



MARLIZE DE BRUYN PLANNING
Consulting Town & Regional Planning

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PROPOSED PERMANENT DEPARTURES FOR FD WEYERS

**REMAINDER ERF 27, 6 OUTENIQUA AVENUE, HOEKWIL
GEORGE MUNICIPALITY & DIVISION**



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- 1. Power of Attorney**
- 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:

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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:
REMAINDER ERF 27, 6 OUTENIQUA AVENUE, HOEKWIL
GEORGE MUNICIPALITY & DIVISION**

1. BACKGROUND INFORMATION & PROPERTY DETAILS

Remainder Erf 27 Hoekwil (RE/27 Hoekwil) is a smallholding situated in the demarcated smallholding area of Hoekwil. The property is zoned Agricultural Zone II (smallholding) and developed accordingly with a dwelling house. The property is currently being sold to new owners. The existing house and some of the outbuildings was built more than 60 years ago. The carport and a covered area were built in the last 25 years. None of the existing structures on the property seem to have any municipal approval (e.g. building line relaxation and/or building plans). This makes sense to a large degree as legislation was not as we know it today a ago. The owners, in process of transferring it to new owners, are following the necessary process to obtain land use and building plan approval.

Marlize de Bruyn Planning was appointed to address the land use requirements so that as-built building plans 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 RE/27 Hoekwil.

Property Description:	RE/27 Hoekwil
Physical Address:	6 Outeniqua Avenue, Hoekwil, George
Owner:	FD Weyers
Title Deed No:	T439438/1995 (Annexure 2)
Bond:	None
Size of the property:	2.4271ha
SG Diagrams	5855/1961 (Annexure 3)
Zoning	Agricultural Zone II (smallholding)

The attached conveyancer's certificate (**Annexure 4**) confirms that the title deed includes no restrictions regarding the land use application proposed for RE/27 Hoekwil. A public servitude (10 feet wide) is registered along the northern section of this property. It starts at the Hoekwil Road in the east, runs along the northern boundary of Erf 34 Hoekwil, then cuts over Remainder Erf 27 Hoekwil and provides public access to the northern sections of the Ebb & Flow Section of the Garden Route National Park. This public servitude is generally known as 'Brydel-se-pad'.

2. APPLICATION

This land use application in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-law (2023) for RE/27 Hoekwil entails the following:

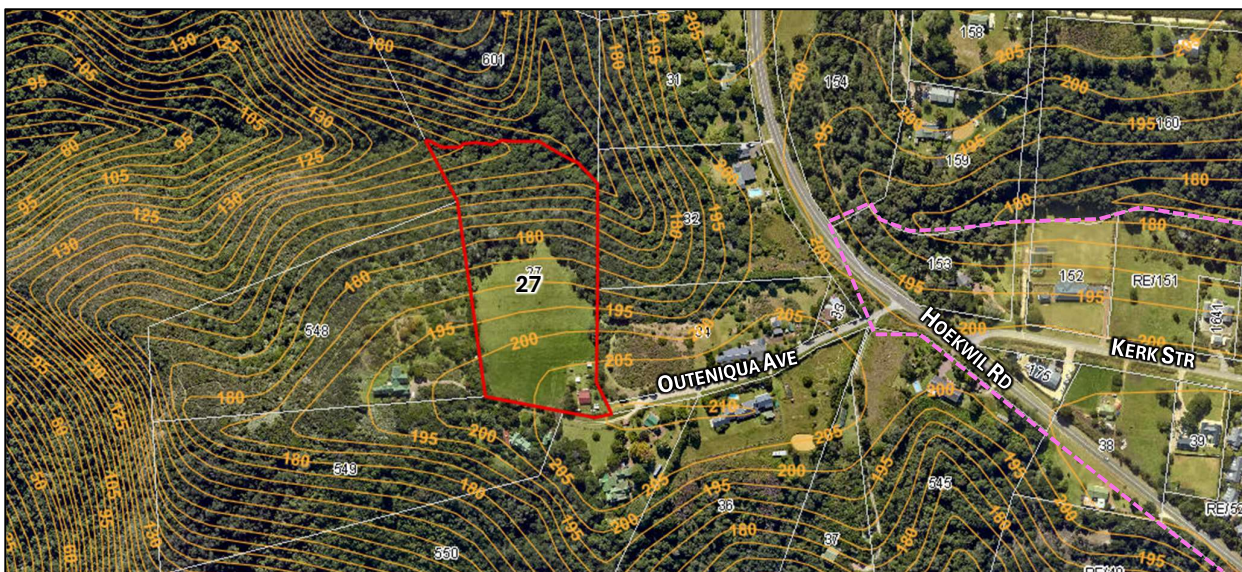
- **Permanent departure** in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-law (2023) for the relaxation of the following building lines:
 - eastern side boundary building line:
 - 20.0m to 5.0m for an existing shaded garden area;
 - 20.0m to 8.0m and 11.5m for the existing dwelling house.
 - south side boundary building line:
 - 20.0m to 10.0m for the existing dwelling house;
 - 20.0m to 6.0m for an existing shade cloth carport;
 - 20.0m to 15m for a shed;
 - 20.0m to 19.0m for a shower.

3. LOCALITY, ZONING, & CHARACTER OF THE PROPERTY

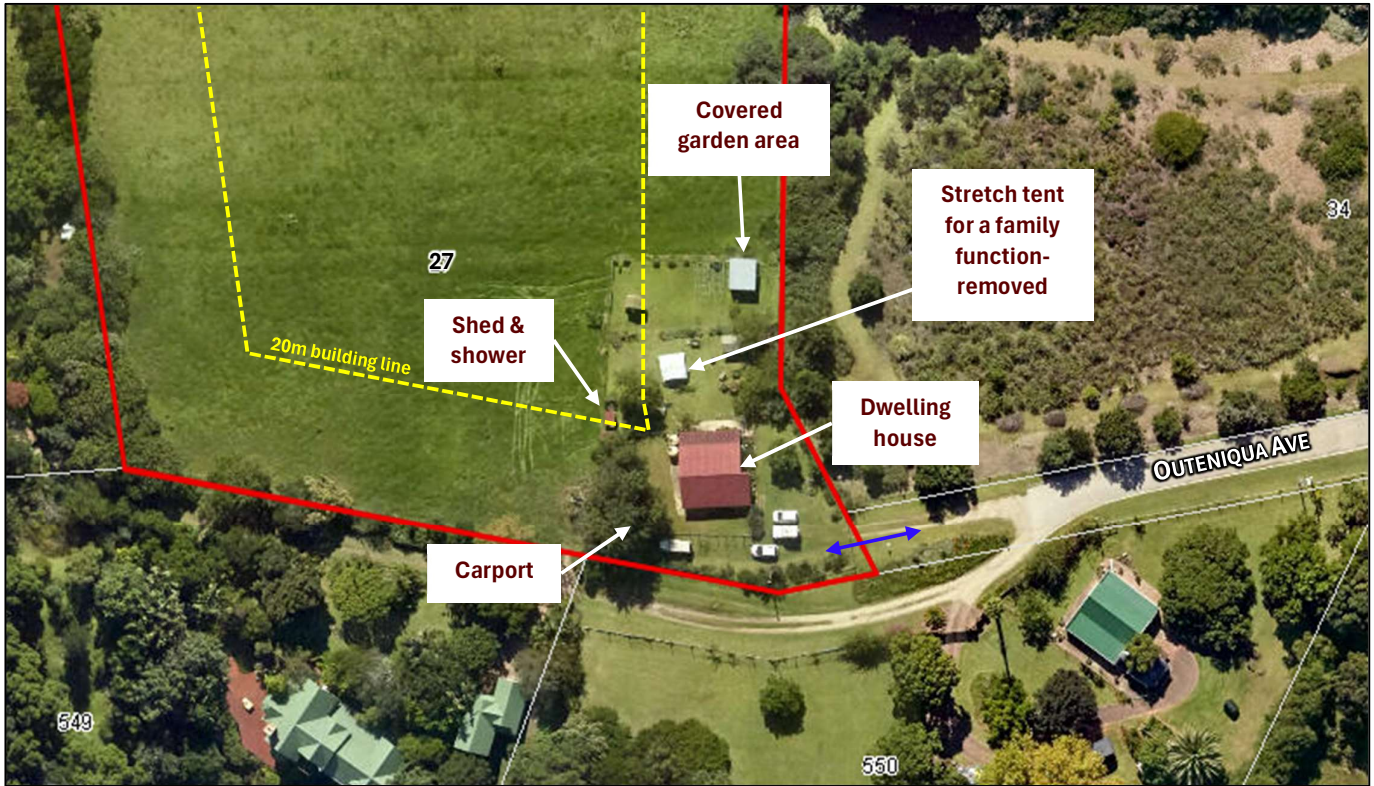
RE/27 Hoekwil is a developed smallholding located in the smallholding area of Hoekwil just west of the Hoekwil urban edge. The property is one of the most west lying properties in Outeniqua Avenue. The property is abutted by smallholdings on all of its boundaries and partly by the Ebb & Fow nature reserve on its western boundary. Access to the property is from Outeniqua Avenue in the southeastern corner of the property over the eastern boundary. A locality map is attached hereto as **Annexure 5**.

