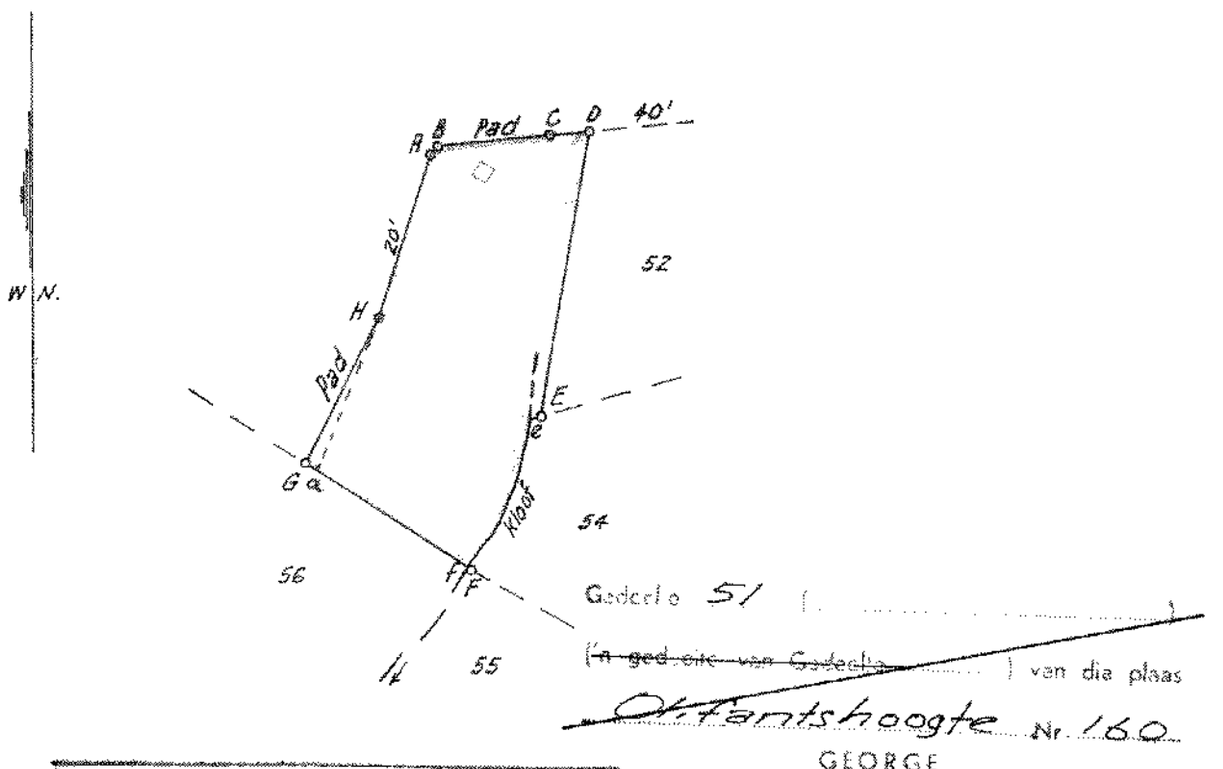
Goedgekeur.

Landmeter-Generaal.

19. 6. 1961

Beskrywing van Bakens:

ABCDEFGH ¾" *Ysterpen*



ERF 52 Hoekwil Skaal 1 : 5000

Die figuur ABCDEe middel van kloof fGH

stel voor 3·9000 Morge *grond synde*

Gedeelte 51 *van die plaas*

OLIFANTSHOOGTE

geleë in die Afdeling George, *Provinsie Kaap die Goeie Hoop.*

Opgemeet in Julie 1956 — Desember 1959 *deur my*

R. J. Barry
Landmeter.

Hierdie kaart is geheg aan T/A 11509/65	*Die oorspronklike kaart is Nr.* 5009/60 *geheg aan*	*L.G. Lêer Nr.* S/4924 *Meetstukke Nr. E.* 1091/60 *Alg. Plan* 1789LD *Gradevel* BL-8CC D BL-8CD

Registrateur van Aktes

B & S.P.C.T.–A7188

52

SERVITUDES/LEASEHOLD AREAS				
SURVEY RECORD	DIAGRAM NO.	DESCRIPTION	DEED	INITIALED
640/2022	1034/2022	The figure HaiG represents a right of way serv. 308 m²	K680/2022	

Bailey & le Roux, Professional Land Surveyors, GEORGE

SERVITUDE DGM.

OFFICE COPY

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System WG 23° X		
		constant		0,00	+3 700 000,00
AB	114,15	25 16 10	A	+35 343,48	+61 255,98
BC	5,34	122 25 40	B	+35 392,21	+61 359,21
CA	113,61	207 56 40	C	+35 396,72	+61 356,34
		202 Knys 5	△	+35 336,12	+61 156,92
		230 Knys 33	△	+35 134,57	+61 904,40

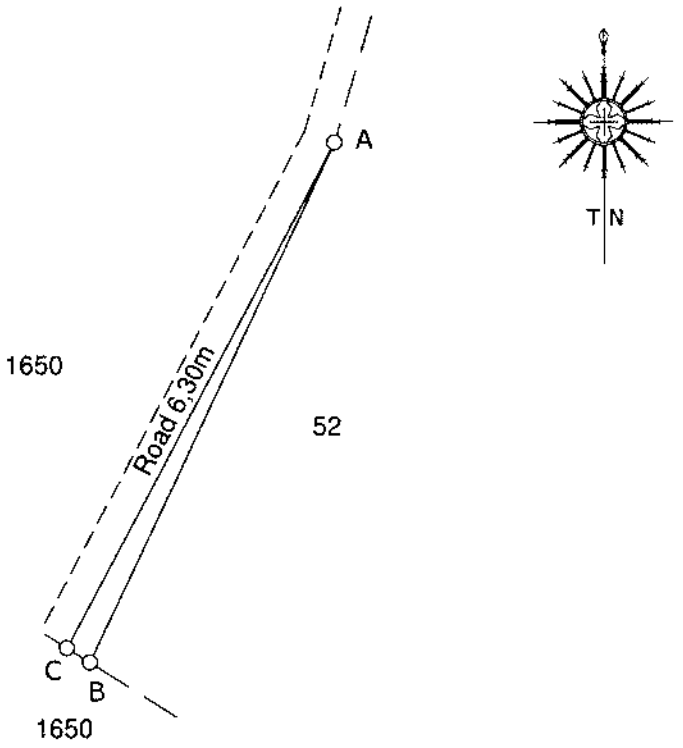
S.G. No. 1034/2022

Approved

for Surveyor-General

09-06-2022

Beacon Descriptions:
A 20mm iron peg
B, C 16mm iron peg



Scale 1: 1500

The figure A B C
represents 303 Square metres of land, being
a servitude right-of-way area over Erf 52 Hoekwil

Situate in the Municipality and
Administrative District of George
Province of the Western Cape
Surveyed in April 2022
by me

J.H.Bailey (PLS0019) Professional Land Surveyor

EXEMPT FROM PROVISIONS OF ACT 70 OF 1970
SECTION 1(a)

Exempt i.t.o. Section 24(1)(f)(iv)
of Municipal Land Use Planning Bylaw
Ref: Erf 52, Heokwil
Date: 20-04-2022

This diagram is annexed to No. K680/2022 dated i.f.o. Registrar of Deeds	The original diagram is SG. No. 3745/1961 annexed to Transfer D/T 1965. .11509	File No. GEOR.160 S.R. No. 640/2022 Comp. BL-8CCD(4139) LPI C0270005 Gen. Plan. 1789 LD

Serv. Erf 52 Hoekwil
Servitude Dgm. 1034/2022

ANNEXURE 5



LEGEND:

A4 Scale:
1:5,000

PROJECT: / **PROJEK:**

Proposed departures
for DWR Trust

DESCRIPTION: / **BESKRYWING:**

Erf 52, Hoekwil, George

TITLE: / **TITEL:**

Locality plan

1311/GEO/23/GIS/Ligging

DESIGNED: / **ONTWERP:** SG	**DRAWN:** / **GETEKEN:** MV
DATE: / **DATUM:** OCT 2026	**PLAN NO:** / **PLAN NR:** ANNEXURE

Tel: 044 873 4566, Email: planning@delplan.co.za
www.delplan.co.za

DELPLAN
CONSULTING
URBAN & REGIONAL PLANNERS

COPYRIGHT: / **KOPIEREG:**

This drawing is the copyright of DELplan Consulting. Do not scale from it but refer to figured dimensions. All measurements must be checked and confirmed by a professional Land Surveyor. Any discrepancies should please be reported to DELplan immediately.

Die kopiereg van hierdie tekening behoort aan DELplan Consulting. Moenie daarvan afskaal nie, maar verwys na afstande soos aangedui. Alle afmetings moet deur 'n professionele Landmeter nagegaan en bevestig word. Enige teenstrydighede moet asseblief dadelik aan DELplan rapporteer word.

ANNEXURE 6

ANNEXURE B

1. Right of Use / right of usus

1.1. It is hereby recorded and the Purchaser accordingly acknowledge, agree and accept that with effect from the transfer date it will be bound by/to the terms of an unregistered servitude created in a sale agreement between *inter alia* the Seller and Johanna Maria de Swardt, Identity number 540720 0059 089, Unmarried (hereinafter "**De Swardt**") in respect whereof De Swardt has a right of use in respect of the "*enclosed area on the property*" more fully indicated in an arial photo transmitted with this annexure, for the shorter of the duration of her lifetime or until cancellation of the right of use / right of usus provided for in clause 1.3 below. It is recorded that the terms of the unregistered servitude referred to hereinbefore is as follows -

1.1.1. all risk pertaining to the area subject to the right of use will be for De Swardt.

1.1.2. De Swardt will be liable for the payment of electricity, water, sewerage and waste disposal charges to the Municipality of George or any other relevant authority in respect of the dwelling house in the area subject to the right of use on the property;

1.1.3. De Swartd shall not do anything or allow anything to be done which will result in the increase of insurance premiums on the dwelling house, or invalidate such insurance agreement and keep the dwelling house clean and livable at all times;

1.1.4. De Swardt will not do or display anything that makes the dwelling unsightly;

1.1.5. the dwelling will be used only for residential purposes by herself;

1.1.6. De Swartd will not be entitled to cede or transfer the right of use/right of usus to any third party;

1.1.7. De Swartd will not be entitled to sublet the residence or a part of it or to take in paying guests;

1.1.8. De Swartd will not make any structural or other changes, additions or improvements to the dwelling house and enclosed area without the written consent of the registered owner of the property. All changes made by her will be at her own expense and with the prior written consent of the registered owner and the changes will be the property of the registered owner and De Swardt will have no right of recourse against the registered owner of the property for such changes;

1.1.9. access to the dwelling house and enclosed area is only permitted from

gmcb 8/11.

Duifstraat;

1.1.10. De Swardt will be responsible for all attachments and fixtures, locks, keys, lampshades, light bulbs and panes and shall return them to the registered owner in the same condition as at the commencement of the occupation upon termination of the usus, normal wear and tear excluded; be responsible for the maintenance and repair of enclosed area and the interior of the dwelling house, including the windows, hot water cylinder, attachments and fixtures and shall return it to the registered owner at the termination of the usus in the same condition as it was at the commencement of occupation;

1.1.11. De Swartd will maintain, cultivate and keep the garden around the dwelling house and within the enclosed area tidy;

1.1.12. De Swardt will ensure that no drain pipes and toilets will be used for any purpose other than that for which they are intended or not and that no rags, dirt or other waste materials will be placed in them and she will be responsible for removing all blockages of the drain pipes and sewage system in respect of the dwelling house.

1.1.13. De Swardt will be entitled to keep her existing pets but no other animals may be kept. Any new pets must be approved by the registered owner.

1.1.14. De Swardt will at all times, with reasonable notice by the registered owner or its appointed representative, allow to inspect the dwelling house subject to the right of use.

1.2. If De Swardt remains in default, notwithstanding a written demand by the registered owner of the property to De Swardt to pay any sums due in terms of the provisions of this clause 1, within 14 (FOURTEEN) days after the date of such request, to any person/ entity and/or government body entitled to such payment, the registered owner of the property will be entitled to pay these amounts due, without any further notice to De Swardt, on De Swardt's behalf to the relevant person/entity and/or government body and the amounts thus paid to be recovered from De Swardt.

1.3. If De Swardt fails for a second time during the duration of the right of use to pay any amount owed to a person/entity and/or government body, in terms of the provisions of this clause 1, notwithstanding the aforementioned request, or if De Swardt fails for a second time during the duration of the right of use, to remedy any defect in the fulfillment of her obligations in terms of the provisions of this clause, notwithstanding a written request by the registered owner to remedy the defect within 14 (FOURTEEN) days after the aforementioned reminder, the registered owner is entitled to cancel this right of use/right of usus with notice to De Swardt.

g.m c6 8

ANNEXURE B

1.4. If the right of use / right of usus is canceled in terms of clause 1.3, De Swardt will be liable for the costs associated with the registration of the notarial deed to cancel the aforementioned right of use / right of usus (if applicable), which notarial deed of cancellation De Swardt undertakes to register within 30 (THIRTY) days of the notice mentioned in clause 1.3.

1.5. The cancellation of the right of use/right of usus in terms of this clause does not affect the validity of the agreement and any legal acts performed in terms of the provisions of this agreement are still valid.

1.6. De Swardt hereby indemnifies and hold the registered owner of the property harmless against any claim of whatever nature that may arise from the granting of the right of use/right of usus or that may arise as a result thereof.

