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ST. JOHNS' PLACE
BOX 9824
GEORGE 6530
☎ : 044 – 873 0305
: 044 – 874 5632
: info@formaplan.co.za

FORMAPLAN
STADS EN STREEKBEPLANNERS
TOWN AND REGIONAL PLANNERS

31 August 2026

Municipal Manager
George Municipality
GEORGE

Att: Ms Ilané Huyzer

PROPOSED DEPARTURE OF CONDITIONS OF APPROVAL OF ERF 304, HOEKWIL AND ADMINISTRATOR CONSENT: ERVEN 735 & 740, HOEKWIL

Application is hereby made in terms of Sections 15(2)(B) of the By-Law on Municipal Land Use Planning, 2023 for a departure of conditions of approval of the subdivision of Erf 304, Hoekwil *(the mother erf)* iro Erven 735 & 740 as will be set out in the documents below. The following documents are attached hereto:

- memorandum
- application form
- deeds of transfer
- conveyancer certificate
- power of attorneys and authorization – Erven 735 & 740
- SG diagrams
- locality plan
- site & inset plans – Erf 735
- site & inset plans – Erf 740
- elevations of proposed units
- subdivision approval dated September 1999
- There is no bond registered iro the properties

Should you need any further information, please contact the writer hereof. Regards.



P C J Theron Pr. Pln

PROPOSED DEPARTURE OF CONDITIONS OF APPROVAL OF SUBDIVISION OF ERF 304, HOEKWIL AND ADMINISTRATOR'S CONSENT IN RESPECT OF ERVEN 735 & 740, HOEKWIL

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PROPOSED DEPARTURE OF CONDITIONS OF APPROVAL OF SUBDIVISION OF ERF 304, HOEKWIL AND ADMINISTRATOR'S CONSENT IN RESPECT OF ERVEN 735 & 740, HOEKWIL

1. INTRODUCTION AND BACKGROUND

Erven 735 & 740, Hoekwil were created when Erf 304, Hoekwil was subdivided into 8 portions. in 1999. ***See attached letter of approval.*** At the time the erf (*304*) was owned by Mr. C.H. Oberholster. Mr Oberholster died a few years ago and the only 2 remaining portions of the subdivision (Erven 735 & 740) was inherited by his daughter and grandson. Erf 740 is still in process of being transferred to the daughter, Ms H.J. Theron, but Ms Theron has power of attorney to sign the necessary documents in respect of the erf. Erf 735 was transferred in the name of Silva Christina Pty Ltd of which Mr H.J. Schrader (grandson) is the sole director.

The owners of the 2 properties now wish to erect a second dwelling house each on the 2 erven. However, during the approval of the subdivision of the mother erf (304), certain conditions were laid down that must first be attended to, to permit second dwellings on these erven, such as the restriction on the number of units on the erven and the restriction on the maximum permissible coverage of dwellings.

The owners appointed Formaplan to lodge the required application for departure of conditions of the original approval.

2. THE PROPERTIES

2.1 Description

The properties are described as Erven 735 & 740, Hoekwil.

2.2 Ownership

Erf 735 is registered in the name of Silva Christina Pty Ltd and Erf 740 in the name of C.H. Oberholster.

2.3 Size

Erf 735 is 3,1631 ha in size and Erf 740, 3.0863 ha.

2.4 Locality

The property is located in a servitude right of way in Wilderness Heights. See Locality Plan.

2.5 Present Land Use

There is a dwelling house together with outbuildings on Erf 740. Erf 735 is vacant but plans are being prepared to erect a dwelling house on the erf. ***See photos 1, 2 and 3.***



Photo 1 Dwelling on Erf 740 seen from the adjacent servitude access road in north-westerly direction.

2.6 Surrounding Land Uses

The erf is situated in a small holding area. All surrounding plots are used for residential purposes.

3. APPLICATION

3.1 Application is made in terms of Section 15(2)(b) of the George Land Use Planning By-Law, 2023 for a departure from conditions of the approval dated 30 September 1999 in respect of Conditions 3.2 & 3.3

3.1.1 **condition 3.2**

- to allow second dwelling units to be erected on the 2 erven and
- to depart from the condition restricting the coverage for the properties to 250m², so that the parameters iro sizes of buildings as per the zoning scheme, are applicable. *(It should be noted that the dwelling house on Erf 740 already existed (since 1983) when the application for subdivision was approved and exceeded the coverage of 250m² by far at the time.)*

3.1.2. **condition 3.3**

- to deviate from the prescribed building materials to be used (*timber, face brick and clinker brick*).

NOTE***: It is assumed that there is no need to depart from Condition 3.4 that mentions that the zoning must be Agricultural Zone I as the municipality already allocated the zoning Agricultural Zone II to these properties many years ago.***

3.2 Application is made for an Administrator's approval in terms of Para F of Deeds of Transfer Nos T76164/2024 (*Erf 735)* and 31325/1982 (*Erf 740*), for relaxation of Conditions F (b) in the 2 Deeds, so that the erven can be used for the erection of a second dwelling unit on each property.

4. PRE-APPLICATION CONSULTATION

In term of Council's Covid 19 instructions, no pre-application consultation is required for an application for a departure application.

5. DESIRABILITY OF THE PROPOSED DEVELOPMENT

The concept, desirability of this application, can be described as the acceptability thereof on the land unit and the environment where it will take place. A number of planning legislation documents are applicable to land use applications whereby desirability can be determined. Due to the simplicity of this application, not all these planning documents will be discussed. The proposal will be discussed in terms of the following to determine the desirability thereof:

- Physical characteristics (5.1)
- Proposed Land Use (5.2)
- Consistency of the proposal in terms of planning documents (5.3)
- Conditions of approval of subdivision of mother erf (5.4)
- Municipal Services (5.5)
- Access (5.6)

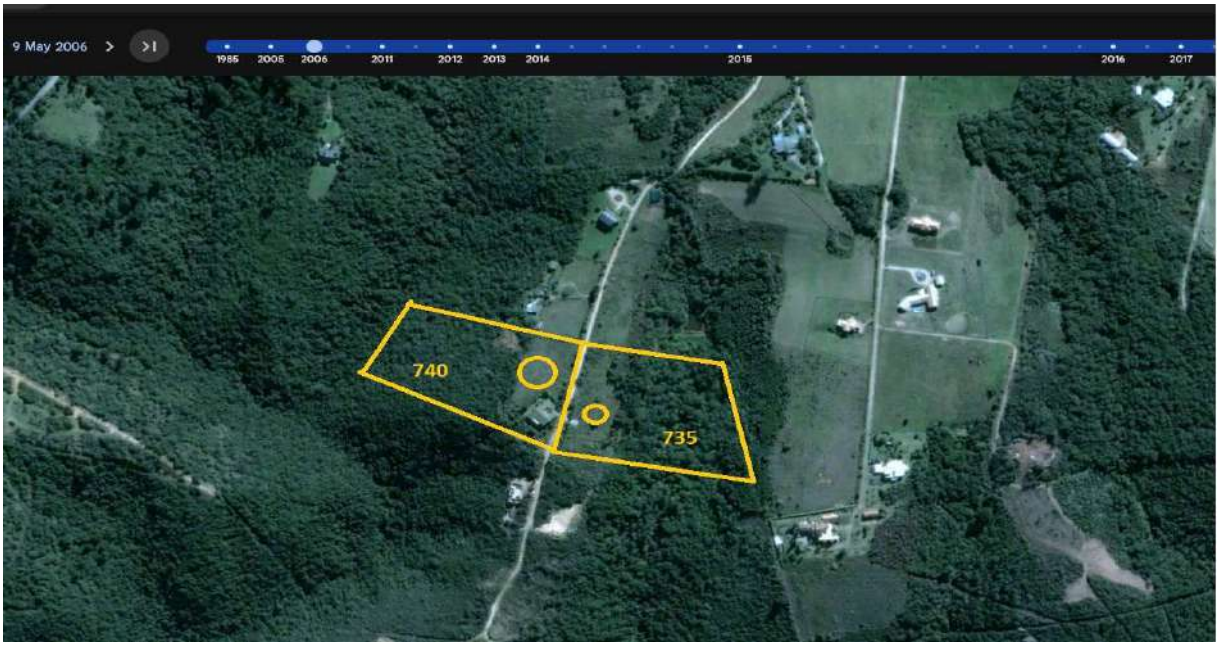
5.1 Physical Character of the Property

5.1.1 Topography

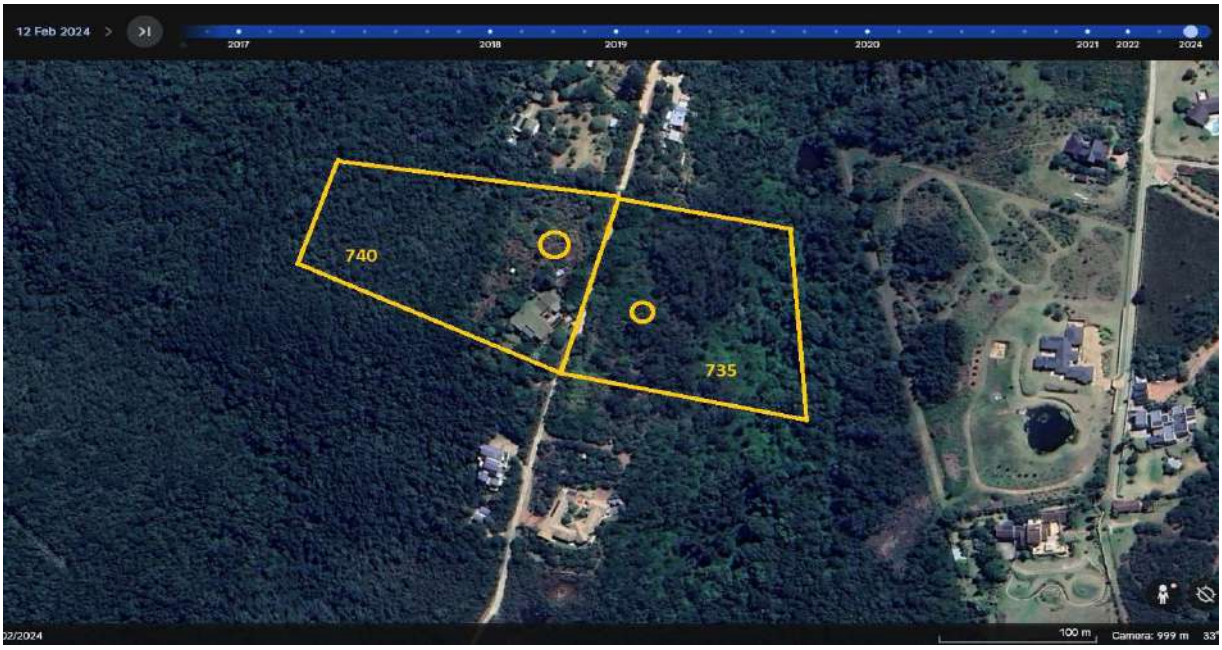
Erven 735 & 740 are situated on opposite sides of a ridge that runs from north to south with Erf 735 on the eastern side and Erf 740 on the western side of the servitude road, that is on the highest part of the ridge. The 2 erven slope down to two valleys on its western and eastern boundaries. The sections of the erven adjacent to the servitude road where the dwellings are proposed, are fairly level, but gradually becomes steeper further away from the road towards the valleys.

5.1.2 Vegetation

The areas of the property that are fairly flat, was previously used for agricultural purposes and was ploughed by a previous owner. A few indigenous trees and shrubs have started growing back in these areas, but it is envisaged to not erect any buildings in these areas. The owners wish to re-establish indigenous vegetation on the properties as much as possible and have in fact done a lot to archive this. On the steeper areas, more indigenous trees are present but development will not take place there. ***See Google earth images below*** that shows what the property looked like in ***2005 and 2024***. As no significant agricultural activities took place after 2005, pioneer indigenous as well as alien vegetation started growing back. The yellow circles indicate the approximate positions of proposed units.



Google Image 2005 indicating that the proposed building areas were previously used for agriculture with no indigenous vegetation.



Latest Google Image 2024 showing how pioneer as well as alien vegetation gradually vegetated the areas that were previously used for agricultural purposes.

The physical character of the property is such that the dwelling units can be accommodated thereon.

5.2 Proposed Development

The owners of the properties wish to erect a second dwelling unit on each of the two properties as indicated on the 2 attached Site Plans. Also see Photos 2 and 3 below that shows the 2 areas where the units are proposed. Although the erection of a second dwelling is a primary right in the latest zoning scheme of the municipality, conditions were laid down in the approval of the application for subdivision of the mother erf in 1999 that restricts the number of dwelling units per erf to one only. There is also a condition in the title deeds of all properties in Hoekwil that restricts the number of dwellings per erg, to one only. As a result, application needs to be made to the municipality for a departure as well as an Administrators Consent to allow the proposed second dwellings.



Photo 2 The position where the dwelling on Erf 740 is proposed looking in a westerly direction away from the access road. Note there are no trees that will be affected. The cheese wood tree (left side of photo) and thorn tree (right side of photo), will be retained.



Photo 3 The position where the dwelling on Erf 735 is proposed looking in an easterly direction away from the access road. Note the black wattle trees that were uprooted by the recent strong north-westerly winds. There is no indigenous vegetation that will be affected by the erection of a unit in this position.

5.3 Consistency in terms of Existing Planning Documents

5.3.1 Deeds of Transfer

Deed of Transfer No T76164/2024 is applicable to Erf 735 and Deed No 31325/1982 to Erf 740.

In terms of Par F (b) of Deed of Transfer No T76164/2024 (*Erf 735)* and F (b) of Deed of Transfer No 31325/1982 (*Erf 740*), both erven shall be used only for the purpose of erecting thereon one dwelling together with such outbuildings as are ordinarily required to be used therewith. This condition is now, since the promulgation of the new zoning scheme, in conflict with the provisions of the zoning scheme in terms of which a 2nd dwelling unit is a primary right on a land unit where a dwelling unit may be erected. However, Para F of both Deeds read that the Administrator (now the municipality) may amend or relax the condition iro the number of units as imposed by him. Application is now made for such relaxation.

5.3.2 Planning Legislation

The only 2 planning documents that is really applicable to this application, is the MSDF and the Local SDF for Wilderness/Hoekwil/Lakes (LSDF). Due to the simplicity of the application, the principles stipulated in SPLUMA and LUPA is not deemed applicable to this application.

5.3.2.1 Relevant Spatial Development Framework

The George Spatial Development Framework (MSDF) is applicable to this area.