RE/27 Hoekwil is zoned Agricultural Zone II (AZII) and developed accordingly with a dwelling house and related outbuildings (carport, shed, garden covered area). All the surrounding properties are zoned Agricultural Zone II (smallholdings) with Erf 20 being zoned Open Space Zone IV (nature reserve). The zoning and the land use of the subject property will not change following this land use application. The property has a 20m building line on all its boundaries.

The property is 2.4271ha in size and has a gradual downward slope form south to north that drops 52m over a distance of 220m. The entire southern half of the property is grassed (for more than 65 years) and the northern section of the property is densely vegetated. The tenants of the past 10 years (who are the buyers of this property) planted many indigenous trees in the grassed area. The dwelling house is located in the southeastern corner of the property, the most level portion of the property, along with a carport, a storage shed, and an outside shower which used to be an outside toilet (bucket system in the past). The following images shows the character and features of the area and RE/27 Hoekwil.



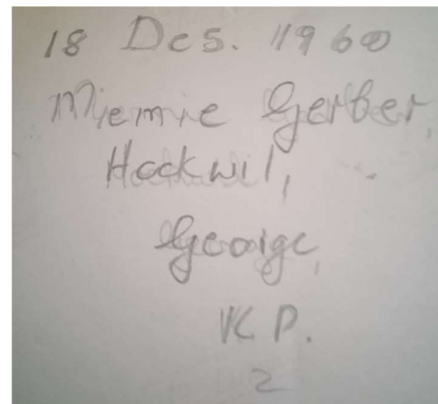
The carport was constructed more than 10 years ago before the current tenants moved onto the property. The shed and shower (bucket toilet before) has also been in this position for decades. The covered garden area was initially a protected area for the tenant's horse but is now used to protect garden equipment. A vegetable garden is found here.



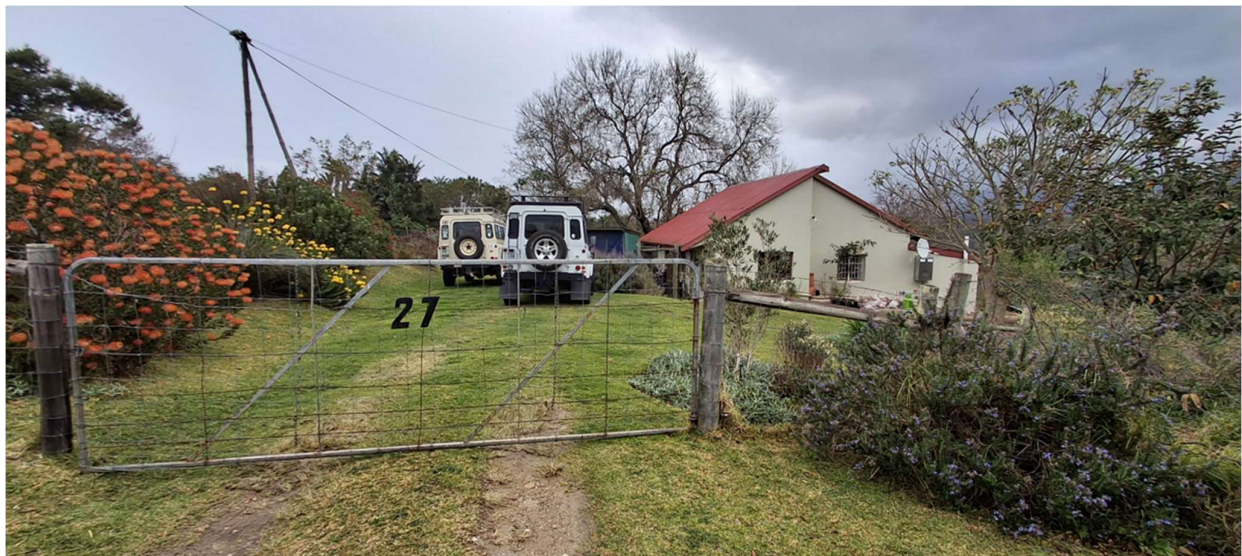
4. DEVELOPMENT PROPOSAL

RE/27 Hoekwil is a developed smallholding and is being sold to the tenants of the past 10 years. The land use matters and building plans must however first be addressed before registration in the Deeds Office can take place. The property has a 20m building line on all its boundaries. Most of the existing structures are positioned within the building line space. This is the most level section of the property. The dwelling house was constructed decades ago, probably by members of the Gerber family, before the time of building plans as we know it today.

The photo below was taken on 18 December 1960 (see snip of note written on back of photo). Significant changes were made to the house in the 1970's (information conveyed by members of the Gerber family) enclosing the little stoep facing north which included an indoor bathroom. The roof was also changed, enclosing the visible fireplace.



The photo below shows the house in 2024 with a similar gate as in the past.



The aim of this land use application is to ensure that the municipal records are updated considering the zoning by-law and the National Building Regulations. Attached as **Annexure 6** is the site plan, including the floor plans and elevations of the existing structures.

5. HERITAGE CONSIDERATIONS

As seen on the 1957 aerial image, the house and storage shed is more than 65 years old and protected in terms of the National Heritage Resources Act of 1999. No additions or alterations are proposed for either heritage structure. The changes made to the dwelling house as discussed earlier in this report, was done prior to the structure being 60 years old.



6. NATURAL ENVIRONMENT

RE/27 Hoekwil is a developed smallholding with a dwelling house and related outbuildings thereon. The southern half of the property is grassed and cleared of vegetation and the northern half is fully vegetated (remnants of Garden Route Shale Fynbos). The property has been grassed for more than 6 decades at least and has ever since been used for low-impact farming. It is still used for grazing today with a vegetable garden. The property abuts a perennial river on the northern boundary and the existing structures are more than 200m from this river. The existing tree on the southern boundary, and all other vegetation, will be retained. The image below shows the environmental character of the property.



As no new development is proposed, there are no expected environmental impacts. The tenants have planted numerous indigenous trees in the grassed area. See photos below.



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

The municipal engineering services provided to this property will continue to be used as at present. No changes to any of these matters are proposed as the use of the property is not to change.

8. IMPACT ON NEIGHBOURING PROPERTIES

As no new development is proposed, the public interest in this application is limited.

9. NEED & DESIRABILITY

Need depends on the nature of a development proposal and is based on the principle of sustainability. This land use report has shown that the departures (building line relaxation) for the existing dwelling house and outbuildings on RE/27 Hoekwil responds to the nature of the property for many decades and area with no expected negative impact on surrounding properties, visual impacts, or the environment. All is existing. Primarily, it fulfils the current property owner's need to ensure that the municipal records are up to date.

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 as no new development is proposed.

Existing planning in the area

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

Character of the area

The permanent departures for existing structures on the property will not affect the character of the area. The house on RE/27 Hoekwil forms part of the character of Outeniqua Avenue and Hoekwil. Most dwellings in Hoekwil is constructed on the most level sections of the properties which is close to the public roads.

Provision of services

Municipal engineering services are already available on the property and will be used accordingly.

Economic impact

This departures for the existing outbuilding cannot have negative economic impact.

Direct impact on surrounding properties

No neighbours will be impacted by the proposed departures for existing structures and no new development is proposed through this land use application.

It is our view that the need and desirability of the proposed permanent departures for RE/27 Hoekwil, shows no negative impacts.

10. 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.

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

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

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

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

9.1.1. 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 fully relevant to this land use application.

Spatial sustainability as described in Section 7(b) of SPLUMA is relevant as follows:

- The proposed building line relaxations for existing structures hold no expected negative environmental impact.
- 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.

Efficiency as described in Section 7(c) of SPLUMA is not fully relevant to this application.

Spatial resilience as described in Section 7(d) of SPLUMA is not fully relevant to this 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 RE/27 Hoekwil supports the relevant development principles of SPLUMA.

10.2 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 RE/27 Hoekwil, no conflict was found with the George Municipal Spatial Development Framework (GMSDF).

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

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

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

The above is addressed elsewhere in this land use report as relevant.