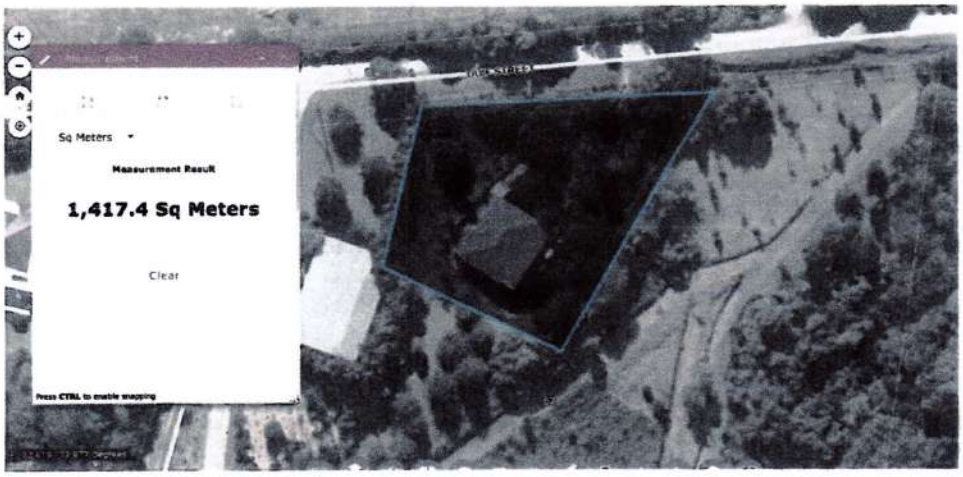
1.7. For the sake of clarity, the parties agree that if the residential house is destroyed or damaged for any reason to the extent that it is unhabitable, this right of use will then expire and there will be no obligation on the registered owner to repair or rebuild the residential house.

De Swart by her signature to this Annexure B below hereby acknowledges, confirms and accepts her rights and responsibilities in terms of the right of use in respect of the enclosed area on the property.

Signed at Hoekwil on 18th September 2023

g m. de Swardt.

JOHANNA MARIA DE SWARDT



g m. de S.

ANNEXURE 7

EXISTING HOUSE OF

A. J. DE SWARDT ON

ERF 52 OF FARM

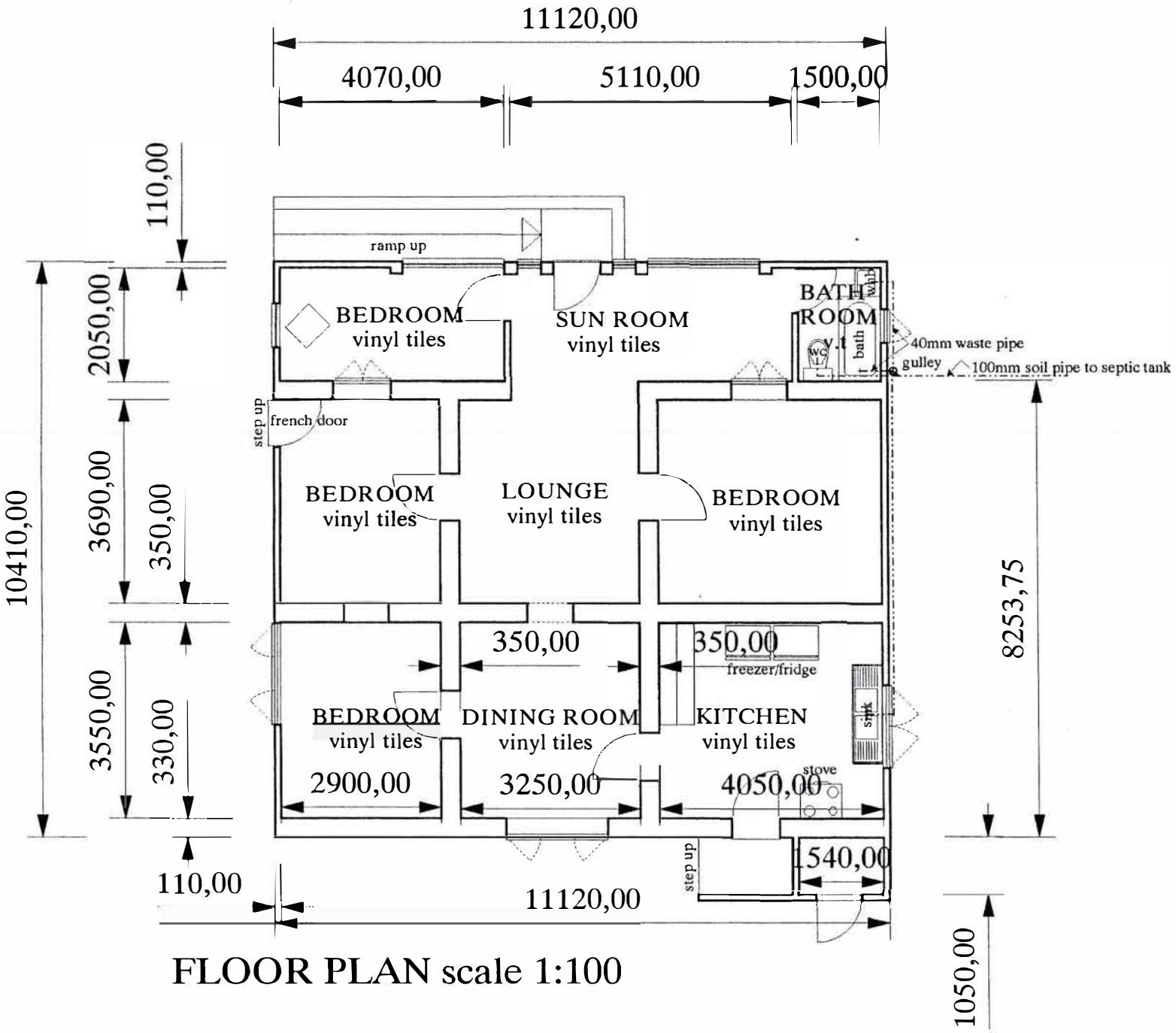
OLIFANTSHOOGTE

DUIF STREET

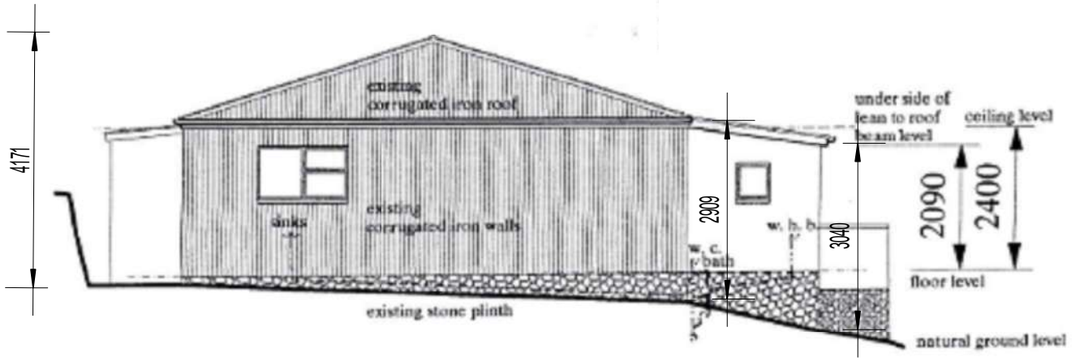
HOEKWIL

AS BUILT DRAWINGS

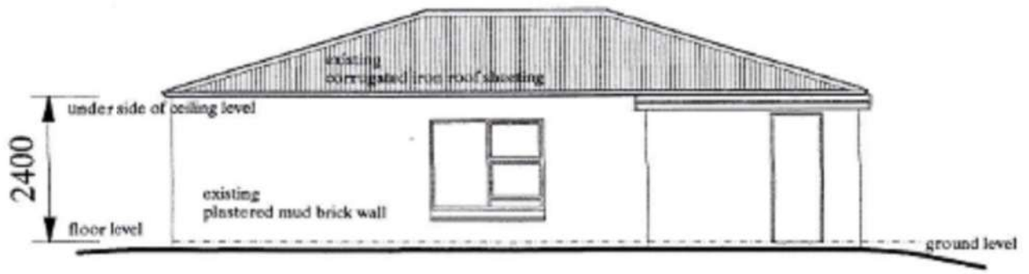
BY J. M. DEE. Architect. dip. Tech.
P. O. BOX 56
HOEKWIL
6538.
TEL: 044 850 1100