The purpose of the SDF is to provide a long-term forward planning document which spatially indicates the long-term growth and development path of the municipality. A number of guidelines, principles and tools are formulated in the SDF to achieve the long-term goals of the municipality's vision for the area. An urban edge was determined for the town to prevent development that will lead to urban sprawl. Development must take place inside the urban edge. Although this property is not located inside the urban edge, there is no indication in the SDF that applications such as this one are prohibited. In fact, the municipality's zoning scheme makes provision for the erection of second dwellings in the area.

In support of the MSDF, the municipality also compiled and approved a local SDF (structure plan) for the area where the property is situated. This document will be discussed in the next paragraph. See para 5.3.2.2.

5.3.2.2 Structure Plan - Local Spatial Development Framework for Wilderness, Lakes and Hoekwil - LSDF

As an integral part of the MSDF, the municipality adopted a number of local SDF's for different parts of the Municipal Area. These local SDF's were compiled to address future development of these areas in more detail, due to the diversity of the character of different sections of the town. The above mentioned LSDF was adopted for this area.

In terms of the LSDF, certain land uses such as a second dwelling, could be catered for in small holding areas – para 4.4.4. c) of the LSDF. It is mentioned that in the consideration of such applications, care must be taken that proposed use(s) that could have a negative impact on the character of the environment, not be permitted such as excessive water usage, undue noise, light pollution, effluent generation and odours.

The LSDF lays down a number of guide lines which will be referred to. In this regard it should be noted that the principle of a second dwelling units has already been accepted, as the municipality introduced a second dwelling unit as a primary right on any property where a dwelling house may be erected, when the newest zoning scheme was promulgated in 2023.

5.3.2.2.1 Building Lines

Building Lines should be complied with. This requirement is relevant to the statement in the LSDF that the rural character of Wilderness Heights was created as a result of the specific distances between residential buildings. These distances can be maintained inter alia by adherence to building line

restrictions. Relaxation of building lines could lead to a change in the character to that of a semi - urban environment. This application does not include a relaxation of building lines.

5.3.2.2.2 Tourist Routes

It is mentioned that it is the main focus of the LSDF to ensure that the landscape character, especially areas in view of the picturesque tourist routes running through the area, be protected against inappropriate developments that could harm the special character. The primary tourist routes mentioned in the LSDF and are situated in this area, are the N2, Serpentine Road, Seven Passes Road and Wilderness Heights Road.

In this regard, it should be noted that the proposed units will not be visible at all from any tourist route that runs through the area mainly due to the dense vegetation surrounding it as well as the distance from applicable roads. See photos 3 to 6 below.

5.3.2.2.3 Visibility from and influence on Neighboring Properties

The proposed dwellings cannot have a negative influence on dwelling houses in its vicinity namely on Ptns 15 & 16 of Farm 158, Erf 736, Erf 739, Erf 1068 and Erf 310, Hoekwil. Due to the topography of and vegetation in the area surrounding the properties, the proposed dwelling units will not be visible from neighbouring properties. ***See photos 4 to 9 below***. As can be seen on these photos, except for the dwelling on Erf 310, Hoekwil ***(photo 10),*** no dwelling unit are visible from the 2 proposed building sites.



Photo 4 View in a south-eastern direction from Erf 735 building site. No buildings in sight.



Photo 5 View in a north-eastern direction from Erf 735 building site. No buildings in sight.



Photo 6 View in a northern direction from Erf 735 building site. No buildings in sight.



Photo 7 View in an eastern direction from Erf 740 building site. No buildings in sight.



Photo 8 View in a north-eastern direction from Erf 740 building site. No buildings in sight.



Photo 9 View in a south-western direction from Erf 740 building site. No buildings in sight.



Photo 10 View in a north-western direction from Erf 740 building site. The dwelling house on Erf 310, Hoekwil is visible, but over a distance of appr. 400m. The dwelling unit on Erf 740 will be surrounded by trees and other vegetation and because of its small size, will blend in with the environment to such extent that it will hardly be noticed from Erf 310.

5.4 Conditions of approval of subdivision of mother erf

During the approval of the subdivision of the mother erf (304, Hoekwil), certain conditions were laid down that were found appropriate at the time. However, as time went by, it became clear that these conditions have become redundant as there are other legislations in place that address concerned adequately. In other instances, conditions were either removed by means of applicable departures or even as a result of oversight of responsible officials. As a result, it would generally appear as if these conditions have over time been seen as not applicable anymore. We are of opinion that the latest zoning scheme of the municipality in conjunction with the OSCAE regulations, address the conditions that were laid down for the 2 subject properties sufficiently. By the removal of these conditions, development will need to comply with the relevant legislations in any case. For example, the condition iro the erection of one dwelling unit per erf, is also controlled by the title deeds of the properties for which approval is sought in the application. Similarly, the size of dwellings on the properties that is restricted to 250m² coverage, is covered by the conditions in the zoning scheme. The condition iro the outside finishing of buildings, can also be controlled by the OSCAE permit application as a condition of approval thereof. In the case of this application, the owners envisage to use clinker bricks for outside finishing in any case. Furthermore, as already pointed our above, the proposed units will be surrounded by so many trees, shrubs and other vegetation, that they will barely be visible from any other property in the vicinity thereof.

5.5 Impact on Municipal Services

The property is already provided with all the necessary municipal services. No further services will be required.

5.6 Access

The proposed dwellings will gain access from the same servitude road as the existing dwellings on adjacent properties.

6. CONCLUSION

The owners of Erven 735 and 740, Hoekwil, wishes to erect 2nd dwellings on each of the 2 erven. In the paragraphs above, it was shown that the proposed 2nd dwellings and their appearances will not be harmful to the neighbours or the environment and will not detract from the sensitive landscape character of the area and the tourist attraction thereof.

It is trusted that Council will consider this application in a positive light.

APPLICATION FORM

Application Form for Application(s) Submitted in terms of the Land Use Planning By-Law for George Municipality

NOTE: *Please complete this form by using: Font: Calibri; Size: 11*					
PARTA: APPLICANT DETAILS					
First name(s)	***PHILLIPUS CORNELIUS JOHANNES***				
Surname	***THERON***				
SACPLAN Reg No. (if applicable)	***A/025/1985***				
Company name (if applicable)	***FORMAPLAN***				
Postal Address	***PO BOX 9824***				
	GEORGE		*Postal Code*	***6530***	
Email	***philip@formaplan.co.za***				
Tel	***044 – 873 0305***	*Fax*	***044 – 874 5632***	*Cell*	***082 770 9006***
PART B: REGISTERED OWNER(S) DETAILS (if different from applicant)					
Registered owner	**C.H. Oberholster (Erf 740)** **Silva Christina (Pty) LTD**				
Address	*Formaplan*				
	PO Box 9824, George		*Postal code*	**6530**	
E-mail	philip@formaplan.co.za				
Tel	*044 873 0305*	*Fax*		*Cell*	**082 770 9006**
PART C: PROPERTY DETAILS (in accordance with Title Deed)					
Property Description	***Erven 735 & 740, Hoekwil***				

[Erven]							
Physical Address	**Whites Road Servitude, Wilderness Heights**						
GPS Coordinates			*Town/City*	**George**			
Current Zoning	*Agricultural Zone II*	*Extent*	**Erf 735 – 3.1631 Ha** **Erf 740 – 3.0863 Ha**	*Are there existing buildings?* ***Only on Erf 740***	**Y**	***N***	
Current Land Use	***Erf 735 = Vacant & Erf 740 = main dwelling and outbuilding***						
Title Deed number & date	Erf 735 = T 76164/2024 Erf 740 = T 31325/1982						
Any restrictive conditions prohibiting application?	***Y***	**N**	*If Yes, list condition number(s).*	*Administrator consent required*			
Are the restrictive conditions in favour of a third party(ies)?	*Y*	**N**	*If Yes, list the party(ies).*				
Is the property encumbered by a bond?	Y	***N***	*If Yes, list Bondholder(s)?*				
Has the Municipality already decided on the application(s)?	*Y*	***N***	*If yes, list reference number(s)?*				

Any existing unauthorized buildings and/or land use on the subject property(ies)?	*Y*	***N***	*If yes, is this application to legalize the building / land use?*	*Y*	***N***
Are there any pending court case / order relating to the subject property(ies)?	***Y***	***N***	*Are there any land claim(s) registered on the subject property(ies)?*	*Y*	***N***

PART D: PRE-APPLICATION CONSULTATION

Has there been any pre-application consultation?	Y	**N**	*If Yes, please complete the information below and attach the minutes.*

Official's name		*Reference number*		*Date of consultation*	

PART E: LAND USE APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY & APPLICATION FEES PAYABLE

***Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany the application.**

BANKING DETAILS

Name: ***George Municipality***

Bank:	***First National Bank (FNB)***
Branch no.:	***210554***
Account no.:	***62869623150***
Type:	***Public Sector Cheque Account***
Swift Code:	***FIRNZAJJ***
VAT Registration Nr:	***4630193664***
E-MAIL:	***msbrits@george.gov.za***
****Payment reference**:*	**Erven ____, George/Wilderness/Hoekwil…**

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

The application for **DEPARTURE** entails the following: *Departure of conditions of approval of subdivision of mother erf (Erf 304, Hoekwil), and Administrator consent iro title deed condition referring to number of dwellings on properties,* ***as described in the accompanying memorandum****.*

PART G: ATTACHMENTS & SUPPORTING INFORMATION FOR LAND USE PLANNING APPLICATIONS

Please complete the following checklist and attach all the information relevant to the proposal. Failure to submit all information required will result in the application being deemed incomplete.

Is the following compulsory information attached?

Y	*N*	*Completed application form*		*Y*	***N***	*Pre-application Checklist (where applicable)*	
Y	*N*	*Power of Attorney / Owner's consent if applicant is not owner*		*Y*	***N***	*Bondholder's consent*	
Y	*N*	*Motivation report / letter*		***Y***	*N*	*Proof of payment of fees*	
Y	*N*	*Full copy of the Title Deeds*		***Y***	*N*	*S.G. noting sheet extract / Erf diagram / General Plan*	
Y	*N*	*Locality Plan*		***Y***	*N*	*Site layout plan*	

Minimum and additional requirements:

Y	*N*	*N/A*	*Conveyancer's Certificate*		*Y*	*N*	***N/A***	*Land Use Plan / Zoning plan*	
Y	*N*	***N/A***	*Proposed Subdivision Plan (including street names and numbers)*		***Y***	*N*	***N/A***	*Phasing Plan*	
Y	***N***	***N/A***	*Consolidation Plan*		**Y**	*N*	*N/A*	*Copy of original approval letter (if applicable)*	
Y	*N*	***N/A***	*Site Development Plan*		*Y*	*N*	***N/A***	*Landscaping / Tree Plan*	
Y	*N*	***N/A***	*Abutting owner's consent*		*Y*	*N*	***N/A***	*Home Owners' Association consent*	
Y	*N*	***N/A***	~~*Copy of Environmental Impact Assessment (EIA) /*~~ ~~*Heritage Impact Assessment (HIA)*~~ ~~*Traffic Impact Assessment (TIA) /*~~		*Y*	*N*	***N/A***	*1 : 50 / 1:100 Flood line determination (plan / report)*	

			~~*Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD)*~~ *(strikethrough irrelevant)*					
Y	**N**	*N/A*	*Services Report or indication of all municipal services / registered servitudes*		*Y*	*N*	*N/A*	*Required number of documentation copies***2 copies**
Y	*N*	***N/A***	*Any additional documents or information required as listed in the pre-application consultation form / minutes*		***Y***	***N***	*N/A*	***OSCA-Permit Application to be submitted afterwards***
PART H: AUTHORISATION(S) IN TERMS OF OTHER LEGISLATION								
Y	***N/A***	*National Heritage Resources Act, 1999 (Act 25 of 1999)*					*Specific Environmental Management Act(s) (SEMA)* *(e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004),* *National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008), National Environmental Management: Waste Act, 2008 (Act 59 of 2008),* *National Water Act, 1998 (Act 36 of 1998)* *(strikethrough irrelevant)*	
Y	***N/A***	*National Environmental Management Act, 1998 (Act 107 of 1998)*						
Y	**N/A**	*Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)*		*Y*	***N/A***			
Y	**N/A**	*Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)*						
Y	**N/A**	*Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations*						
Y	**N/A**	*Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)*		***Y***	*N/A*	*Other (specify)* ***Contours, Elevations and floor plans,***		
Y	**N**	*If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.****N/A***						
Y	**N**	*If required, do you want to follow an integrated application procedure in terms of section 44(1)of the Land-Use Planning By-law for George Municipality?*						

I hereby wish to confirm the following:

1. *That the information contained in this application form and accompanying documentation is complete and correct.*
2. *The Municipality has not already decided on the application.*
3. *I'm aware that it is an offense in terms of section 86(1)(d) to supply particulars, information or answers in an application, knowing it to be false, incorrect or misleading or not believing them to be correct.*
4. *I am properly authorized to make this application on behalf of the owner and (where applicable) copies of such full relevant Powers of Attorney/Consent are attached hereto.*
5. *I have been appointed to submit this application on behalf of the owner and it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to me as the authorised agent and the owner will regularly consult with the agent in this regard (where applicable).*
6. *That this submission includes all necessary land use planning applications required to enable the development proposed herein.*
7. *I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/amendment/suspension forms part of this submission.*
8. *I am aware of the status of the existing bulk services and infrastructure in the subject area and that I am liable for any possible development charges which may be payable as a result of the proposed development.*
9. *I acknowledge that in terms of the Protection of Personal Information Act (POPIA) all correspondence will be communicated directly and only to myself (the applicant). No information will be given to any third party and/or landowner (if the landowner is not the applicant). I herewith take responsibility to convey all correspondence to the relevant parties.*

Applicant's signature:		*Date:*	***31 August 2026***
Full name:	*PCJ Theron*		
Professional capacity:	*Town Planner*		
SACPLAN Reg. Nr:	***A/025/1985***		

TITLE DEEDS - ERVEN 735 & 740

1082

JONATHAN VAN DRUTEN
530 (PLOT 95)
ANN ROAD
POORTVIEW

Prepared by me

CONVEYANCER
JANINE FOUCHE (60411)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R 2 450 000,00	R 2 450,00
Reason for exemption	Category Exemption	Exemption i t o. Sec/Reg Act/Proc

DATA / CAPTURE
03 DEC 2024
Anitha Manyisana

T 000076164 / 2024

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

~~JANINE FOUCHE (60411)~~ RONELLE WILKINSON(97469)

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

ELME VAN DER WESTHUIZEN, duly authorised thereto by virtue of a Special Power of Attorney signed at George on 9 October 2024 by

DATA / VERIFY
04 DEC 2024
Unathi Jongqo

HESTER JACOBA THERON duly authorised thereto by the General Power of Attorney No PA131/2023 signed at MOSSEL BAY on 1 AUGUST 2022 and given by

CHRISTOFFEL HENDRIK OBERHOLSTER
Identity Number 210311 5006 08 2
Married out of community of property

which said Power of Attorney was signed at George on 20 November 2024

And the Appearer declared that his said principal had, on 13 SEPTEMBER 2023 exchanged the property for shares in terms of Section 42 of the Income Tax Act, Act 58 of 1962, 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

SILVA CHRISTINA PROPRIETARY LIMITED
Registration Number 2022/696428/07

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

ERF 735 HOEKWIL, IN THE MUNICIPALITY AND DIVISION GEORGE, PROVINCE OF WESTERN CAPE

IN EXTENT 3,1631 (THREE COMMA ONE SIX THREE ONE) Hectares

FIRST REGISTERED AND STILL HELD BY CERTIFICATE OF REGISTERED TITLE NO. T6395/2023 WITH DIAGRAM SG NO. 426/2000 RELATING THERETO.