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

RE/27 Hoekwil is designated as Agricultural Zone II (smallholding) 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 existing structures.

The property is subject to 20m building lines on all boundaries. the existing structures are mostly within the eastern and southern building lines and require relaxations in order to submit as-built building plans.

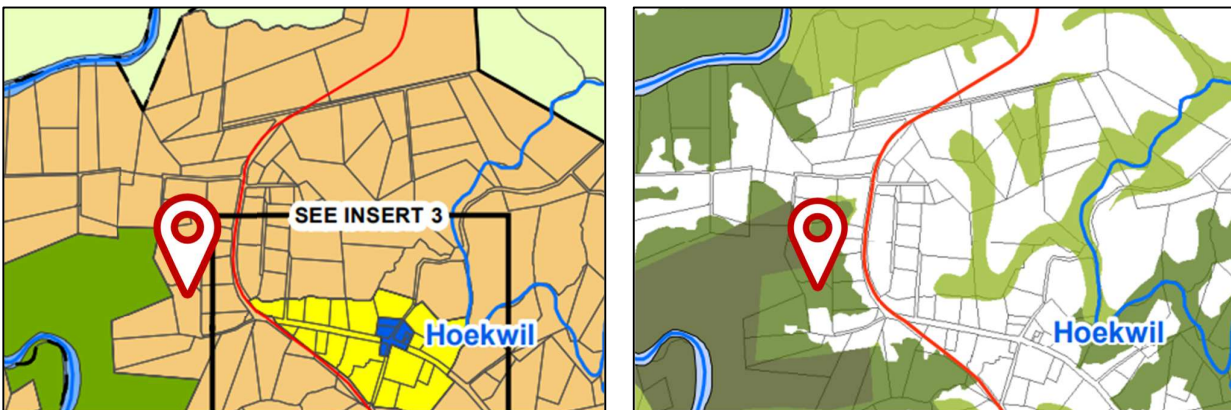
We believe that the proposed relaxations do not impact on the area's character and neighbouring properties, Outeniqua Avenue, and the surrounding environmental features. All relevant development parameters applicable to the property, including height and coverage, are complied with.

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

RE/27 Hoekwil is not addressed specifically in the GMSDF. It is smallholding 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 property falls within the smallholding area and the developed section of the property where this application is for (southern half of property) does not fall within any Protected Areas, Critical Biodiversity Areas, or Ecological Support Areas. The northern section of the property is still undeveloped and falls within a protected area but as no development or changes to the property is proposed, the protected area is unaffected. The main focus of this local spatial development framework is the protection of the landscape character of Wilderness.



As no new development is proposed, this application will have no impact on the character of the area. The proposed land use application is not in conflict with the WLH LSDF.

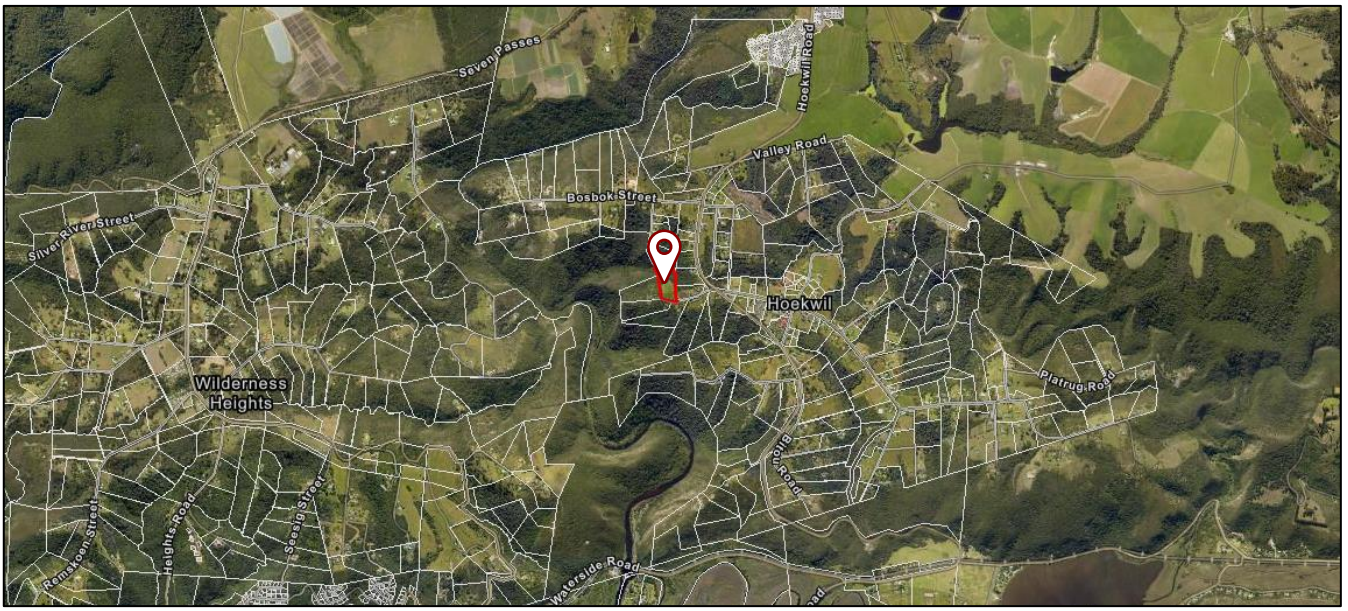
11. CONCLUDING

Obtaining the necessary relaxations of the southern and eastern building lines for the existing structures will fulfil the need of the current owner to submit as-built building plans and obtain the associated approval.

From this land use report, it is our opinion that this land use application for RE/27 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. The structures on this property has been in place long before any of these matters became relevant.


MARLIZE DE BRUYN Pr. Pln

SEPTEMBER 2024



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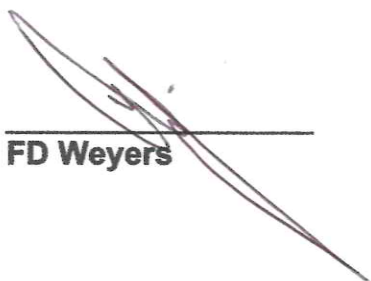
REMAINDER ERF 27
OUTENIQA AVENUE, HOEKWIL
GEORGE MUNICIPALITY & DIVISION

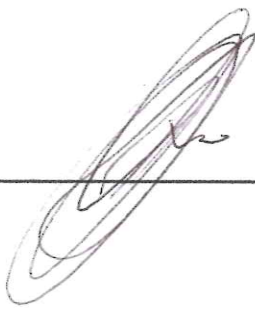
For scale refer to figured dimensions. Measurements always to be checked by Professional Land Surveyor.

Power of Attorney

I, **Frans Daniël Weyers (580708 5058 082)**, the authorised representative of the registered owners of *Remainder Erf 27 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 Mossel Bay on 2 September 2024


FD Weyers

Witness 

To whom it may concern--/--Hoekwil erf 27

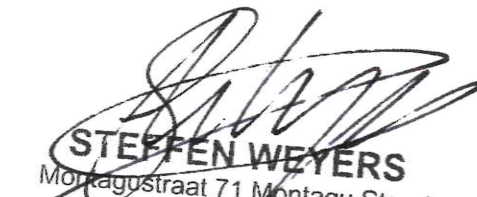
September 2024-09-02

This serves to confirm I Frans Daniel Weyers id 5807085058082
of 36 Fijnbos Paradijs 280 Flora rd Dana Bay 6521 act as the legal
Proxy on behalf of the beneficial owners.

I further confirm that there is no debt against the above mentioned property
As it is plus minus a 100 years in their possession

Frans Weyers

Witness


STEFFEN WEYERS
Montagustraat 71 Montagu Street
Mosselbaai / Bay
Kommissaris van Ede /
Commissioner of Oaths
Praktiserende Prokureur /
Practising Attorney
R.S.A

02/09/24

SPEZIALE PROKURASIE

Ek/Ons, die ondergetekende(s),

MARTHA MARIA WEYERS
Identiteitsnommer 311209 0029 08 3
Ongetroud

("Volmaggewers")

nomineer, konstitueer en stel ek hiermee aan

FRANS DANIËL WEYERS
Identiteitsnommer 580708 5058 082
Ongetroud

("Volmagnemer")

met die mag van substitusie om my wettige Verteenwoordiger en Agent te wees in my naam, plek en stede om die hierondervermelde onroerende eiendom tewete :-

ERF 27 HOEKWIL, in die Munisipaliteit en Afdeling GEORGE,
Provinsie Wes-Kaap

GROOT: 2,4271 (Twee komma Vier Twee Sewe Een) Hektaar

GEHOU KRAGTENS Transportakte Nommer T43938/1995

("die eiendom")

1.

