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Consulting Town & Regional Planning

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PROPOSED PERMANENT DEPARTURES FOR GASCO PROPERTIES PTY LTD

**ERF 167, 22 HOEKWIL ROAD, HOEKWIL
GEORGE MUNICIPALITY & DIVISION**



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- 2. Copy of Title Deed**
- 3. Surveyor-General Diagram**
- 4. Conveyancer’s Certificate**
- 5. Locality plan**
- 6. Site plan, floor plan, elevations & section**

Authors of this report:

| | | |
|----------------------|-------------------------------------|-------------------------------------|
| M de Bruyn | Professional Planner A/1477/2011 | B. Art. et. Scien. Planning |
| D Janse van Rensburg | Candidate Planner C/9531/2021 | MSc. Urban and Regional Planning |

Aerial images:

<https://gis.elsenburg.com/apps/cfm/#>

<https://gis.george.gov.za/portal/apps/webappviewer/index.html?id=0283eccf869641e0a4362cb099290fca>

<https://www.google.com/earth/>

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**PROPOSED PERMANENT DEPARTURES:
ERF 167, 22 HOEKWIL ROAD, HOEKWIL
GEORGE MUNICIPALITY & DIVISION**

1. BACKGROUND INFORMATION & PROPERTY DETAILS

Erf 167 Hoekwil is an agricultural property situated in the smallholding area of Hoekwil. The property is zoned Agricultural Zone I (dwelling house) and developed accordingly with two dwelling houses. The new owners (as of 2023) wish to replace the existing, derelict outbuilding on the property with a new outbuilding which will include a garage, workshop, art studio, a personal gym, a home office and storage space. It will also accommodate a room for a permanent worker on the property (staff accommodation). The outbuilding is proposed to encroach on the southeastern and southwestern side boundary building lines.

Marlize de Bruyn Planning was appointed to address the land use requirements so that building plans for the proposed outbuilding can be submitted and approved for the property. The power of attorney attached as **Annexure 1** to this report.

The table below includes relevant information regarding Erf 167 Hoekwil.

| | |
|------------------------------|-----------------------------------|
| Property Description: | Erf 167 Hoekwil |
| Physical Address: | 22 Hoekwil Road, Hoekwil, George |
| Owner: | GASCO Properties Pty Ltd |
| Title Deed No: | T56545/2023 (Annexure 2) |
| Bond: | None |
| Size of the property: | 1.2241ha |
| SG Diagrams | 5422/1961 (Annexure 3) |
| Zoning | Agricultural Zone I (Agriculture) |

The attached conveyancer's certificate (**Annexure 4**) confirms that the title deed includes no restrictions regarding the land use application proposed for Erf 167 Hoekwil. There are no bond or registered servitudes over Erf 167 Hoekwil.

2. APPLICATION

This land use application in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-law (2023) for Erf 167 Hoekwil entails the following:

- **Permanent departures** in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-law (2023) for the relaxation of the following building lines:
 - southeastern rear building line from 10.0m to 5.0 for the outbuilding and 3.0m for a section covered stoep;
 - southwestern side building line from 10.0m to 5.0m for the outbuilding.

3. LOCALITY, ZONING, & CHARACTER OF THE PROPERTY

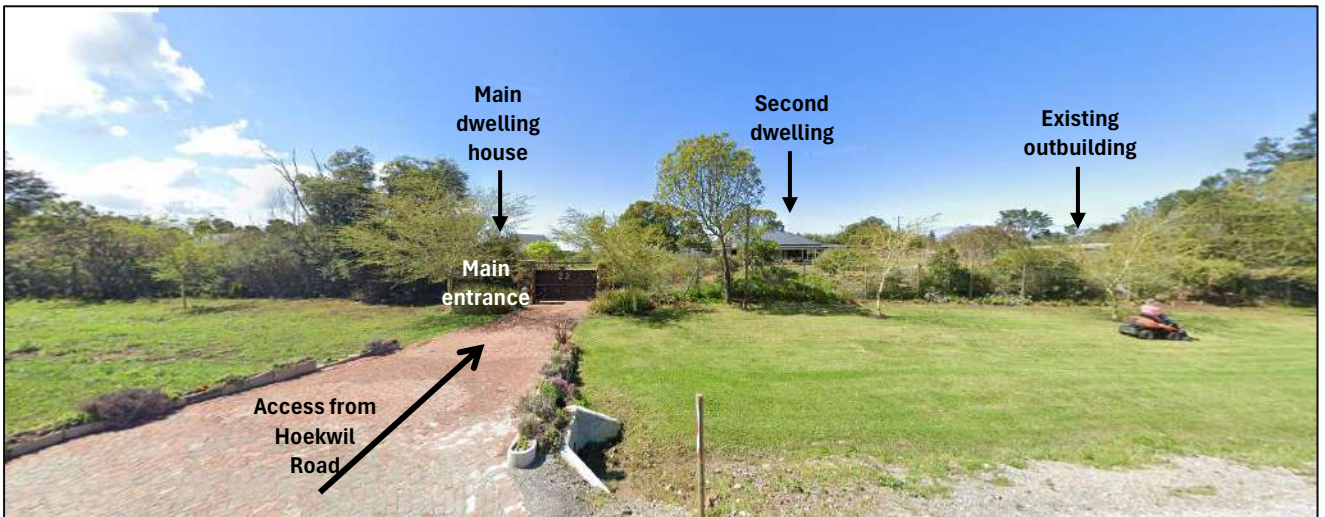
Erf 167 Hoekwil is a developed property located in the smallholding area of Hoekwil. The property is one of the most northern lying properties before the greater agricultural landscape is reached. The property is located about 600m outside the urban edge of Hoekwil and 900m south of the Touwsrante urban edge. The property abutted by smallholdings on three of its boundaries and Hoekwil Road (Main Road 352) on its northwestern boundary. A locality map is attached hereto as **Annexure 5**.

Erf 167 Hoekwil is zoned Agricultural Zone I (AZI) and developed accordingly with two dwelling houses as stated. All the surrounding properties are zoned Agricultural Zone II (smallholdings). The zoning of the subject property will not change following this land use application and the use of the property will remain for agricultural purposes as associated with the primary right of an Agricultural Zone I- property. Access to the property is from Hoekwil Road over the western boundary. No new accesses are proposed.



According to the George Integrated Zoning Scheme By-law 2023 (GIZS) this property has 10m building lines on all its boundaries. The property has a relatively flat southwestern section that is ideal for development and a downward sloping northeastern section where development is not feasible. The main house is relatively centrally positioned on the property and the second dwelling about 50m southwest of the main house. The following image shows the character and features of Erf 167 Hoekwil.





The 3 images above are from the 2019-streetview before the current owners purchased the property.

The image below shows Erf 167 Hoekwil on the right with Hoekwil Road on the left. The vegetation along the boundary of the property has grown significantly to screen the property from the busy road.



4. DEVELOPMENT PROPOSAL

Erf 167 Hoekwil is a developed agricultural property. The current owners bought the property in 2023 with the two dwelling houses thereon. A derelict outbuilding is located right in the southern corner of the property. It is proposed to be demolished and replaced by a new outbuilding 5.0m from the southeastern and southwestern side boundary building lines. Part of the outbuilding will have a covered stoep for which a relaxation to 3.0m is needed along the southeastern side boundary.

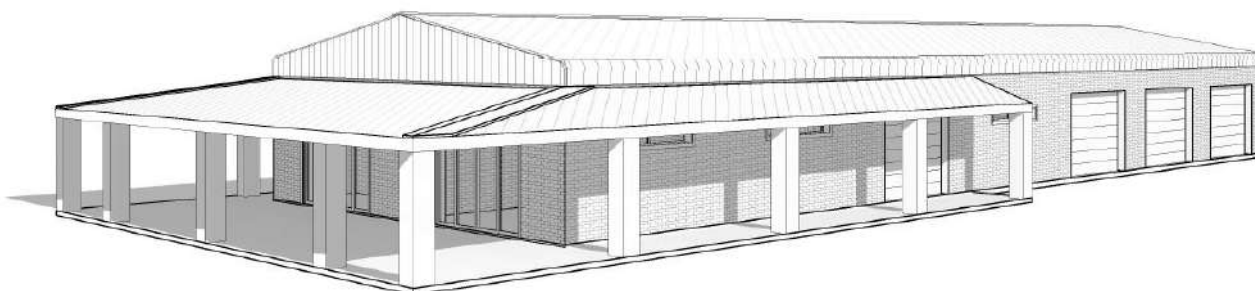
The owners' personal hobbies include especially art. This new outbuilding on the property will create a multi-use workspace for their personal art creation, physical activities and a home office as they also work remotely. A room is also created from their trusted worker, Moses. Additional garaging is also to be provided. The primary dwelling house has a double garage. The second dwelling unit has no garaging. The added garaging in the outbuilding will also provide space for lawn mowers, garden equipment, trailers, etc.

The outbuilding will be 3.645m from NGL to wall plate and 5.239m to the ridge of the roof. The floor area is proposed to be $\pm 403\text{m}^2$ with a roof storage space of $\pm 56.7\text{m}^2$. The wrap around stoep creates shade for the home office and art studio and is to cover an area of $\pm 132.4\text{m}^2$. The existing outbuilding in the southern corner stands almost on the boundaries and is derelict. The existing outbuilding will be demolished to make place for the new one to utilise the same section of the property.

The outbuilding is suggested to be placed in the southern corner of the property, where the land is already cleared and grassed. This location is chosen to minimize its environmental impact and visibility from Hoekwil Road. Additionally, this spot is relatively flat, so there is no need for cut & fill. Despite encroaching on the building lines as described, this placement is deemed practical and minimally disruptive because the northern part of the property is difficult to develop due to terrain and a watercourse with limited visibility from Hoekwil Road (see photos later in this report).

The outbuilding is proposed to be 5.0m from each relevant boundary with a section of the covered stoep 3.0m from the southeastern boundary. At present there is basically no buffer with the abutting properties. The new structure will ensure primarily 5m distance from the neighbours. Just north of the proposed new outbuilding, another old outbuilding is also located. This structure is also proposed to be demolished.

The site and as-built plans are attached hereto as **Annexure 6**. The image below shows the proposed location and the internal layout of the outbuilding followed by a 3D image of the proposed outbuilding as viewed from the northwest.



5. NATURAL ENVIRONMENT

Erf 167 Hoekwil is a developed agricultural property with two houses and minimal natural vegetation. Some trees are present on the property, and there's a line of trees along the western boundary, acting as a buffer from Hoekwil Road.

The proposed outbuilding will be positioned to minimize its impact on the environment, avoiding the nearby watercourse buffer, ecological support area (Erf 163), and the Fynbos area (Erf 11). The departures for the outbuilding's placement will support the most practical and least impactful spot, with no negative visual impact. The existing tree on the boundary with Erf 165 Hoekwil towards the southeast, can also be retained in the building line space.

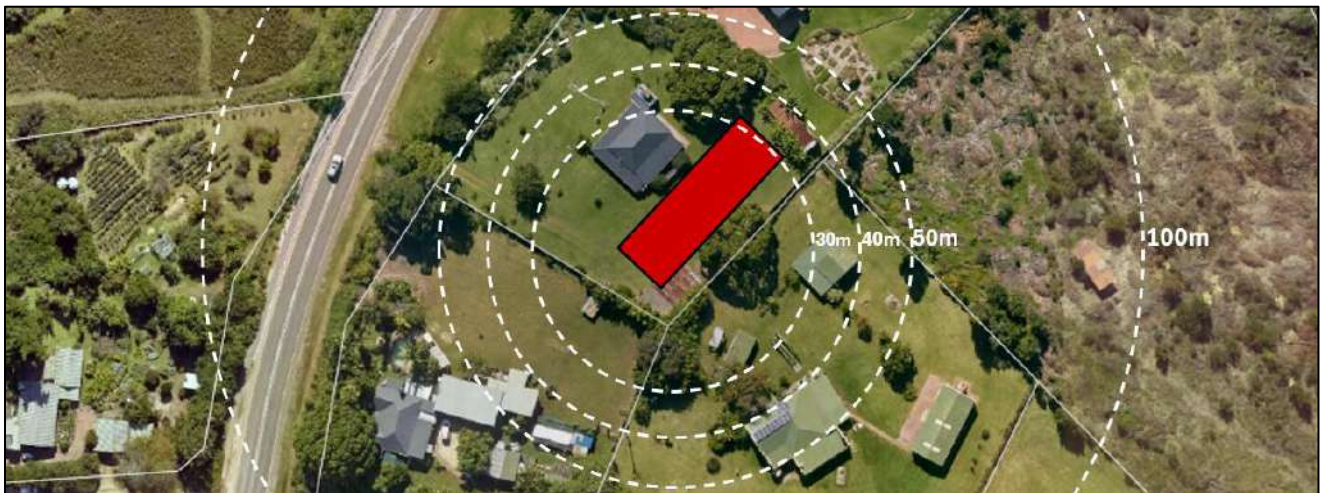


6. MUNICIPAL ENGINEERING SERVICES, ACCESS, TRAFFIC & PEDESTRIAN MOVEMENT

The municipal engineering services provided to this property will continue to be used as at present. The vehicular access from Hoekwil Road will continue to be used as present and no new access points are proposed.