A. SUBJECT to the conditions referred to in Deed of Transfer No. T19633/1962.

B. SUBJECT FURTHER to the following special conditions mentioned in the endorsement dated 22 April 1907, on Deed of Transfer No. 4632/1905 dated 22 May 1905, which reads as follows:

" By Deeds of Transfer No. 2955 and 2956 – April, 1907 certain water and other rights have been conceded in favour of the land thereby conveyed as will more fully appear on reference to the said Deeds of Transfer. "

C. SUBJECT FURTHER to the following special conditions contained in the attachment to Deed of Transfer No. T14200/1920 dated 6 October 1920, which reads as follows:

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

(a) The properties hereby transferred shall be subject to all conditions, restrictions reservations and servitudes mentioned or referred to in or endorsed upon the said Deed of Transfer No 4632 or any prior title or

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

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

D. SUBJECT FURTHER to the following uniform conditions contained in Certificate of Uniform Title Number 14471/1961 imposed by the Minister, dated 17 October 1961 subject to the following right which been reserved in favour of the State:

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

E. SUBJECT FURTHER to a servitude of right to erect poles for electricity conduction, an endorsement dated 23 January 1945, which appear on said Deed of Transfer Number T14200/1920 dated 6 October 1920 which reads as follows:

" By not. Deed No. 7/45 dated 30/10/44 by Mun. of GEORGE has acquired the right to construct use and maintain any poles or structure with the necessary aerial or overhead wires for the conduct of electricity across the land held hereunder as indicated on the Servitude Diagram No. 188/39 annexed to the said Not. Deed subject to conditions as more fully appear on reference to the said Not. Deed. "

F. SUBJECT FURTHER to the following conditions contained in said Deed of Transfer Number T19633/1962, imposed by the Administrator of the Province Cape of Good Hope by subdivision in terms of Section 196 of Ordinance Number 15/1962 as replaced, of the farm WILDERNISHOOGTE, which can be amended or relaxed by him:-

(a) Dit mag net vir woon- en landboudoeleindes gebruik word;
(b) Geen geboue uitgesonder een woning vir gebruik deur 'n enkele familie tesame met die buitegeboue wat gewoonlik nodig is om in verband daarmee gebruik te word, mag op hierdie grond opgerig word nie.

G. SUBJECT FURTHER to the following endorsement dated 7 January 1972, which endorsement has been endorsed on Deed of Transfer Number T13123/1970 dated 18 May 1970 which endorsement reads as follows:

" Die binnegemelde grond is onderhewig aan 'n serwituut met betrekking tot verdeling van water in terme van 'n bevel van die Waterhof(Waterhof Distrik Kaap) gedateer 26 Mei 1971 soos meer volledig sal blyk uit gesmelde bevel waarvan afskrif hieraan geheg is (aan Serwituut 15/72)."

H. ENTITLED to the terms of the endorsement dated 10 August 1999 on Deed of Transfer Number T31325/1982, which reads as follows:-

" KRAGTENS Notariele Akte Nr. K803/1999 gedateer 1 Junie 1999:

(1) Is die binnegemelde eiendom geregtig aan 'n serwituutpadgebied, voorgestel deur die figuur QRSTUVJWXYZ op Kaart Nr. 2959/1998, oor gedeelte 14 ('n gedeelte van gedeelte 7) van die plaas No 158 Groot 5,0565 ha gehou deur SGT Nr. T63114/99 met Kaart daarby aangeheg;

En

(2) Geregtig aan 'n ewigdurende serwituutpad 10 meter wyd, welke serwituutpad voorgestel word deur die figuur K, B1, C1, D1, E1, F1, G1 L op Kaart Nr. 2959/1998 oor Restant van gedeelte 7 van die Plaas Nr 158

groot 5,1090 gehou deur T13122/1970 met Kaart aangeheg by SGT 63114/99

Soos meer volledig sal blyk uit gesegde Notariële Akte."

I. SUBJECT FURTHER to the terms of the endorsement dated 18 October 2001 on Deed of Transfer Number T31325/1982, which reads as follows:

"Kragtens Notariële Akte van serwituut No. K889/2001S is die binnegemelde eiendom Groot: 25,2306Ha onderhewig aan 'n ewigdurende waterpypleiding serwituut 10 (tien) meter wyd, die middellyn van welke serwituut aangedui word deur die lyn a middel van die pad h op kaart Nr. 423/2000 aangeheg daarby, t.g.v. die Munisipaliteit van George. Soos meer volledig sal blyk uit gesegde notariële akte. (Welke serwituut, 10 meter breed, se middellyn voorgestel word op Diagram SG No. 426/2000.)

J. ENTITLED to the terms of the endorsement dated 18 October 2001 on Deed of Transfer Number T31325/1982;

"REMAINDER
Kragtens Notariële akte van serwituut Nr. K890/2003S is die binnegemelde eiendom Groot: 22,1383 Ha onderhewig aan:
1. 'n Serwituut reg van weg 10 (tien) meter wyd, die middellyn van welke serwituut aangedui word deur die lyn a middel van die pad h op kaart Nr. 423/2000 daarby aangeheg.

2. .....

ten gunste van ERF 736 Hoekwil Groot: 3,0923Ha en gehou kragtens Transportakte Nr 181840/2001.

3. Geregtig op 'n serwituut reg van weg 10 (tien) meter wyd, die middellyn van welke serwituut aangedui word deur die lyn a middel van die pad b op kaart Nr.427/2000 geheg aan transportakte Nr. T81840/2001 oor ERF 736 Hoekwil Groot: 3,0923Ha gehou kragtens Transportakte Nr T81840/2001

K. ENTITLED to the terms of the endorsement dated 6 August 2002 on Deed of Transfer Number T31325/1982, which reads as follows:

Kragtens Transportakte T65660/2002 gedateer 2002-08-06 is die binnegemelde eiendom geregtig op 'n serwituut reg van weg 10 (tien) meter wyd, die middel lyn van welke serwituut aangedui word deur die lyn b middel van die pad e op Kaart 424/2000 geheg aan die bogenoemde transportakte oor Erf 733 Hoekwil, 3,1843 ha gehou kragtens bogenoemde transportakte.

Soos meer volledig sal blyk uit gesegde transportakte.

L. ENTITLED to the terms of the endorsement dated 6 August 2002 on Deed of Transfer Number T31325/1982, which reads as follows:

Kragtens Transportakte T65660/2002 gedateer 2002-08-06 is die Binnegemelde eiendom geregtig op 'n serwituut reg van weg 10 (tien) meter

wyd, die middel lyn van welke serwituut aangedui word deur die lyn b middel van pad d op Kaart Nommer 425/2000 oor Erf 734 Hoekwil, 3,1345 hektaar, gehou kragtens bogenoemde transportakte.

Soos meer volledig sal blyk uit gesegde transportakte.

M. SUBJECT FURTHER to a right of way10 (TEN) metres wide in favour of Erf 1029 (Portion of Erf 304) Hoekwil, in the Municipality and Division of George, Western Cape Province, measuring: 3,5995 (THREE COMMA FIVE NINE NINE FIVE) Hectares, held by Deed of Transfer Number T31325/1982, of which the centre line is depicted by the line e f on Diagram No. 423/2000 annexed to Notarial Deed of Servitude No. 890/2001S.

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

CHRISTOFFEL HENDRIK OBERHOLSTER, 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

SILVA CHRISTINA PROPRIETARY LIMITED
Registration Number 2022/696428/07

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the value to be the sum of R2 450 000,00 (TWO MILLION FOUR 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 25 NOV 2024

q.q.

In my presence

REGISTRAR OF DEEDS

Cordel 0...
092-32... 16...
012-6... 00...

7641
RAUBENHEIMERS

VIR ENDOSSEMENTE KYK BLADSY 7 ET SEQ.
FOR ENDORSEMENTS SEE PAGE 7 ET SEQ.

T 31325 1982
1982

AKTE VAN TRANSPORT

UIT KRAG VAN 'N PROKURASIE.

BISSET, BOEHMKE & McBLAIN,
PROKUREURS, NOTARISSE EN TRANSPORTBESORGERS.
FAIRBAIRNGEBOU,
ST. GEORGESTRAAT,
KAAPSTAD.

Opgestel deur my
Transportbesorger.

Sy dit kenlik aan almal wat dit mag aangaan

ANDREW DAVID URQUHART BRECHIN

DAT ~~CARL FRIEDRICH POHL~~ voor my, Registrateur van Aktes, te Kaapstad, verskyn het, behoorlik daartoe gematig deur 'n prokurasie, in die teenwoordigheid van getuies geteken volgens wet, gedateer die 8 Junie 19 82, opgestel te GEORGE en aan hom verleen deur

JOHANNES VENTER
(I.D. Nr. 310908 5011 001)
BLANKE GROEP

welke prokurasie hede aan my vertoon is; en die genoemde Komparant het verklaar dat die genoemde TRANSPORTGEWER

2. op die / ....

op die 14de dag van Mei, 1982, waarlik en wettig verkoop het en dat hy die Komparant in sy hoedanigheid voormeld hiermee in volkome en vrye eiendom sedeer en transporteer aan en ten gunste van:-

CHRISTOFFEL HENDRIK OBERHOLSTER
(I.D. Nr. 210311 5006 009)
BLANKE GROEP

sy erfgename, eksekuteurs, administrateurs of regverkrygendes;

GEDEELTE 81 van die plaas Wildernishoogte Nr. 157
geleë in die Administratiewe Distrik van George.

GROOT: 25,2306 (VYF EN TWINTIG KOMMA TWEE DRIE NUL SES)
hektaar

EERSTE oorgedra by Akte van Transport Nr. 19633/1962 met kaart Nr. 2793/61 aangeheg en gehou kragtens Transportakte Nr. T35236/81.

A. ONDERHEWIG aan die voorwaardes waarna verwys word in Transportakte Nr. 19633/1962.

B. ONDERHEWIG VERDER aan die volgende spesiale voorwaardes vermeld in endossement gedateer 22 April 1907, op Transportakte Nr. 4632/1905 gedateer 22 Mei 1905, wat as volg lees:

"By Deeds of Transfer No. 2955 and 2956 - April, 1907 certain water and other rights have been conceded in favour of the land thereby conveyed as will more fully appear on reference to the said Deeds of Transfer."

C. ONDERHEWIG VERDER aan die volgende spesiale voorwaardes bevat in die aanhangsel aan Transportakte Nr. 14200/1920 gedateer 6 Oktober 1920, wat as volg lui:-

3. EXTRACT / .....

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

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

(b) The Transferor and all persons now or at any time hereafter holding title from or through the Transferor of any portion of the land marked 497 called Barbiers Kraal, in extent 709,2085 Hect. as well as persons at any time frequenting

4. the seaside / ...

the seaside resort known as the Wilderness shall have full and undisturbed right of way on foot and by means of vehicles over the properties hereby transferred to and from any portion of the said land marked 497 and the said Seaside Resort by the present public roads on the ground hereby transferred and also by a road constructed and made by the Transferor and which has not yet been declared a public road, and by such public roads as may hereafter be constructed and/or declared public roads by any competent authority, and the Transferee shall in so far as and to the extent that the same passes through the properties hereby transferred keep in good order and repair the said road constructed by the Transferor, provided that such repairs shall not extend to gravelling, the Transferor on its part undertaking to keep the said road in good repair over the extent that the said road passed through its property."

D. ONDERHEWIG VERDER aan die volgende eenvormige voorwaardes vervat in Sertifikaat van Eenvormige Titel Nr. 14471/1961 gedateer 17 Oktober 1961 opgelê deur die Minister, onderworpe aan die volgende reg wat ten gunste van die Staat voorbehou word:-

"(1) Behoudens die bepalings van die Wet op de Ontginning van Voorbehouden Mineral, 1926, en van die Wet op Edelgesteentes, 1927, soos gewysig, word alle regte op alle minerale, mineraalprodukte, mineraalolies, steenkool, onedele of edele metale of edelgesteentes op of onder die grond ten gunste van die Republiek van Suid-Afrika voorbehou (ten opsigte waarvan Sertifikaat van Minerale Regte No. 7 gedateer 17 Oktober 1961 uitgereik is).

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

E. ONDERHEWIG VERDER aan 'n Serwituut van reg om pale op te rig vir elektrisiteit begeleiding, 'n endossement gedateer 23 Januarie 1945, waarvan verskyn op gemelde Transportakte Nr. 14200/1920 gedateer 6 Oktober 1920 wat as volg lees:-

"By Not. Deed No. 7/45 dated 30/10/44 by Mun. of GEORGE has acquired the right to construct use and maintain any poles or structure with the necessary aerail or overhead wires for the conduct of electricity across the land held hereunder as indicated on the Servitude Diagram No. 188/39 annexed to the said Not. Deed subject to conditions as more fully appear on reference to the said Not. Deed."

F. ONDERHEWIG VERDER aan die volgende voorwaardes vervat in gemelde Transportakte Nr. 19633/1962, opgelê deur die Administrateur van die Provinsie Kaap die Geoie Hoop by onderverdeling ingevolge Artikel 196 van Ordonnansie Nr. 15/1962 soos vervang, van die plaas WILDERNISHOOGTE, wat deur hom gewysig of versag kan word:-

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

(b) Geen geboue uitgesonder een woning vir gebruik deur 'n enkele familie tesame met die buitegeboue wat gewoonlik nodig is om in verband daarmee gebruik te word, mag op hierdie grond opgerig word nie.

G. ONDERHEWIG VERDER aan die volgende endossement gedateer 7 Januarie 1972, welke endossement aangebring is op Transportakte Nr. 13123/1970 gedateer 18 Mei 1970, welke endossement as volg lui:-

"Die binnegemelde grond is onderhewig aan 'n serwituut met betrekking tot verdeling van water in terme van 'n bevel van die Waterhof (Waterhof Distrik Kaap) gedateer 26 Mei 1971 soos meer volledig sal blyk uit gemelde bevel waarvan afskrif hieraan geheg is (aan Serwituut 15/72)."