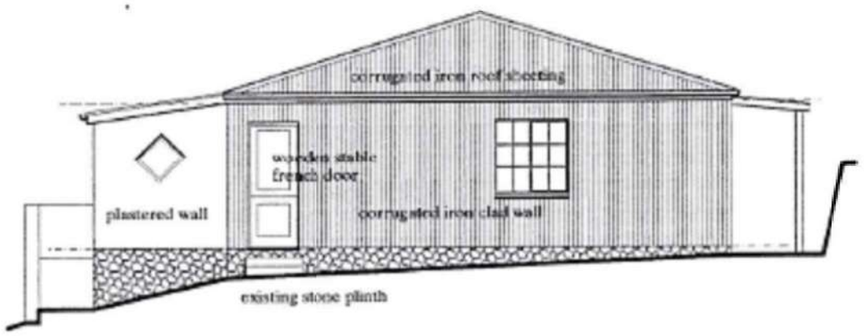
FLOOR PLAN scale 1:100



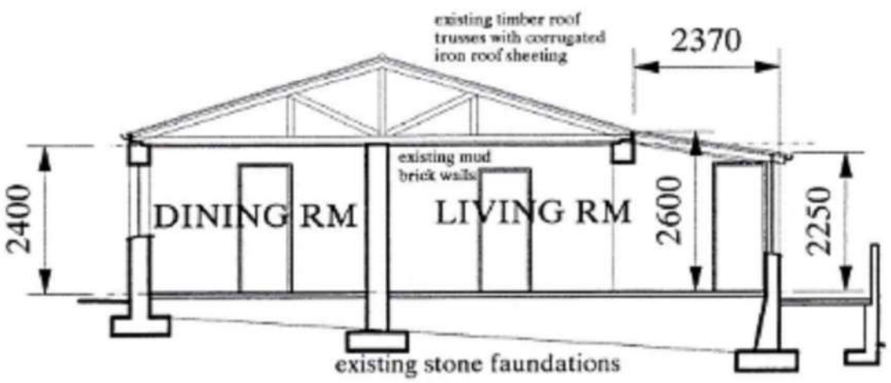
SOUTH ELEVATION scale 1;100



WEST ELEVATION scale 1:100



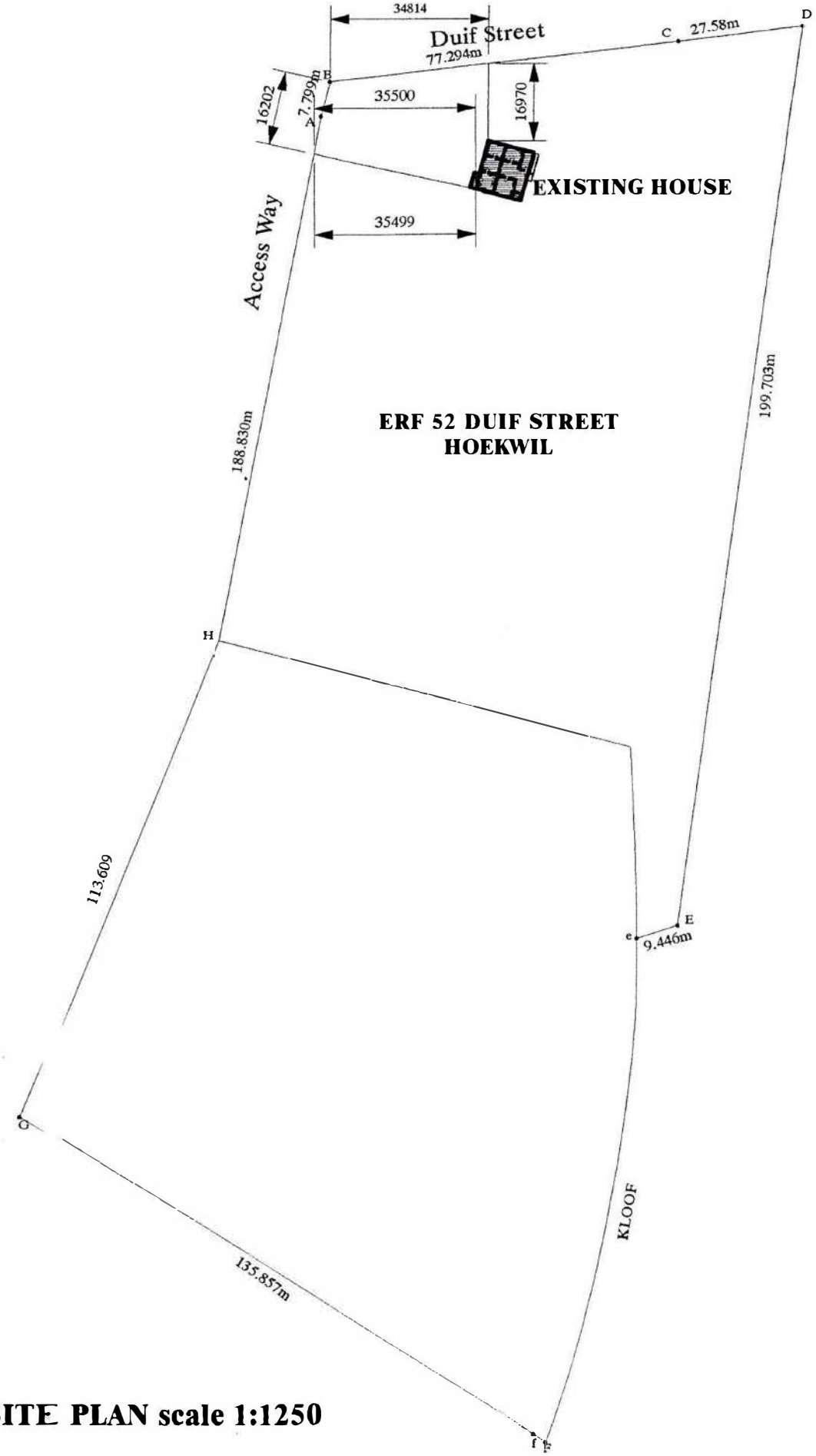
NORTH ELEVATION scale 1:100



SECTION A-A scale 1:100



EAST ELEVATION scale 1:100



SITE PLAN scale 1:1250

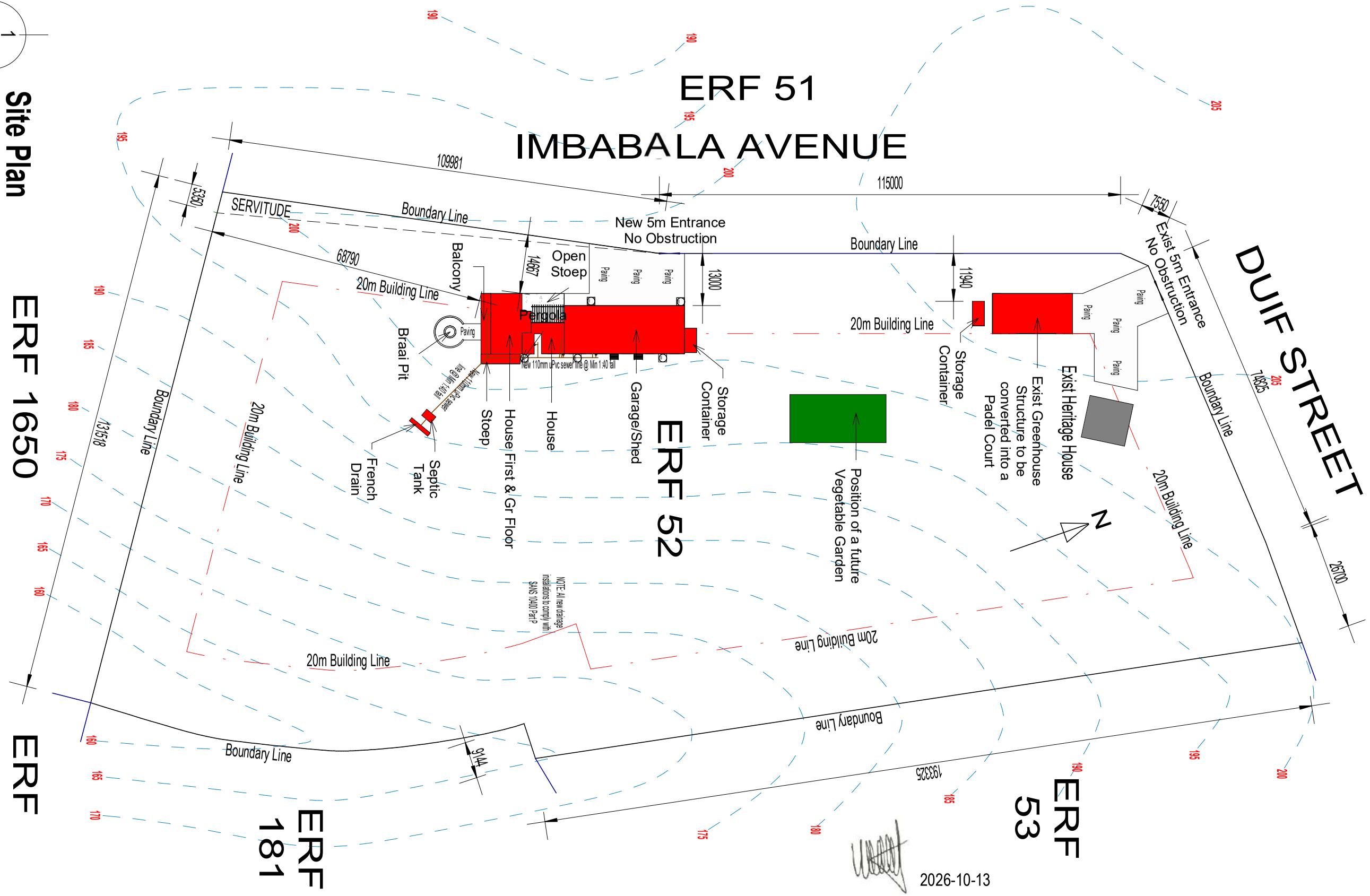
ANNEXURE 8

A Land Surveyor must confirm the height of the building before, during and after construction to ensure that the house is constructed within the 8 meter height restriction.
If needed, the house should be lowered to fit within the 8m height restriction.
The Architect will not take any responsibility if the heigh is encrouched.

1
A3 001

Site Plan

1 : 1000



All measurements on the plan should be confirmed on site by the contractor before any excavations, filling or construction commences. All earthworks should be done as prescribed by the Engineer and should be checked and discussed before work commences.

DRAFTEK gustafconradie@gmail.com	PROFESSIONAL ARCHITECTURAL DRAUGHTSPERSON Reg No: PAD57692452	Owners: DWR TRUST - Danie Von Mollendorff Tel: 082 808 3698 New Structures on Erf 52 Hoekwil

Site Plan

Project number	20260723 Rev9
Date	2026-10-13
Drawn by	JA Conradie
Signature	
Scale	1 : 1000

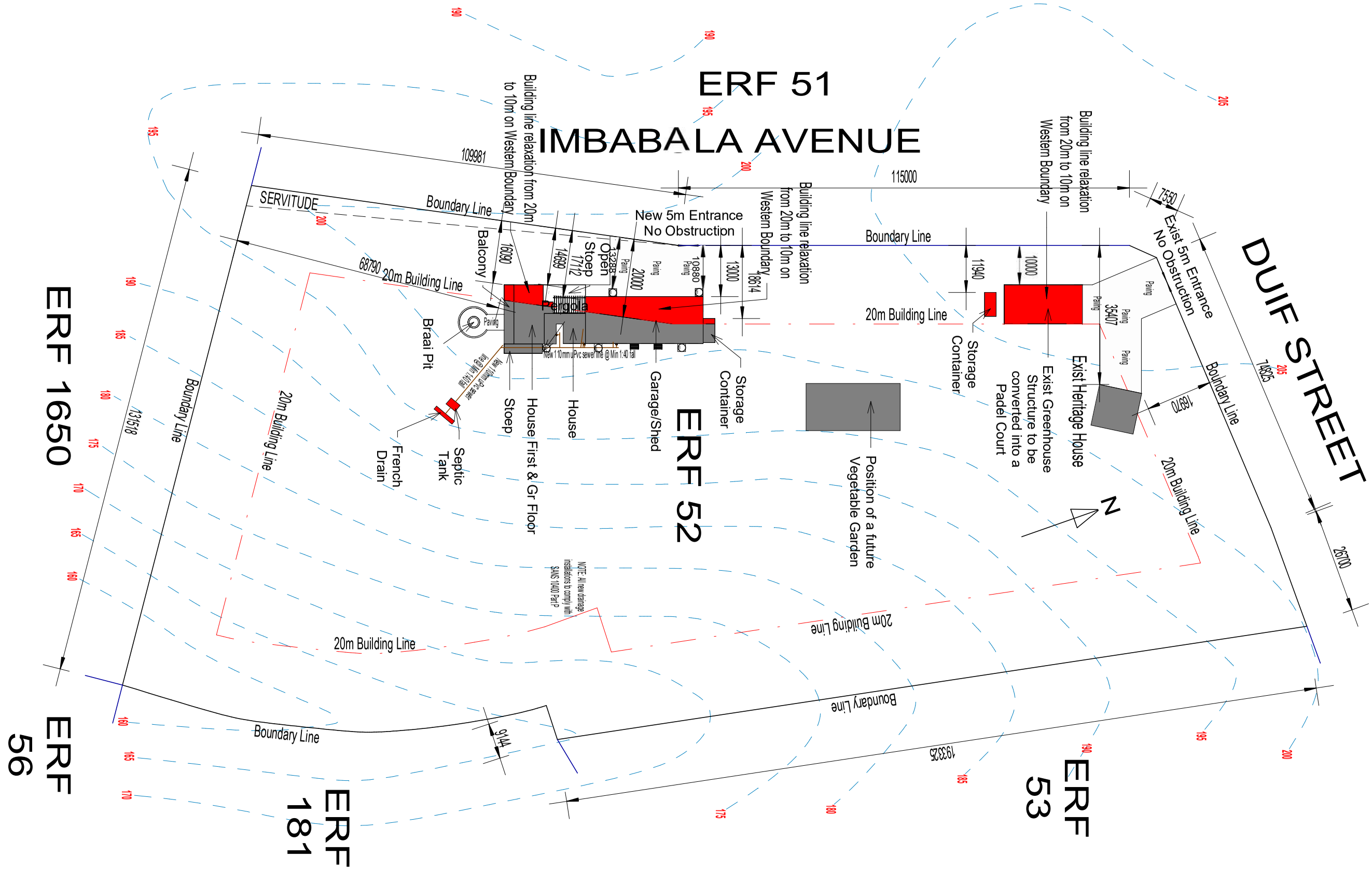
A3 001

2026/10/16 15:50:31

1
A3 002

Site Plan Relaxation

1 : 1000



DRAFTEK gustafconradie@gmail.com	PROFESSIONAL ARCHITECTURAL DRAUGHTSPERSON Reg No: PAD57692452	Owners: DWR TRUST - Danie Von Mollendorff Tel: 082 808 3698 New Structures on Erf 52 Hoekwil	Site Plan Relaxation

Project number	20260723 Rev9	A3 002	
Date	2026-10-13		
Drawn by	JA Conradie		
Signature		Scale	1 : 1000

2026/10/16 15:53:14

DRAFTEK

PO BOX 430
GEORGE
6530
Cel: 072 4834 999

10 PINEROAD
HEATHERPARK
GEORGE
E-Mail:
gustafconradie@gmail.com

PROFESSIONAL ARCHITECTURAL
DRAUGHTSPERSON Reg No: PAD57692452

STORMWATER TO BE MANAGED ON SITE AND NOT TO CAUSE NUISANCE OR DAMAGES TO SURROUNDING PROPERTIES. RESPECTIVE OWNERS RESPONSIBILITY TO DEAL WITH STORMWATER ISSUES.

THIS CONTAINER STRUCTURE HAS A FIRE STABILITY RATING OF A60 which means that the container can withstand a cellulosic fire for up to 60 minutes while maintaining structural integrity.

STANDARD 40ft HIGH CUBE SHIPPING CONTAINERS TO BE USED: 6.000M IN LENGTH, 3.000M WIDTH AND 2.590M HEIGHT

Owners: DWR TRUST - Danie Von Mollendorff Tel: 082 808 3698

Signature

Date 2026-10-13

New Structures on Erf 52
Hoekwil

House Ground floor plan

Project number 20260723 Rev9

Drawn by JA Conradie

Signature

Date 2026-10-13

A1 001

Scale 1 : 100

All measurements on the plan should be confirmed on site by the contractor before any excavations, filling or construction commences. All earthworks should be done as prescribed by the Engineer and should be checked and discussed before work commences.

A Land Surveyor must confirm the height of the building before, during and after construction to ensure that the house is constructed within the 8 meter height restriction.
If needed, the house should be lowered to fit within the 8m height restriction.
The Architect will not take any responsibility if the heigh is encrouched.

SANS 10400 XA ENERGY USAGE IN BUILDINGS

REGULATION XA2 - HOT WATER REQUIREMENT:

The following needs to be implemented on this project:

At least 50% (volume fraction) of the annual average hot water heating requirement shall be provided by means other than electrical resistance heating including but not limited to solar heating, heat pumps, heat recovery from other systems or processes and renewable combustible fuel.
The designer has to prove that, with whatever heating system is used, that at least 50% of the volume of the anneal hot water requirement is heated by something else than an electrical element, exept from fuel that is from a non-renewable source like gas and coal.
All hot water pipes exposed to the environment shall also be cladded with an insulating material that has an R-value of 1 or bigger for pipes with an internal diameter of 80mm or less and 1.5 if it has an internal diameter of greater than 80mm.

GENERAL COMMENTS
Sanitary fittings discharging to a gully to discharge over that gully as per Part P of SANS 10400 (4.21).
Drainage installation to comply with SANS 10400 Part P.
Drainage installations under building work must be installed in terms of Part P of SANS 10400 (4.19.4).
Drainage installations under building work must be protected in terms of Part P of SANS 10400 (4.22.2).
Existing drainage and sanitary fittings installation to be as indicated and as per previously approved building plan.
No structure or any portion thereof to encroach the property boundary.
Rainwater goods to be inside property.
Rainwater not to discharge onto neighboring property.

NOTE:

50% of all warm water to be heated by means of solar panels.

Warmwater:
All exposed pipes to and from warm water cylinder and central warmwater system must be isolated with pipe isolation meterial with a R-Value of 1.

GENERAL COMMENTS
All construction, testing and materials to comply with 1200 series of specifications and SABS 058.
All trenching and backfilling to comply with SABS 1200 DB.
Pipi bedding to be Class B as per SABS 1200 LB with bedding cradle of selected fill material quality.
Positions of existing services are approximate and must be confirmed by contractor.
All drainage runs to be accessible along their entire length.
All drainage runs to be a minimum of 75mm in manholes.
Re-use existing drain pipes whwre possible.
Existing drain pipes not necessary anymore to be sealed off permanently or removed.
All underground pipes to be uPVC maincore as supplied by mail industries.
All pipes must have a flexible mechanical joint.
All rubber rings to comply with SABS 974.
Sanitary fittings discharging to a gully to discharge over that gully as per Part P of SANS 10400 (4.21).
Drainage installation to comply with SANS 10400 Part P.
Drainage installations under building work must be installed in terms of Part P of SANS 10400 (4.19.4).
Drainage installations under building work must be protected in terms of Part P of SANS 10400 (4.22.2).
Existing drainage and sanitary fittings installation to be as indicated and as per previously approved building plan.
No structure or any portion thereof to encroach the property boundary.
Rainwater goods to be inside property.
Rainwater not to discharge onto neighboring property.
Enclosure to comply with the NBR.