7. IMPACT ON NEIGHBOURING PROPERTIES

The proposed new outbuilding is not anticipated to adversely affect neighbouring properties due to the significant distances typical in rural areas. The closest structures, two outbuildings on Erf 165 Hoekwil, will be approximately 30 meters away from the proposed new outbuilding. The nearest lying dwelling houses on adjacent properties (Erven 165 & 166) are situated between 40m to 50m from the proposed site.



The outbuilding will adhere to height regulations, standing only 5.239m high. The activities to be associated with this outbuilding are regarded as ordinary for agricultural properties. The photo below was taken from the southwest in Hoekwil Road towards the subject property. The proposed outbuilding will not be visible.



The photo to follow was taken from the west in Hoekwil Road with the existing outbuilding visible in the rear of the property. Only a section of the outbuilding will be visible looking from this point.



The photo below was taken from the southeast in Denne Street. The propose outbuilding is to be behind the dwelling house of Erf 165 Hoekwil visible below.



The last photo to follow was taken from the south in Denne Street over Erf 165 Hoekwil. The proposed new outbuilding will not be visible.



8. NEED & DESIRABILITY

Need and desirability is the balancing of various factors.

Need

Need depends on the nature of a development proposal and is based on the principle of sustainability. This motivation report has shown that the departures (building line relaxation) for the proposed new outbuilding on Erf 167 Hoekwil responds to the nature of the property and area with no expected negative impact on surrounding properties, visual impacts, or the environment. Primarily, it fulfils the current property owner's need to construct a versatile workshop which will also accommodate their personal hobbies and activities.

Desirability

Desirability from a planning perspective, is defined as the degree of acceptability of a proposed development on a property. The relevant factors include the physical characteristics of the property, existing planning in the area, character of the area, the locality and accessibility of the property as well as the provision of services.

Physical characteristics of the properties

No physical characteristics of the property will be changed or affected by the proposed permanent departures. The outbuilding is proposed to be in an area already cleared from vegetation and as far as possible from environmental features on the property. The structure will be further from the boundaries than the existing outbuilding.

Existing planning in the area

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

Character of the area

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

Provision of services

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

Economic impact

This departures for the proposed new outbuilding cannot have negative economic impact.

Direct impact on surrounding properties

No neighbour will be overshadowed or disturbed by the proposed new outbuilding or departures proposed. The outbuilding will be at least 40m from any abutting property owners' homes and will only be 5.239m in height, which is not considered out of the ordinary.

It is our view that the need and desirability of the proposed permanent departures for Erf 167 Hoekwil, shows no negative impacts.

9. LEGISLATION & POLICIES

The criteria for the consideration of land use applications as per the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SLPUMA), the Western Cape Land Use Planning Act, (Act 3 of 2014) (LUPA) and the George Municipality: By-law on Municipal Land Use Planning (2023) builds on each other. SLPUMA introduced legislative and procedural changes to the management of land use planning in South Africa. The Western Cape Province followed with LUPA and thereafter George Municipality with the Municipal Land Use Planning By-law (2023). What is relevant to this land use application is discussed in the paragraphs to follow.

9.1 SPATIAL PLANNING & LAND USE MANAGEMENT ACT, 2013 (SPLUMA)

Section 7 of this Act sets out the five development principles that are applicable to spatial planning, land development and land use management and section 42 of SPLUMA then refers to the factors that must be considered by a municipal tribunal when considering a land use planning application, which include but are not limited to:

- Five SPLUMA development principles;
- Public interest;
- Constitutional transformation;
- Respective rights and obligations of all those affected;
- State and impact of engineering services, social infrastructure and open space requirements;
- Compliance with environmental legislation.

Relevant aspects not addressed in the earlier paragraphs of this motivation report, are addressed below:

10.1.1. FIVE DEVELOPMENT PRINCIPLES

The five development principles of SPLUMA, namely spatial justice, spatial sustainability, efficiency, spatial resilience, and good administration are not all directly relevant to this land use application.

Spatial justice as described in Section 7(a) of SPLUMA is not relevant to this land use application.

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

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

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

Spatial resilience as described in Section 7(d) of SPLUMA is not fully relevant to this land use application.

Good Administration as described in Section 7(e) of SPLUMA indicates the responsibilities of all involved in any land use matter.

The paragraphs above show that the land use application for Erf 167 Hoekwil supports the relevant development principles of SPLUMA.

9.2 WESTERN CAPE LAND USE PLANNING ACT, 2014 (LUPA)

LUPA requires that local municipalities consider the following when deciding on land use applications:

- Applicable spatial development frameworks;
- Applicable structure plans;
- Land use planning principles referred to in Chapter VI (Section 59) which is an expansion of the five development principles of SPLUMA;
- Desirability of the proposed land use; and
- Guidelines that may be issued by the Provincial Minister regarding the desirability of proposed land use.

The land use planning principles expands on the five development principles of SPLUMA and desirability which is discussed in foregoing paragraphs.

Section 19(1) and (2) of LUPA refers to **consistency** and **compliance** of a land use proposal regarding spatial development frameworks or structure plans. Considering the aim of this land use application for Erf 167 Hoekwil, no conflict was found with the George Municipal Spatial Development Framework (GMSDF).

9.3 GEORGE MUNICIPALITY: LAND USE PLANNING BY-LAW, 2023

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

- Desirability of the proposed utilisation of land;
- Impact of the proposed development on municipal engineering services;
- Integrated development plan, including the municipal spatial development framework, the applicable local spatial development framework and/or local structure plans;
- Relevant municipal policies;
- Western Cape Provincial Spatial Development Framework;
- Section 42 of SPLUMA (public interest, constitutionality);
- Land use planning principles transposed from LUPA; and
- Provisions of the applicable zoning scheme.

The above is addressed elsewhere in this motivation report as relevant.

9.4 GEORGE INTEGRATED ZONING SCHEME BY-LAW, 2023 (GIZS)

Erf 167 Hoekwil is designated as Agricultural Zone I (agriculture) according to the George Integrated Zoning Scheme By-law (GIZS) (2023). The property's zoning will remain unchanged despite the approval of a land use application for permanent departures from building lines to accommodate the proposed new outbuilding.

Considering the property's AZI-zoning, an agricultural structure of up to 15m in height and 2000m² in area is actually possible. Being only 1.2241ha in extent within a small holding area, such a large structure could be detrimental in this rural landscape.

The property is subject to 10m building setbacks on all boundaries. The proposed outbuilding will be positioned 5.0m from the southeastern boundary and 5.0m from the southwestern boundary. A section of the covered stoep will be 3.0m from the southeastern boundary as described earlier in this report. This location is deemed practical and functional. Whether the property is zoned AZI or AZII, the building line is 10m on all boundaries due to the extent of the property.

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

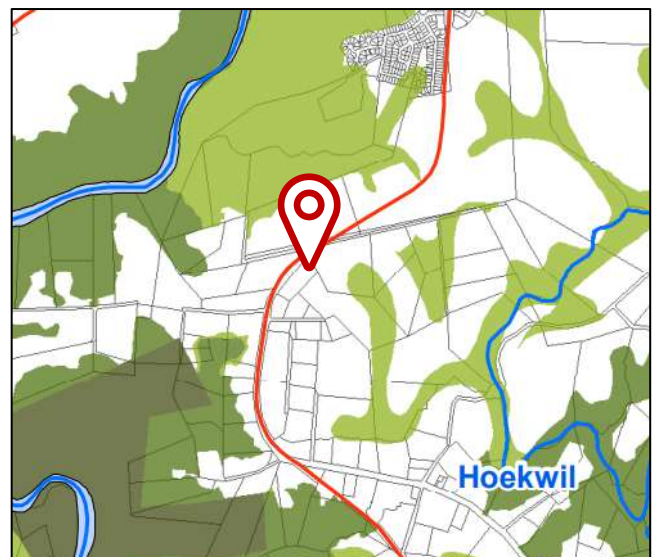
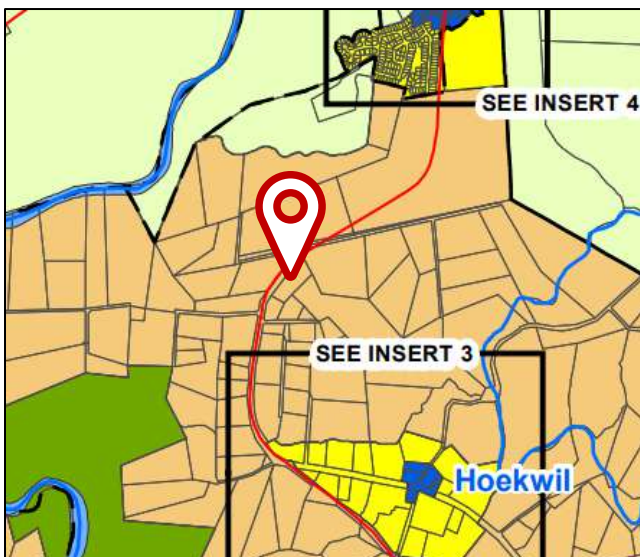
9.5 GEORGE MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (GMSDF) (2023)

Erf 167 Hoekwil is not addressed specifically in the GMSDF. It is agricultural property located outside the Hoekwil and Touwsrante urban edges and in a demarcated smallholding area - Hoekwil. This land use application and the nature thereof is found to be consistent with the GMSDF as required in terms of Section 19 of the Land Use Planning Act, 2014 (LUPA).

Detailed directives for the development and management of Wilderness and related settlements are contained in the Draft Wilderness-Lakes-Hoekwil Local Spatial Development Framework, 2016.

9.5.1. Wilderness – Lakes – Hoekwil Local Spatial Development Framework (2015)

The main focus of this local spatial development framework is the protection of the landscape character of Wilderness. The local spatial development framework is designed to be very harsh and inflexible towards any activity that affects the landscape character of the study area in a negative way. Yet, it is flexible enough to accommodate applications and proposals that take the landscape into consideration in planning, design, and other mitigation measures. In evaluating an application in the study area, the following procedure is proposed.



According to the WLH LSDF, Erf 167 Hoekwil does not fall within any Protected Areas, Critical Biodiversity Areas, or Ecological Support Areas. The property does fall within the demarcated smallholding area, although the property is zoned AZI (agriculture).

The proposed building will not diminish the environmental value of the property nor detract from the character of the surrounding area. It has been intentionally designed with discretion in mind to avoid appearing imposing in the smallholding landscape. With a height of only 5.239m, the building will be lower than typical residential houses, and efforts have been made to conceal it from public view along. Additionally, the building will maintain a reasonable distance of 5.0m from the boundary.

The WLH SLDF is also very focussed on preserving viable agricultural land on agricultural properties and limiting fragmentation of the rural landscape, especially through subdivisions. The proposed outbuilding will not affect any viable agricultural land and will not cause any fragmentation of the rural landscape. The proposed land use application is not in conflict with the WLH LSDF.

10. CONCLUDING

The proposed new outbuilding will fulfil the need of the property to have multi-use outbuilding for garaging, workshop, storage, staff accommodation, a home office and enjoy their personal activities (physical and art). The encroachments required for the outbuilding are considered reasonable and will not affect any surrounding property owners more than it would have if the building complied with the 10m building line. The relaxations are however crucial for the feasibility of the outbuilding to the owners. The existing outbuilding located up to the boundaries, will be demolished.

From this motivation report, it is our opinion that the proposed land use application for Erf 167 Hoekwil is consistent with all the relevant considerations as prescribed by the planning legislation. It does not create conflict with the overall spatial objectives for the area.