6. Weshalwe / .....

Weshalwe die Komparant afstand doen van al die regte en aanspraak wat die genoemde

TRANSPORTGEWER

voorheen op die eiendom gehad het, en gevolglik ook erken dat die genoemde

TRANSPORTGEWER

geheel uit die besit daarvan onthef is en nie meer daartoe geregtig is nie, en dat kragtens hierdie akte die genoemde

TRANSPORTNEMER

sy erfgename, eksekuteurs, administrateurs of regverkrygendes, tans daartoe geregtig is, en voortaan daartoe geregtig sal wees ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat, en ten slotte erken dat die gehele koopsom bedraende

R 85 000,00 behoorlik verseker en/of betaal is.

Ten bewyse waarvan ek, die genoemde Registrateur van Aktes, saam met die Komparant, *q.q.*, hierdie akte onderteken en met die Ampseël bekragtig het

Aldus gedoen en geteken op die kantoor van die Registrateur van Aktes, te Kaapstad, Provinsie Kaap die Goeie Hoop, op die 24 dag van die maand AUGUSTUS in die jaar van ons Heer eenduisend negehonderd Twee en Tagtig (1982)

q.q.

In my teenwoordigheid

Registrateur van Aktes.

Geregistreer in die Plase

Register van George

Boek..... Folio 157/81/1

Klerk in Bevel.

BLADSY/PAGE 7 1

ENDOSSEMENT OP 31325
ENDORSEMENT ON 1 (0) 82

EIENDOM/PROPERTY Ged 81 v/d
Plaas Wildernishoogte
Nr 157

BC 28806 83.

CANCELLED
GEKANSELLEER
1983-00-14
REGISTRAR.
REGISTRATEUR

21774 87

VERBIND
MORTGAGED 82-08-24
vir R40 000,00 (met preferensie
for (with preference
vir 'n verder bedrag nie te bogaande
for an additional amount not exceeding
R4000,00 P.R. Bk.
P.R. Bk.

Akteskantoor,
Deeds Office,
Kaapstad.
Cape Town.

Asst.-Registrateur/Asst. Registrar.

ENDOSSEMENT KRAGTENS ARTIKEL 43 VAN WET 9 VAN 1927	ENDORSEMENT IN TERMS OF SECTION 43 OF ACT 9 OF 1927
DIE BESKRYWING/GROOTTE VAN DIE HIERINNEGEMELDE EIENDOM IS GEWYSIG SOM TE LEES:	THE DESCRIPTION/EXTENT OF THE WITHINMENTIONED PROPERTY HAS BEEN AMENDED TO READ:
Erf 304 Hoekwil	
	REGISTRATEUR/REGISTRAR
1999 08 10	

VIR VERDERE ENDOSSEMENTE SIEN
FOR FURTHER ENDORSEMENTS SEE 18

OR FURTHER ENDORSEMENTS SEE
IN VERDERE ENDOSSEMENTE SIEN P.9

DIE IDENTITEITSNOMMER VAN DIE THE IDENTITY NUMBER OF THE
T/nemer
IS VERANDER NA HAS BEEN CHANGED TO
210311 5006 082

1999 -08- 10
REGISTRATEUR/REGISTRAR

Enkerang

✓ Blg in

Ingelyfs Notariële akte Nr. K 80399 S

Datear 1 Junie 1999,

is die Ooinnegemelde eiendom geregtig
aan 'n serwituutpadgebied, voorgestel deur
die figuur QRSTUVJWXYZ op kaart Nr. 2959/1998,
oor gedeelte 14 (n gedeelte van gedeelte) van die
plaas No. 158 groot 5,0565 ha gehou deur
SG.T Nr. T 63114199 met kaart daarby aangehegen
geregtig aan 'n ewigdurende serwituutpad 10 meter
wyd, welke serwituutpad voorgestel word deur
die figuur K, B1, C1, D1, E1, F1, G1, L op kaart Nr.
2959/1998 oor Restant van gedeelte 7 van die
plaas Nr. 158 groot 5,1090 gehou deur
T 13122/1970 met kaart daarby aangehegtag
CRT. 63114/99
soos meer volledig sal blyk uit gesegde
Notariële akte

Aktekantoor
Kaapstad

Registrateur
Van aktes

1999 -08- 10

Erf 736 = 3,0923 Ha

GETRANSPORTEER AAN	TRANSFERRED TO
II	Ladbrooke Family Trust
RESTANT REMAINDER 22,1883 Ha	
T 81840/2001	
2001-10-18	REGISTRATEUR/REGISTRAR

Kragtens Notariële Akte van servituut No. K 889/2001 (1) S is die binnegemelde eiendom Groot: 25,2306 Ha onderhewig aan 'n ewigdurende waterpypleiding servituut 10 (tien) meter wyd, die middellyn van welke servituut aangedui word deur die lyn a middel van die pad h op Kaart Nr. 423/2000 aangeheg daarby, t.g.v. die Munisipaliteit van George.

Soos meer volledig sal blyk uit gesegde notariële akte.

2001-10-18
Aktekantoor
Kaapstad

Registrateur v. Aktes

FOR FURTHER ENDORSEMENTS SEE
VIR VERDERE ENDOSSEMENTE SIEN P 10

III Remainder

Kragtens Notariële akte van Serwituut nr. K 890/2003/S is die binnegemelde eiendom Groot 22,1383 Ha onderhewig aan:

1. 'n Serwituut reg van weg 10 (tien) meter wyd die middellyn van welke serwituut aangedui word deur die lyn a middel van die pad h op Kaart Nr. 423/2000 daarby aangeheg.

2. NVT weens ligging 'n Serwituut reg van weg 10 (tien) meter wyd, die westelike grens van ~~waan~~ welke serwituut aangedui word deur die lyn FG op Kaart 423/2000 daarby aangeheg. N/A SERVITUDE

Beide serwitute t.g.v. Erf 736 Hoetwil Groot: 3,0923 Ha en gehou kragtens T .

~~Soos meer volledig sal blyk uit gesegde Notariële Akte.~~

FOR FURTHER ENDORSEMENTS SEE P. 11
VIR VERDERE ENDOSSEMENTE SIEN.....

~~Aktekantoor Kaapstad~~

2001-10-18

~~Registrateur v. Aktes~~

3. Geregtig op ń serwituut reg van weg 10(tien) meter wyd, die middellyn van welke serwituut aangedui word deur die lyn a middel van die pad b op Kaart Nr. 427/2000 geheg aan transportakte Nr. T 081840*2001 (2)

oor Erf 736 Hoekwil Groot: 3,0923 Ha en gehou kragtens transportakte Nr. T 081840*2001

oos meer volledig sal blyk uit gesegde Notariële Akte.

Aktekantoor
Kaapstad 2001-10-18

Registrateur v Aktes.

Erf 733 = 3,1843 ha

GETRANSPORTEER AAN / TRANSFERRED TO	
Y. SEBBAG	
RESTANT/REMAINDER	18,9540 ha
T 065660/2002	REGISTRATEUR/REGISTRAR
2002-08-06	

Erf 734 = 3,1345 ha

GETRANSPORTEER AAN / TRANSFERRED TO	
Y. SEBBAG	
RESTANT/REMAINDER	15,8195 ha
T 065661/2002	REGISTRATEUR/REGISTRAR
2002-08-06	

(2)

oor verdere Gedeelte van Erf

servitut

ingevolge transportakte T 065660/2002 gedateerd 2002-08-06
die hiervergenoemde eigendom gevestigd op een servitut recht van
weg van tien (10) meter wijd, die middel lijn van welke servitut
aangeduid wordt door die lijn b middel van die paden
; Kaart 424/2000 gehecht aan die hiergenoemde transportakte
~~en gezien~~ over Erf 733 Hoekwoud, 3,1843 HA gehou- hiervan
hiergenoemde transportakte.

zoo meer volledig zal blijken uit gezegde transportakte

2002/22106

102-08-06
te Kaapstad

Registrateur van Aktes

Vir verdere Hadsoy zien Vl 13

Endossement

Kragtens transportakte T 65660/2002 gedateer 2002-08-06

is die hiernagemelde eiendom geregtig op n serwituut reg van weg 10(tien) meter wyd, die middel lyn van welke serwituut aangedui word deur die lyn b middel van pad d op Kaart nommer 425/2000 oor ef 734 Hektaar, 3,1345 Hektaar, gehou kragtens bogenoemde transportakte

Soos mee erfdeig sal blyk uit gesegde transportakte

2002-08-06
Akte Kantoor
Kaapstand

Registrateur van Aktes

PER PUNTNEG ENDORSEMENTS DEUR
VIR VERDERE ENDORSEMENTS SIEN

Erf 39 = 3,2150 ha

GETRANSPORTEER AAN / TRANSFERRED TO
S.C. Du Plessis

RESTANT/REMAINDER 12,6048 ha

T 000040383 / 2003

2003-05-09

REGISTRATEUR/REGISTRAR

Erf 1030 = 2,7600 ha

GETRANSPORTEER AAN / TRANSFERRED TO
Cockrell Familie Trust

RESTANT/REMAINDER 9,8445 ha

T 000040384 / 2003

2003-05-09

REGISTRATEUR/REGISTRAR

GTO 1029 = 3,5995 hg.

GETRANSPORTEER AAN / TRANSFERRED TO
P. C. J. Theron

RESTANT/REMAINDER 6,8445 ha.

6,2450 HA

T 000013927 / 2006

28 FEB 2006

REGISTRATEUR/REGISTRAR

FOR FURTHER ENDORSEMENTS SEE
VIR VERDERE ENDOSSEMENTE SIEN

GETRANSPORTEER AAN

TRANSFERRED TO

RESTANT/REMAINDER

T

REGISTRATEUR/REGISTRAR

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN Erf Brent 740 MEAS 3,0863 HA
IN RESPECT OF

LEAVING No REMAINDER
MOE I 18313/2001 CB

T 000033725/2023

15 AUG 2023

REGISTRATEUR/REGISTRAR

CONVEYANCER CERTIFICATE

CONVEYANCER CERTIFICATE

I, the undersigned,

STEPHANUS ABRAHAM ROUX

hereby confirm that a search was conducted in the Deeds Registry Cape Town regarding the following properties (including current and earlier title deeds / pivot deeds / deeds of transfer):

1. Erf 740 (Portion of erf 304) Wilderness
   In the George Municipality Division of George
   Province of the Western Cape
   In extent 3,0863 (Three comma zero eight six three) hectares
   Held by Certificate of Registered Title number T33725/2023

2. Erf 735 Wilderness
   In the George Municipality Division of George
   Province of the Western Cape
   In extent 3,1631(Three comma zero six three one) hectares
   Held by Deed of Transfer Title number 76164/2024

(the Properties)

1. Application is made in terms of Section 15(2)(b) of the George Land Use Planning By-Law, 2023 for a departure iro Conditions 3.2 & 3.3 contained in the approval of subdivision of Erf 304 Hoekwil dated 30 September 1999 –

1.1. **Condition 3.2**

- to allow second dwelling units to be erected on the 2 erven and;
- to depart from the condition restricting the coverage for the properties to 250m², so that the parameters iro sizes of buildings as per the zoning scheme, are applicable.

1.2. **Condition 3.3**

to deviate from the prescribed building materials to be used (*timber, face brick and clinker brick*).

In respect of the above I hereby certify that no restrictive condition/s exist that will prohibit the departure applied for regarding the Properties.

DATED at GEORGE on this 1st day of September 2026.

SA ROUX
CONVEYANCER

POWER OF ATTORNEYS & AUTHORIZATIONS ERVEN 735 & 740

POWER OF ATTORNEY

I, **Hendrik Johannes Schrader**, the undersigned and duly authorized by **Silva Christina Proprietary Ltd**, the registered owner of **Erf 735, Hoekwil**, hereby appoint FORMAPLAN to apply to the George Municipality for a departure from conditions Nos 3.2 & 3.3 of the approval of the subdivision of Erf 304, Hoekwil, dated 30 September 1999 as follows:

3.1.1 **condition 3.2**

- to a allow second dwelling unit to be erected on the erf and
- to depart from the condition restricting the coverage for the erf to 250m², so that the parameters iro sizes of buildings as per the zoning scheme, are applicable.

3.1.2. **condition 3.3**

- to deviate from the prescribed building materials to be used (*timber, face brick and clinker brick*).

3.2 Application is made for an Administrator's approval in terms of Para F of Deeds of Transfer No 76164/2024 (*Erf 735*), for relaxation of Condition F (b) in the Deed, so that the erf can be used for the erection of a second dwelling unit on the property.



11/07/2026

H.J. Schrader **Date**

RESOLUTION SILVA CHRISTINA PTY LTD

Location: Hoekwil, George
Date: 05 Junie 2026

AGENDA ITEM: To allocate Power of Attorney to H.J. Schrader to give Power of Attorney to Formaplan to apply for a departure of conditions of approval of the subdivision of Erf 304, Hoekwil in respect of Erf 735, Hoekwil.

RESOLUTION: That H.J. Schrader be granted power of attorney to sign applicable documents.

_____	11/07/2-26 _____
H.J. Schrader (sole director)	**Date**

Companies and Intellectual Property Commission
a member of the dti group

COMPANIES AND INTELLECTUAL PROPERTY COMMISSION
REPUBLIC OF SOUTH AFRICA

Form COR14.3 - Amended Registration Certificate

Effective date: 04/04/2023
Print date: 04/04/2023
Customer code: KSEJER
Tracking number: 9383597387

Concerning:

SILVA CHRISTINA (PTY) LTD 2022/696428/07

The above company has filed an amendment of its Memorandum of Incorporation in terms of section 16 of the Companies Act, 2008, changing the company name from
SOLID 25
to SILVA CHRISTINA (PTY) LTD.
In accordance with the Notice of Amendment of the Memorandum of Incorporation, the change of the company name takes effect on 04/04/2023.
In conjunction with this certificate, the Commission has not issued another notice contemplated in section 12 (3).