ROOF INSULATION:
Climate Zone 4
Minimum required R-Value = 3.7

Outdoor airfilm	0.03
New aluminium sheeting	0.90
Sisalation 405	1.26
Roofspace	0.18
ISOPINE 30mm	0.11
TOTAL ACHIEVED:	3.73 (>3.7)

WARMWATER DEMAND, STORAGE & ENERGY REQUIREMENTS:

Premises Medium to high	Occupancy
Total warmwater demand	116/140 L/pp/d
Storage Volume @ 60 degC	40/50 L/pp/d
Energy	2-3 kW/Unit

Washing mashine	1 x 60 = 60 L/pp/d
Bath	1 x 80 = 80 L/pp/d
WC Flushing	5 x 8 = 40 L/pp/d
Washandbasin	7 x 4 = 28 L/pp/d
Shower	3 x 3 = 9 L/pp/d
Dishwasing machine	1 x 70 = 70 L/pp/d
TOTAL	= 287 L/pp/d

52 weeks x 7 days x 287 L/pp/d = 104 468 L/pp/year

EILECTRICAL USAGE:
5w/m² x 754m² = 3 770w

Down lights	56 x 5w = 280w
Ceiling/Hanging lightpoints	20 x 5w = 100w
Outside lightpoints	9 x 5w = 45w
Fluorescent lights	12 x 10w = 120w
TOTAL	= 545w

545w/754m² = 0.73w/² (<5w/m²)
5kwh/m².a x 754m² = 3 770 kwh.a (allowed)
52 (weeks) x 7 (days) x 5 (hours) = 1820 h.a

Lamps = 545w of 0.545kw
0.545kw x 1820h.a = 992 kwh.a (usage)

AREA

Ground Floor		
Shed/Garage	=	360.00 m²
Container	=	18.35 m²
House	=	192.33 m²
Total Ground	=	570.68 m²
First Floor		
Shed/Garage	=	78.37 m²
House	=	126.11 m²
Total First	=	204.48 m²
Total Shed/Garage	=	456.72 m²
Total House	=	318.44 m²
Padel Court	=	200.00 m²
Padel Container	=	18.30 m²
Exist 2nd Dweling House	=	116.00 m²
Total All	=	1 109.46 m²
Erf Area	=	32 040.00 m²
Cover Area	=	904.98 m²
Coverage	=	2.82 %

ENERGY CALCULATIONS:

GROUND FLOOR

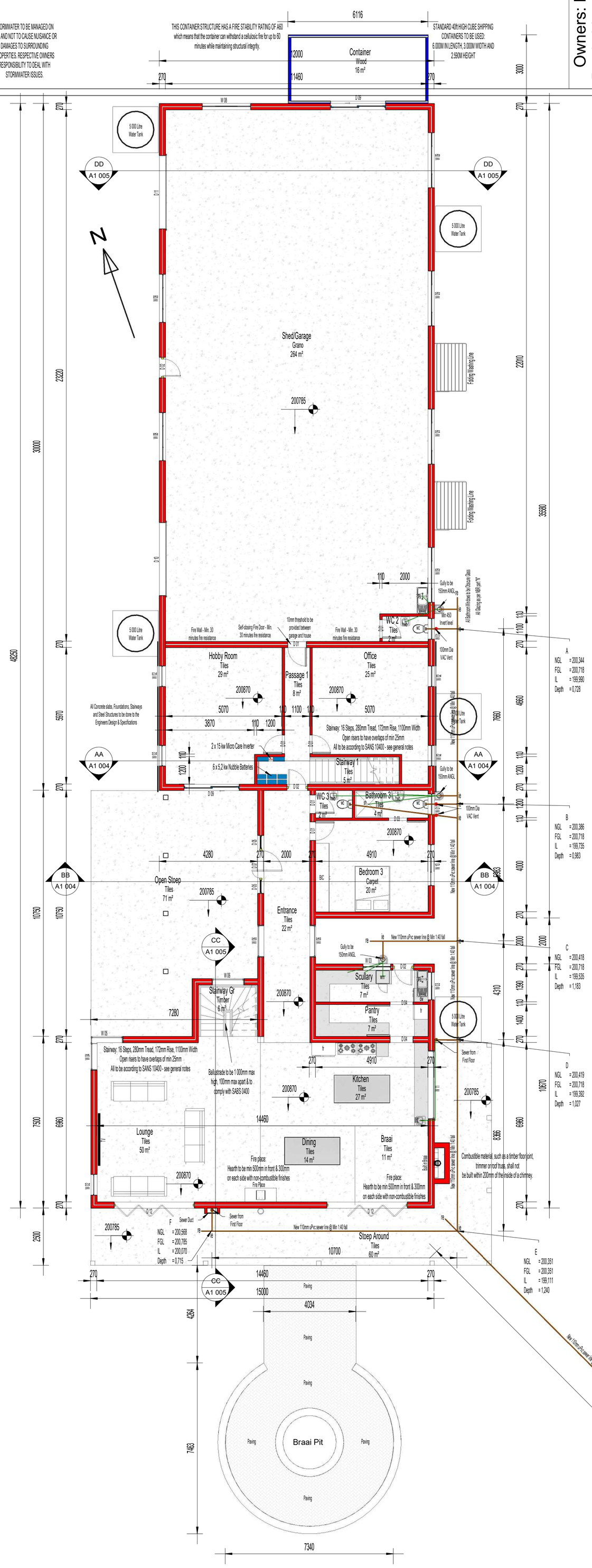
Floor Area	= 192.33m²
Glass Window & Door Area	= 37.29m²
	= 19.39 %

% Allowed = 20% - Comply - No need for further calculations

FIRST FLOOR

Floor Area	= 126.11m²
Glass Window & Door Area	= 24.72m²
	= 19.60 %

% Allowed = 20% - Comply - No need for further calculations



DD A1 001

Plan Ground Floor House

1 : 100

DRAFTEK

PO BOX 430
GEORGE
6530
Cel: 072 4834 999

10 PINEROAD
HEATHERPARK
GEORGE
E-Mail:
gustafconradie@gmail.com

PROFESSIONAL ARCHITECTURAL
DRAUGHTSPERSON Reg No: PAD57692452

Owners: DWR TRUST - Danie Von Mollendorff Tel: 082 808 3698

Signature Date 2026-10-13

New Structures on Erf 52
Hoekwil

House First Floor and Roof Plan

Project number 20260723 Rev9

Drawn by JA Conradie

Signature Date 2026-10-13

A1 002

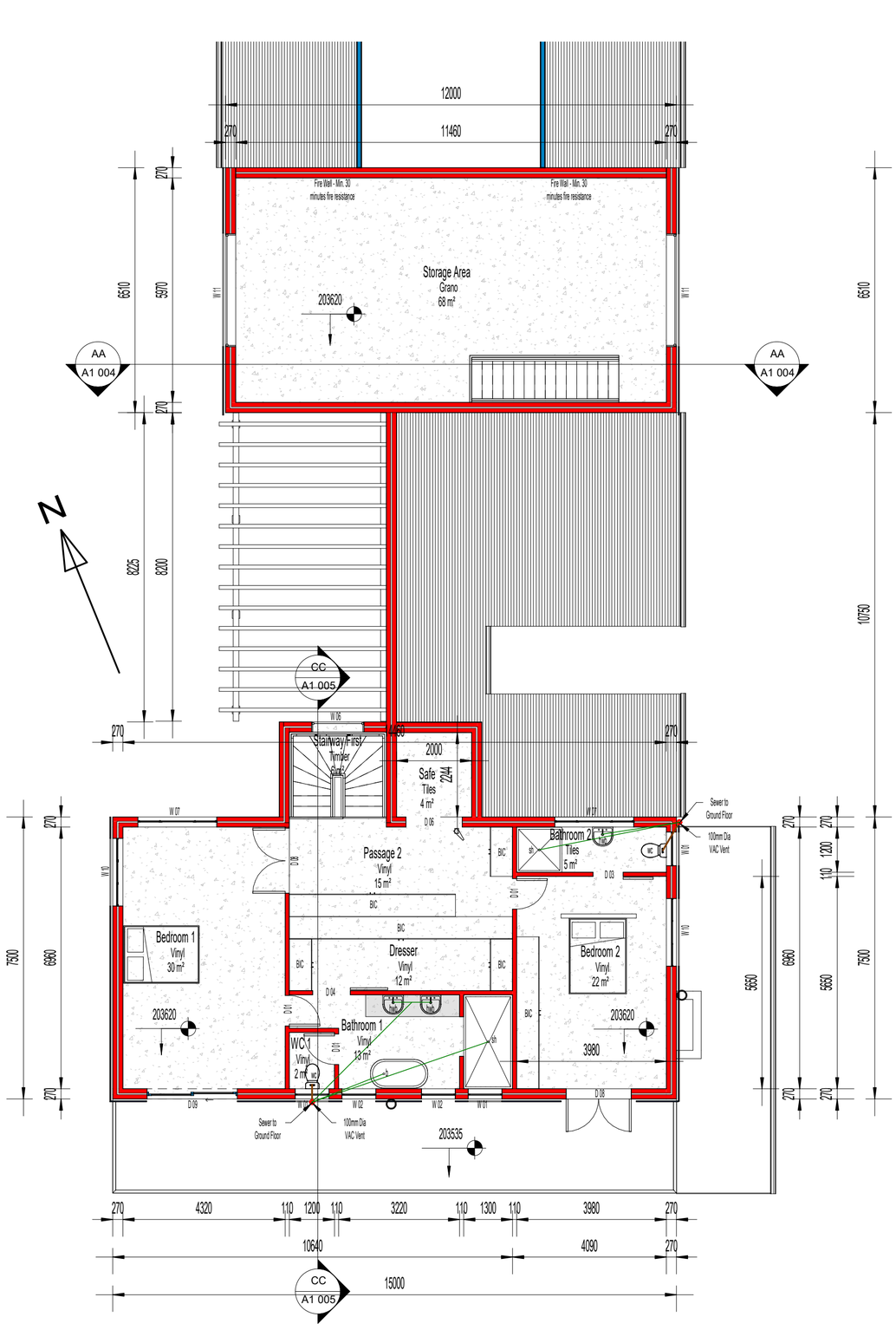
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AREA

Ground Floor		
Shed/Garage	=	360.00 m²
Container	=	18.35 m²
House	=	192.33 m²
Total Ground	=	570.68 m²
First Floor		
Shed/Garage	=	78.37 m²
House	=	126.11 m²
Total First	=	204.48 m²
Total Shed/Garage	=	456.72 m²
Total House	=	318.44 m²
Padel Court	=	200.00 m²
Padel Container	=	18.30 m²
Exist 2nd Dweling House	=	116.00 m²
Total All	=	1 109.46 m²
Erf Area	=	32 040.00 m²
Cover Area	=	904.98 m²
Coverage	=	2.82 %

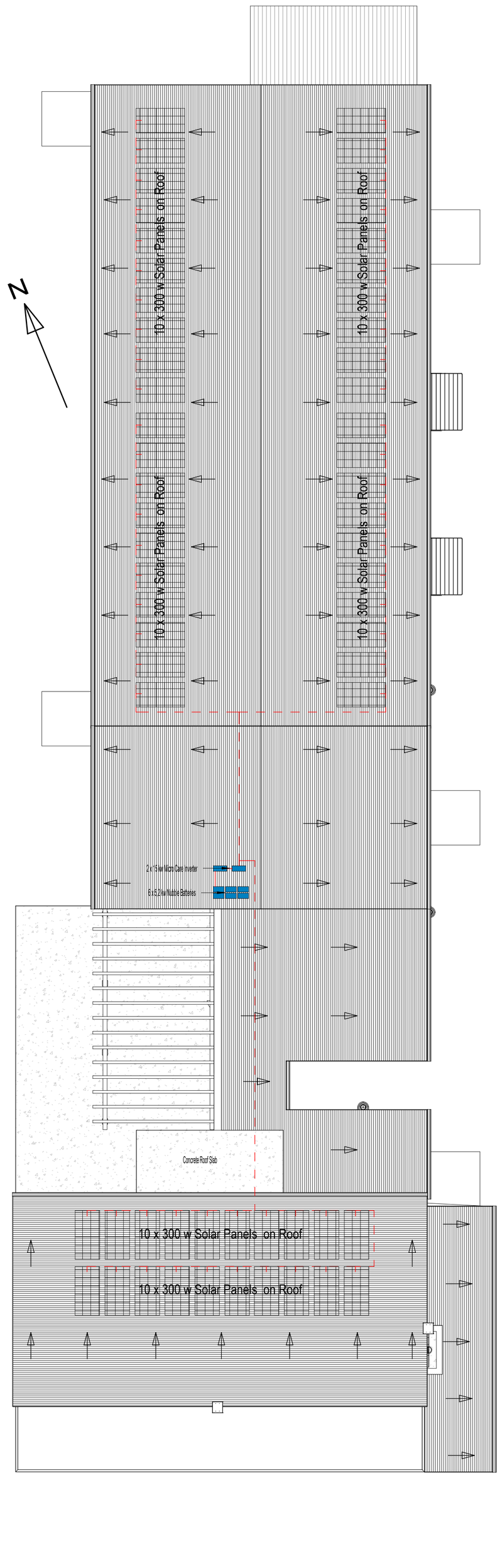
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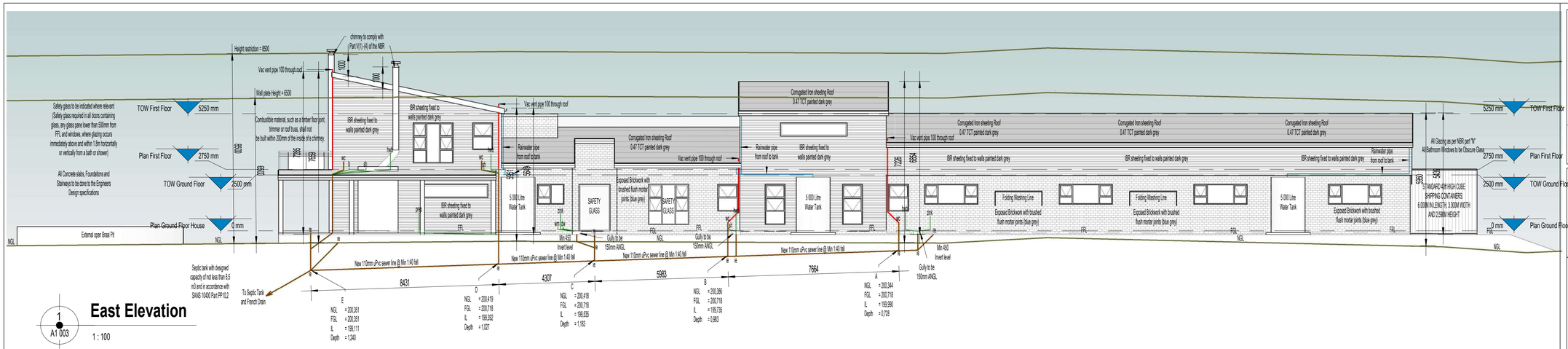
1 A1 002 **Plan First Floor**