MARLIZE DE BRUYN Pr. Pln

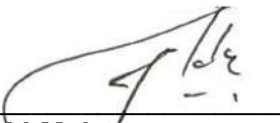
MAY 2024

UPDATED AUGUST 2024

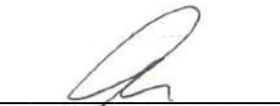
Resolution & Power of Attorney

Gasco Properties (Pty) Ltd (2018/100070/07), the registered owner of *Erf 167 Hoekwil, George Municipality & Division* hereby resolves to authorise *Marlize de Bruyn and Denise Janse van Rensburg* from *Marlize de Bruyn Planning* to submit the required land use application in terms of Section 15 (2) of George Municipality: Land Use Planning By-law (2023) for the property.

Signed at Hoekwil on 9 July 2024.




JJ Malan



C Espach

Witness





SEARCH INFORMATION

Summary

| | |
|--------------------|-----------------------------------|
| Search Type | CIPC COMPANY |
| Search Description | GASCO PROPERTIES (2018/100070/07) |
| Reference | MB0000 |
| Date | 01/08/2024 |

COMPANY INFORMATION

Summary

| | |
|-------------------------|---------------------------|
| Name | GASCO PROPERTIES |
| Registration Number | 2018/100070/07 |
| Type | PRIVATE COMPANY (PTY) LTD |
| Status | IN BUSINESS |
| Registration Date | 08/03/2018 |
| Average Age of Director | 50 |

SARS VERIFICATION MATCHES

| Trading Name | VAT Registration Number | Area |
|---------------------------|-------------------------|------|
| No information available. | | |

PREVIOUS COMPANY NAMES

| Old Company Name | Date Changed |
|------------------|--------------|
| PFP FIRE | 15/05/2023 |

ACTIVE DIRECTOR(S)

| Director Name | ID Number | Status | Type | Appointed |
|---------------------|---------------|--------|----------|------------|
| JACOB JACOBUS MALAN | 7004205144087 | ACTIVE | DIRECTOR | 05/06/2023 |
| CHARLOTTE ESPACH | 7901030102083 | ACTIVE | DIRECTOR | 22/10/2023 |

RESIGNED DIRECTOR(S)

| Director Name | ID Number | Status | Type | Appointed | Resigned |
|---------------------|---------------|----------|----------|------------|------------|
| LOUIS HOSEA DU TOIT | 8310055072081 | RESIGNED | DIRECTOR | 14/05/2019 | 01/03/2023 |
| ALTA MALAN | 6912120224084 | RESIGNED | DIRECTOR | 22/01/2023 | 05/06/2023 |

DECEASED DIRECTOR(S)

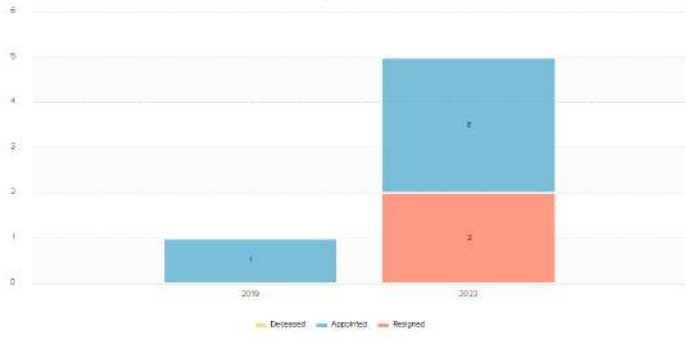
| Director Name | ID Number | Status | Type | Appointed |
|---------------------------|-----------|--------|------|-----------|
| No information available. | | | | |

OTHER DIRECTOR(S)

| Director Name | ID Number | Status | Type | Appointed |
|---------------------------|-----------|--------|------|-----------|
| No information available. | | | | |

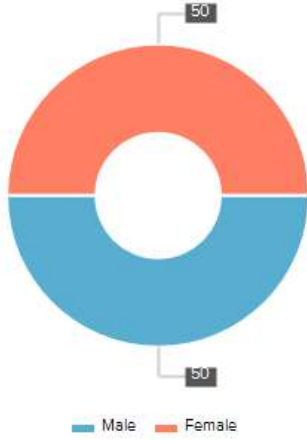
DIRECTOR TIMELINE

Status Update Per Year



DIRECTOR GENDER

Gender Breakdown (%)



AUDITOR(S)

| Auditor Name | Profession Code | Status | Start Date |
|--------------|-----------------|--------|------------|
|--------------|-----------------|--------|------------|

No information available.

COMPANY INFORMATION
Summary

| | |
|------------------------------------|--|
| Name | GASCO PROPERTIES |
| Short Name | - |
| Translated Name | GASCO PROPERTIES (2018/100070/07) |
| Registration Number | 2018/100070/07 |
| Old Registration Number | - |
| Type | PRIVATE COMPANY (PTY) LTD |
| Short Type | (PTY) LTD |
| CIPC Company Act Type | COMPANY (REGISTERED ACCORDING TO NEW 2008 CO ACT) |
| Status | IN BUSINESS |
| Tax Number | 9712172171 |
| Type Date | 08/03/2018 |
| Registration Date | 08/03/2018 |
| Start Date | 08/03/2018 |
| Status Date | - |
| Principal Description | BUSINESS ACTIVITIES NOT RESTRICTED. |
| Details Withdrawn From Public | NO |
| Standard Industrial Classification | - |
| Financial Year End | FEBRUARY |
| Financial Effective Date | - |
| Registered Address | 1 TECHNOPARK, 10 RABIE STREET, VANDERBIJLPARK, GAUTENG, 1911 |
| Postal Address | PO BOX 4401, VANDERBIJLPARK, VANDERBIJLPARK, GAUTENG, 1900 |
| Region | - |
| Country of Origin | - |
| Country | SOUTH AFRICA |
| Authorised Capital | -1.00 |
| Issued Capital | -1.00 |
| Authorised Shares | 1000.00 |
| Issued Shares | -1.00 |
| Form Received Date | - |
| Date on Form | - |
| Conversion Number | - |



NO IMAGE AVAILABLE



DIRECTOR(S)

Director 1 of 4

| | |
|---------------------|--|
| First Name | LOUIS HOSEA |
| Surname | DU TOIT |
| ID Number | 8310055072081 |
| Date of Birth | 05/10/1983 |
| Gender | MALE |
| Age | 40 |
| Residential Address | 10 RABIE STREET, TECHNOPARK, VANDERBIJLPARK, GAUTENG, 1911 |
| Postal Address | 10 RABIE STREET, TECHNOPARK, VANDERBIJLPARK, GAUTENG, 1911 |
| Type | DIRECTOR |
| Status | RESIGNED |
| Appointment Date | 14/05/2019 |
| Resignation Date | 01/03/2023 |
| Member Contribution | 0.00% |
| Member Size | 0% |

DIRECTOR(S) (CONTINUED)

Director 2 of 4

| | |
|---------------------|--|
| First Name | ALTA |
| Surname | MALAN |
| ID Number | 6912120224084 |
| Date of Birth | 12/12/1969 |
| Gender | FEMALE |
| Age | 54 |
| Residential Address | 10 RABIE STREET, VANDERBIJLPARK, VANDERBIJLPARK, GAUTENG, 1911 |

DIRECTOR(S) (CONTINUED)

| | |
|---------------------|--|
| Postal Address | 10 RABIE STREET, VANDERBIJLPARK, VANDERBIJLPARK, GAUTENG, 1911 |
| Type | DIRECTOR |
| Status | RESIGNED |
| Appointment Date | 22/01/2023 |
| Resignation Date | 05/06/2023 |
| Member Contribution | 0.00% |
| Member Size | 0% |
| | |

DIRECTOR(S) (CONTINUED)**Director 3 of 4**

| | |
|---------------------|--|
| First Name | JACOB JACOBUS |
| Surname | MALAN |
| ID Number | 7004205144087 |
| Date of Birth | 20/04/1970 |
| Gender | MALE |
| Age | 54 |
| Residential Address | 10 RABIE STREET, VANDERBIJLPARK, VANDERBIJLPARK, GAUTENG, 1911 |
| Postal Address | PO BOX 4401, VANDERBIJLPARK, VANDERBIJLPARK, GAUTENG, 1911 |
| Type | DIRECTOR |
| Status | ACTIVE |
| Appointment Date | 05/06/2023 |
| Member Contribution | 0.00% |
| Member Size | 0% |

Director 4 of 4

| | |
|---------------------|---|
| First Name | CHARLOTTE |
| Surname | ESPACH |
| ID Number | 7901030102083 |
| Date of Birth | 03/01/1979 |
| Gender | FEMALE |
| Age | 45 |
| Residential Address | UNIT 1 TECHNOPARK, 10 RABIE STREET, VANDERBIJLPARK, GAUTENG, 1911 |
| Postal Address | UNIT 1 TECHNOPARK, 10 RABIE STREET, VANDERBIJLPARK, GAUTENG, 1911 |
| Type | DIRECTOR |
| Status | ACTIVE |
| Appointment Date | 22/10/2023 |
| Member Contribution | 0.00% |
| Member Size | 0% |

AUDITOR(S)

No information available.

CAPITAL INFORMATION

| Type | Capital Amount | Capital Premium | Number of Shares | Parri Value |
|---------------------|----------------|-----------------|------------------|-------------|
| AUTHORIZED ORDINARY | R0,00 | 0 | 1000.00 | 1 |

CHANGE HISTORY

History 1 of 14

| | |
|----------------|---|
| Effective Date | 30/10/2023 |
| Change Type | DIRECTORS/MEMBER CHANGE/SECRETARY/TRUST/BOTH DIR AND OFFICE |
| Memo | DIRECTOR JACOB JACOBUS MALAN - CHANGE WAS MADE.- CELL NUMBER CHANGED FROM 0798837622 TO 0798837624. |

History 2 of 14

| | |
|----------------|---|
| Effective Date | 30/10/2023 |
| Change Type | DIRECTORS/MEMBER CHANGE/SECRETARY/TRUST/BOTH DIR AND OFFICE |
| Memo | DIRECTOR CHARLOTTE ESPACH WAS ADDED |

History 3 of 14

| | |
|----------------|---|
| Effective Date | 05/06/2023 |
| Change Type | DIRECTORS/MEMBER CHANGE/SECRETARY/TRUST/BOTH DIR AND OFFICE |
| Memo | DIRECTOR JACOB JACOBUS MALAN WAS ADDED |

History 4 of 14

| | |
|----------------|--|
| Effective Date | 05/06/2023 |
| Change Type | DIRECTORS/MEMBER CHANGE/SECRETARY/TRUST/BOTH DIR AND OFFICE |
| Memo | Director ALTA MALAN - Change was made.- Director / member status changed from Active to Resigned.- Cell Number changed from 0798837622 to 0798837624.- Email Changed from ADMIN@AFSACC.CO.ZA to ADMI@AFSACC.CO.ZA. |

History 5 of 14

| | |
|----------------|---|
| Effective Date | 05/06/2023 |
| Change Type | DIRECTORS/MEMBER CHANGE/SECRETARY/TRUST/BOTH DIR AND OFFICE |
| Memo | DIRECTOR JACOB JACOBUS MALAN WAS ADDED |

History 6 of 14

| | |
|----------------|--|
| Effective Date | 05/06/2023 |
| Change Type | DIRECTORS/MEMBER CHANGE/SECRETARY/TRUST/BOTH DIR AND OFFICE |
| Memo | Director ALTA MALAN - Change was made.- Director / member status changed from Active to Resigned.- Cell Number changed from 0798837622 to 0798837624.- Email Changed from ADMIN@AFSACC.CO.ZA to ADMI@AFSACC.CO.ZA. |

History 7 of 14

| | |
|----------------|--|
| Effective Date | 17/05/2023 |
| Change Type | DIRECTORS/MEMBER CHANGE/SECRETARY/TRUST/BOTH DIR AND OFFICE |
| Memo | DIRECTOR LOUIS HOSEA DU TOIT - CHANGE WAS MADE.- DIRECTOR / MEMBER STATUS CHANGED FROM ACTIVE TO RESIGNED. |

CHANGE HISTORY (CONTINUED)**History 8 of 14**

| | |
|----------------|---|
| Effective Date | 17/05/2023 |
| Change Type | DIRECTORS/MEMBER CHANGE/SECRETARY/TRUST/BOTH DIR AND OFFICE |
| Memo | DIRECTOR ALTA MALAN WAS ADDED |

CHANGE HISTORY (CONTINUED)**History 9 of 14**

| | |
|----------------|-------------|
| Effective Date | 15/05/2023 |
| Change Type | NAME CHANGE |
| Memo | PFP FIRE |