Commissioner: CIPC

Certificate issued by the Companies and Intellectual Property Commission on Tuesday, April 04, 2023 11:00
Certificate of Confirmation

Companies and Intellectual Property Commission
a member of the dti group

Registration number	**2022 / 696428 / 07**
Enterprise Name	**SILVA CHRISTINA (PTY) LTD**
Enterprise Shortened Name	**None provided.**
Enterprise Translated Name	**None provided.**
Registration Date	**01/09/2022**
Business Start Date	**01/09/2022**
Enterprise Type	**Private Company**
Enterprise Status	**In Business**
Financial year end	**February**
Main Business/Main Object	**BUSINESS ACTIVITIES NOT RESTRICTED.**
Postal address	**P O BOX 10485 GEORGE GEORGE WESTERN CAPE 6530**
Address of registered office	**113 MERRIMAN STREET GEORGE GEORGE WESTERN CAPE 6530**

Certificate issued by the Companies and Intellectual Property Commission on Tuesday, April 04, 2023 11:00
Certificate of Confirmation

Companies and Intellectual Property Commission
a member of the dti group

Registration number **2022/696428/07**

Enterprise Name **SILVA CHRISTINA (PTY) LTD**

Name

Postal Address

Active Directors / Officers

Surname and first names	ID number or date of birth	Director type	Appoint-ment date	Addresses
SCHRADER, HENDRIK JOHANNES	8903155798082	Director	29/03/2023	Postal: PO BOX 9824, GEORGE, GEORGE, WESTERN CAPE, 6530 Residential: PLOT 304 WHITES ROAD, WILDERNESS HEIGHTS, WILDERNESS HEIGHTS, WESTERN CAPE, 6560

POWER OF ATTORNEY

I, **Hester Jacoba Theron**, the undersigned and duly authorized by **Christoffel Hendrik Oberholster**, the registered owner of **Erf 740, Hoekwil**, (*previously Rem of Erf 304*) hereby appoint FORMAPLAN to apply to the George Municipality for a departure from conditions Nos 3.2 & 3.3 of the approval of the subdivision of Erf 304, Hoekwil, dated 30 September 1999 as follows:

3.1.1 **condition 3.2**

- to a allow second dwelling unit to be erected on the erf and
- to depart from the condition restricting the coverage for the erf to 250m², so that the parameters iro sizes of buildings as per the zoning scheme, are applicable.

3.1.2. **condition 3.3**

- to deviate from the prescribed building materials to be used (*timber, face brick and clinker brick*).

3.2 Application is made for an Administrator's approval in terms of Para F of Deeds of Transfer No 31325/1982 (*Erf 740*), for relaxation of Condition F (b) in the Deed, so that the erf can be used for the erection of a second dwelling unit on the property.

H.J. Theron

13 July 2026
Date

1083

Rauch Gertenbach Incorporated
Advertiser Building
10 Church street
P.O.Box 3/54/132
Mossel Bay
6500

Prepared by me

CONVEYANCER
JACOBUS CORNELIUS FOURIE
(LPC NUMBER: 86178)

GENERAL POWER OF ATTORNEY

I, the undersigned

CHRISTOFFEL HENDRIK OBERHOLSTER
Identity number: 210311 5006 08 2

Married out of community of property

hereby nominate and appoint,

HESTER JACOBA THERON
Identity number: 571117 0082 08 1

with power of substitution to be my attorney and agent to represent me as and how she in her discretion deems fit, managing my affairs and conducting my business in the Republic of South Africa and in every territory or country anywhere in the world.

In order for my said attorney and agent to represent me and act on my behalf as herein contemplated, she shall have all such powers with regard to my affairs that I would have had if personally acting in regard to the matter concerned. Without derogating from the generality of the aforegoing, I confirm that my attorney and agent shall have the following powers:

1. **Collect the debts and goods** In my name and for my benefit to collect, ask, demand, sue for, recover and receive all debts or sums of money, goods and things whatsoever which now are or hereafter may become due and owing or payable to me or which belong to me;

2. **Settle disputes** To waive, settle, amend, legally defend, compromise and submit to arbitration all accounts, debts, claims, demands, disputes and matters between me and any person or entity and for this purpose to appoint persons to act for me and to sign any documents necessary;

3. **Immovable property** To deal with immovable property (land, mineral rights, servitudes, leases, mortgage bonds and the like) registered in my name as she deems fit, including to improve, alter, lease or grant gratis use, sell or otherwise alienate, cede, transfer, encumber by servitude or mortgage bond, purchase and accept transfer, cession and the like, to grant or receive rights in respect thereof, to

JACOBUS CORNELIUS FOURIE
COMMISSIONER OF OATHS
PRACTISING ATTORNEY, RSA
SUITE 1
34 KAAP DE GOEDE HOOP AVE.
HARTENBOS

Lexis® Convey 16.0.10

consent to cancellation of bonds, servitudes and other rights to waive preference of any rights I have in favour of other persons or rights, and to waive rights, whether relating to personal or praedial servitudes or otherwise, and for this purpose to appoint persons to act for me and to sign any documents necessary to give effect, including deeds of sale, transfer duty declarations, powers of attorney, notarial deeds and otherwise;

4. **Movable property and granting of receipts** To deal with movable property belonging to me as she deems fit, including to improve, alter, lease or grant gratis use, sell or otherwise alienate, cede, transfer, deliver, encumber by pledge or notarial bond, purchase and accept delivery, transfer, cession and the like, to grant or receive rights in respect thereof; to give and grant receipts, releases or other discharges for any sum of money or thing recovered on my behalf, which receipt whether given in my name or in the name of my attorney shall exonerate the person or persons paying such moneys from seeing to the application thereof;

5. **Further regarding leases** To collect and receive rent, and, if necessary cancel any lease and conduct any legal proceedings necessary for cancellation, enforcement ejectment or otherwise in connection with such lease;

6. **Current, savings and other accounts with banks** To open and operate any account with a financial institution and to overdraw such account; to draw, sign and endorse cheques; to draw, accept and endorse bills of exchange and promissory notes; to negotiate for and take discounts and loans with or without security; to furnish security for the repayment thereof; and to withdraw securities and to sign receipts therefor;

7. **Suretyships and security** To establish credits for others; to guarantee payment of any liability or indebtedness of others; to bind me as surety *in solidum* and as co-principal debtor and under rununciation of the benefits of division and excussion.

8. **Investments on my behalf** To invest my money in any matter, on such conditions and for such returns and periods as she thinks fit, including but not restricted to movable or immovable property, savings accounts, share in public and private companies, furniture, coins, carpets, works of art and other assets and from time to time to realise, vary or alter such investments;

9. **Litigation on my behalf** On my behalf to institute, conduct and conclude, defend or abandon, legal proceedings that are in his discretion reasonably necessary to preserve my interests in any court or before any body or persons in the Republic of South Africa and elsewhere in the world, and to suffer judgement or order of court to be given against me in any of legal proceedings be default;

10. **Creditors, meetings and insolvency hearings** To attend all meetings of my creditors, meetings of companies, close corporations, trusts, clubs or other persons or entities in which I may have an interest, creditors' and other meetings relating to persons indebted to me whether in solvency or otherwise to prove my claim at any such meetings and to vote for election of a trustee or to consent to the assignment of the estate of any debtor, to compromise or settle, to sign the necessary deeds and to vote for the election of any assignee, and also to vote on all questions submitted to any such meeting of creditors and generally to exercise all rights attaching to me as creditor;

JACOBUS CORNELIUS FOURIE
COMMISSIONER OF OATHS
PRACTISING ATTORNEY, RSA
SUITE 1
34 KAAP DE GOEDE HOOP AVE.
HARTENBOS

Lexis® Convey 18.0.10.6

11. **Interests in estates** To attend meetings of persons interest in any estate, testate and intestate with which I may be concerned as next of kin, heir, legatee, creditor or otherwise, to vote for the appointment of any executor or executor dative to do whatever may be required to prove my claim, and to act for me in all matters pertaining to such estate;

12. **Shares and general dealings in relation to companies and partnerships** To make application in my name for shares in any company or syndicate (for purposes of this power of attorney the concept "company" shall *mutatis mutandis* include reference to "close corporation", and "shares" shall include reference to "members' interest" and "shareholders" shall include reference to "members" and other terminology shall be similarly adapted), to receive such shares as may be allotted to me and to sign documents requiring the signature of shareholders, to appear in person or by proxy at the meetings of shareholders of any company or syndicate in which I may hold shares and to vote thereat on my behalf, to buy, sell and exchange script or shares and to sign the necessary transfers and documents to pass title thereto, and to represent me in all matters relating to any company registered or incorporated in the Republic of South Africa or anywhere in the world, and to enter into partnership on my behalf with any person, to dissolve or liquidate any partnership and to sell or transfer any partnership property;

13. **Specific dealings with regard to companies** Without restricting or limiting aforesaid general powers I specially authorise my attorney and agent to do any of the following things in relation to any company in the Republic of South Africa or elsewhere in the world:

    1. to sign and subscribe my name in the memorandum and articles of association of any company as a member thereof, and to undertake to purchase from such company and subscribe to the memorandum for such number of shares in the company as my attorney and agent may deem fit;

    2. on my behalf to sign and lodge with the Registrar of Companies or other competent official, a consent in writing to act as a director of the board of directors of any company in the Republic of South Africa elsewhere in the world;

    3. if deemed necessary in lieu of subscribing to the memorandum of association of any such company, to sign and lodge with the Registrar of Companies a contract on my behalf to take from and pay to any such company such number of shares in the company as will be necessary to qualify me as a director in terms of the Companies Act 1973, of the Republic of South Africa or any similar legislative provision elsewhere in the world;

    4. after my appointment as a director of any company, to sign a prospectus or statement in lieu of prospectus on my behalf.

14. **General Powers**

    14.1 Generally, I authorise the grantee to do anything without exception on my behalf which I, if I were personally present, could do myself.

    14.2 She may choose *domicilium citandi etc executandi* on my behalf.

JACOBUS CORNELIUS FOURIE
COMMISSIONER OF OATHS
PRACTISING ATTORNEY, RSA
SUITE 1
34 KAAP DE GOEDE HOOP AVE.
HARTENBOS

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14.3 For all of the aforesaid purposes she may in her sole discretion appoint persons to act for me and she may sign any documents necessary to give effect to her intentions.

I hereby ratify and agreeing to ratify everything lawfully done or caused to be done by my said attorney and agent by virtue of power of attorney

Signed at Mossel Bay on this 1st day of AUGUST 2022 in the presence of the undersigned witnesses.

AS WITNESSES :

1. _____

2. _____

_____
CHRISTOFFEL HENDRIK OBERHOLSTER

CERTIFICATE

I, **JACOBUS CORNELIUS FOURIE**, in my capacity as Commissioner of Oaths do hereby confirm that I have acquainted myself with the identity of the applicant with identity number 210311 5006 08 2 and that this application which he has signed by the making of a mark, is his application.

Signed at **MOSSEL BAY** on this **01st** day of **AUGUST 2022**

COMMISSIONER OF OATH

JACOBUS CORNELIUS **FOURIE**
COMMISSIONER OF OATHS
PRACTISING ATTORNEY, RSA
SUITE 1
34 KAAP DE GOEDE HOOP AVE.
HARTENBOS

SG DIAGRAMS
ERVEN 735 & 740

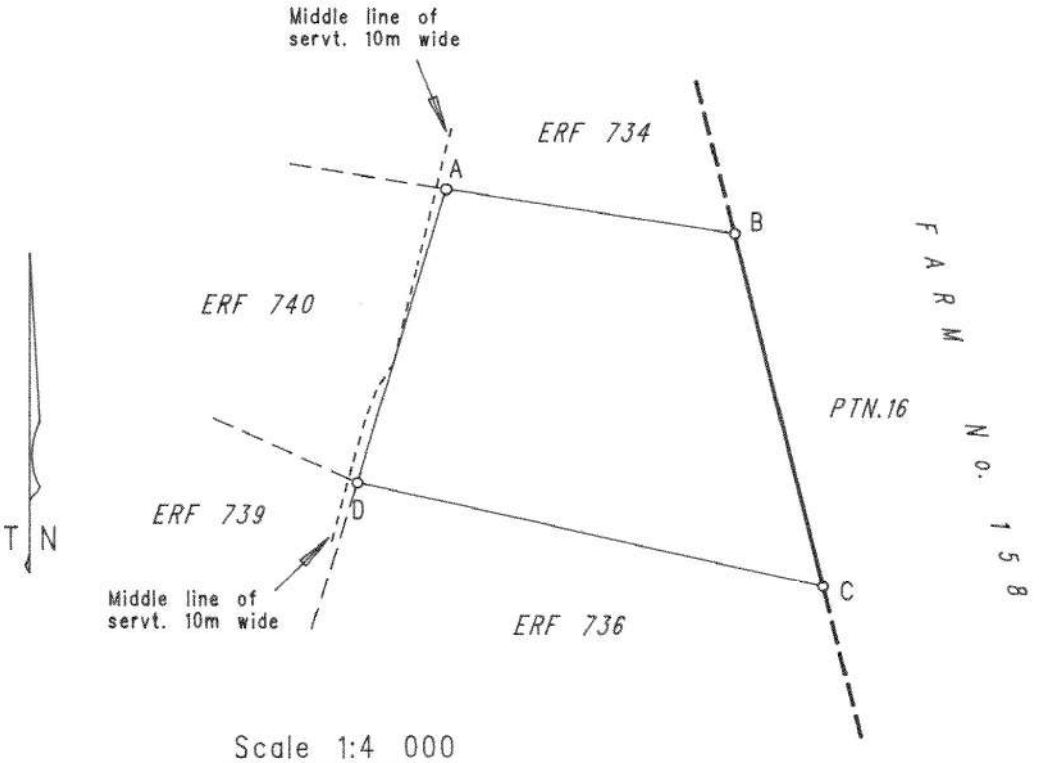
OFFICE COPY

SIDES Metres		ANGLES OF DIRECTION		CO-ORDINATES Y System WG.23 X	
		CONSTANTS		+ 0, 00	+3700000, 00
AB	148, 23	278 45 30	A	+38 495, 12	+62 108, 64
BC	186, 00	345 58 40	B	+38 348, 61	+62 131, 21
CD	242, 07	102 36 20	C	+38 303, 55	+62 311, 66
DA	156, 70	196 33 30	D	+38 539, 78	+62 258, 84
		3322/200	Δ	+39 012, 48	+61 494, 67
		3322/445	Δ	+40 016, 88	+62 603, 27

S.G. No.
426/2000
Approved
for Surveyor General
2000-03-14

DESCRIPTION OF BEACONS

A,B,C,D ... 16mm Iron peg and cairn



Scale 1:4 000

The figure A B C D
represents 3,1631 hectares of land being
ERF 735 (a ptn. of ERF 304) HOEKWIL

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

Surveyed by me in December 1999

Professional Land Surveyor
P.G.Tarboton Reg. No. 0605

This diagram is annexed to	The original diagram is	File No. S/8692
No. T. 6395/2023 dated i.f.o.	No. 2793-1961	S.R. No. E155/2000
Registrar of Deeds	Annexed to Transfer No. 1962. .19633	Comp. BL-8CCD (4139)