1 : 100



2 A1 002 **Roof plan**

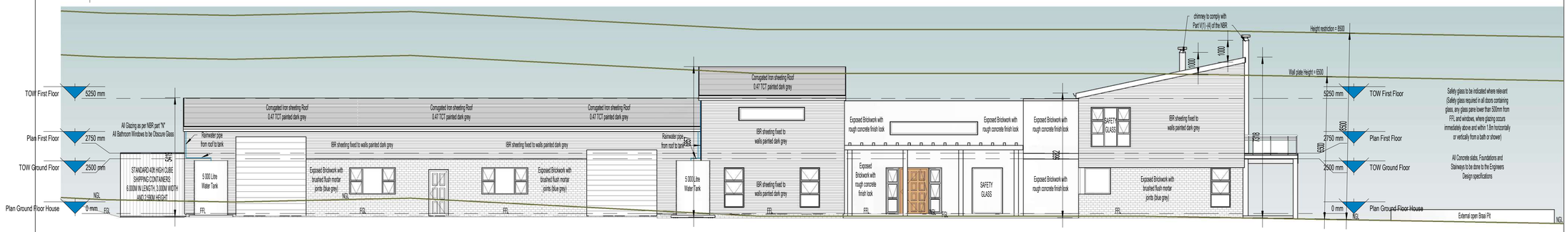
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1
A1 003

East Elevation

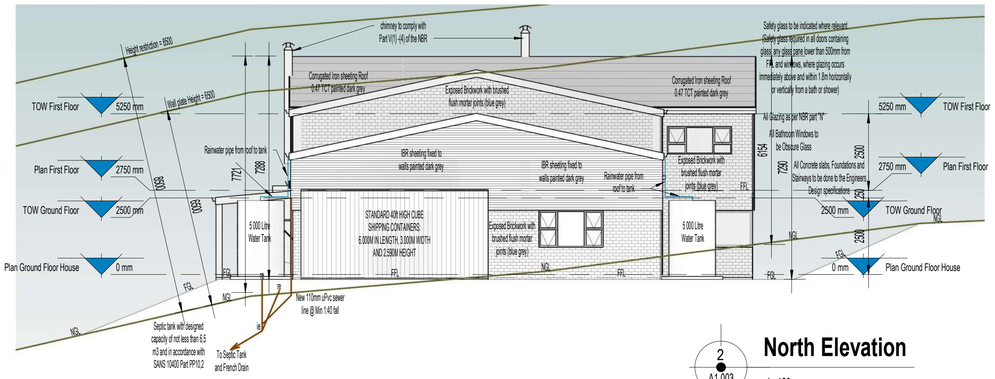
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4
A1 003

West Elevation

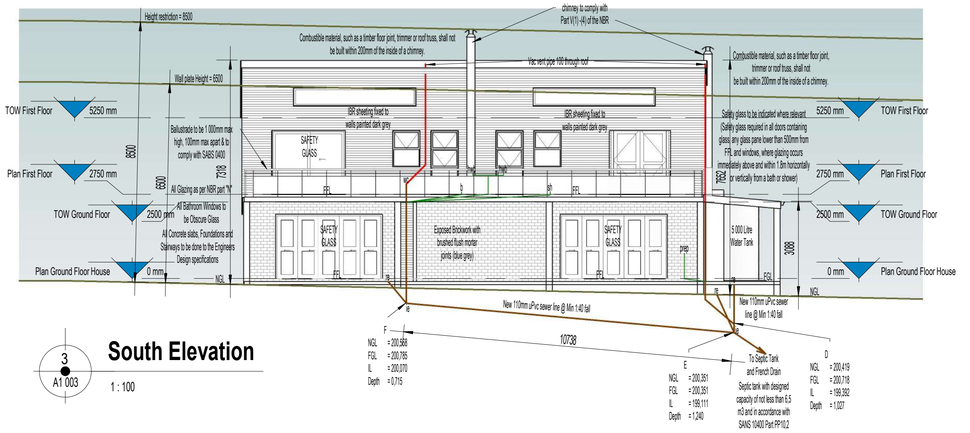
1 : 100



2
A1 003

North Elevation

1 : 100



3
A1 003

South Elevation

1 : 100

GENERAL COMMENTS
All construction, testing and materials to comply with 1200 series of specifications and SABS 058.
All trenching and backfilling to comply with SABS 1200 DB.
Pipi bedding to be Class B as per SABS 1200 LB with bedding cradle of selected fill material quality.
Positions of existing services are approximate and must be confirmed by contractor.
All drainage runs to be accessible along their entire length.
All drainage runs to be a minimum of 75mm in manholes.
Re-use existing drain pipes where possible.
Existing drain pipes not necessary anymore to be sealed off permanently or removed.
All underground pipes to be uPVC maincore as supplied by mail industries.
All pipes must have a flexible mechanical joint.
All rubber rings to comply with SABS 974.
Sanitary fittings discharging to a gully to discharge over that gully as per Part P of SANS 10400 (4.21).
Drainage installation to comply with SANS 10400 Part P.
Drainage installations under building work must be installed in terms of Part P of SANS 10400 (4.19.4).
Drainage installations under building work must be protected in terms of Part P of SANS 10400 (4.22.2).
Existing drainage and sanitary fittings installation to be as indicated and as per previously approved building plan.
No structure or any portion thereof to encroach the property boundary.
Rainwater goods to be inside property.
Rainwater not to discharge onto neighboring property.
Enclosure to comply with the NBR.

DRAFTEK

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HEATHERPARK
GEORGE

Cel: 072 4834 999

E-Mail:
gustafconradie@gmail.com

PROFESSIONAL ARCHITECTURAL DRAUGHTSPERSON Reg No: PAD57692452

AREA

Ground Floor		
Shed/Garage	=	360.00 m²
Container	=	18.35 m²
House	=	192.33 m²
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Total House	=	318.44 m²
Padel Court	=	200.00 m²
Padel Container	=	18.30 m²
Exist 2nd Dweling House	=	116.00 m²
Total All	=	1 109.46 m²
Erf Area	=	32 040.00 m²
Cover Area	=	904.98 m²
Coverage	=	2.82 %

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Owners: DWR TRUST - Danie Von Mollendorff Tel: 082 808 3698

Signature

Date 2026-10-13

New Structures on Erf 52 Hoekwil

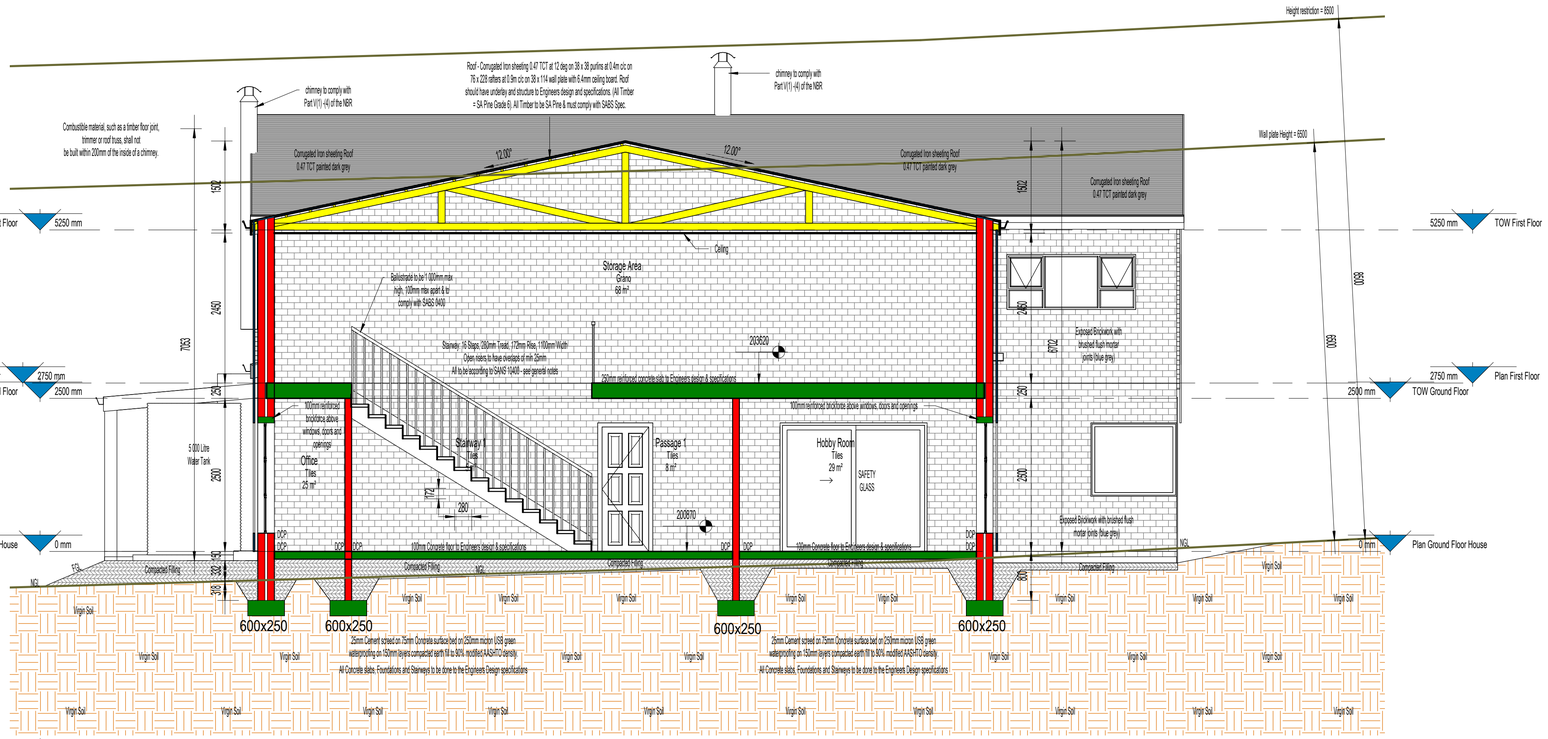
House Elevations

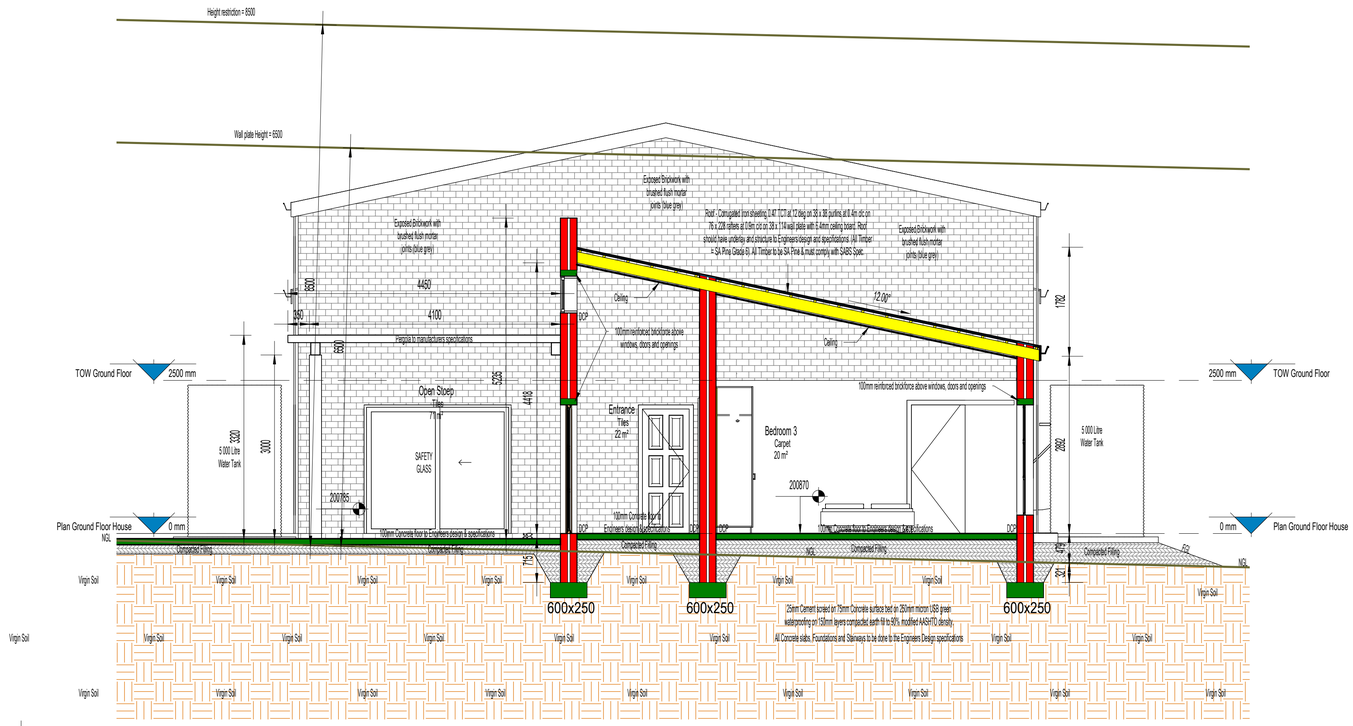
Project number	20260723 Rev9
Drawn by	JA Conradie
Signature	
Date	2026-10-13
	A1 003
Scale	1 : 100