History 10 of 14

| | |
|----------------|---|
| Effective Date | 02/02/2022 |
| Change Type | AR CANCELLATION OF DEREGISTRATION PROCESS |
| Memo | COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 5359657561 |

History 11 of 14

| | |
|----------------|---|
| Effective Date | 24/01/2022 |
| Change Type | AR IN DEREGISTRATION |
| Memo | ANNUAL RETURN NON COMPLIANCE - IN PROCESS OF DEREGISTRATION LAST PAYMENT FOR AR YEAR/MONTH IS 2019/3. |

History 12 of 14

| | |
|----------------|---|
| Effective Date | 13/11/2019 |
| Change Type | CO/CC ANNUAL RETURN |
| Memo | COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 5212262052 |

History 13 of 14

| | |
|----------------|--|
| Effective Date | 20/06/2019 |
| Change Type | DIRECTORS/MEMBER CHANGE/SECRETARY/TRUST/BOTH DIR AND OFFICE |
| Memo | DIRECTOR JACOB JACOBUS MALAN - CHANGE WAS MADE.- DIRECTOR / MEMBER STATUS CHANGED FROM ACTIVE TO RESIGNED. |

History 14 of 14

| | |
|----------------|---|
| Effective Date | 20/06/2019 |
| Change Type | DIRECTORS/MEMBER CHANGE/SECRETARY/TRUST/BOTH DIR AND OFFICE |
| Memo | DIRECTOR LOUIS HOSEA DU TOIT WAS ADDED |

REPORT INFORMATION


| | |
|---------------------|--------------------|
| Date of Information | 01/08/2024 13:54 |
| Print Date | 01/08/2024 13:54 |
| Generated By | MARCO VAN DER WALT |
| Reference | MB0000 |
| Report Type | CIPC COMPANY |



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Stadler & Swart Incorporated
1 Doneraile Street
GEORGE
6529

Prepared by me


CONVEYANCER
THERESA CAMPHER-WALDER (91272)

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

DATA / CAPTURE
08-01-2024
FATGEYAH LARNEY

T 000056545 / 2023

DEED OF TRANSFER

DATA / VERIFY
08-01-2024
YOLANDI OLIVIER

BE IT HEREBY MADE KNOWN THAT

SHAMEEMAH NAIDOO-BRENNER
(91986)

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

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

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

And the appearer declared that his/her said principal had, on 7 November 2023, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

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

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

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

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

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

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

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

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

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

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

"Registrasie van Serwituut

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

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

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

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

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

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



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

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

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

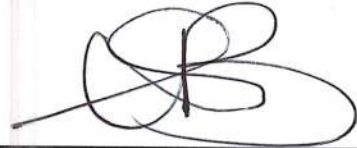
GASCO PROPERTIES (PTY) LTD
Registration Number 2018/100070/07

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

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

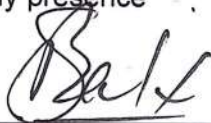
THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on

21 DEC 2023



q.q.

In my presence



REGISTRAR OF DEEDS



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

Afgetrek van Plan 1789LD

| | SYE Kaapse Voet | RIGTINGS- HOEKE |
|----|--------------------|--------------------|
| AB | 260.60 | 332.54.00 |
| BC | 366.44 | 43.32.50 |
| CD | 153.09 | 43.14.30 |
| DE | 185.27 | 120.45.00 |
| EA | 650.30 | 217.43.20 |

Nr. 5422/61

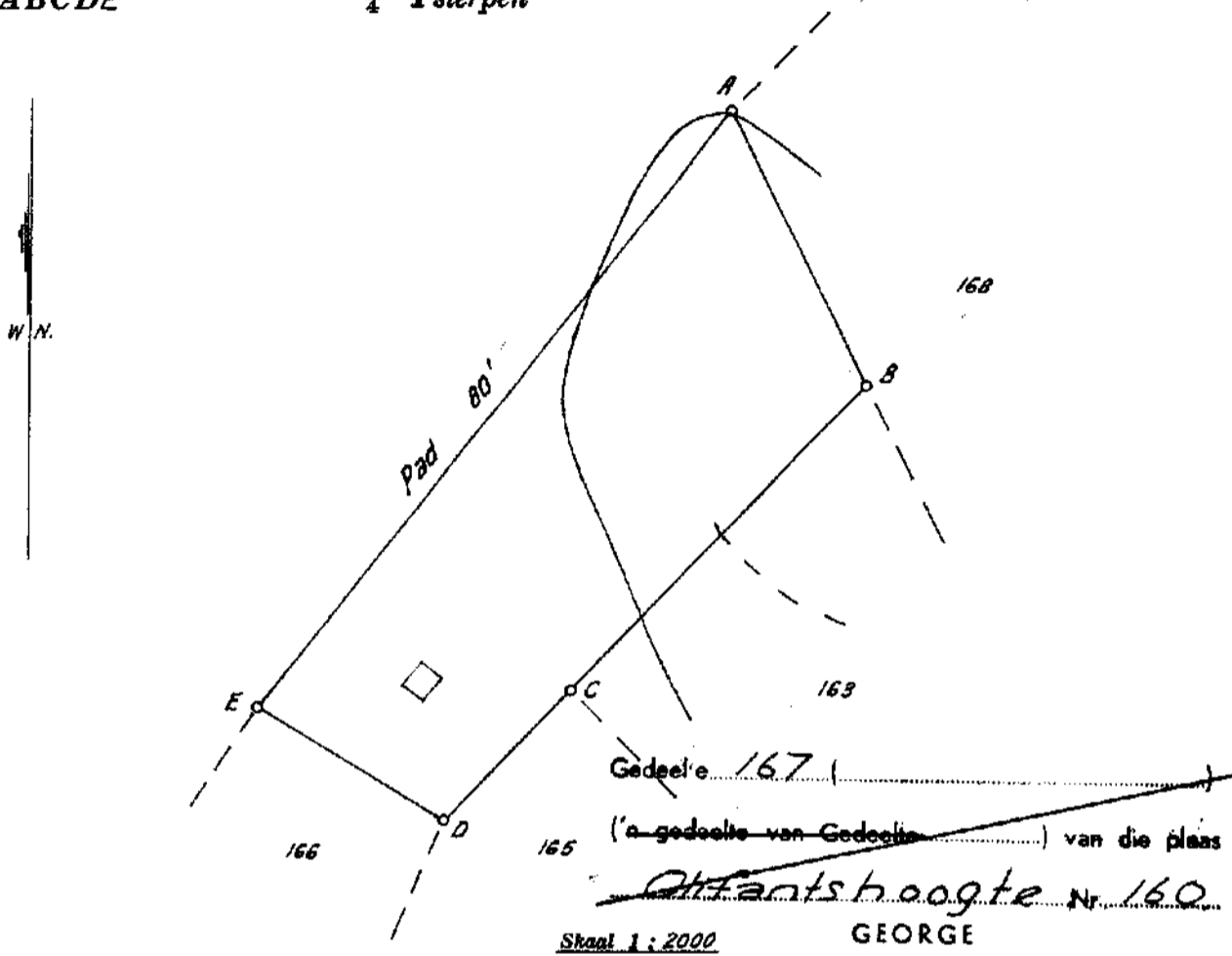
Goedgekeur.

P. Landmeter-Generaal.
29.6.1961

BAKENS B
METSLEK NOMB. 2727/92

Beskrywing van Bakens:

ABCDE 3/4" Ysterpen



Die figuur ABCDE
stel voor 1.4292 Morgen
 Gedeelte 167 van die plaas

ERF 157 Hoekwil
grond synde

OLIFANTSHOOGTE

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

Opgemeet in Julie 1956 — Desember 1959 deur my

R. J. Barry
Lanometer.

| | | |
|---|---|---|
| <p>Hierdie kaart is geheg aan <u>T/A 11553/65</u></p> <p>Registrateur van Aktes</p> | <p>Die oorspronklike kaart is Nr. 5009/60 geheg aan</p> | <p>L.G. Lër Nr. S/4924 Meetstukke Nr. E. 1091/6 Alg. Plan 1789LD Gradevel BL-8CC BL-8CD</p> <p>S BC</p> <p>B & S.F.C.T.-AVIEN 167 160/167</p> |
|---|---|---|

ALGEMENE PLAN 1789 L.D.
VAN
OLIFANTSHOOGTE LANDBOUHOEWES

L.G. Nr. 5010/1960

Goedgekeur
R. J. Barry
Landmeter-generaal

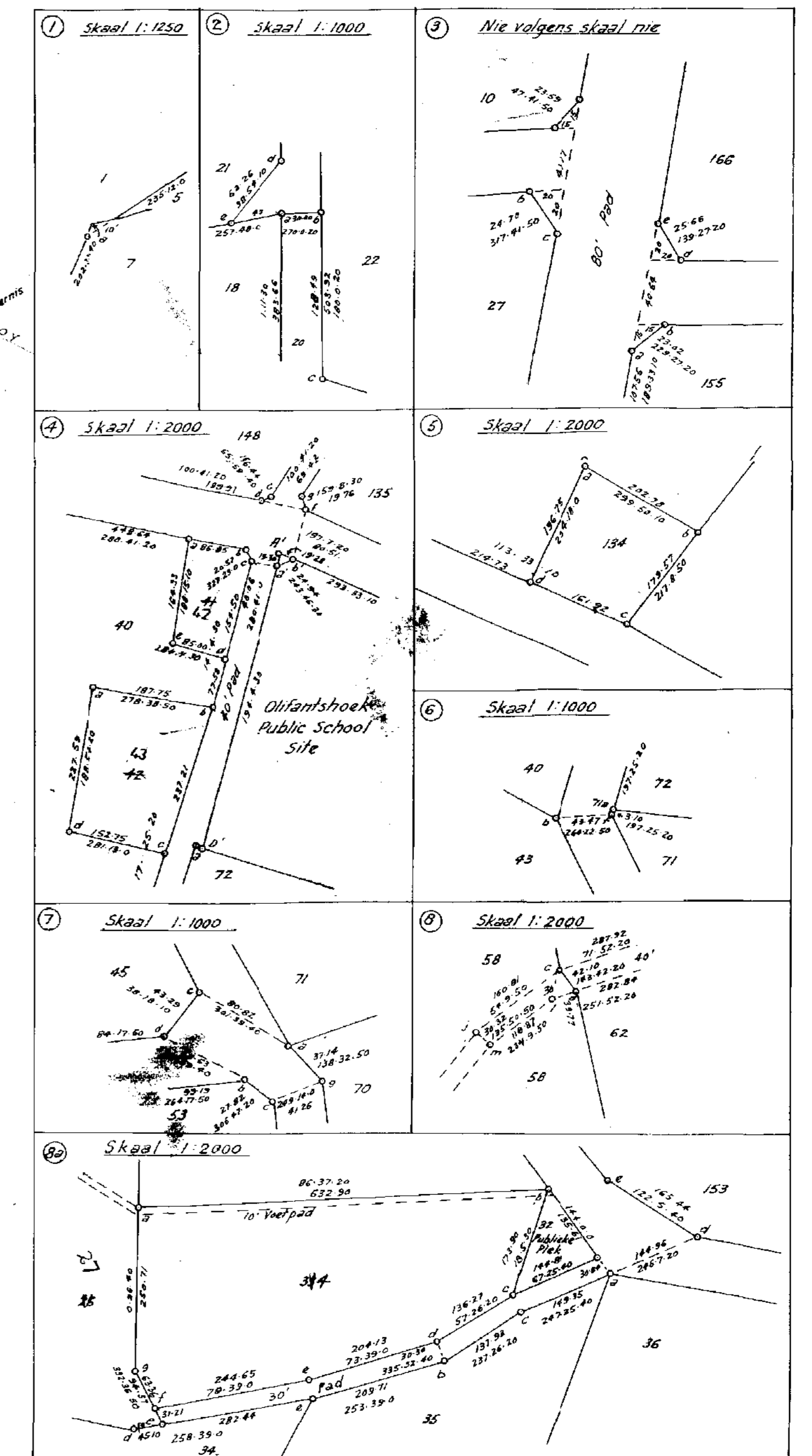
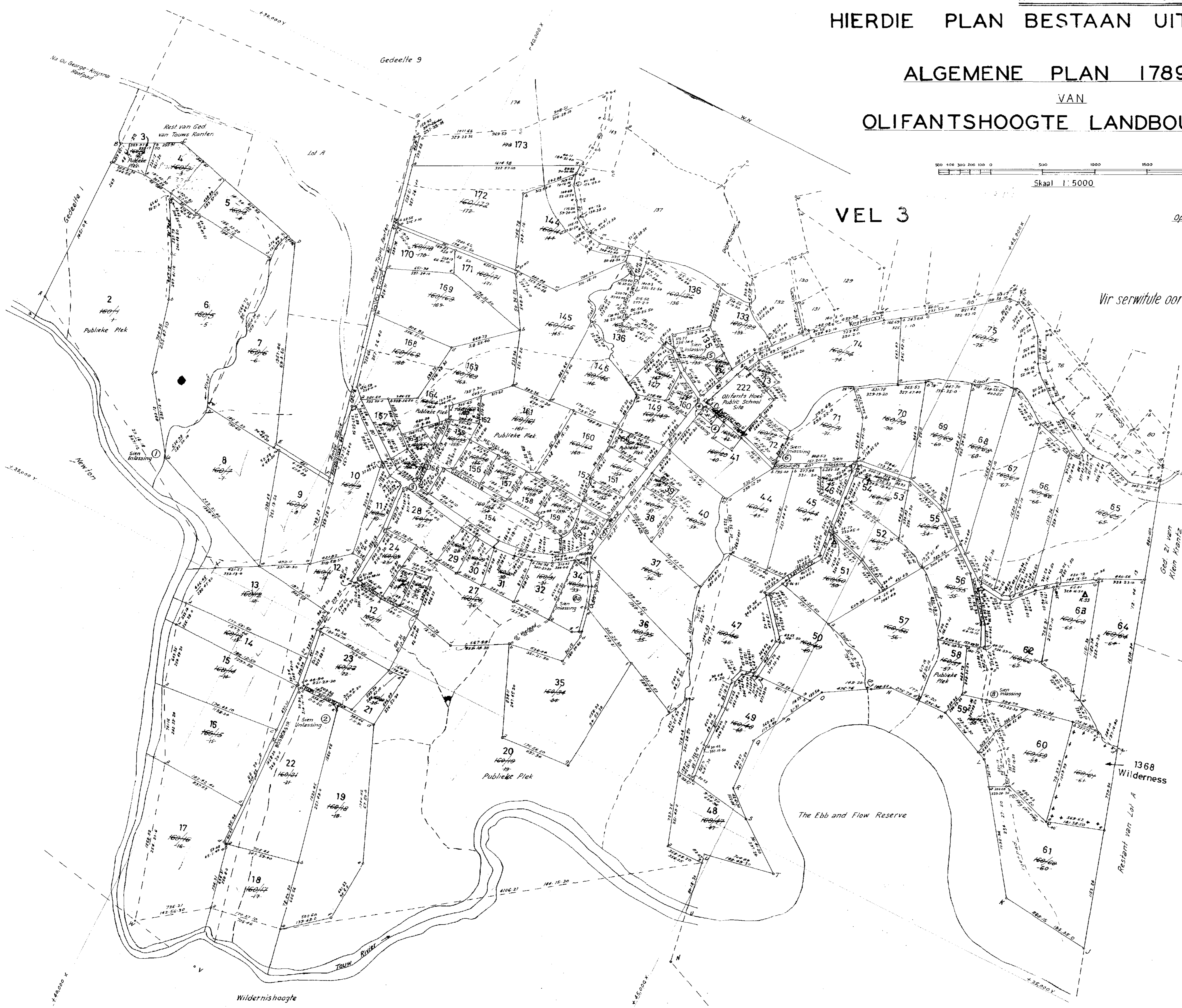
Skaal 1:5000
K.Vt.