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

APPROVED IN TERMS OF SECT. 25 OF ORD. 15/1985
REF 304/WH
DATE 1999.09.30

SIDES Metres		ANGLES OF DIRECTION		CO-ORDINATES Y System WG.23 X	
		CONSTANTS		+ 0, 00	+3700000, 00
AB	237, 78	279 06 00	A	+38 729, 91	+62 071, 04
BC	156, 70	16 33 40	B	+38 495, 12	+62 108, 64
CD	260, 71	114 02 20	C	+38 539, 78	+62 258, 84
DA	94, 66	210 27 10	D	+38 777, 88	+62 152, 64
Aa		279 06 00			
Dd		294 02 20			
		3322/200	Δ	+39 012, 48	+61 494, 67
		3322/445	Δ	+40 016, 88	+62 603, 27

S.G. No. **431/2000**

Approved

for Surveyor General

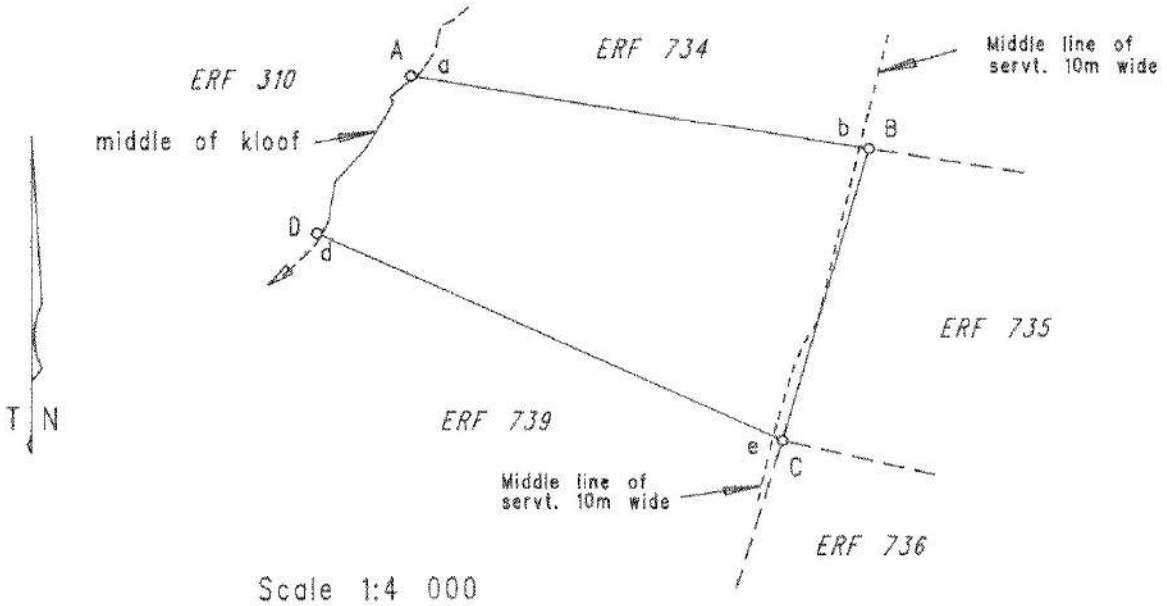
2000-03-14

DESCRIPTION OF BEACONS

A,B,C,D ... 16mm Iron peg and cairn

Servitude note

The line b middle of road e represents the middle line of a servitude 10,0m wide Vide subsidiary servitude diagram No. ~~423/2000~~ 6426/2001



Scale 1:4 000

The figure a B C d middle of kloof represents 3,0863 hectares of land being

ERF 740 (a ptn. of ERF 304) HOEKWIL

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

Surveyed by me in December 1999

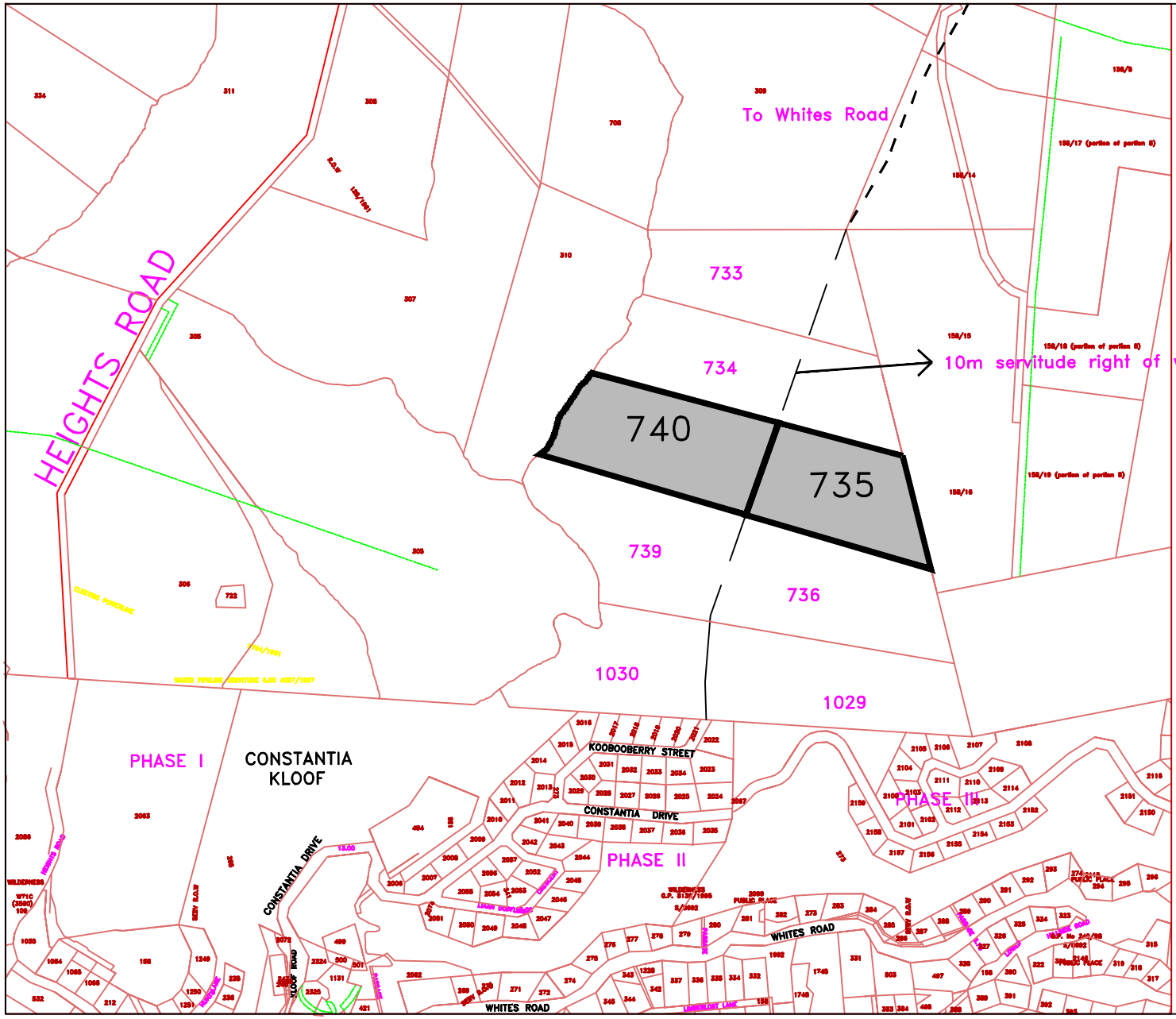
Professional Land Surveyor
P.G.Tarboton Reg. No. 0605

This diagram is annexed to	The original diagram is	File No.S/8692
No. T. 33725/2023 dated i.f.o.	No. 2793-1961	S.R. No.E155/2000
Registrar of Deeds	Annexed to Transfer No. 1962. .19633	Comp. BL-8CCD (4139)

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

APPROVED IN TERMS OF SECT. 25 OF ORD. 15/1985 REF 304/WH DATE 1999.09.30

LOCALITY PLAN



NOTA:
Alle mates op die plan is by benadering en moet deur 'n landmeter beves-tig word.

Klient: / Client:
Oberholster Family

FORMAPLAN cc
STADS- & STREEKSBEPLANNERS
TOWN- & REGIONAL PLANNERS
P.O. Box 9824, George 6530 / 8 St John St
Tel: (044) 873-2035 Faks: (044) 874-3022

Projek: / Project:
Departure: Second Dwellngs

Titel: / Title:
LOCALITY PLAN

Eiendom: / Property:
ERF 735 & 740, Hoekwil

Skaal: / Scale:
NTS

Tekening Nommer: / Drawing Number:
Hoek.735 & 740.1.1

Datum: / Date:
May 2026

SITE & INSET PLANS - ERF 735

ERF 735, HOEKWIL

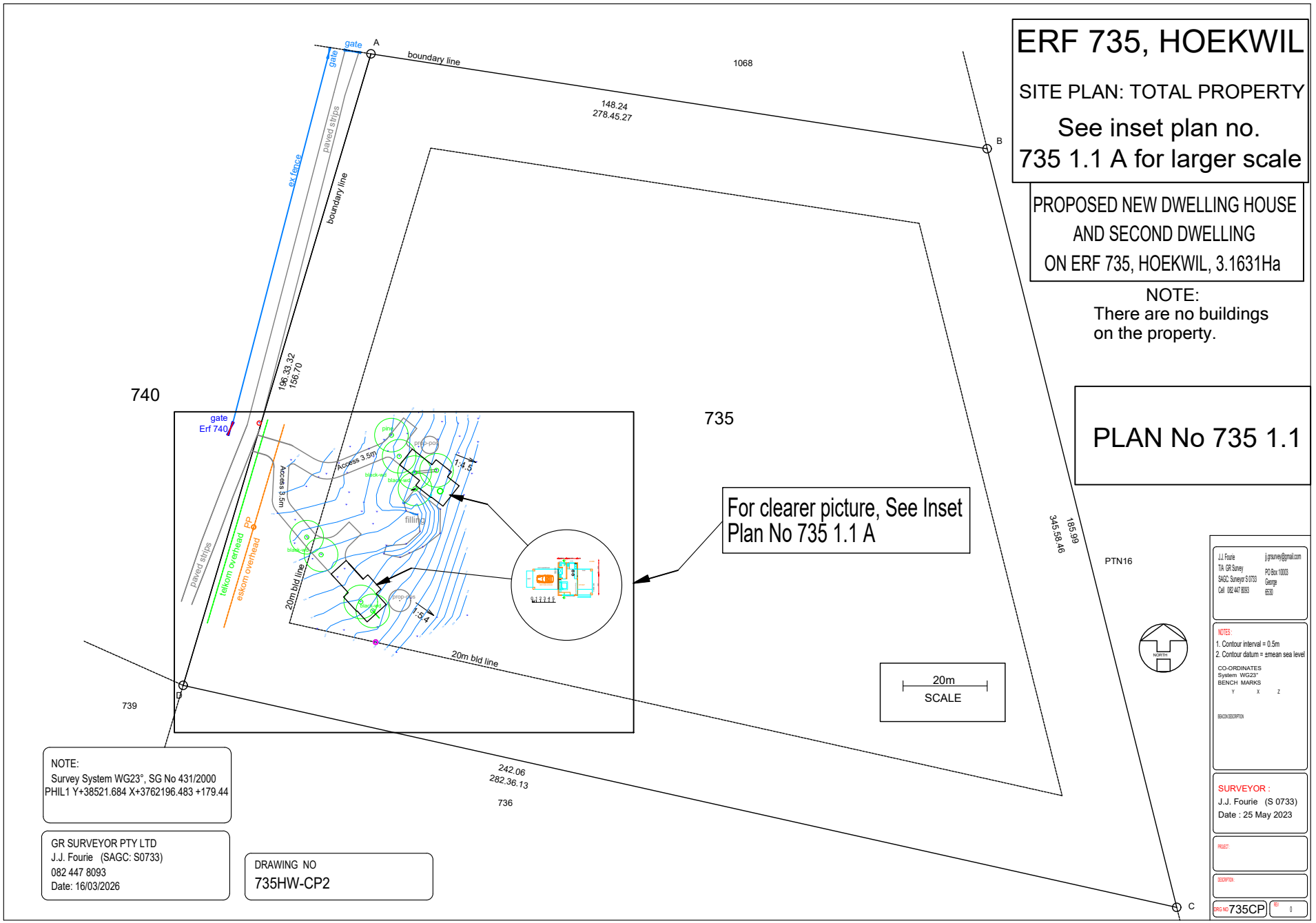
SITE PLAN: TOTAL PROPERTY

See inset plan no.
735 1.1 A for larger scale

PROPOSED NEW DWELLING HOUSE
AND SECOND DWELLING
ON ERF 735, HOEKWIL, 3.1631Ha

NOTE:
There are no buildings
on the property.