Enige handeling te verrig en dokumente te teken ten einde die eiendom te registreer in die naam van die koper en in besonder, sonder om beperkend tot die algemene aard hiervan te wees, om te teken en uit te voer:

- 2.1 'n Volmag ten gunste van die transportbesorger vir doeleindes van transport van die eiendom in die aangewese aktekantoor;
- 2.2 Al sodanige dokumentasie wat benodig mag word deur die kantoor van die Ontvanger van Inkomste of enige ander Owerheid vir doeleindes van oordrag van die eiendom aan enige koper.
- 2.3 Enige ander dokumente wat nodig geag word vir die registrasie van die transport in die naam van die koper.

MW
ad. Jk.
JK
1 Page

3.

Die volmaggewer erken hiermee dat hulle geen eis van welke aard ookal sal hê teen die volmagnemer voortspruitend en in uitvoering van die magte wat aan die volmagnemer in terme hiervan toegestaan is nie.

4.

Die Volmaggewer erken hiermee dat hulle nie by magte sal wees om hierdie Spesiale Volmag terug te trek of te kanselleer nie.

5.

Alle koste aangegaan deur die volmagnemer ten einde volvoering van die magte wat aan die volmagnemer in terme hiervan verleen is, sal vir die rekening van die Volmaggewer wees.

6.

Die Volmaggewer idemnifiseer en stel die volmagnemer vry van enige eise van welke aard ookal wat mag ontstaan in die uitvoering van hul regte wat in terme hiervan aan die volmagnemer verleen is.

GEDATEER te Malmesbury
hierdie 19 dag van April 2024

AS GETUIES:

1. -a.D. Huisman-

2. J Huisman

MM Weyers

VOLMAGGEWER

SPESIALE PROKURASIE

Ek/Ons, die ondergetekende(s),

NICOLAAS JOHANNES GERBER
Identiteitsnommer 340131 5002 08 6
Getroud buite gemeenskap van goedere

("Volmaggewers")

nomineer, konstitueer en stel ek hiermee aan

FRANS DANIËL WEYERS
Identiteitsnommer 580708 5058 082
Ongetroud

("Volmagnemer")

met die mag van substitusie om my wettige Verteenwoordiger en Agent te wees in my naam, plek en stede om die hierondervermelde onroerende eiendom tewete :-

ERF 27 HOEKWIL, in die Munisipaliteit en Afdeling GEORGE,
Provinsie Wes-Kaap

GROOT: 2,4271 (Twee komma Vier Twee Sewe Een) Hektaar

GEHOU KRAGTENS Transportakte Nommer T43938/1995

("die eiendom")

1.

Enige handeling te verrig en dokumente te teken ten einde die eiendom te registreer in die naam van die koper en in besonder, sonder om beperkend tot die algemene aard hiervan te wees, om te teken en uit te voer:

- 2.1 'n Volmag ten gunste van die transportbesorger vir doeleindes van transport van die eiendom in die aangewese aktekantoor;
- 2.2 Al sodanige dokumentasie wat benodig mag word deur die kantoor van die Ontvanger van Inkomste of enige ander Owerheid vir doeleindes van oordrag van die eiendom aan enige koper.



2.3 Enige ander dokumente wat nodig geag word vir die registrasie van die transport in die naam van die koper.

3.

Die volmaggewer erken hiermee dat hulle geen eis van welke aard ookal sal hê teen die volmagnemer voortspruitend en in uitvoering van die magte wat aan die volmagnemer in terme hiervan toegestaan is nie.

4.

Die Volmaggewer erken hiermee dat hulle nie by magte sal wees om hierdie Spesiale Volmag terug te trek of te kanselleer nie.

5.

Alle koste aangegaan deur die volmagnemer ten einde voltooiing van die magte wat aan die volmagnemer in terme hiervan verleen is, sal vir die rekening van die Volmaggewer wees.

6.

Die Volmaggewer idemnifiseer en stel die volmagnemer vry van enige eise van welke aard ookal wat mag ontstaan in die uitvoering van hul regte wat in terme hiervan aan die volmagnemer verleen is.

GEDATEER te Hoekwil
hierdie 29^e dag van April 2024

AS GETUIES:

1. A. D. Huisman

2. [Handwritten Signature]

[Handwritten Signature]
VOLMAGGEWER

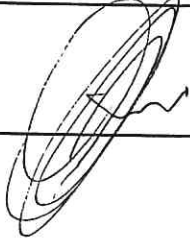
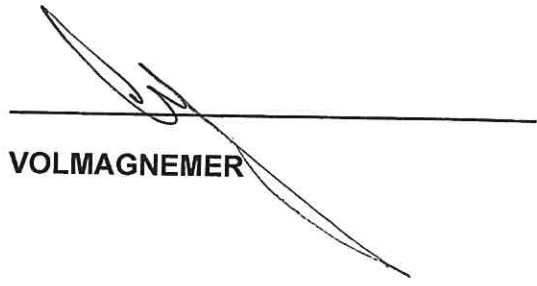
Ek, die ondergetekende, FRANS DANIël WEYERS

as volmagnemer aanvaar hiermee die terme en voorwaardes soos hierbo uiteengesit.

AS GETUIES:

1. -A.D. Huisamer

2. _____

A handwritten signature consisting of several overlapping loops and a wavy tail, written over a horizontal line.A handwritten signature consisting of a few sharp, sweeping strokes, written over a horizontal line.

VOLMAGNEMER

SPESIALE PROKURASIE

Ek/Ons, die ondergetekende(s),

**LIDIA GERBER IN MY HOEDANIGHEID AS EKSEKUTRISE IN DIE
BOEDEL VAN WYLE**

JOHANNES TERBLANCHE GERBER

**handelend kragtens Eksekuteursbrief nommer 8275/2023 uitgereik deur die Assistent
Meester van die Hooggeregshof te Kaapstad op 06 Junie 2023**

("Volmaggewers")

nomineer, konstitueer en stel ek hiermee aan

FRANS DANIËL WEYERS

Identiteitsnommer 580708 5058 082

Ongetroud

("Volmagnemer")

met die mag van substitusie om my wettige Verteenwoordiger en Agent te wees in my naam, plek en stede om die hierondervermelde onroerende eiendom tewete :-

**ERF 27 HOEKWIL, in die Munisipaliteit en Afdeling GEORGE,
Provinsie Wes-Kaap**

GROOT: 2,4271 (Twee komma Vier Twee Sewe Een) Hektaar

GEHOU KRAGTENS Transportakte Nommer T43938/1995

("die eiendom")

1.

Enige handeling te verrig en dokumente te teken ten einde die eiendom te registreer in die naam van die koper en in besonder, sonder om beperkend tot die algemene aard hiervan te wees, om te teken en uit te voer:

- 2.1 'n Volmag ten gunste van die transportbesorger vir doeleindes van transport van die eiendom in die aangewese aktekantoor;
- 2.2 Al sodanige dokumentasie wat benodig mag word deur die kantoor van die Ontvanger van Inkomste of enige ander Owerheid vir doeleindes van oordrag van die eiendom aan enige koper.

Lidia
1 | Page

2.3 Enige ander dokumente wat nodig geag word vir die registrasie van die transport in die naam van die koper.

3.

Die volmaggewer erken hiermee dat hulle geen eis van welke aard ookal sal hê teen die volmagnemer voortspruitend en in uitvoering van die magte wat aan die volmagnemer in terme hiervan toegestaan is nie.

4.

Die Volmaggewer erken hiermee dat hulle nie by magte sal wees om hierdie Spesiale Volmag terug te trek of te kanselleer nie.

5.

Alle koste aangegaan deur die volmagnemer ten einde voltooiing van die magte wat aan die volmagnemer in terme hiervan verleen is, sal vir die rekening van die Volmaggewer wees.

6.

Die Volmaggewer idemnifiseer en stel die volmagnemer vry van enige eise van welke aard ookal wat mag ontstaan in die uitvoering van hul regte wat in terme hiervan aan die volmagnemer verleen is.

GEDATEER te Hoekwil
hierdie 29^e dag van April 2024

AS GETUIES:

1. A. D. Huisamen

2. 

Lizla Gerber

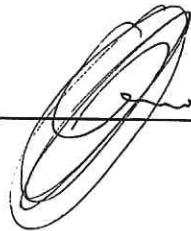
VOLMAGGEWER

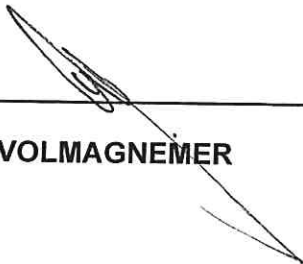
Ek, die ondergetekende, FRANS DANIËL WEYERS

as volmagnemer aanvaar hiermee die terme en voorwaardes soos hierbo uiteengesit.