Opgeneem in Julie 1956 -
Desember 1959 deur my

R. J. Barry
Landmeter

Vir serwitute oor oorspronklike eiendom sien kaart No 3156/1962 (1884 L.D.)

VEL 3



Oorspronklike Kaart Nr. 5009/1960
Opdelingsstukke E. 1091/1960
Leer Nr. S. 4924
Nofeerplan 1789 L.D.
BL-8CCD
BL-BCD

1789 SHT. 2

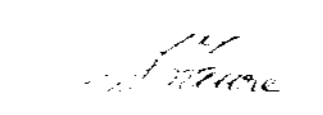


HOEKWIL TOEKENNINGSGBIED
 HIERDIE PLAN BESTAAN UIT 3 VELLE

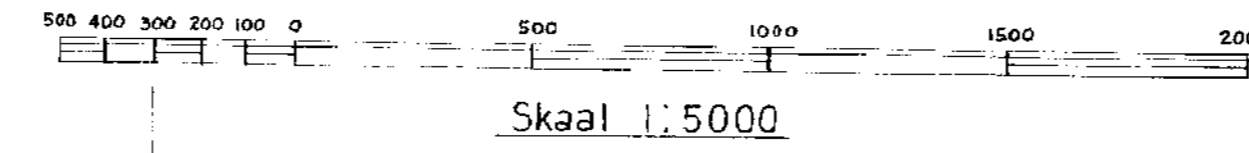
VEL 3.

ALGEMENE PLAN 1789 L.D.
 VAN
 OLIFANTSHOOGTE LANDBOUHOEWES

L.G. Nr. 5010/1960

Goedgekeur

 Landmeter-generaal
 27 4 1961

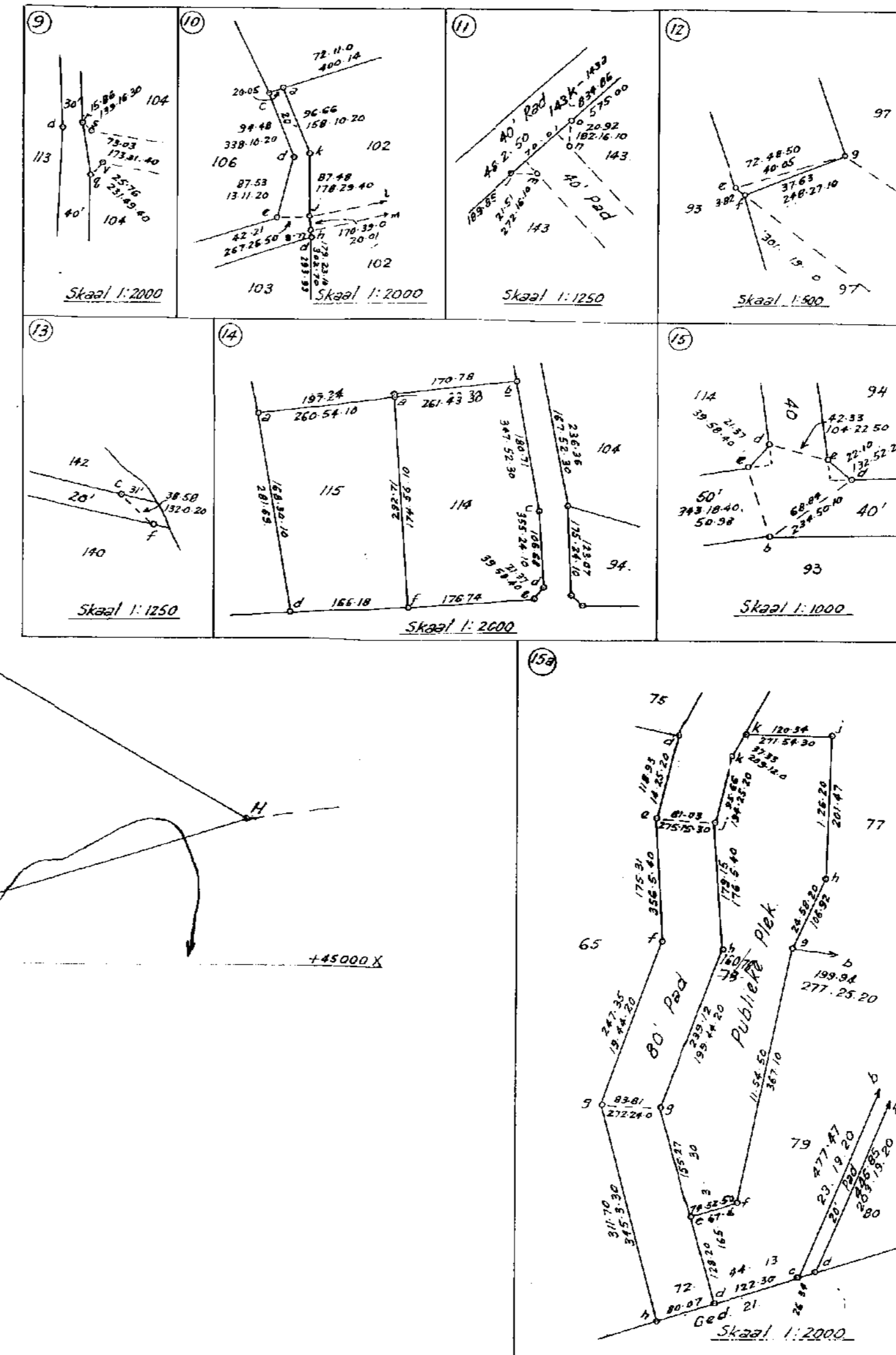
LG KANTOOR NOTAS
 Bous. 137k, 137l and 141k replaced by Reg 18(2)
 vide E 1091/1960 & S/4924/3 pgs 71-73
 STREET NAMES ADDED SEE FILE S/4924/4. 1960 43-44



Opgemeet in Julie 1956 -
 Desember 1959 deur my.

R. L. Bandy
 Landmeter

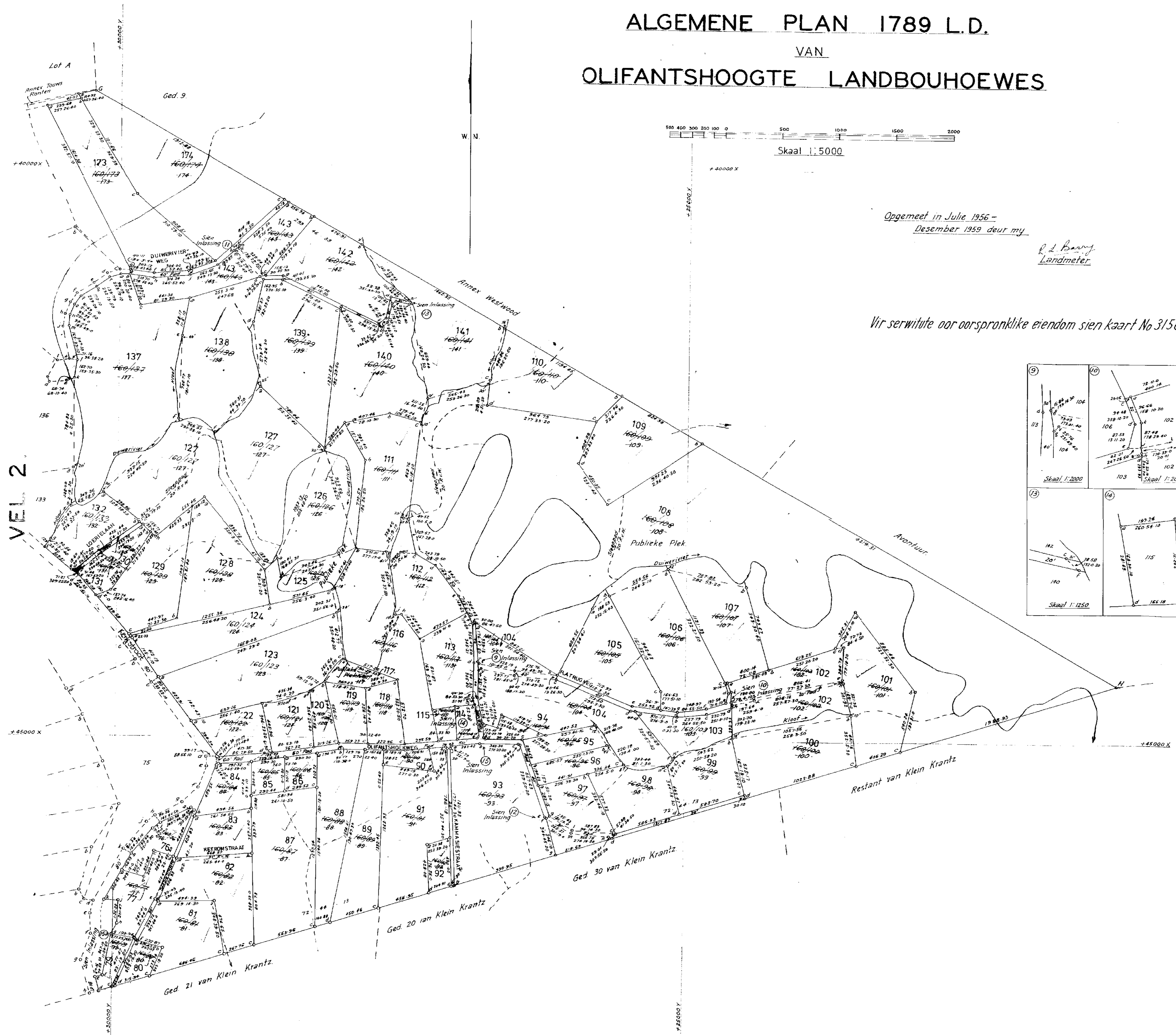
Vir serwitute oor oorspronklike eiendom sien kaart No 3156/1962 (1884 L.D)



Oorspronklike Kaart Nr. 5009/1960
 Opmetingsstukke E 1091/1960
 L&R Nr. S. 4924
 Plan Nr. 1789 10
 Noteerplanne BL-8CD
 BL-8CC.