PLAN No 735 1.1



NOTE:
Survey System WG23°, SG No 431/2000
PHIL1 Y+38521.684 X+3762196.483 +179.44

GR SURVEYOR PTY LTD
J.J. Fourie (SAGC: S0733)
082 447 8093
Date: 16/03/2026

DRAWING NO
735HW-CP2

J.J. Fourie
TIA GR Survey
SAGC: Surveyor S 0733
Cell 082 447 8093
jjgrsurvey@gmail.com
PO Box 10003
George
6530

NOTES:
1. Contour interval = 0.5m
2. Contour datum = ±mean sea level

CO-ORDINATES
System WG23°
BENCH MARKS
Y X Z

BEACON DESCRIPTION

SURVEYOR :
J.J. Fourie (S 0733)
Date : 25 May 2023

PROJECT:

DESCRIPTION:

DRG NO 735CP REV 0

ERF 735, HOEKWIL

INSET SITE PLAN
No. 735 1.1 A

PROPOSED NEW DWELLING HOUSE
AND SECOND DWELLING
ON ERF 735, HOEKWIL, 3.1631Ha

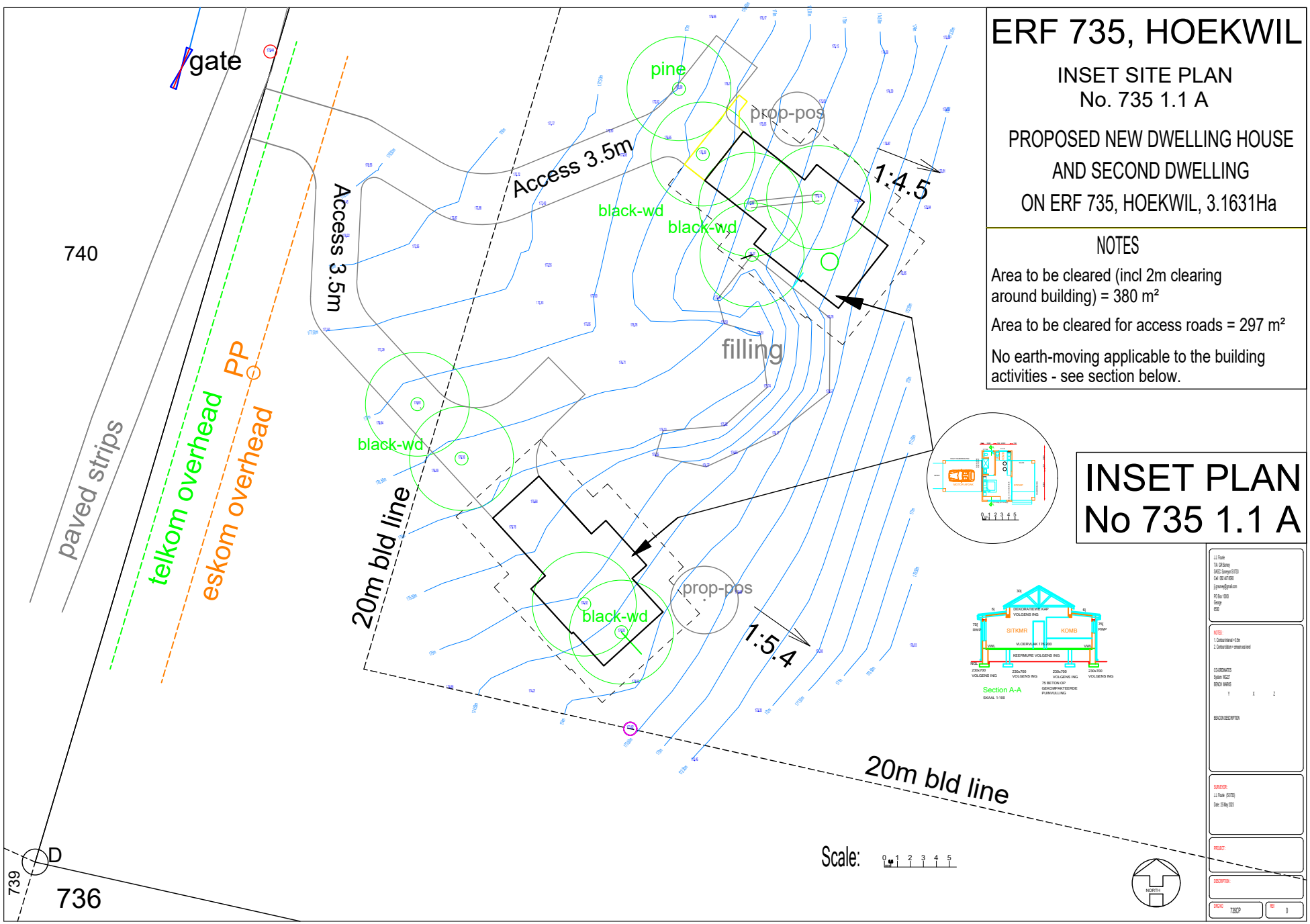
NOTES

Area to be cleared (incl 2m clearing around building) = 380 m²

Area to be cleared for access roads = 297 m²

No earth-moving applicable to the building activities - see section below.

INSET PLAN
No 735 1.1 A



SITE & INSET PLANS - ERF 740

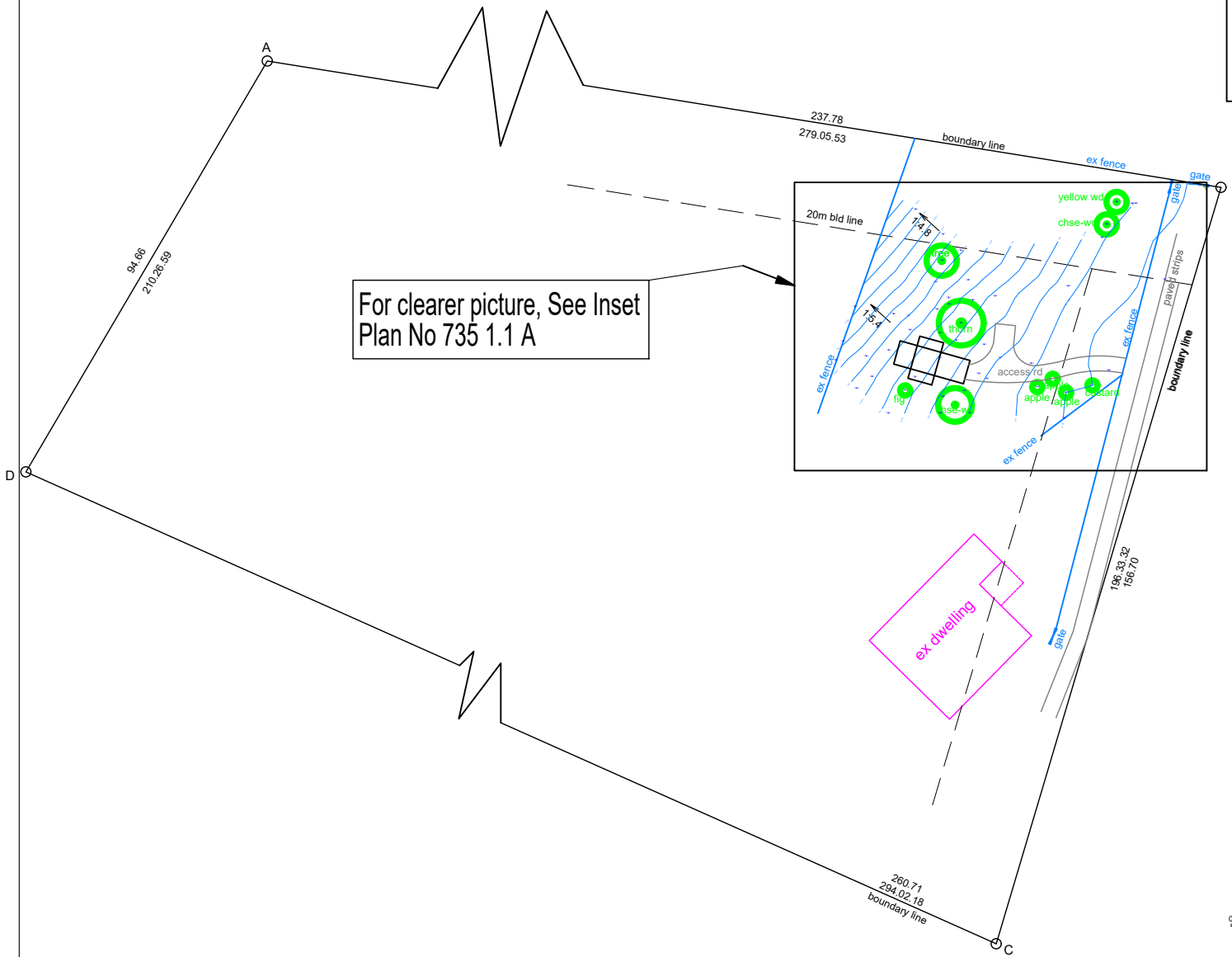
ERF 740, HOEKWIL

SITE PLAN: TOTAL PROPERTY

See inset plan no.
740 1.1 A for larger scale

PROPOSED 2nd DWELLING HOUSE
ON ERF 740, HOEKWIL, 3.0863Ha

NOTE:
There is an existing dwelling on the property.



PLAN No 740 1.1
Date May 2026

J.J. Fourie
T/A GR Survey
SAGC: Surveyor S 0733
Cell 082 447 8093
jjgrsurvey@gmail.com
PO Box 10003
George
6530

NOTES :
1. Contour interval = 0.5m
2. Contour datum = ±mean sea level

CO-ORDINATES
System WG23°
BENCH MARKS
Y X Z

SURVEYOR :
J.J. Fourie (S 0733)
Date : 25 May 2023

DRAWING NO
740HW-CP REV 0

ERF 740, HOEKWIL

INSET SITE PLAN
No. 740 1.1 A

PROPOSED 2nd DWELLING HOUSE

ON ERF 740, HOEKWIL, 3.0863Ha

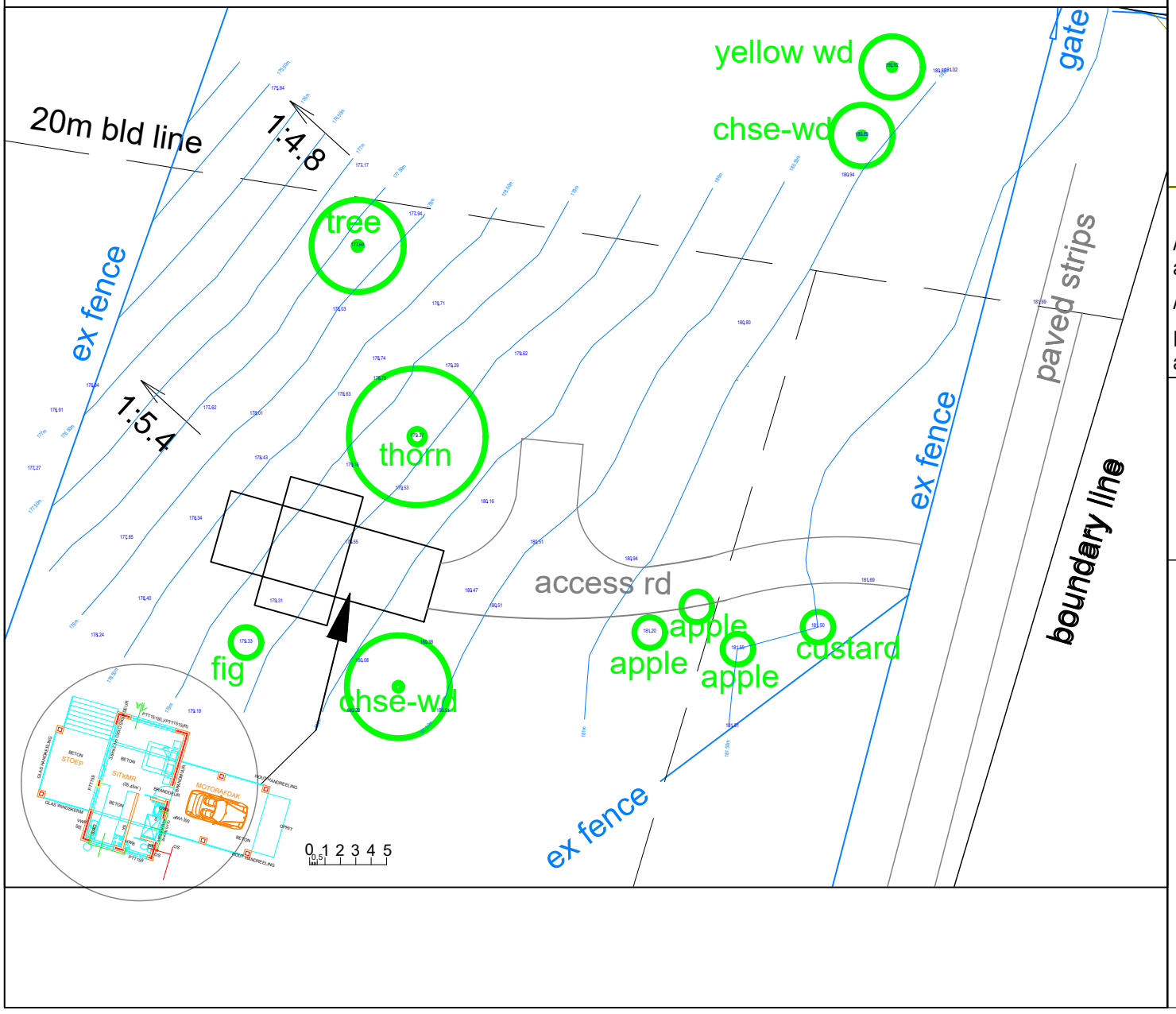
NOTES

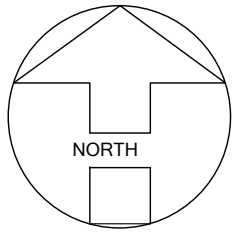
Area to be cleared (incl 2m clearing around building) = 190 m²

Area to be used for access roads = 150 m²

No earth-moving applicable to the building activities - see section below.

INSET PLAN
No 740 1.1 A
Date May 2026





0 1 2 4 6 8 10

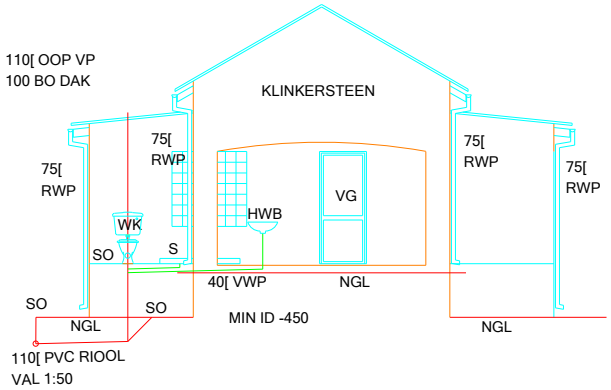
SCALE

ELEVATIONS OF PROPOSED UNITS

22/8/25

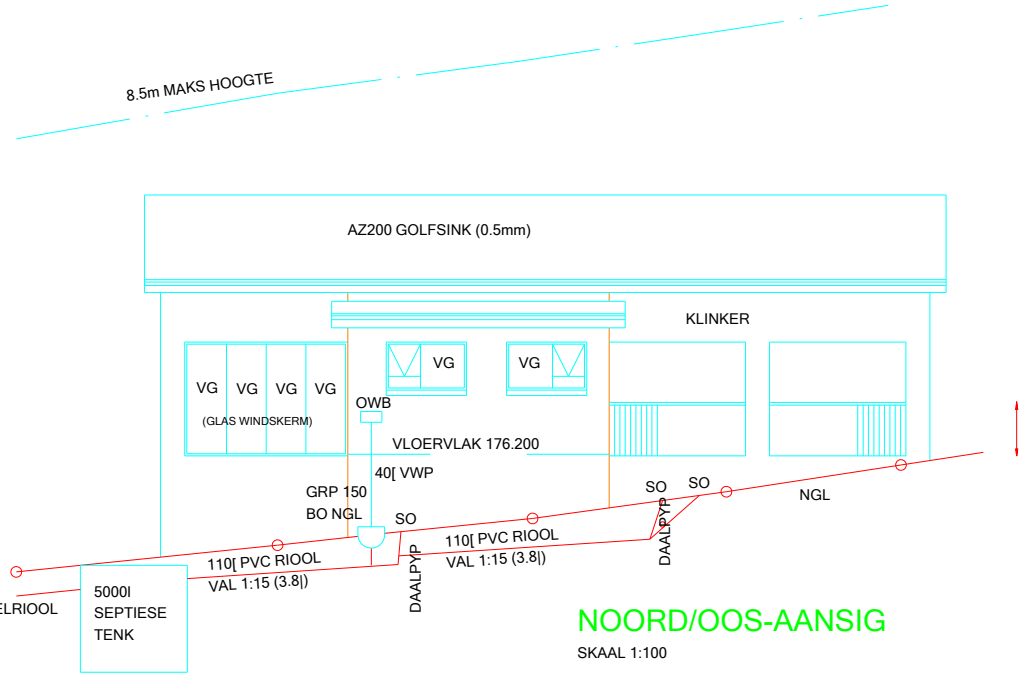
GETEKEN DEUR D.F.CRAFFORD (REG. NR.ST1093) TEL 083 282 6260
POSBUS 739, RIVERSDAL 6670