AS GETUIES:

1. -a.D- Huisman

2. A handwritten signature consisting of several overlapping loops, written over a horizontal line.

A handwritten signature consisting of a few sharp, sweeping strokes, written over a horizontal line.

VOLMAGNEMER

SPEZIALE PROKURASIE

Ek/Ons, die ondergetekende(s),

**ANNELISE VAN NIEKERK IN HAAR HOEDANIGHEID AS EKSEKUTRISSE IN DIE BOEDEL
VAN WYLE ANNA JOHANNA GERTRUIDA GERBER**
Kragtens Eksekuteursbrief Nommer 19846/2016 uitgereik deur die Assistent
Meester van die Hooggeregshof te Kaapstad op 30 November 2016

("Volmaggewers")

nomineer, konstitueer en stel ek hiermee aan

FRANS DANIËL WEYERS
Identiteitsnommer 580708 5058 082
Ongetroud

("Volmagnemer")

met die mag van substitusie om my wettige Verteenwoordiger en Agent te wees in
my naam, plek en stede om die hierondervermelde onroerende eiendom tewete :-

**ERF 27 HOEKWIL, in die Munisipaliteit en Afdeling GEORGE,
Provinsie Wes-Kaap**

GROOT: 2,4271 (Twee komma Vier Twee Sewe Een) Hektaar

GEHOU KRAGTENS Transportakte Nommer T43938/1995

("die eiendom")

1.

Enige handeling te verrig en dokumente te teken ten einde die eiendom te registreer
in die naam van die koper en in besonder, sonder om beperkend tot die algemene
aard hiervan te wees, om te teken en uit te voer:

- 2.1 'n Volmag ten gunste van die transportbesorger vir doeleindes van
transport van die eiendom in die aangewese aktekantoor;
- 2.2 Al sodanige dokumentasie wat benodig mag word deur die kantoor
van die Ontvanger van Inkomste of enige ander Owerheid vir
doeleindes van oordrag van die eiendom aan enige koper.

* AM
1 | Page
S.J.

2.3 Enige ander dokumente wat nodig geag word vir die registrasie van die transport in die naam van die koper.

3.

Die volmaggewer erken hiermee dat hulle geen eis van welke aard ookal sal hê teen die volmagnemer voortspruitend en in uitvoering van die magte wat aan die volmagnemer in terme hiervan toegestaan is nie.

4.

Die Volmaggewer erken hiermee dat hulle nie by magte sal wees om hierdie Spesiale Volmag terug te trek of te kanselleer nie.

5.

Alle koste aangegaan deur die volmagnemer ten einde voltooiing van die magte wat aan die volmagnemer in terme hiervan verleen is, sal vir die rekening van die Volmaggewer wees.

6.

Die Volmaggewer idemnifiseer en stel die volmagnemer vry van enige eise van welke aard ookal wat mag ontstaan in die uitvoering van hul regte wat in terme hiervan aan die volmagnemer verleen is.

GEDATEER te Witelsbos
hierdie 7 dag van April 2024

AS GETUIES:

1. Aeyen


2. Stuies

Al van Niekerk
VOLMAGGEWER


Ek, die ondergetekende, FRANS DANIël WEYERS

as volmagnemer aanvaar hiermee die terme en voorwaardes soos hierbo uiteengesit.

AS GETUIES:

1.  _____

2.  _____

 _____
VOLMAGNEMER

SPESIALE PROKURASIE

Ek/Ons, die ondergetekende(s),

CATHARINA ELIZABETH GROBLER
Identiteitsnommer 381126 0017 08 9
Ongetroud

("Volmaggewers")

nomineer, konstitueer en stel ek hiermee aan

FRANS DANIËL WEYERS
Identiteitsnommer 580708 5058 082
Ongetroud

("Volmagnemer")

met die mag van substitusie om my wettige Verteenwoordiger en Agent te wees in my naam, plek en stede om die hierondervermelde onroerende eiendom tewete :-

**ERF 27 HOEKWIL, in die Munisipaliteit en Afdeling GEORGE,
Provinsie Wes-Kaap**

GROOT: 2,4271 (Twee komma Vier Twee Sewe Een) Hektaar

GEHOU KRAGTENS Transportakte Nommer T43938/1995

("die eiendom")

1.

Enige handeling te verrig en dokumente te teken ten einde die eiendom te registreer in die naam van die koper en in besonder, sonder om beperkend tot die algemene aard hiervan te wees, om te teken en uit te voer:

- 2.1 'n Volmag ten gunste van die transportbesorger vir doeleindes van transport van die eiendom in die aangewese aktekantoor;
- 2.2 Al sodanige dokumentasie wat benodig mag word deur die kantoor van die Ontvanger van Inkomste of enige ander Owerheid vir doeleindes van oordrag van die eiendom aan enige koper.
- 2.3 Enige ander dokumente wat nodig geag word vir die registrasie van die transport in die naam van die koper.

FD Grobler

Ek, die ondergetekende, FRANS DANIËL WEYERS

as volmagnemer aanvaar hiermee die terme en voorwaardes soos hierbo uiteengesit.

AS GETUIES:

1.



2.



VOLMAGNEMER

SPEZIALE PROKURASIE

Ek/Ons, die ondergetekende(s),

SUSARAH SALMINA GERBER
Identiteitsnommer 410409 0026 08 5
Ongetroud

("Volmaggewers")

nomineer, konstitueer en stel ek hiermee aan

FRANS DANIËL WEYERS
Identiteitsnommer 580708 5058 082
Ongetroud

("Volmagnemer")

met die mag van substitusie om my wettige Verteenwoordiger en Agent te wees in my naam, plek en stede om die hierondervermelde onroerende eiendom tewete :-

**ERF 27 HOEKWIL, in die Munisipaliteit en Afdeling GEORGE,
Provinsie Wes-Kaap**

GROOT: 2,4271 (Twee komma Vier Twee Sewe Een) Hektaar

GEHOU KRAGTENS Transportakte Nommer T43938/1995

("die eiendom")

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- 2.1 'n Volmag ten gunste van die transportbesorger vir doeleindes van transport van die eiendom in die aangewese aktekantoor;
- 2.2 Al sodanige dokumentasie wat benodig mag word deur die kantoor van die Ontvanger van Inkomste of enige ander Owerheid vir doeleindes van oordrag van die eiendom aan enige koper.
- 2.3 Enige ander dokumente wat nodig geag word vir die registrasie van die transport in die naam van die koper.



SPEZIALE PROKURASIE

Ek/Ons, die ondergetekende(s),

**ANNIE DORETHEA KOTZE IN MY HOEDANIGHEID AS ADMINISTRATRISE IN DIE BOEDEL
VAN ANNA DOROTHEA GERBER**

Identiteitsnommer 381126 0039 00 0

Ongetroud

**Behoorlik gemagtig hiertoe kragtens 'n Hofbevel uitgereik deur die Meester van
die Hooggeregshof te Kaapstad op 13 November 2018**

("Volmaggewers")

nomineer, konstitueer en stel ek hiermee aan

FRANS DANIËL WEYERS

Identiteitsnommer 580708 5058 082

Ongetroud

("Volmagnemer")

met die mag van substitusie om my wettige Verteenwoordiger en Agent te wees in my naam, plek en stede om die hierondervermelde onroerende eiendom tewete :-

**ERF 27 HOEKWIL, in die Munisipaliteit en Afdeling GEORGE,
Provinsie Wes-Kaap**

GROOT: 2,4271 (Twee komma Vier Twee Sewe Een) Hektaar

GEHOU KRAGTENS Transportakte Nommer T43938/1995

("die eiendom")

1.

Enige handeling te verrig en dokumente te teken ten einde die eiendom te registreer in die naam van die koper en in besonder, sonder om beperkend tot die algemene aard hiervan te wees, om te teken en uit te voer:

- 2.1 'n Volmag ten gunste van die transportbesorger vir doeleindes van transport van die eiendom in die aangewese aktekantoor;
- 2.2 Al sodanige dokumentasie wat benodig mag word deur die kantoor van die Ontvanger van Inkomste of enige ander Owerheid vir doeleindes van oordrag van die eiendom aan enige koper.

2.3 Enige ander dokumente wat nodig geag word vir die registrasie van die transport in die naam van die koper.

3.

Die volmaggewer erken hiermee dat hulle geen eis van welke aard ookal sal hê teen die volmagnemer voortspruitend en in uitvoering van die magte wat aan die volmagnemer in terme hiervan toegestaan is nie.