1789 SHT. 3

VEL 2



HIERDE PLAN BESTAAN UIT 3 VELLE

VEL I.

L.G. Nr. 5010/1960

ALGEMENE PLAN 1789 L.D. VAN OLIFANTSHOOGTE LANDBOUHOEWES

bevattende 162 gedeeltes genommer 3-18, 20-31, 33-56, 58-77, 79-107, 109-116, 118-124, 126-149, 151-160, 162, 163, 165-174, 12 Publieke plekke genommer 1, 2, 19, 32, 57, 78, 108, 117, 125, 150, 161 en 164 die Paaië en Deurgange synde die plaas OLIFANTSHOOGTE geleë in die Afdeling van George, Provinsie Kaap die Goeie Hoop, sien Kaart Nr 5009/1960 geheg aan Sertifikaat van Gekonsolideerde Titel Nr.

Skaal 1:5000

Goedgekeur Landmeter-generaal

Table with columns: GED, TRANSPORT No, GED, TRANSPORT No, GED, Hektare, Hektare. Lists various land parcels and their details.

Gegevens van die hele figuur.

Table with columns: Syc Kaapsee voet, Rigtings-hoek, Ko-ordinate. Lists survey data for the entire figure.

Die bakens van elke gedeelte wat op hierdie plan voorgestel word is volgens regulasie, en is deur my geplaat.

Opgemee in Julie 1956- Desember 1959.

J. J. Bant Landmeter

Vir servitute oor oorspronklike erendom sien kaart No 3156/1962 (1962 L.D.)

Beskriving van Bakens

- A. Ingeplante klip wat 'n uitsteek langsnaat plat pen
B. D. E. F. I. L. N. 2 Ingeplante klip wat 'n uitsteek
O. P. A. S. T. U. R.
C. Ingeplante klip wat 'n uitsteek
G. H. R. Ingeplante klip wat 2 vt uitsteek
J. 3/4 ysterpen 266 K.V. van ingeplante klip wat 2 uitsteek
M. Swaar yster hoekpaal met groot klip langsnaat
Y. Klipstapel 3' hoog
W. 3/4 ysterpen in Klipstapel
X. 3/4 ysterpen
Z. L. a. h. Ingeplante klip wat 12' uitsteek
1. Ingeplante klip wat 4' uitsteek
2. Ingeplante klip wat 6' uitsteek
3. Ingeplante klip wat 9' uitsteek
32b, 78 g, 78h, 78i, 78k. Geen bakens.
Alle ander bakens 3/4 ysterpen.

Uitgeslote Figuur.

Table with columns: Gedeelte, Grootte, Kaart Nr., Gedeelte, Grootte, Kaart Nr., Gedeelte, Grootte, Kaart Nr., Gedeelte, Grootte, Kaart Nr.

Main table with columns: Gedeelte, Grootte, Kaart Nr., Gedeelte, Grootte, Kaart Nr., Gedeelte, Grootte, Kaart Nr., Gedeelte, Grootte, Kaart Nr. Lists all land parcels and their details.

Oorspronklike Kaart Nr. 5009/60 Opmetingsstukke E. 109/60 Lëer Nr. S 4924 Noerplan 1789 L.D. BL-800 BL-800

1789 SHT. 1

Large table with columns: Baken, Y, X, Baken, Y, X, Baken, Y, X, Baken, Y, X, Baken, Y, X, Baken, Y, X. Contains coordinate data for the entire plan.



CONVEYANCER'S CERTIFICATE

1. I the undersigned, **MARCO VAN DER WALT (LPC 101905)**, in my capacity as conveyancer and attorney practising at Frances Schröter Attorneys Inc. in George, certify that a search was conducted in the Deeds Registry, Cape Town, regarding the following property (including both current and earlier title deeds / pivot deeds / deeds of transfer):

ERF 167 Hoekwil

In the Municipality and Division of George
Province of the Western Cape

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

Held by Deed of Transfer Number T56545/2023.

2. The aforementioned property is registered in the name of Gasco Properties (Pty) Ltd. (Registration Number: 2018/100070/07).
3. The owner of the property seeks:
 - 3.1. A permanent departure in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-law (2023) for the:
 - 3.1.1. Relaxation of the *southeastern rear building line* from 20.0m to 5.0m for purposes of erecting an outbuilding; and
 - 3.1.2. Relaxation of the *southwestern side building line* from 20.0m to 5.0m for purposes of erecting an outbuilding;

as more elaborated in the accompanying application.
4. There are no developmental conditions and / or restrictive conditions and / or servitudes, to the best of my knowledge, registered against such property, or contained in the title deed, prohibiting the permanent departures applied for.
5. There are no bonds registered over the property.

DATED and SIGNED at GEORGE on the 23rd day of APRIL 2024.

A handwritten signature in black ink, appearing to read 'Marco Van Der Walt', is written over a horizontal line.

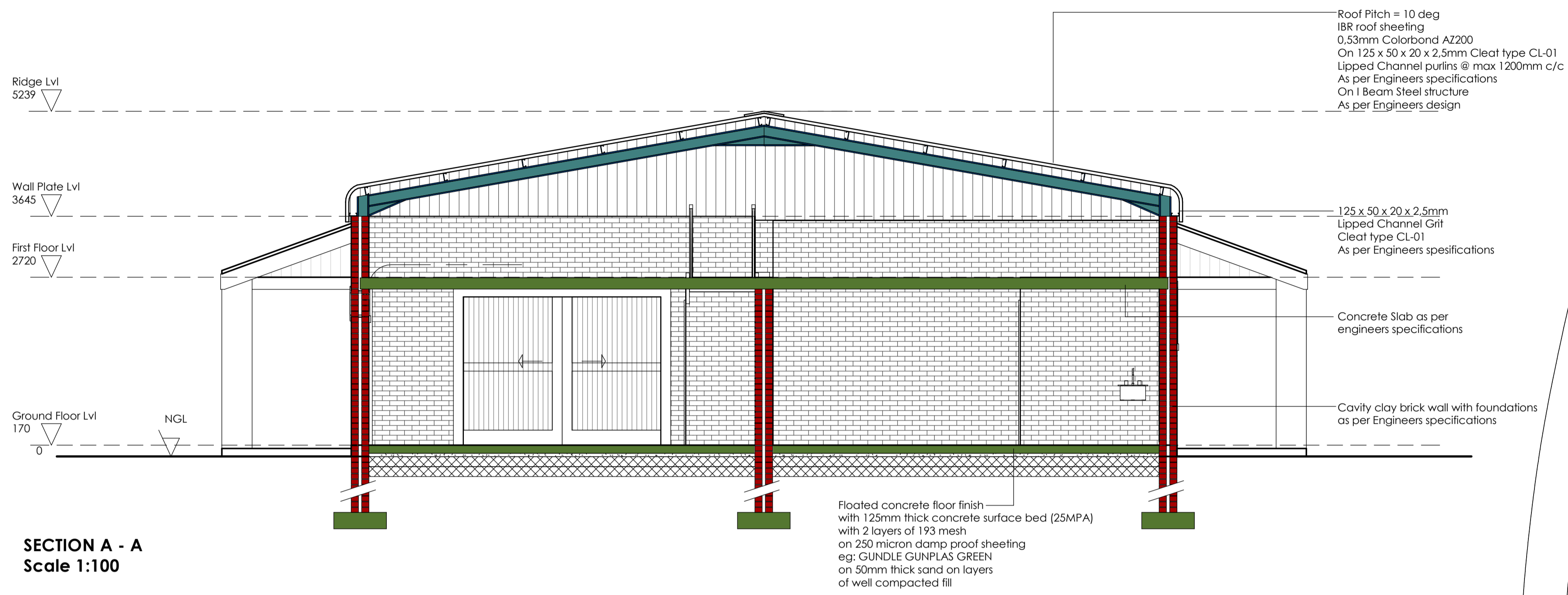
**PER: MARCO VAN DER WALT
CONVEYANCER (LPC: 101905)
FRANCES SCHRÖTER ATTORNEYS INC.
SUITE H, WINDSOR PARK
3 VARING AVENUE, GEORGE**