NUWE WOONHUIS VIR "SILVA CHRISTINA EDMS BPK" (J.H.SCHRADER) ERF 735, HOEKWIL



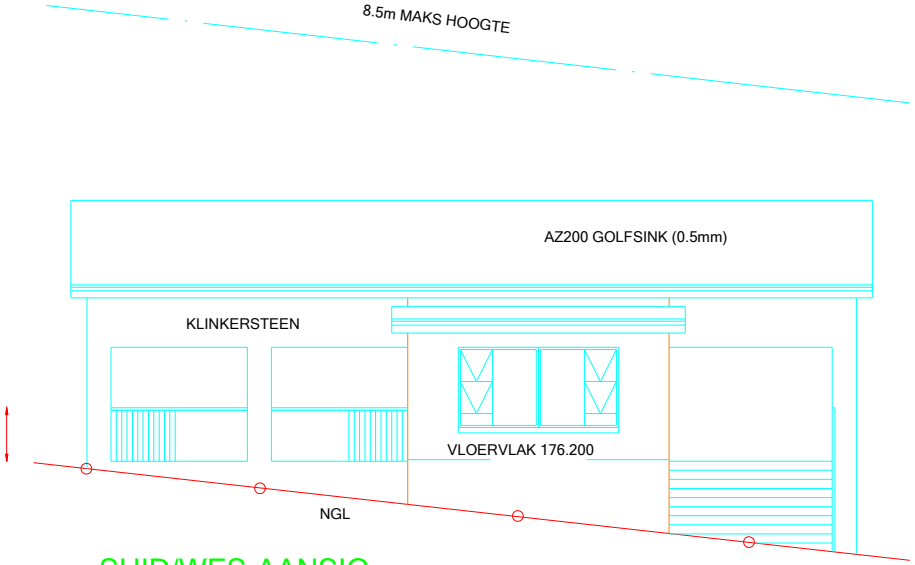
NOORD/WES-AANSIG

SKAAL 1:100



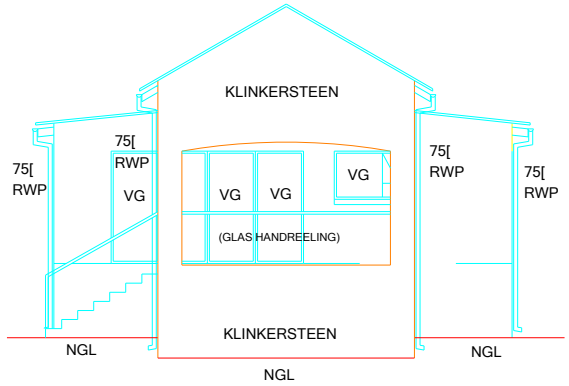
NOORD/OOS-AANSIG

SKAAL 1:100



SUID/WES-AANSIG

SKAAL 1:100



SUID/OOS-AANSIG

SKAAL 1:100

philip@formaplan.co.za

PHILIP
082 770 9006
RIKES
083 260 0620

SUBD APPROVAL: ERF 304, HOEKWIL SEPTEMBER 1999

MUNISIPALITEIT WILDERNIS ✠ WILDERNESS MUNICIPALITY[1]

Yorkstraat 54
Posbus 12
GEORGE
6530

Tel 044-874-4040 Tel
Faks 044-874-6626 Fax

54 York Street
P. O. Box 12
GEORGE
6530

Ons verwysing No.: 304/WH
Our reference No.:

Kontakpersoon: Prof. P S Botes
Contact person:

30 September 1999

PER GEREGISTREERDE POS

Formaplan
Posbus 9824
GEORGE
6530

Meneer

ORNONNANSIE 15/1985: ONDERVERDELING: ERF 304, WILERNISHOOGTE

1. Bogenoemde aansoek het betrekking.

2. Die Raad het ingevolge Artikel 25(1) van Ordonnansie 15/1985 die aansoek om onderverdeling van die bogemelde eiendom soos aangetoon op die aangehegte Plan waarop die grondgebruike vir die doeleindes van Artikels 22(2) en 22(3) van Ordonnansie 15/1985 aangetoon is.

3. Hierdie onderverdeling sal onderworpe wees aan die volgende voorwaardes, opgelê kragtens Artikel 42(1) van Ordonnansie 15/1985:

3.1 Voorwaardes soos in aanhangsel vervat

4. 'n Afskrif van hierdie skrywe gaan aan die Landmeter-Generaal.

5. U aandag word daarop gevestig dat uitklaringsertifikate ten opsigte van die onderverdeelde erwe nie uitgereik sal word alvorens die Raad in besit is van die Landmeter-Generaal se diagramme van die erwe nie.

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1 Korrespondensie moet gerig word aan Die Stadsklerk ✠ Correspondence must be addressed to The Town Clerk
Copy of this letter is also available in English Afskrif van hierdie brief is ook beskikbaar in Afrikaans

6. Nieteenstaande die Raad se besluit het u wel 'n reg tot appél teen die goedkeuringsvoorwaardes, in terme van Artikel 44 van Ordonnansie 15/1985, welke reg binne 21 dae vanaf datum van registrasie van hierdie brief uitgeoefen moet word. Die appél moet binne die voormelde tyd aan die Hoof Direktoraat: Beplanning, Privaatsak X9083, Kaapstad, 8000, versend word, met 'n afskrif aan die Plaaslike Owerheid geëndosseer.

Die uwe



STADSKLERK

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Voorwaardes

1 Die goedkeuring verleen, soos per aanbeveling in die verslag, verval indien die onderstaande voorwaardes nie ten volle aan voldoen word tot bevrediging van die Raad nie.

2 Dat voldoen word aan die voorwaardes neergelê deur die Direkteur: Gesondheid, naamlik;

2.1 Dat die aansoeker 'n volledige gedetailleerde ingenieursontwerpte waterverspreidingsnetwerk na die beoogde onderverdelings aan die Raad vir goedkeuring sal voorlê.

2.2 Dat bogenoemde goedgekeurde waternetwerk onder toesig van 'n ingenieur gekonstrueer sal word en by voltooiing 'n voltooiingsertifikaat aan die Raad vir goedkeuring sal oorhandig.

2.3 Dat dit onder die ingenieur se aandag gebring sal word dat die ontwerpkriteria van Wildernishoogte Waterskema 600 liter per eiendom per dag beloop.

2.4 Enige serwitute ten opsigte van dienste, indien nodig, moet deur die ontwikkelaar opgemeet en geregistreer word.

2.5 Gesien in die lig van die heuwelagtige tipografiese gebied waarin hierdie eiendom gelei is, is dit noodsaaklik dat die volgende voorwaardes ten opsigte van rioolbeskikking nagekom word, naamlik:

2.5.1 Indien daar beoog word om 'n septiese tenkstelsel as rioolbeskikkingstelsel te installeer moet 'n ingenieur, voordat oordrag van enige eiendom plaasvind, 'n ingenieursverslag aan die Raad voorlê met bewyse van grondtoetse uitgevoer wat aandui dat ten opsigte van die wegsyferingsvermoë en tempo van die terrein voldoen aan die standaarde soos gestel in die Nasionale Bouregulasies. Met wegsyferingsvermoë word met hierdie skrywe bedoel dat daar ook gekyk word na moontlike uitsyfering van riool laer die hange af.

2.5.2 Indien 'n septiese tenkstelsel nie kan voldoen aan die standaarde soos neergelê in die Nasionale Bouregulasies nie, moet 'n ander tipe rioolbeskikkingstelsel vir goedkeuring aan die Raad voorgelê word.

2.6 Dat die onderverdelingseiendomme sal inskakel by die vullisverwyderingsdiens van die Raad.

2.7 Dat alle vullis vir verwydering geplaas sal word op die hoek van Whitesweg en die pad wat gedeelte 7 van Plaas 158 bedien.

2.8 Dat die vullisverwyderingstariewe, aangepas word soos in die begroting weerspieël.

2.9 Dat die toepaslike bydrae ten opsigte van die dienste ontwikkelingsfonds vir die beoogde onderverdelings gemaak word.

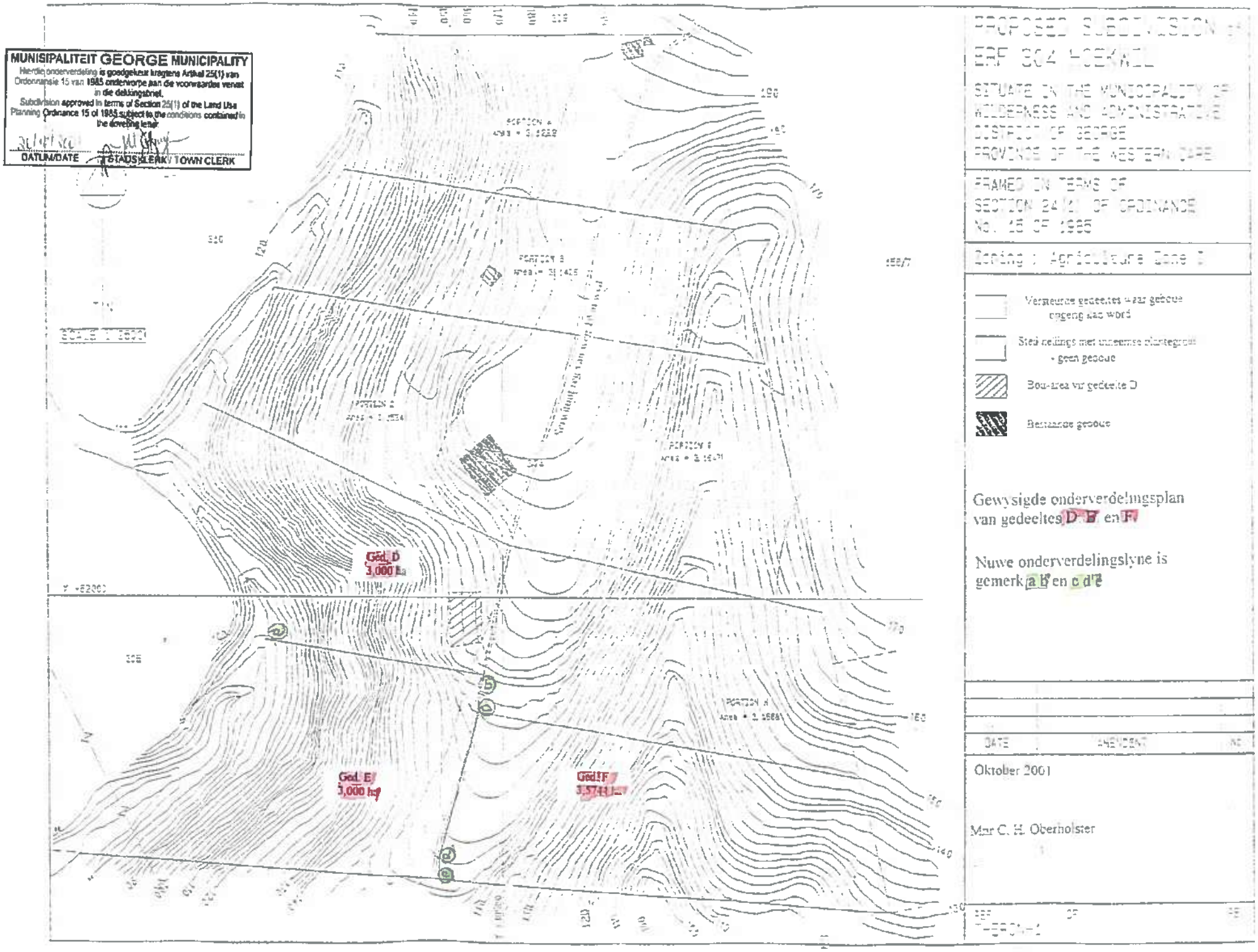
2.10 Dat voldoen word aan die voorwaarde neergelê deur die Direkteur: Ingenieurs- en Beskermingsdienste, naamlik:

3.1 Dat genoegsame ontbossing aan beide kante van die toegang tot die eiendom vanuit Whitesweg gedoen word om die toegang veilig te maak.

3.2 Dat slegs een woning op elke gedeelte opgerig mag word met 'n maksimum hoogte van 8m gemeet vanaf die grondvlak tot die nok van die dak met 'n maksimum dekking van 250m^2 wat alle buitegeboue insluit.

3.3 Dat die woning op elke gedeelte sal inskakel by die natuurlike omgewing deurdat die boumateriaal hout, siersteen of klinkersteen sal wees met 'n donkerkleurige dakbedekking.

3.4 Die onderverdeelde gedeeltes sal Landbou sone I wees.


MUNISIPALITEIT GEORGE MUNICIPALITY
Hierdie onderverdeling is goedgekeur kragtens Artikel 25(1) van Ordonnansie 15 van 1985 onderworpe aan die voorwaardes vervat in die dekkingstuk.
Subdivision approved in terms of Section 25(1) of the Land Use Planning Ordinance 15 of 1985 subject to the conditions contained in the annexure hereto
DATUM/DATE
STADSKLERK / TOWN CLERK
PROPOSED SUBDIVISION OF
ERF 304 HOEKWIL
SITUATE IN THE MUNICIPALITY OF
WILDERNESS AND ADMINISTRATIVE
DISTRICT OF GEORGE
PROVINCE OF THE WESTERN CAPE
FRAMED IN TERMS OF
SECTION 24(1) OF ORDINANCE
NO. 15 OF 1985
Zoning : Agricultural Zone I
Verweerde gedeeltes waar gebou
opgang aan word
Sloping ongelyke rigtingpunt
- geen gebou
Bou-area vir gedeelte D
Bestaande gebou
Gewysigde onderverdelingsplan
van gedeeltes D E en F
Nuwe onderverdelingslyne is
gemerk a b en c d
Gedeelte D
3,000 ha
Gedeelte E
3,000 ha
Gedeelte F
3,5741 ha
DATE
AMENDMENT
Oktober 2001
Mnr C. H. Oberholster