4.

Die Volmaggewer erken hiermee dat hulle nie by magte sal wees om hierdie Spesiale Volmag terug te trek of te kanselleer nie.

5.

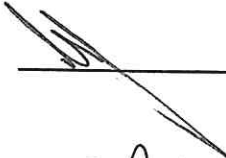
Alle koste aangegaan deur die volmagnemer ten einde volvoering van die magte wat aan die volmagnemer in terme hiervan verleen is, sal vir die rekening van die Volmaggewer wees.


6.

Die Volmaggewer idemnifiseer en stel die volmagnemer vry van enige eise van welke aard ookal wat mag ontstaan in die uitvoering van hul regte wat in terme hiervan aan die volmagnemer verleen is.

GEDATEER te *Blaemsfontein*
hierdie *17^{de}* dag van *April 2024*.

AS GETUIES:

1.  _____

2.  _____

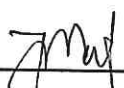


VOLMAGGEWER


Ek, die ondergetekende, FRANS DANIël WEYERS

as volmagnemer aanvaar hiermee die terme en voorwaardes soos hierbo uiteengesit.

AS GETUIES:

1. 

2. 



VOLMAGNEMER

SPESIALE PROKURASIE

Ek/Ons, die ondergetekende(s),

MARIA JACOBA FERREIRA
Identiteitsnommer 480723 0040 08 5
Getroud buite gemeenskap van goedere

("Volmaggewers")

nomineer, konstitueer en stel ek hiermee aan

FRANS DANIËL WEYERS
Identiteitsnommer 580708 5058 082
Ongetroud

("Volmagnemer")

met die mag van substitusie om my wettige Verteenwoordiger en Agent te wees in my naam, plek en stede om die hierondervermelde onroerende eiendom tewete :-

**ERF 27 HOEKWIL, in die Munisipaliteit en Afdeling GEORGE,
Provinsie Wes-Kaap**

GROOT: 2,4271 (Twee komma Vier Twee Sewe Een) Hektaar

GEHOU KRAGTENS Transportakte Nommer T43938/1995

("die eiendom")

1.

Enige handeling te verrig en dokumente te teken ten einde die eiendom te registreer in die naam van die koper en in besonder, sonder om beperkend tot die algemene aard hiervan te wees, om te teken en uit te voer:

- 2.1 'n Volmag ten gunste van die transportbesorger vir doeleindes van transport van die eiendom in die aangewese aktekantoor;
- 2.2 Al sodanige dokumentasie wat benodig mag word deur die kantoor van die Ontvanger van Inkomste of enige ander Owerheid vir doeleindes van oordrag van die eiendom aan enige koper.



2.3 Enige ander dokumente wat nodig geag word vir die registrasie van die transport in die naam van die koper.

3.

Die volmaggewer erken hiermee dat hulle geen eis van welke aard ookal sal hê teen die volmagnemer voortspruitend en in uitvoering van die magte wat aan die volmagnemer in terme hiervan toegestaan is nie.

4.

Die Volmaggewer erken hiermee dat hulle nie by magte sal wees om hierdie Spesiale Volmag terug te trek of te kanselleer nie.

5.

Alle koste aangegaan deur die volmagnemer ten einde voltoering van die magte wat aan die volmagnemer in terme hiervan verleen is, sal vir die rekening van die Volmaggewer wees.

6.

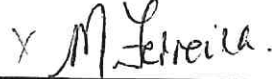
Die Volmaggewer idemnifiseer en stel die volmagnemer vry van enige eise van welke aard ookal wat mag ontstaan in die uitvoering van hul regte wat in terme hiervan aan die volmagnemer verleen is.

GEDATEER te Orania
hierdie 17^e dag van April 2024

AS GETUIES:

1. X  _____

2. X  _____

X  _____


VOLMAGGEWER


Ek, die ondergetekende, FRANS DANIËL WEYERS

as volmagnemer aanvaar hiermee die terme en voorwaardes soos hierbo uiteengesit.

AS GETUIES:

1.  _____

2.  _____

 _____
VOLMAGNEMER

01
SILBERBAUERS
(VERW: HJM/DS/95/133)

ERF 600 = 25844 Ha

SEECREG DUTY R. <input checked="" type="checkbox"/>
FOOI FEE R. 75,00

GETRANSPORTEER AAN B. & S. SANDERSON	TRANSFERRED TO
RESTANT/REMAINDER 5.0660 Ha	
T 82964 96 1	REGISTRATEUR/REGISTRAR
25 10 196	

22/10/95
23/6

2644
T 43938 195

TRANSPORTAKTE

KRAGTENS 'N PROKURASIE

2655

Opgestel deur my,

HJM
Transportbesorger
H J MOUTON

SILBERBAUERS
Prokureurs
KAAPSTAD

HIERMEE WORD BEKEND GEMAAK

DAT HENDRIK JOHANNES MOUTON
verskyn het voor my, Registrateur van Aktes, te Kaapstad, hy die gesegde Komparant
synde behoorlik daartoe gemagtig deur 'n Volmag uitgevoer te GEORGE op die 13de dag
van FEBRUARIE 1995, aan hom verleen deur

DIE EKSEKUTRISE IN DIE BOEDEL VAN WYLE
ANNIE DOROTHEA GERBER

(hierna genoem die Transportgewer)

welke Volmag, geteken in die teenwoordigheid van getuie ooreenkomstig die Wet, vandag aan my getoon is;

EN DIE KOMPARANT HET VERKLAAR dat

NADEMAAL wyle **ANNIE DOROTHEA GERBER** op 1 November 1993 intestaat gesterf het;

EN NADEMAAL die hiernabeskrewe transportnemers geregtig is op die hiernabeskrewe eiendom, in gelyke aandeel, as intestate erfgename kragtens die Reg met betrekking tot intestate erfopvolging.

NOU DERHALWE het hy in sy hoedanigheid as Prokureur voormeld, deur hierdie akte gesedeer en getranspoteer in volle en vrye eiendom aan en ten gunste van:-

1. **STEFANUS SALMON WEYERS**
 (Identiteitsnommer 250713 5030 00 7)
 en
MARTHA MARIA WEYERS
 (Identiteitsnommer 311209 0029 00 0)
 Getroud binne gemeenskap van goedere met mekaar;
2. **NICOLAAS JOHANNES GERBER**
 (Identiteitsnommer 340131 5002 00 3)
 Getroud buite gemeenskap van goedere;
3. **JOHANNES TERBLANCHE GERBER**
 (Identiteitsnommer 360511 5032 00 8)
 en
SUSARAH SALMINA GERBER
 (Identiteitsnommer 410409 0026 00 2)
 Getroud binne gemeenskap van goedere met mekaar;
4. **CATHARINA ELIZABETH GROBLER**
 (Identiteitsnommer 381126 0017 08 9)
 Getroud buite gemeenskap van goedere
5. **STEPHANUS JACOBUS GERBER**
 Identiteitsnommer 421030 5047 00 4)
 en
ANNA JOHANNA GERTRUIDA GERBER
 (Identiteitsnommer 501025 0035 00 7)
 Getroud binne gemeenskap van goedere met mekaar;
6. **HENDRIK VAN DER WATT GERBER**
 (Identiteitsnommer 450630 5060 00 8)
 en
MARIA MAGDALENA GERBER
 (Identiteitsnommer 491224 0064 08 1)
 Getroud binne gemeenskap van goedere met mekaar;

✓ 7. **MARIA JACOBA FERREIRA**
(Identiteitsnommer 480723 0040 00 2)
Getroud buite gemeenskap van goedere;

8. **ANNIE DOROTHEA GERBER**
(Identiteitsnommer 381126 0039 00 0) ✓
Ongetroud;

IN GELYKE AANDELE

(hierna genoem die **TRANSPORTNEMERS**)

Hul Erfgename, Eksekuteure, Administrateure of Regverkrygendes

ERF 27 HOEKWIL, in die gebied van die **Wildernis Distriksraad, Afdeling GEORGE, die Provinsie Wes-Kaap;**

GROOT: 7,6504 (Sewe komma ses vyf nul vier) Hektaar.

AANVANKLIK OORGEDRA kragtens Transportakte nr T11492/1965 met kaart Nr 5855/61 wat daarop betrekking het en **GEHOU** kragtens Transportakte nr T20728/1992.