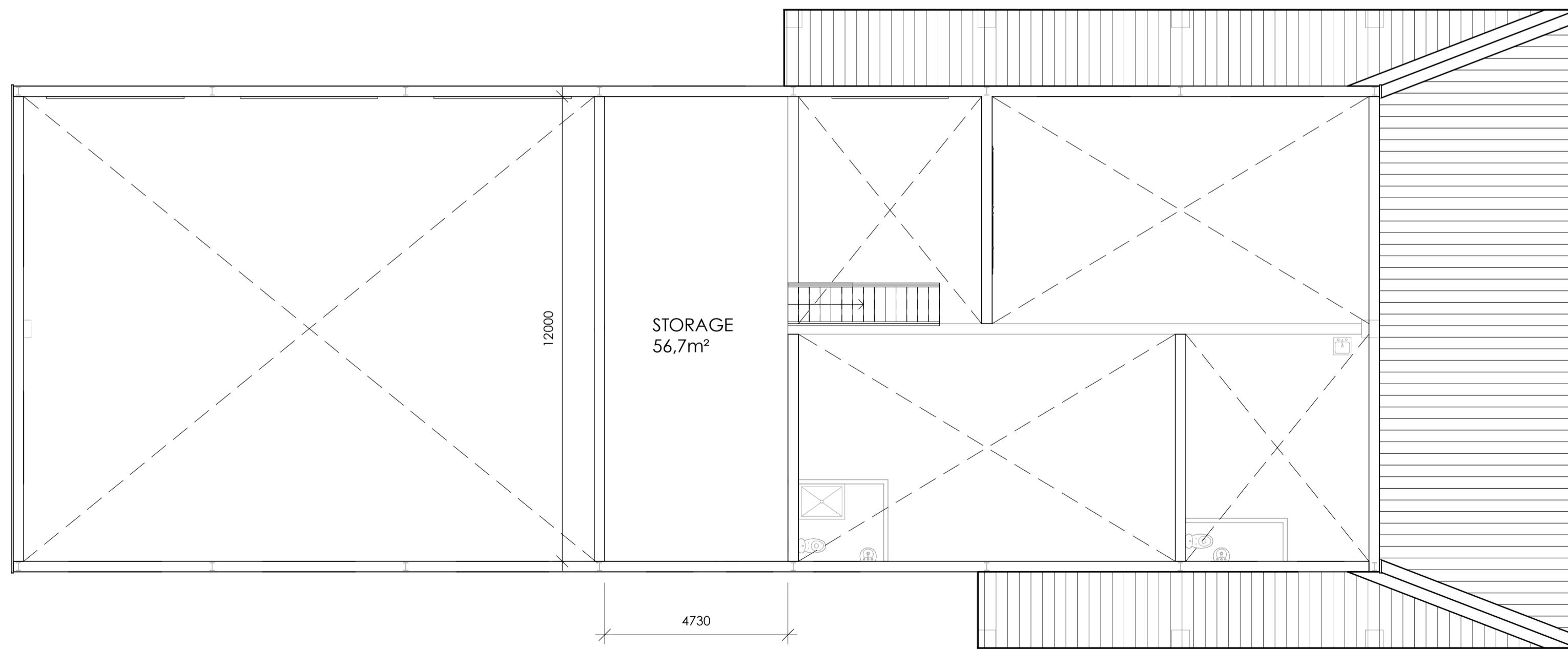
Copyright ©

ERF 167
22 HOEKWIL ROAD, HOEKWIL
GEORGE MUNICIPALITY & DIVISION

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

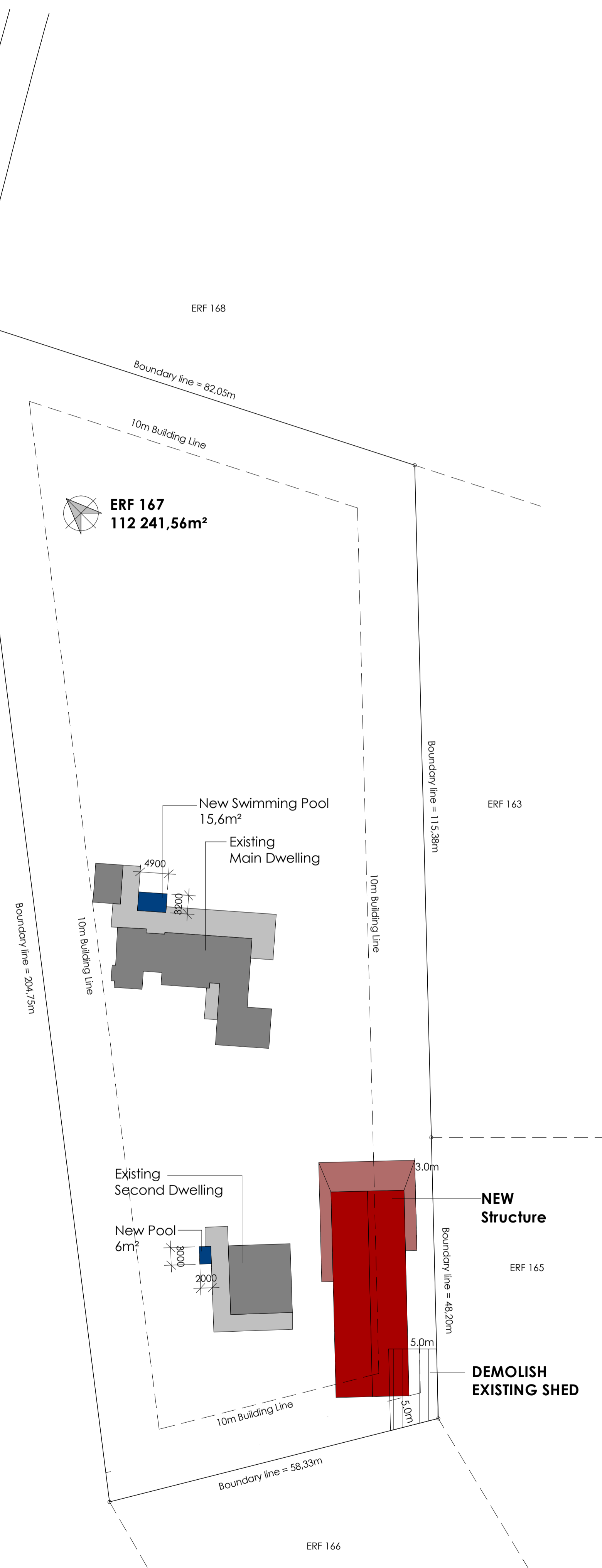


SECTION A - A
Scale 1:100



FIRST FLOOR PLAN
Scale 1:100

SITE PLAN
Scale 1:100



GENERAL NOTES:

- * Contractor is responsible for the correct setting out of the building; all external & internal walls with particular reference to boundaries, building lines, services, etc.
- * Boundary pegs to be identified by the Client. Pegs to be checked by contractor, including all levels, dimensions, steps, etc. Any apparent discrepancies between the site & the drawings are to be brought to the designers attention
- * The contractor is to verify all levels, heights & dimensions on site & to check same against drawings before putting any work in hand.
- * The contractor is to locate & identify existing services on site & is to protect these from damage throughout the duration of the works.
- * Figured dimensions to take preference to scaling.
- * All work to comply with the National Building Regulations(SANS 10400), The applicable SABS codes of conduct & standards as prescribed by the National Building Regulations Council (NBRC).
- * All materials to be SABS or NBRC approved.
- * Foundations to take founding in solid undisturbed ground
- * Concrete to foundation & surface bed to be 20MPa at 28 days.
- * All electrical & plumbing work to be carried out by qualified subcontractors
- * Fill below surface bed to be well compacted in 150mm layers to archive a min of 93% modified AASHITO, ensure suitable material is used, free from clay content.
- * Brickwork to be built in below & above windows level & every forth course in continuous bands.
- * Provide 4mm galvanized wire ties built 5 courses into external brickwork to secure rooftrusses to wall.
- * Provide laminated safety glass to all doors & windows where glazing is within 900mm above F.F.L.
- * Wat areas to be tiled or sealed with other waterproofing or feature detail as per client specification
- FIRE PREVENTION:**
- * Any roof space between garage & habitable areas shall be divided by a wall with 30min fire rating
- * Any door between garage & habitable areas to be a solid timber core door, 40mm thick.
- FLOOR & WATERPROOFING:**
- * Ground floor slab: 85mm thick, 20MPa concrete, perfectly level, min. 150mm above N.G.L. on compacted hardcore min 93% modified AASHITO.
- * 25mm thick screed & finished as indicated.
- * Structural concrete floors to eng. spec.
- FOUNDATIONS & BRICKWORK:**
- * All foundations to be 20MPa concrete at least 250 x 750mm, min 255/600 under ground level or to eng. spec
- * Boundary walls foundation must not encroach over boundary & walls to be finished as per the finishing schedule.
- * Lintels to be supported min 150mm either side for openings up to 3m & at least 220mm for openings up to 4.8m
- STAIRS & BALUSTRADE:**
- * Stairs to be 110mm min width, treads 300mm min, risers 170mm max, with 6mm max deviation.
- DRAINAGE:**
- * Any drain not deeper than 450mm under ground level to be protected against loads
- * All drains to be 100Ø PVC min fall 1:60
- * Stacks in ducts to be accessible for cleaning purposes
- * Anti vac traps to all first floor waste fittings.
- GLAZING:**
- * Glazing of all new windows & doors to be in accordance with part N of SANS 10400
- DRYWALLING:**
- * To be in accordance with SANS 10400
- TIMBER:**
- * To be in accordance with SANS 1063. All timber to be CCA Treated
- CHIMNEYS:**
- * To be in accordance with SANS part V of SANS 10400
- * Any errors, discrepancies or omissions of any nature are to be reported to the designer immediately.
- * Any queries arising from any of the above must be reported to the designer for clarification before any work is put in hand.

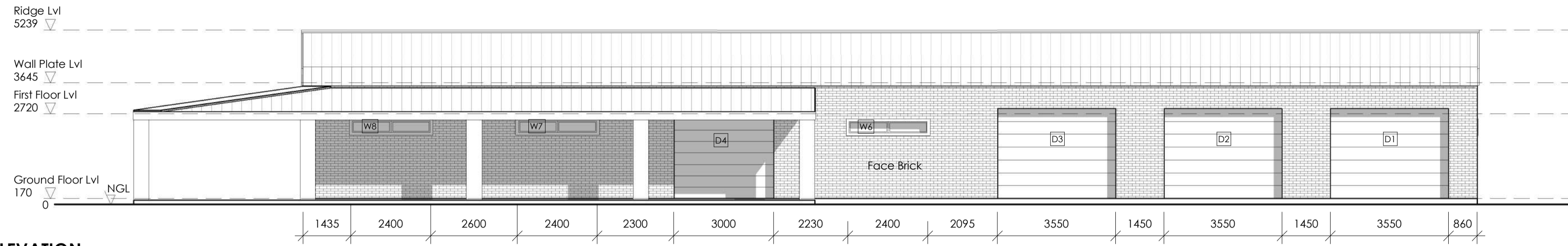
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IN COLLABORATION WITH
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PIETER LIEBENBERG
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PROJECT
Jaco & Charlotte Malan
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Hoekwil
George

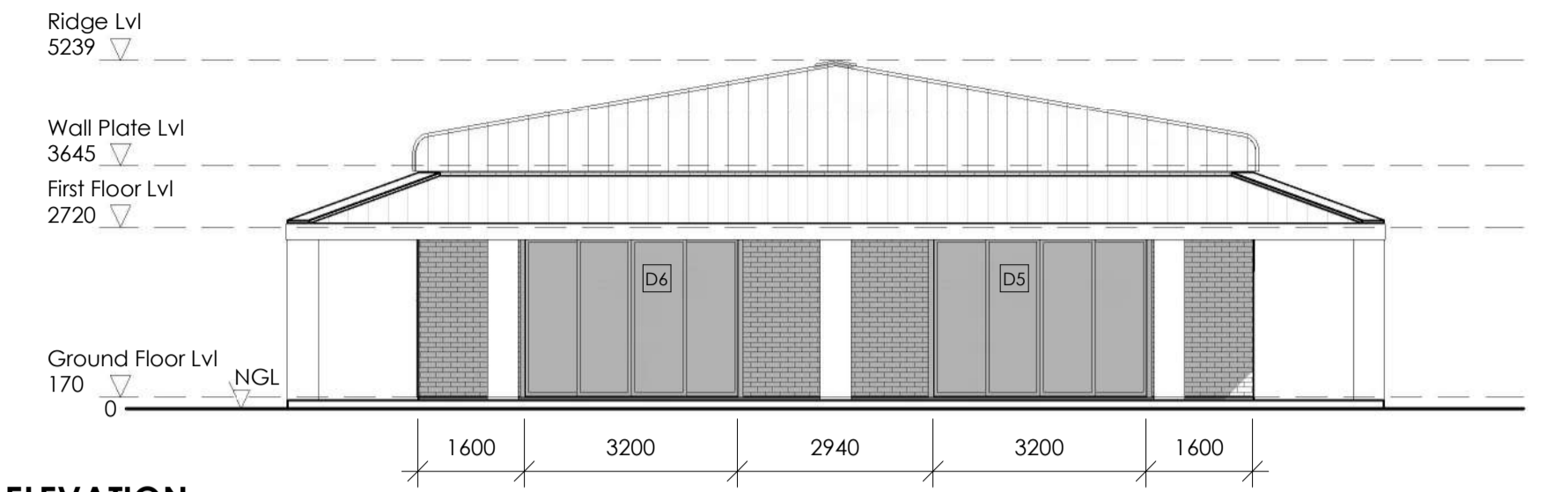
FOR MUNICIPAL APPROVAL

DATE: SCALE: As shown

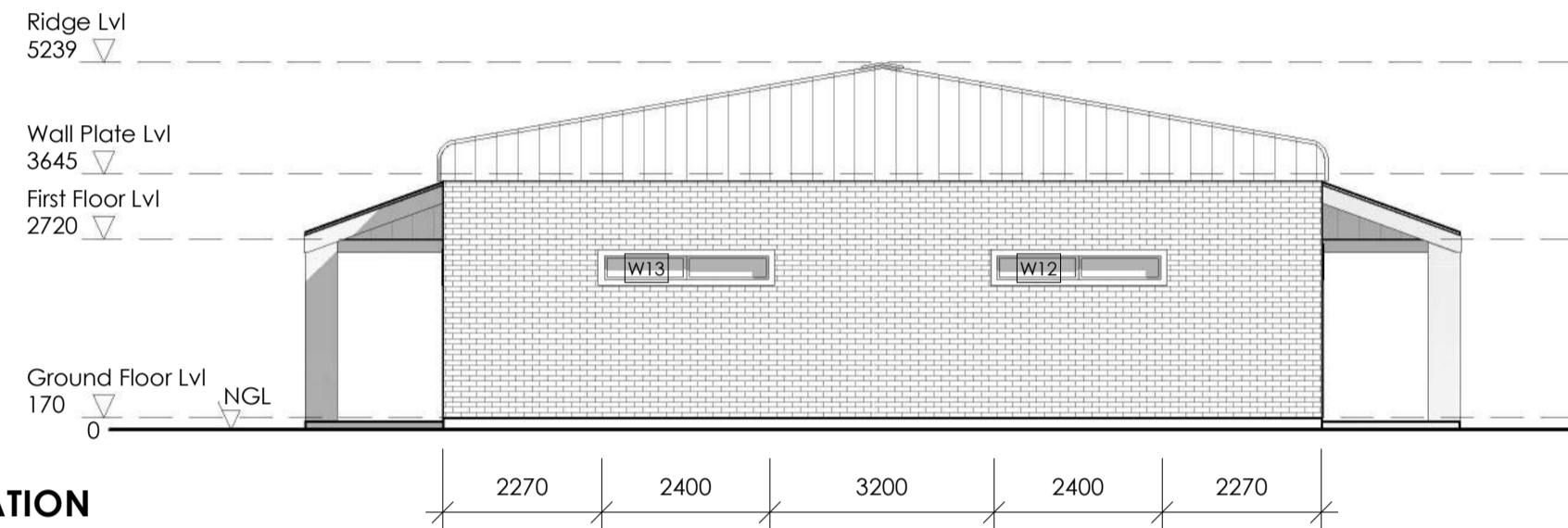
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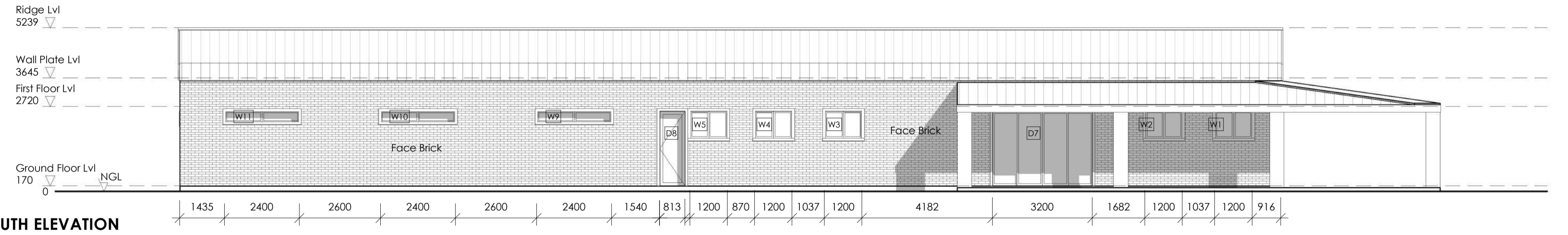
NORTH ELEVATION
Scale 1:100