20260723 Rev9

DOOR SCHEDULE

Room	Level	Width	Height	Manufacturer	Type	Mark
D 01						
Passage 1	Plan Ground Floor House	813	2134	Swartland	0813 x 2134mm	D 01
Office	Plan Ground Floor House	813	2134	Swartland	0813 x 2134mm	D 01
Hobby Room	Plan Ground Floor House	813	2134	Swartland	0813 x 2134mm	D 01
WC 3	Plan Ground Floor House	813	2134	Swartland	0813 x 2134mm	D 01
Bedroom 3	Plan Ground Floor House	813	2134	Swartland	0813 x 2134mm	D 01
WC 2	Plan Ground Floor House	813	2134	Swartland	0813 x 2134mm	D 01
Bedroom 2	Plan First Floor	813	2134	Swartland	0813 x 2134mm	D 01
Bathroom 1	Plan First Floor	813	2134	Swartland	0813 x 2134mm	D 01
WC 1	Plan First Floor	813	2134	Swartland	0813 x 2134mm	D 01
D 02						
Shed/Garage	Plan Ground Floor House	898	2100	AC Doors	Panel B6 - Frame F	D 02
Passage 1	Plan Ground Floor House	898	2100	AC Doors	Panel B6 - Frame F	D 02
Scullary	Plan Ground Floor House	898	2100	AC Doors	Panel B6 - Frame F	D 02
D 03						
Bathroom 3	Plan Ground Floor House	800	2100	Swartland	0800 x 2100mm	D 03
Bathroom 2	Plan First Floor	800	2100	Swartland	0800 x 2100mm	D 03
D 04						
Scullary	Plan Ground Floor House	1000	2100	Swartland	1000 x 2100mm	D 04
Pantry	Plan Ground Floor House	1000	2100	Swartland	1000 x 2100mm	D 04
Dresser	Plan First Floor	1000	2100	Swartland	1000 x 2100mm	D 04
D 05						
Entrance	Plan Ground Floor House	600	2100	AGI	AGI Sliding patio side light 600mm	D 05
Entrance	Plan Ground Floor House	600	2100	AGI	AGI Sliding patio side light 600mm	D 05
D 06						
Safe	Plan First Floor	914	2134	AC Doors	Type 1	D 06
D 07						
Entrance	Plan Ground Floor House	1336	2100	AC Doors	Panel B12 Pivot - Pivot Frame	D 07
D 08						
Bedroom 2	Plan First Floor	1730	2032	Swartland	1730 x 2032mm	D 08
Bedroom 1	Plan First Floor	1730	2032	Swartland	1730 x 2032mm	D 08
D 09						
Bedroom 1	Plan First Floor	2400	2100	Kal-Aluminium	2400w X 2100h	D 09
Container	Plan Ground Floor House	2400	2100	Kal-Aluminium	2400w X 2100h	D 09
Hobby Room	Plan Ground Floor House	2400	2100	Kal-Aluminium	2400w X 2100h	D 09
D 10						
Shed/Garage	Plan Ground Floor House	3200	3000	Wayne Dalton	3000 x 3200	D 10
D 11						
Shed/Garage	Plan Ground Floor House	3200	3600	Wayne Dalton	3600 x 3200	D 11
D 12						
Braai	Plan Ground Floor House	3500	2105	Swartland	2105 x 3500 PD6 5 Door	D 12
Lounge	Plan Ground Floor House	3500	2105	Swartland	2105 x 3500 PD6 5 Door	D 12





AREA

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Owners: DWR TRUST - Danie Von Mollendorff Tel: 082 808 3698

Signature _____ Date 2026-10-13

New Structures on Erf 52 Hoekwil

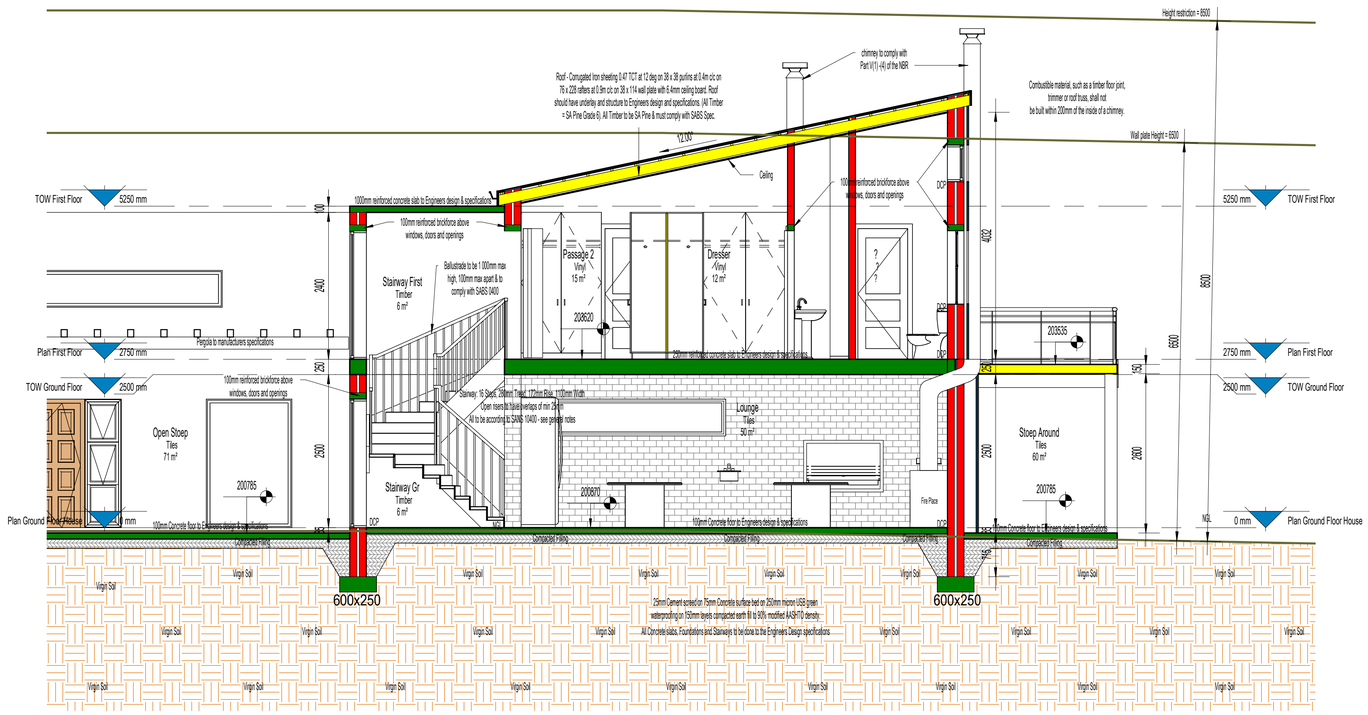
House Section AA & Section BB & Door Schedule

Project number	20260723 Rev9
Drawn by	JA Conradie
Signature	
Date	2026-10-13
	A1 004
Scale	1 : 50

20260723 Rev9

WINDOW SCHEDULE

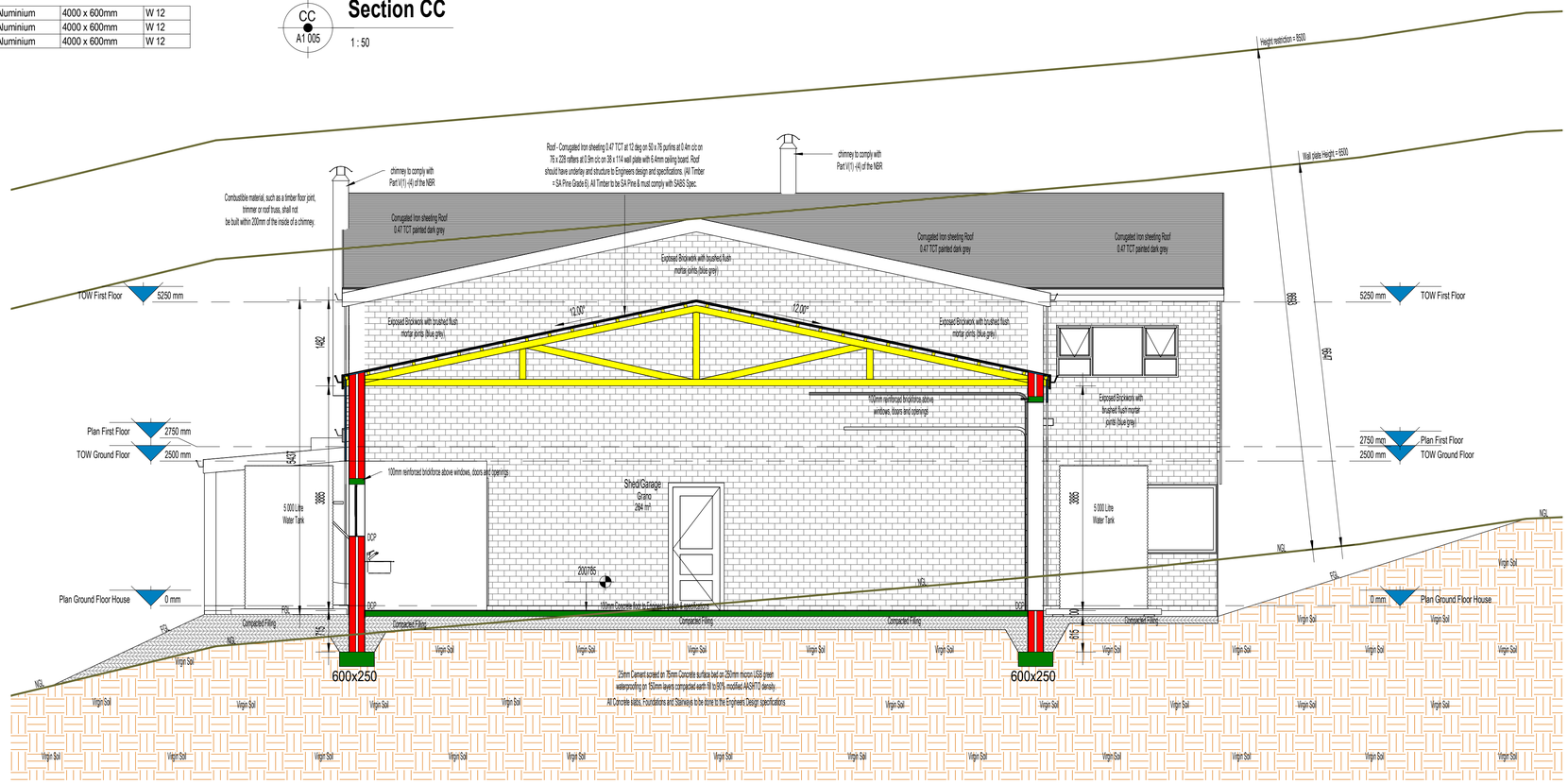
Room	Level	Width	Height	Area	Manufacturer	Type	Mark
W 01							
WC 2	Plan Ground Floor House	900	1200	1.080 m²	AGI Aluminium	900 x 1200 9T12	W 01
Bathroom 3	Plan Ground Floor House	900	1200	1.080 m²	AGI Aluminium	900 x 1200 9T12	W 01
Bathroom 2	Plan First Floor	900	1200	1.080 m²	AGI Aluminium	900 x 1200 9T12	W 01
WC 1	Plan First Floor	900	1200	1.080 m²	AGI Aluminium	900 x 1200 9T12	W 01
Bathroom 1	Plan First Floor	900	1200	1.080 m²	AGI Aluminium	900 x 1200 9T12	W 01
W 02							
Hobby Room	Plan Ground Floor House	900	1800	1.620 m²	AGI Aluminium	900 x 1800 9T18	W 02
Office	Plan Ground Floor House	900	1800	1.620 m²	AGI Aluminium	900 x 1800 9T18	W 02
Lounge	Plan Ground Floor House	900	1800	1.620 m²	AGI Aluminium	900 x 1800 9T18	W 02
Hobby Room	Plan Ground Floor House	900	1800	1.620 m²	AGI Aluminium	900 x 1800 9T18	W 02
Office	Plan Ground Floor House	900	1800	1.620 m²	AGI Aluminium	900 x 1800 9T18	W 02
Bathroom 1	Plan First Floor	900	1800	1.620 m²	AGI Aluminium	900 x 1800 9T18	W 02
Bathroom 1	Plan First Floor	900	1800	1.620 m²	AGI Aluminium	900 x 1800 9T18	W 02
W 03							
Scullary	Plan Ground Floor House	1200	900	1.080 m²	AGI Aluminium	1200 x 900 12T9L	W 03
Scullary	Plan Ground Floor House	1200	900	1.080 m²	AGI Aluminium	1200 x 900 12T9L	W 03
W 04							
Lounge	Plan Ground Floor House	1200	1200	1.440 m²	AGI Aluminium	1200 x 1200mm	W 04
W 05							
Lounge	Plan Ground Floor House	1400	1200	1.680 m²	AGI Aluminium	1400 x 1200mm	W 05
W 06							
Entrance	Plan Ground Floor House	1400	2100	2.940 m²	AGI Aluminium	1400 x 2100mm	W 06
Entrance	Plan First Floor	1400	2100	2.940 m²	AGI Aluminium	1400 x 2100mm	W 06
Stairway Gr	Plan First Floor	1400	2100	2.940 m²	AGI Aluminium	1400 x 2100mm	W 06
Stairway First	Plan First Floor	1400	2100	2.940 m²	AGI Aluminium	1400 x 2100mm	W 06
W 07							
Bedroom 1	Plan First Floor	2100	900	1.890 m²	AGI Aluminium	2100 x 900 21DT9	W 07
Bathroom 2	Plan First Floor	2100	900	1.890 m²	AGI Aluminium	2100 x 900 21DT9	W 07
W 08							
Shed/Garage	Plan Ground Floor House	2100	1200	2.520 m²	AGI Aluminium	2100 x 1200 21DT12	W 08
Shed/Garage	Plan Ground Floor House	2100	1200	2.520 m²	AGI Aluminium	2100 x 1200 21DT12	W 08
Shed/Garage	Plan Ground Floor House	2100	1200	2.520 m²	AGI Aluminium	2100 x 1200 21DT12	W 08
W 09							
Shed/Garage	Plan Ground Floor House	2400	900	2.160 m²	AGI Aluminium	2400 x 900 24DT9	W 09
Shed/Garage	Plan Ground Floor House	2400	900	2.160 m²	AGI Aluminium	2400 x 900 24DT9	W 09
Shed/Garage	Plan Ground Floor House	2400	900	2.160 m²	AGI Aluminium	2400 x 900 24DT9	W 09
Shed/Garage	Plan Ground Floor House	2400	900	2.160 m²	AGI Aluminium	2400 x 900 24DT9	W 09
W 10							
Bedroom 3	Plan Ground Floor House	1800	1800	3.240 m²	AGI Aluminium	1800 x 1800 18DT18	W 10
Bedroom 1	Plan First Floor	1800	1800	3.240 m²	AGI Aluminium	1800 x 1800 18DT18	W 10
Bedroom 2	Plan First Floor	1800	1800	3.240 m²	AGI Aluminium	1800 x 1800 18DT18	W 10
W 11							
Kitchen	Plan Ground Floor House	3000	600	1.800 m²	AGI Aluminium	3000 x 600mm	W 11
Storage Area	Plan First Floor	3000	600	1.800 m²	AGI Aluminium	3000 x 600mm	W 11
Storage Area	Plan First Floor	3000	600	1.800 m²	AGI Aluminium	3000 x 600mm	W 11
W 12							
Entrance Above	Plan Ground Floor House	4000	600	2.400 m²	AGI Aluminium	4000 x 600mm	W 12
Bedroom 1 Above	Plan First Floor	4000	600	2.400 m²	AGI Aluminium	4000 x 600mm	W 12
Bathroom 1 Above	Plan First Floor	4000	600	2.400 m²	AGI Aluminium	4000 x 600mm	W 12