- A. ONDERHEWIG** aan die voorwaardes waarna verwys word in Sertifikaat van Eenvormige Titel Nr T20225/1963.
- B. ONDERHEWIG VERDER** aan die terme van 'n Notariële Akte Nr 134/56 waarna verwys word in die endossement gedateer 16 Maart 1956 op Transportakte Nr T5973/1952, wat soos volg lees:

"Kragtens Not. Akte nr 134/56 gedateer 30/11/55 is die Restant van Olifants Hoek Forest Reserve: 994,2999 Hektaar hieronder gehou onderhewig aan die volgende voorwaardes:-

- (a) Sulke regte van opdam, stoor en waterleiding soos in die gesegde Not. Akte uiteengesit.
- (b) 'n Reg van pyplyn aangedui deur die Letters A gekromde blou lyn b op serwituut kaart 8673/54.
- (c) Die reg van gebruik, hernuwing en instandhouding van gesegde 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 Kranz, gehou onder T19388/1954 soos meer breedvoerig sal blyk met verwysing na gesegde Not. Akte 'n afskrif waarvan hieraan geheg is."

- C. **ONDERHEWIG VERDER** aan die terme van 'n Notariële Akte nr 136/1956 waarna verwys word in die endossement gedateer 16 Maart 1956 op Transportakte nr T5973/1952, wat as volg lees:

"REGISTRASIE VAN SERWITUUT

Kragtens Notariële Akte nr 136/1956 ged. 6/9/55 is die restant van Olifants Hoek Forest Reserve groot 994,2999 Hektaar, onder Para 1 hierin gehou, onderhewig aan 'n Serwituut reg van weg 7,56 meter 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 Krantz gehou onder T3585/56, onderhewig aan sekere voorwaardes soos meer volledig sal blyk met verwysing na gesegde Notariële Akte, 'n afskrif waarvan hieraan geheg is."

7

D. **ONDERHEWIG VERDER** aan die volgende eenvormige voorwaardes vervat in gesegde Sertifikaat van Eenvormige Titel nr T20225/1963 opgelê deur die Minister toe hy sy toestemming verleen het tot die uitreiking van gesegde Sertifikaat van Eenvormige Titel, naamlik:-

- (i) Behoudens die bepalings van die Wet op de Ontginning van Voorbehouden Mineralen 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 nr 28 gedateer 9 Desember 1963 uitgereik is.)
- (ii) Die reg om grond te neem en materiaal te verkry en te verwyder vir die bou 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. **ONDERHEWIG VERDER** aan die volgende voorwaardes vervat in Transportakte nr T11492/1965 opgelê deur die Administrateur van die Provinsie Kaap die Goeie Hoop by Onderverdeling ingevolge Artikel 196 van Ordonnansie nr 15/1952, soos gewysig, van die Plaas Olifantshoogte, wat deur hom gewysig of versag kan word:-

- (a) Dit mag net vir woon- en landboudoeleindes gebruik word.
- (b) Geen geboue uitgesonderd 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.

F. **ONDERHEWIG VERDER** aan 'n serwituut voetpad 3,15 meter wyd, soos voorgestel deur die figuur gemerk Hbeg op Kaart Nr 5855/61 vervat in Notariële Akte van Serwituut Nr 167/1964 waarna verwys word in die endossement gedateer 6 Mei 1964 op Sertifikaat van Eenvormige Titel Nr T20225/1963, wat soos volg lees:

"Kragtens Not. Akte No. 167/1964 gedateer 21.1.1964 is die plaas Olifantshoek hieronder gehou onderhewig aan die serwituut paaie en regte van weg soos aangetoon op Serwituut Kaart 3156/62 en omskryf in voormelde Notariële Akte ten gunste van die Algemene Publiek soos meer volledig sal blyk met verwysing van gesegde Not. Akte en Kaart 3156/62 daaraan geheg."

WESHALWE die Komparant afstand doen van al die regte en titel wat die TRANSPORTGEWER BOEDEL voorheen op die genoemde eiendom gehad het en gevolglik ook erken dat die TRANSPORTGEWER BOEDEL geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie; en dat, kragtens hierdie Akte, die TRANSPORTNEMERS, Hul Erfgename, Eksekteurs, Administrateurs of Regverkrygendes, tans en voortaan daartoe geregtig is ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat;

TEN BEWYSE WAARVAN ek, die genoemde Registrateur, tesame met die Komparant, hierdie Akte onderteken en dit met die Ampseël bekragtig het.

ALDUS GEDOEN en VERLY op die Kantoor van die Registrateur van Aktes in KAAPSTAD op hede die 19 dag van die Maand June in die jaar Eenduisend Negehonderd Vyf en Negentig (1995).



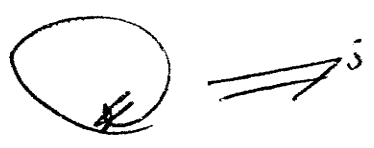
in my teenwoordigheid



REGISTRATEUR VAN AKTES

Kragtens transportakte no 182964 96
 is binnegemekte erendom gerechtig op
 in servituutpad 9,45m wyd, die
 oostelike grens waarvan vastgestel word
 deur D'n HJK soos aangedui op
 diagram no 1528/1995 oor
 erf 600 Groot 2, 5844 hektaar gehou
 deur bovermelde transportakte.

Soos meer volledig sal blyk uit
 gemelde transportakte.



Aktekantoor
 Kaapstad
 25 10 196

Registrateur van Aktes

ENDOSSEMENT KRAGTENS ART. 45 (1) BIS VAN WET 47 VAN 1937	ENDORSEMENT BY VIRTUE OF SECT. 45 (1) BIS OF ACT 47 OF 1937
Johannes Terblanche Geboel	
Id. nr. 360511 5032 008 C. C. C. C. C.	
WAT IN GEMEENSAP VAN GOED GETROUD WAS MET	WHO WAS MARRIED IN COMMUNITY OF PROPERTY TO
Susarah Salmond Gerber	
IS GEREGTIG OM MET BINNEGEMELDE EIENDOM TE HANDEL.	IS ENTITLED TO DEAL WITH THE WITHINMENTIONED PROPERTY.
	Geen nie naam
	REGISTRATEUR/REGISTRAR

DIE IDENTITEITSNUMMER VAN DIE	THE IDENTITY NUMBER OF THE
IS VERANDER NA	HAS BEEN CHANGED TO
110409 0026 006	

1999 ENDOSSEMENTE VIR MOEDER
 FOR ENDORSEMENTS

NOT PROCEED

...
 ...
 ...
 ...

8.

ERF 601 = 2,6389 HA.

GETRANSPORTEER AAN	TRANSFERRED TO
G. C. RAUTENBACH	
EN N. ADER	
RESTANT/REMAINDER	2,4271 HA
T 00076292 / 2003	<i>[Signature]</i> REGISTRAR/REGISTRAR
19 AUG 2003	

VIR ENDOSEMENTE KYK BLAD 9
FOR ENDOSEMENTS SEE PAGE 9

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

Afgetrek van Plan 1789LD

	SYE Kaapse Voet	RIGTINGS- HOEKE
AB	252 · 72	277 · 05 · 40
BC	477 · 13	7 · 06 · 50
CD	1237 · 67	0 · 26 · 40
DE	94 · 57	332 · 36 · 50
EF	45 · 10	78 · 39 · 00
FG	301 · 15	100 · 34 · 20
GH	528 · 04	171 · 21 · 30
HJ	567 · 98	152 · 18 · 30
JK	417 · 20	192 · 01 · 50
KL	426 · 33	262 · 43 · 30
LA	297 · 46	169 · 57 · 10