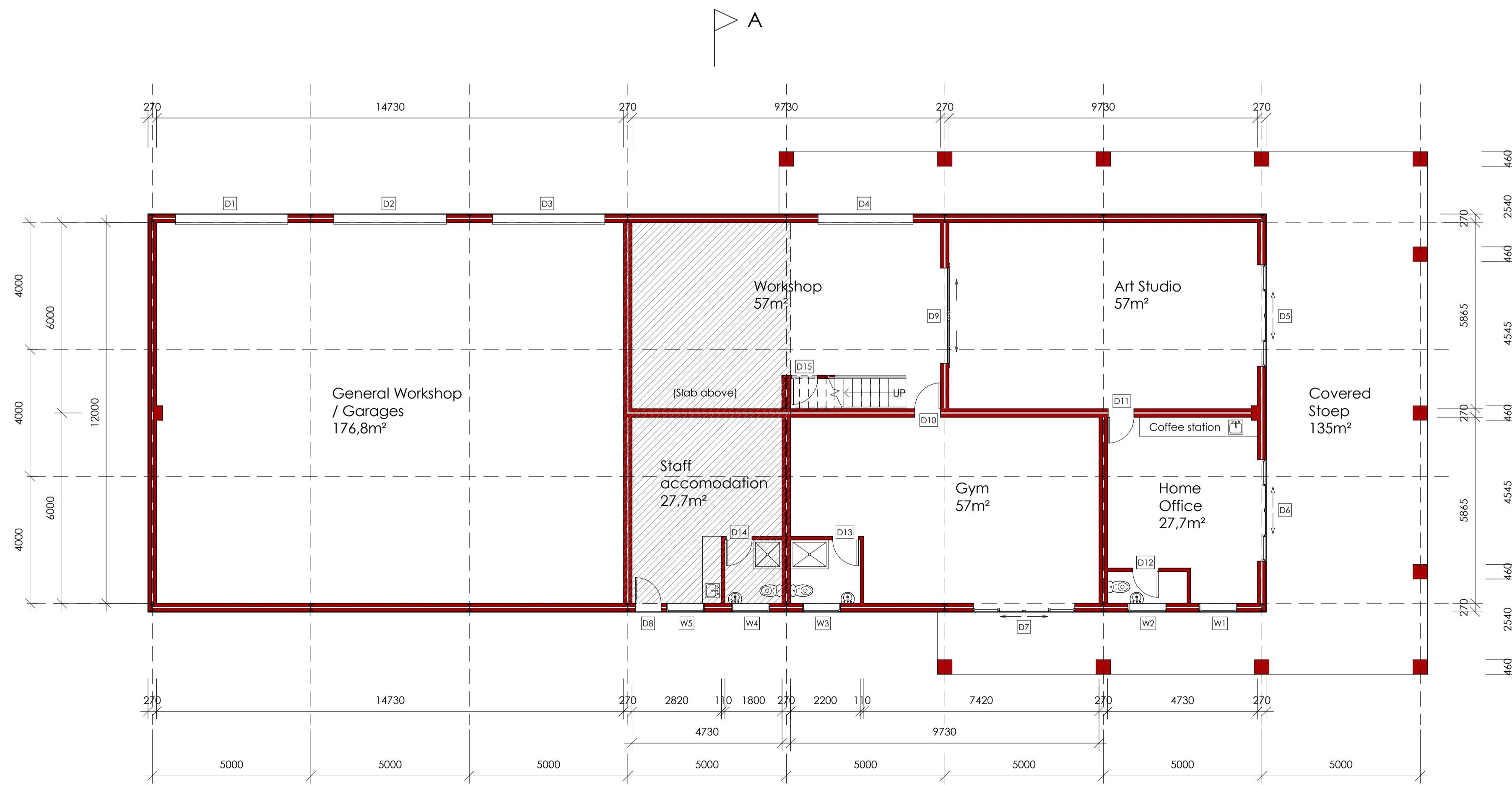
EAST ELEVATION
Scale 1:100



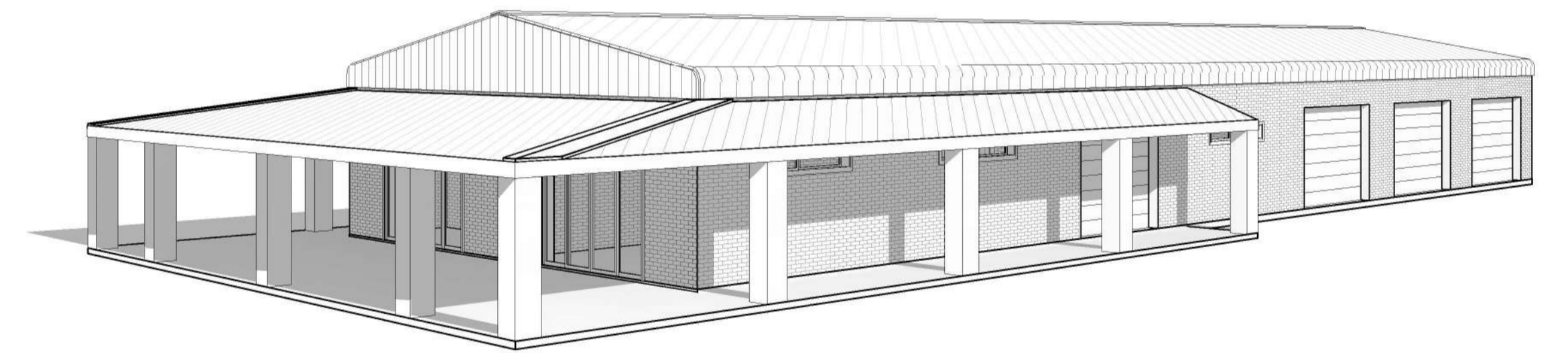
WEST ELEVATION
Scale 1:100



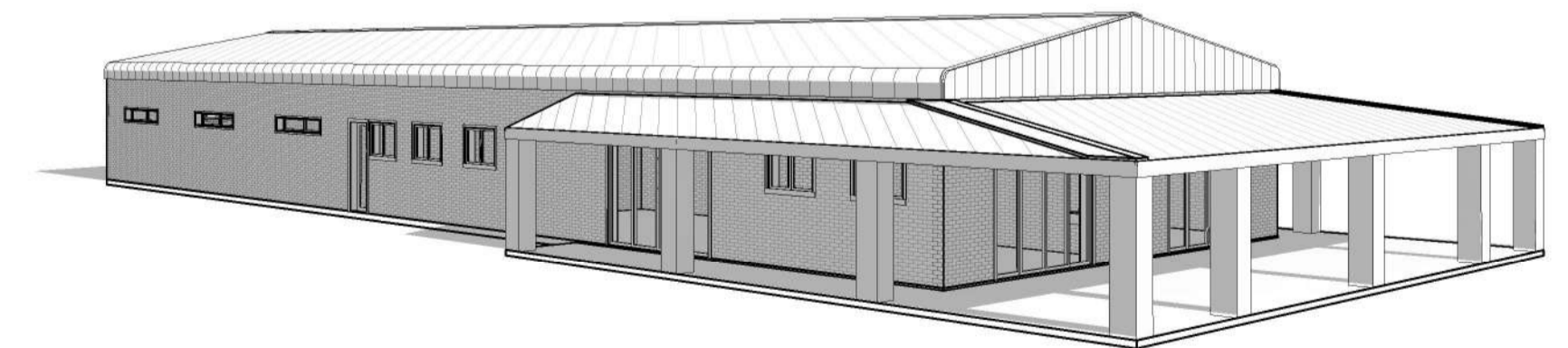
SOUTH ELEVATION
Scale 1:100



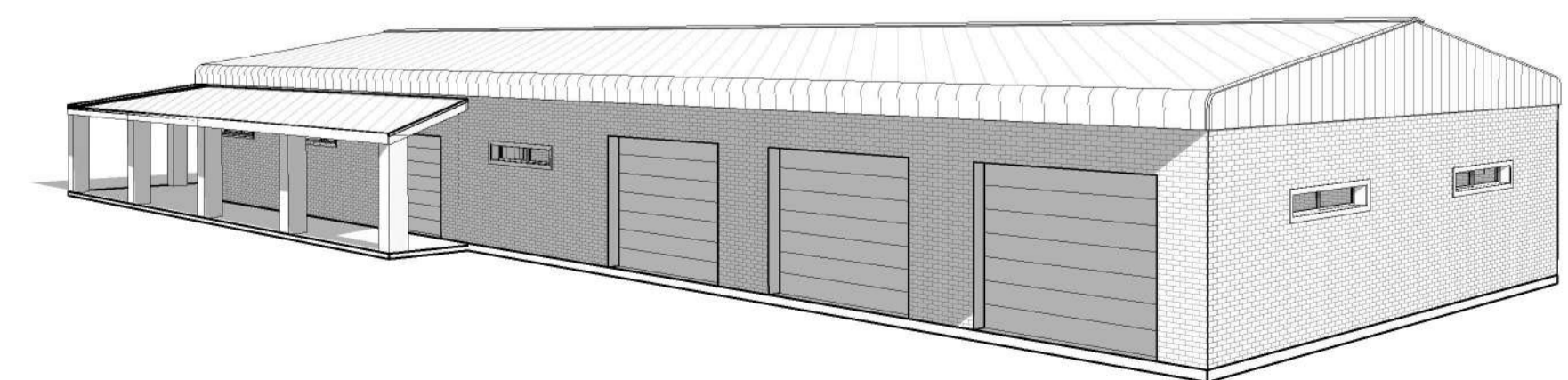
GROUND FLOOR PLAN
Scale 1:100



NORTHWESTERN VIEW



NORTHEASTERN VIEW



SOUTHERN VIEW

NOTA:
ALLE MATES EN VLAKKE MOET EERS OP
TERREIN GEKONTROLEER WORDE VOORDAT
DAAR NET ENIGE BOUWERK BEGYN WORD.
ALLE FONDAMENTE EN BETONWERK MOET
DEAR N INGENIEUR ONTWERP WORD.
PLANNIE MOET EERS DEUR MUNISIPALITEIT
GOEKELUR WORDE VOOR DAAR MET BOUWERK
BEGYN WORD.

ANY DISCREPANCIES OR CONTRADICTIONS MUST
IMMEDIATELY BE POINTED OUT TO Camilla Eagar
FOR CORRECTIONS OR EXPLANATIONS BEFORE
ANY CONSTRUCTION PROCEEDS

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Erf 147
Hoekwil
George

FOR CLIENT APPRAISAL

Proposed Shed

DATE
03 - 06 - 2024

SCALE
As shown

OWNER
W 1