CC A1 005

Section CC

1 : 50



DD A1 005

Section DD

1 : 50

AREA

Ground Floor		
Shed/Garage	=	360.00 m²
Container	=	18.35 m²
House	=	192.33 m²
Total Ground	=	570.68 m²
First Floor		
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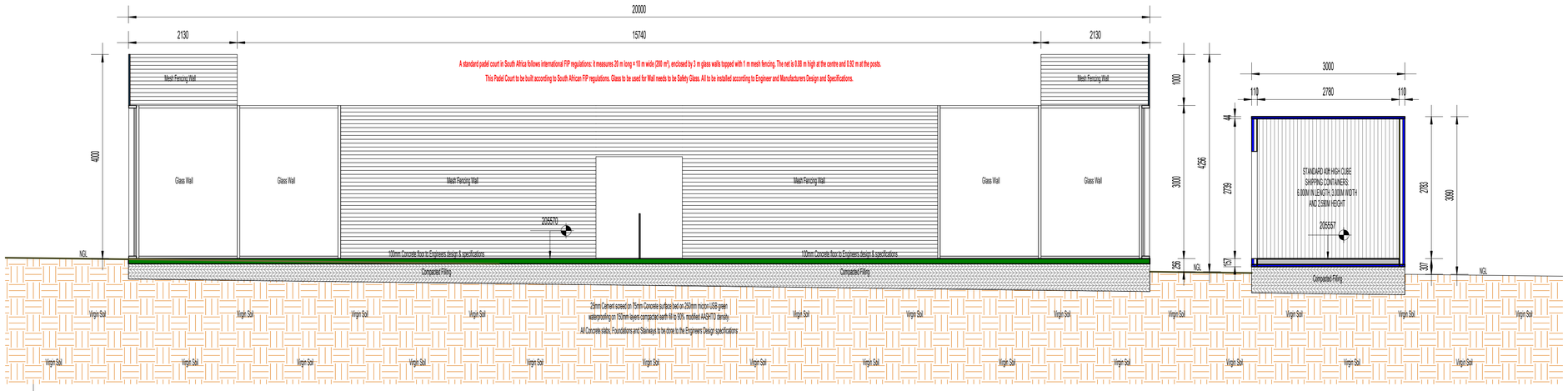
Signature Date 2026-10-13

New Structures on Erf 52 Hoekwil

House Section CC & Section DD & Window Schedule

Project number	20260723 Rev9
Drawn by	JA Conradie
Signature	Date 2026-10-13
A1 005	
Scale	1 : 50

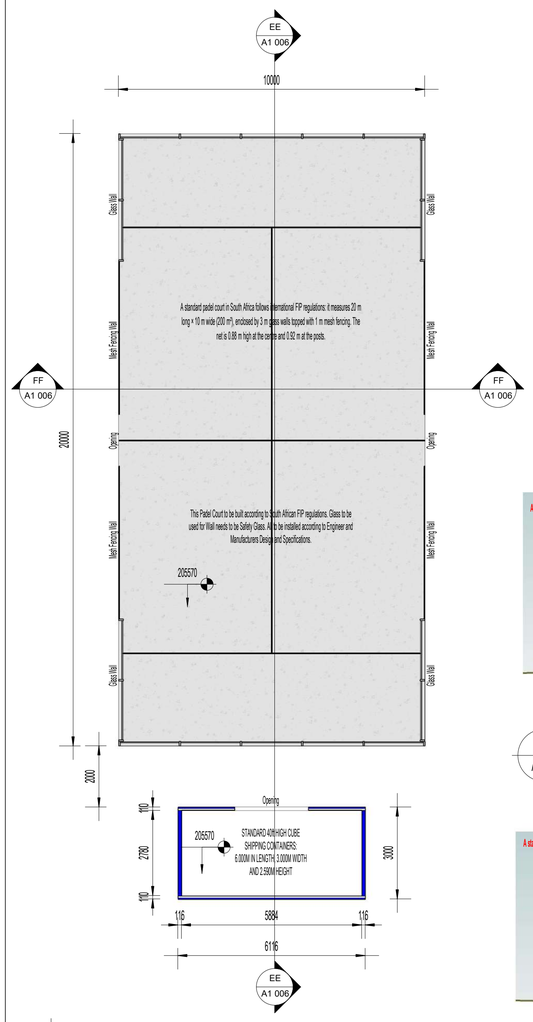
20260723 Rev9



EE
A1 006

Section EE

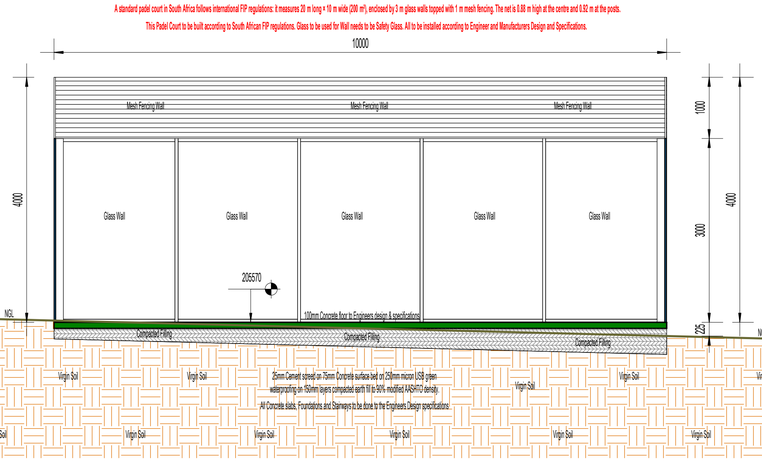
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1
A1 006

Plan Ground Floor Padel

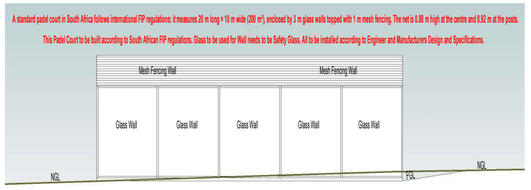
1 : 100



FF
A1 006

Section FF

1 : 50



3
A1 006

Padel North Elevation

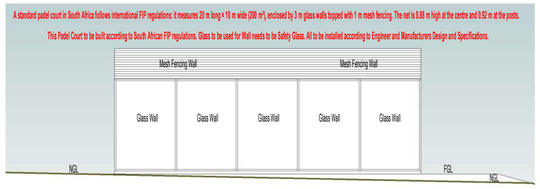
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2
A1 006

Padel East Elevation

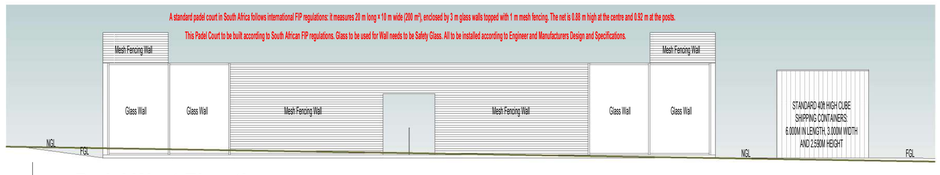
1 : 100



4
A1 006

Padel South Elevation

1 : 100



5
A1 006

Padel West Elevation

1 : 100

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PROFESSIONAL ARCHITECTURAL DRAUGHTSPERSON Reg No: PAD57692452

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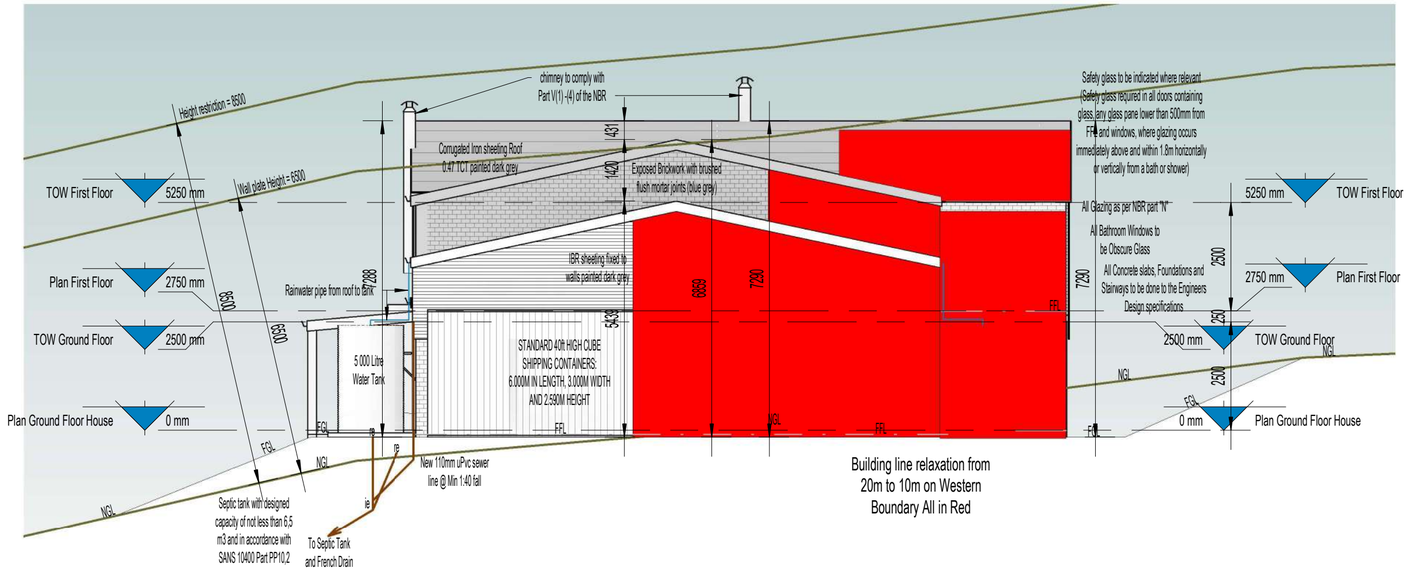
Signature Date 2026-10-13

New Structures on Erf 52 Hoekwil

Padel Ground Floor, Padel Elevations, Section EE & Section FF

Project number	20260723 Rev9
Drawn by	JA Conradie
Signature	Date 2026-10-13
A1 006	
Scale	As indicated

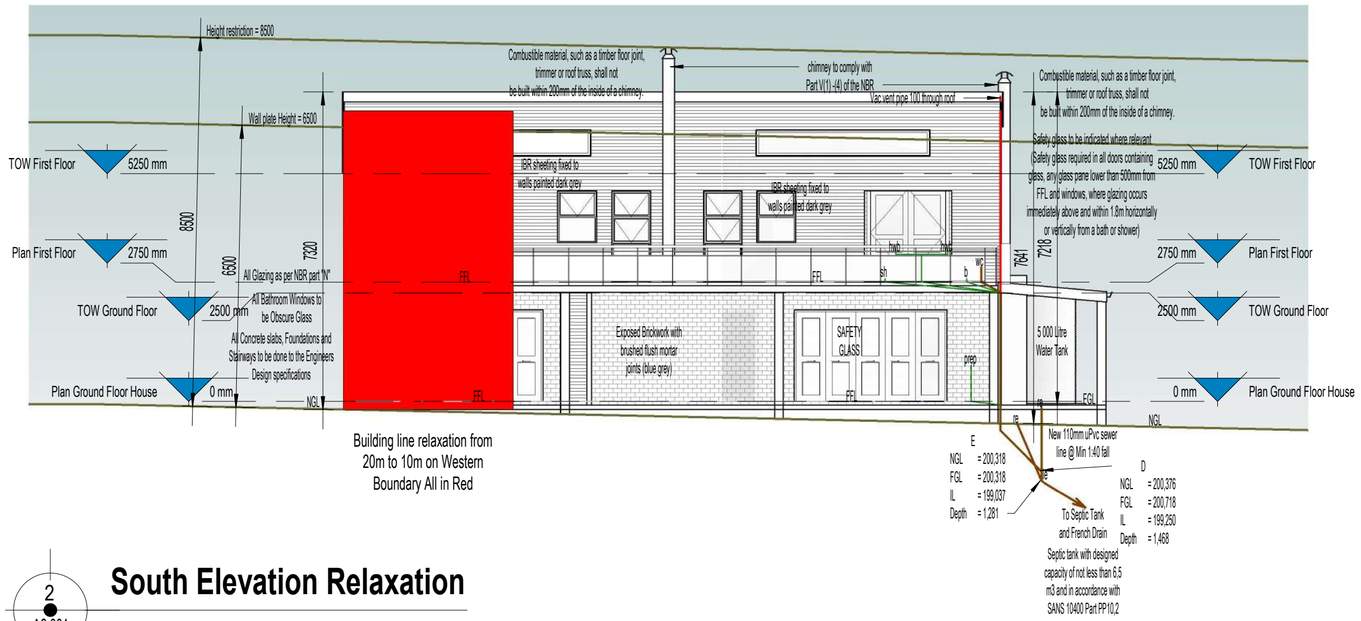
20260723 Rev9



1
A2 001

North Elevation Relaxation

1 : 100



2
A2 001

South Elevation Relaxation

1 : 100

AREA

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Padel Container	=	18.30 m²
Exist 2nd Dweling House	=	116.00 m²
Total All	=	1 109.46 m²
Erf Area	=	32 040.00 m²
Cover Area	=	904.98 m²
Coverage	=	2.82 %

DRAFTEK

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PROFESSIONAL ARCHITECTURAL DRAUGHTSPERSON Reg No: PAD57692452

Owners: DWR TRUST - Danie Von Mollendorff Tel: 082 808 3698

Signature Date

New Structures on Erf 52 Hoekwil

House Elevations Relaxation

Project number	20260723 Rev9
Drawn by	JA Conradie
Signature Date	2026-10-13
	A2 001
Scale	1 : 100

2026/10/16 15:49:47

All measurements on the plan should be confirmed on site by the contractor before any excavations, filling or construction commences. All earthworks should be done as prescribed by the Engineer and should be checked and discussed before work commences.

A Land Surveyor must confirm the height of the building before, during and after construction to ensure that the house is constructed within the 8 meter height restriction.
If needed, the house should be lowered to fit within the 8m height restriction.
The Architect will not take any responsibility if the heigh is encrouched.

SANS 10400 XA ENERGY USAGE IN BUILDINGS

REGULATION XA2 - HOT WATER REQUIREMENT:

The following needs to be implemented on this project:

At least 50% (volume fraction) of the annual average hot water heating requirement shall be provided by means other than electrical resistance heating including but not limited to solar heating, heat pumps, heat recovery from other systems or processes and renewable combustible fuel.
The designer has to prove that, with whatever heating system is used, that at least 50% of the volume of the anneal hot water requirement is heated by something else than an electrical element, exept from fuel that is from a non-renewable source like gas and coal.
All hot water pipes exposed to the environment shall also be cladded with an insulating material that has an R-value of 1 or bigger for pipes with an internal diameter of 80mm or less and 1.5 if it has an internal diameter of greater than 80mm.

GENERAL COMMENTS
Sanitary fittings discharging to a gully to discharge over that gully as per Part P of SANS 10400 (4.21).
Drainage installation to comply with SANS 10400 Part P.
Drainage installations under building work must be installed in terms of Part P of SANS 10400 (4.19.4).
Drainage installations under building work must be protected in terms of Part P of SANS 10400 (4.22.2).
Existing drainage and sanitary fittings installation to be as indicated and as per previously approved building plan.
No structure or any portion thereof to encroach the property boundary.
Rainwater goods to be inside property.
Rainwater not to discharge onto neighboring property.

NOTE:

50% of all warm water to be heated by means of solar panels.

Warmwater:
All exposed pipes to and from warm water cylinder and central warmwater system must be isolated with pipe isolation meterial with a R-Value of 1.

ENERGY CALCULATIONS:

GROUND FLOOR

Floor Area	= 192.33m²
Glass Window & Door Area	= 37.29m²
	= 19.39 %

% Allowed = 20% - Comply - No need for further calculations

FIRST FLOOR

Floor Area	= 126.11m²
Glass Window & Door Area	= 24.72m²
	= 19.60 %

% Allowed = 20% - Comply - No need for further calculations

GENERAL COMMENTS
All construction, testing and materials to comply with 1200 series of specifications and SABS 058.
All trenching and backfilling to comply with SABS 1200 DB.
Pipi bedding to be Class B as per SABS 1200 LB with bedding cradle of selected fill material quality.
Positions of existing services are approximate and must be confirmed by contractor.
All drainage runs to be accessible along their entire length.
All drainage runs to be a minimum of 75mm in manholes.
Re-use existing drain pipes whwre possible.
Existing drain pipes not necessary anymore to be sealed off permanently or removed.
All underground pipes to be uPVC maincore as supplied by mail industries.
All pipes must have a flexible mechanical joint.
All rubber rings to comply with SABS 974.
Sanitary fittings discharging to a gully to discharge over that gully as per Part P of SANS 10400 (4.21).
Drainage installation to comply with SANS 10400 Part P.
Drainage installations under building work must be installed in terms of Part P of SANS 10400 (4.19.4).
Drainage installations under building work must be protected in terms of Part P of SANS 10400 (4.22.2).
Existing drainage and sanitary fittings installation to be as indicated and as per previously approved building plan.
No structure or any portion thereof to encroach the property boundary.
Rainwater goods to be inside property.
Rainwater not to discharge onto neighboring property.
Enclosure to comply with the NBR.

ROOF INSULATION:
Climate Zone 4
Minimum required R-Value = 3.7

Outdoor airfilm	0.03
New aluminium sheeting	0.90
Sisalation 405	1.26
Roofspace	0.18
ISOPINE 30mm	0.11
TOTAL ACHIEVED:	3.73 (>3.7)

WARMWATER DEMAND, STORAGE & ENERGY REQUIREMENTS:

Premises Medium to high	Occupancy
Total warmwater demand	116/140 L/pp/d
Storage Volume @ 60 degC	40/50 L/pp/d
Energy	2-3 kW/Unit
Washing mashine	1 x 60 = 60 L/pp/d
Bath	1 x 80 = 80 L/pp/d
WC Flushing	5 x 8 = 40 L/pp/d
Washandbasin	7 x 4 = 28 L/pp/d
Shower	3 x 3 = 9 L/pp/d
Dishwasing machine	1 x 70 = 70 L/pp/d
TOTAL	= 287 L/pp/d

52 weeks x 7 days x 287 L/pp/d = 104 468 L/pp/year

EILECTRICAL USAGE:
5w/m² x 754m² = 3 770w

Down lights	56 x 5w = 280w
Ceiling/Hanging lightpoints	20 x 5w = 100w
Outside lightpoints	9 x 5w = 45w
Fluorescent lights	12 x 10w = 120w
TOTAL	= 545w

545w/754m² = 0.73w/² (<5w/m²)
5kwh/m².a x 754m² = 3 770 kwh.a (allowed)
52 (weeks) x 7 (days) x 5 (hours) = 1820 h.a

Lamps = 545w of 0.545kw
0.545kw x 1820h.a = 992 kwh.a (usage)

WINDOW LEGEND

NO	QTY	DETAIL	CODE	SIZE	AREA	ROOM	ELEVATION	FLOOR
W 01	1	900 / 1200	9T12	900w x 1200h	1.080 m²	WC 2	East	Ground
	1		9T12	900w x 1200h	1.080 m²	Bathroom 3	East	Ground
	1		9T12	900w x 1200h	1.080 m²	Bathroom 2	East	First
	1		9T12	900w x 1200h	1.080 m²	WC 1	South	First
	1		9T12	900w x 1200h	1.080 m²	Bathroom 1	South	First
W 02	1	900 / 1800	9T18	900w x 1800h	1.620 m²	Hobby Room	West	Ground
	1		9T18	900w x 1800h	1.620 m²	Office	East	Ground
	1		9T18	900w x 1800h	1.620 m²	Lounge	West	Ground
	1		9T18	900w x 1800h	1.620 m²	Hobby Room	West	Ground
	1		9T18	900w x 1800h	1.620 m²	Office	East	Ground
	1		9T18	900w x 1800h	1.620 m²	Bathroom 1	South	First
	1		9T18	900w x 1800h	1.620 m²	Bathroom 1	South	First
W 03	1	1200 / 900	12T9L	1200w x 900h	1.080 m²	Scullary	East	Ground
	1		12T9L	1200w x 900h	1.080 m²	Scullary	North	Ground
W 04	1	1200 / 1200	M Fixed 1200 x 1200	1200w x 1200h	1.440 m²	Lounge	West	Ground
W 05	1	1400 / 1200	M Fixed 1400 x 1200	1400w x 1200h	1.680 m²	Lounge	North	Ground
W 06	1	1400 / Safety Glass / 2100	M Fixed 1400 x 2100	1400w x 2100h	2.940 m²	Entrance	East	Ground
	1		M Fixed 1400 x 2100	1400w x 2100h	2.940 m²	Entrance	West	Ground
	1		M Fixed 1400 x 2100	1400w x 2100h	2.940 m²	Stairwey Gr	North	Ground
	1		M Fixed 1400 x 2100	1400w x 2100h	2.940 m²	Stairwey First	North	First
W 07	1	2100 / 900	21DT9	2100w x 900h	1.890 m²	Bedroom 1	North	First
	1		21DT9	2100w x 900h	1.890 m²	Bedroom 2	North	First
W 08	1	2100 / 1200	21DT12	2100w x 1200h	2.520 m²	Shed / Garage	North	Ground
	1		21DT12	2100w x 1200h	2.520 m²	Shed / Garage	North	Ground
	1		21DT12	2100w x 1200h	2.520 m²	Shed / Garage	North	Ground
W 09	1	2400 / 900	24DT9	2400w x 900h	2.160 m²	Shed / Garage	East	Ground
	1		24DT9	2400w x 900h	2.160 m²	Shed / Garage	East	Ground
	1		24DT9	2400w x 900h	2.160 m²	Shed / Garage	East	Ground
	1		24DT9	2400w x 900h	2.160 m²	Shed / Garage	East	Ground
W 10	1	1800 / Safety Glass / 1800	18DT18	1800w x 1800h	3.240 m²	Bedroom 3	East	Ground
	1		18DT18	1800w x 1800h	3.240 m²	Bedroom 1	West	First
	1		18DT18	1800w x 1800h	3.240 m²	Bedroom 2	East	First
W 11	1	3000 / 600	M Fixed 3000 x 600	3000w x 600h	1.800 m²	Kitchen	East	Ground
	1		M Fixed 3000 x 600	3000w x 600h	1.800 m²	Storage Area	West	First
	1		M Fixed 3000 x 600	3000w x 600h	1.800 m²	Storage Area	East	First
W 12	1	4000 / 600	M Fixed 4000 x 600	4000w x 600h	2.400 m²	Entrance Above	West	Ground
	1		M Fixed 4000 x 600	4000w x 600h	2.400 m²	Bedroom 1 Above	South	First
	1		M Fixed 4000 x 600	4000w x 600h	2.400 m²	Bedroom 2 Above	South	First
TOTAL SQUARES FOR WINDOWS ENERGY GROUND FLOOR					48.000 m²			
TOTAL SQUARES FOR WINDOWS ENERGY FIRST FLOOR					28.080 m²			
TOTAL SQUARES FOR WINDOWS FOR ENERGY					76.080 m²			

Window Legend

1 : 100

DOOR LEGEND

NO	QTY	DETAIL	CODE	SIZE	AREA	ROOM	ELEVATION	FLOOR
D 01	1	813 / 2134	M-Single Flush	813w x 2134h	1.735 m²	Passage 1	N/A	Ground
	1		M-Single Flush	813w x 2134h	1.735 m²	Office	N/A	Ground
	1		M-Single Flush	813w x 2134h	1.735 m²	Hobby Room	N/A	Ground
	1		M-Single Flush	813w x 2134h	1.735 m²	WC 3	N/A	Ground
	1		M-Single Flush	813w x 2134h	1.735 m²	Bedroom 3	N/A	Ground
	1		M-Single Flush	813w x 2134h	1.735 m²	WC 2	N/A	Ground
	1		M-Single Flush	813w x 2134h	1.735 m²	Bedroom 2	N/A	First
	1		M-Single Flush	813w x 2134h	1.735 m²	Bedroom 1	N/A	First
	1		M-Single Flush	813w x 2134h	1.735 m²	WC 1	N/A	First
D 02	1	898 / 2100	Panel B6 - Frame F	898w x 2100h	1.886 m²	Shed / Garage	N/A	Ground
	1		Panel B6 - Frame F	898w x 2100h	1.886 m²	Passage 1	N/A	Ground
	1		Panel B6 - Frame F	898w x 2100h	1.886 m²	Scullary	N/A	Ground
D 03	1	800 / 2100	One pane sliding door	800w x 2100h	1.680 m²	Bathroom 3	N/A	Ground
	1		One pane sliding door	800w x 2100h	1.680 m²	Bathroom 2	N/A	First
D 04	1	1000 / 2100	One pane sliding door	800w x 2100h	1.680 m²	Scullary	N/A	Ground
	1		One pane sliding door	800w x 2100h	1.680 m²	Pantry	N/A	Ground
	1		One pane sliding door	800w x 2100h	1.680 m²	Dresser	N/A	First
D 05	1	600 / 2100	Agr Side Light 600	600w x 2100h	1.260 m²	Entrance	West	Ground
	1		Agr Side Light 600	600w x 2100h	1.260 m²	Entrance	West	Ground
D 06	1	914 / 2134	Vault Door 900	914w x 2134h	1.950 m²	Safe	N/A	First
D 07	1	1336 / 2100	Panel B12 Pivot door	1336w x 2100h	2.806 m²	Entrance	West	Ground
D 08	1	1730 / 2002	M Double Panel 1730 x 2002	1336w x 2100h	2.806 m²	Bedroom 2	South	First
	1		M Double Panel 1730 x 2002	1336w x 2100h	2.806 m²	Bedroom 1	N/A	First
D 09	1	2400 / 2100	Kal Alu 2400 FS	2400w x 2100h	5.040 m²	Bedroom 1	South	First
	1		Kal Alu 2400 FS	2400w x 2100h	5.040 m²	Container	N/A	Ground
	1		Kal Alu 2400 FS	2400w x 2100h	5.040 m²	Hobby Room	South	Ground
D 10	1	3200 / 3000	Wayne Dalton Garage Door	3200w x 3000h	9.600 m²	Shed / Garage	West	Ground
D 11	1	3200 / 3600	Wayne Dalton Garage Door	3200w x 3600h	11.520 m²	Shed / Garage	West	Ground
D 12	1	3500 / 2105	PD6 - 5 Door	3500w x 2105h	7.367 m²	Dining	South	Ground
	1		PD6 - 5 Door	3500w x 2105h	7.367 m²	Lounge	South	Ground
TOTAL SQUARES FOR DOORS FOR ENERGY GROUND FLOOR					22.254 m²			
TOTAL SQUARES FOR DOORS FOR ENERGY FIRST FLOOR					5.040 m²			
TOTAL SQUARES FOR DOORS FOR ENERGY					27.334 m²			

Door Legend

1 : 100

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PROFESSIONAL ARCHITECTURAL DRAUGHTSPERSON Reg No: PAD57692452

AREA

Ground Floor		
Shed/Garage	=	360.00 m²
Container	=	18.35 m²
House	=	192.33 m²
Total Ground	=	570.68 m²
First Floor		
Shed/Garage	=	78.37 m²
House	=	126.11 m²
Total First	=	204.48 m²
Total Shed/Garage	=	456.72 m²
Total House	=	318.44 m²
Padel Court	=	200.00 m²
Padel Container	=	18.30 m²
Exist 2nd Dweling House	=	116.00 m²
Total All	=	1 109.46 m²
Erf Area	=	32 040.00 m²
Cover Area	=	904.98 m²
Coverage	=	2.82 %

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If needed, the house should be lowered to fit within the 8m height restriction.
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Owners: DWR TRUST - Danie Von Mollendorff Tel: 082 808 3698

Signature Date 2026-10-13

New Structures on Erf 52 Hoekwil

Window & Door Legends

Project number	20260723 Rev9
Drawn by	JA Conradie
Signature	
Date	2026-10-13
	A1 007
Scale	1 : 100

20260723 Rev9