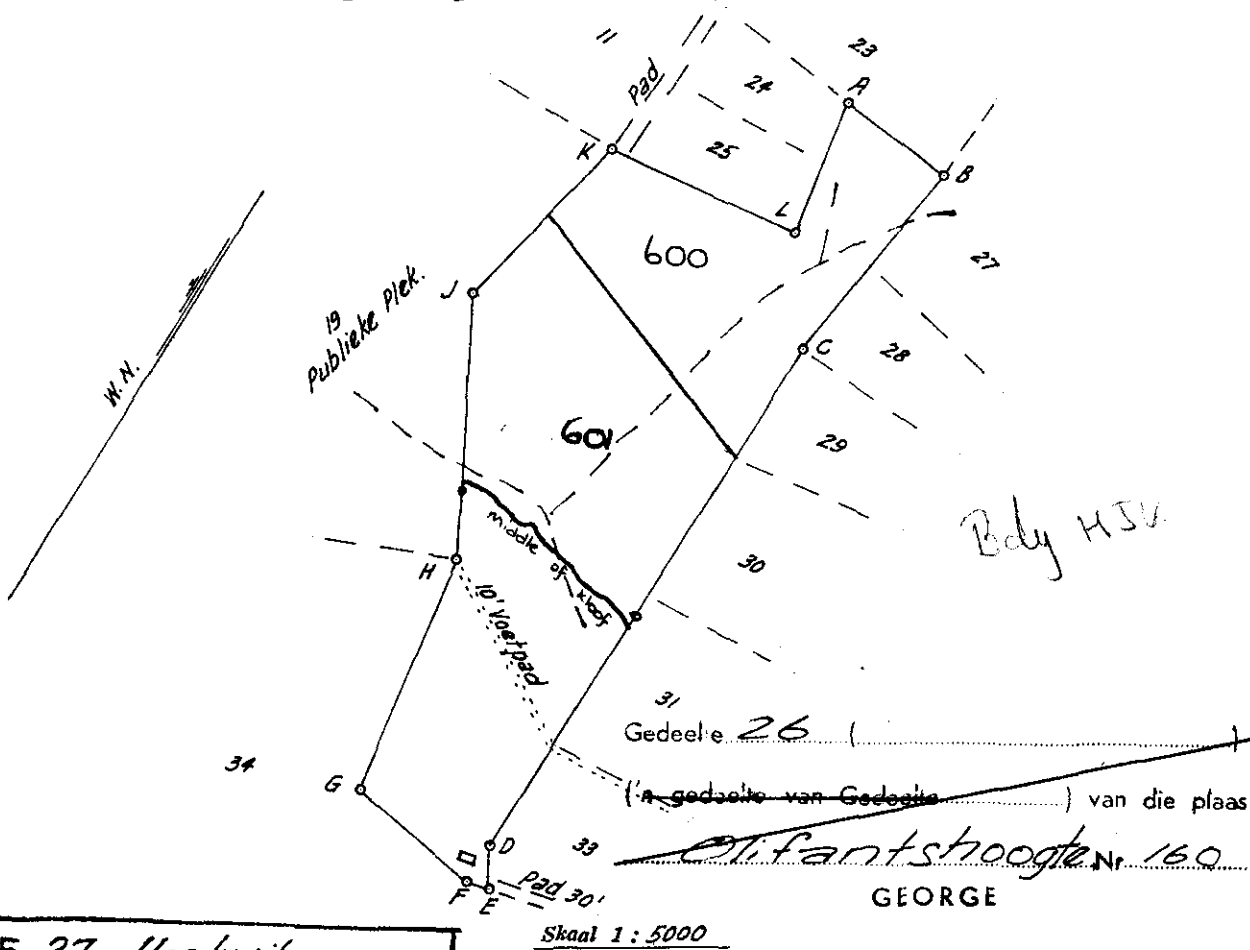
Nr. 5855/61

Goedgekeur.
J. Searle
Landmeter-Generaal.

-3-8-1961

Beskrywing van Bakens:

ABCDEFGHIJKL 3/4" Ysterpen



ERF 27 Hoekwil

Die figuur ABCDEFGHIJKL
stel voor B-9318 Marge grond synde
Gedeelte 26 van die plaas

OLIFANTSHOOGTE

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

Opgemeet in Julie 1956 — Desember 1959 deur my

R. L. Barry **S**
Landmeter.

<p>Hierdie kaart is geheg aan T/A 11492/65 Registrateur van Aktes</p>	<p>Die oorspronklike kaart is Nr. 5009/60 geheg aan</p>	<p>L.G. Lëer Nr. S/4924 Meetstukke Nr. E. 1091/60 Alg. Plan 1789LD Gradevel BL-8CC 1) BL-8CD C B FOR REGISTERED BY DIRECTOR SEE BACK OF DIAGRAM 27 15/12/61</p>
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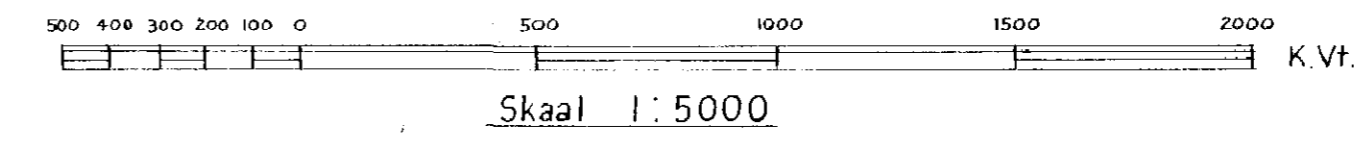
THE FOLLOWING DEDUCTIONS HAVE BEEN MADE

SURVEY RECORD	DIAGRAM NO.	SUBDIVISION	AREA HA./AC. A.		
E513/95	1528/95	E/F 600	2,5844	82964/96	W.F.
E513/95	1529/95	E/F 601	2,6389ha	76292/03	W.F.

ALGEMENE PLAN 1789 L.D.
VAN
OLIFANTSHOOGTE LANDBOUHOEWES

L.G. Nr. 5010/1960

Goedgekeur
R. J. Barry
Landmeter-generaal

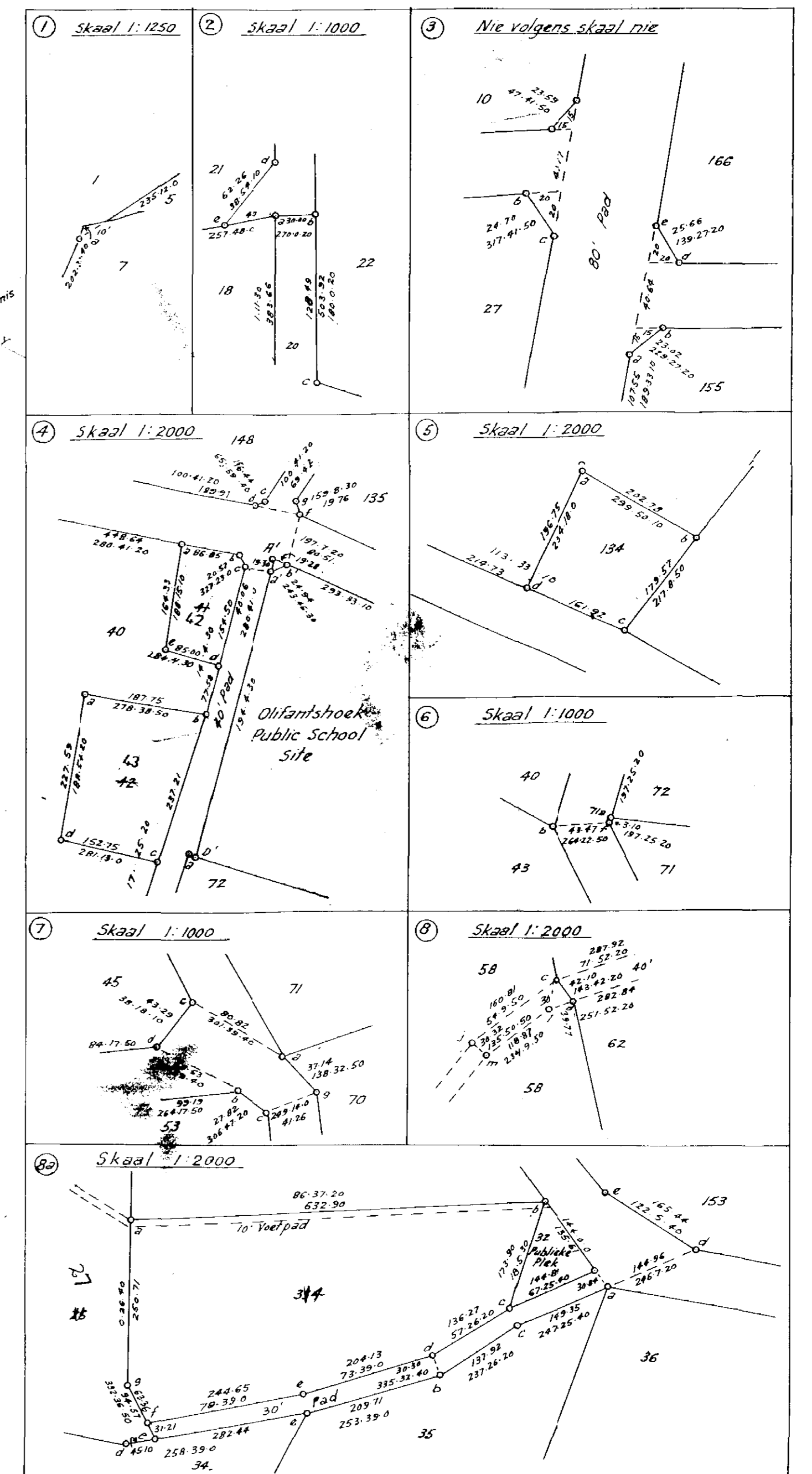
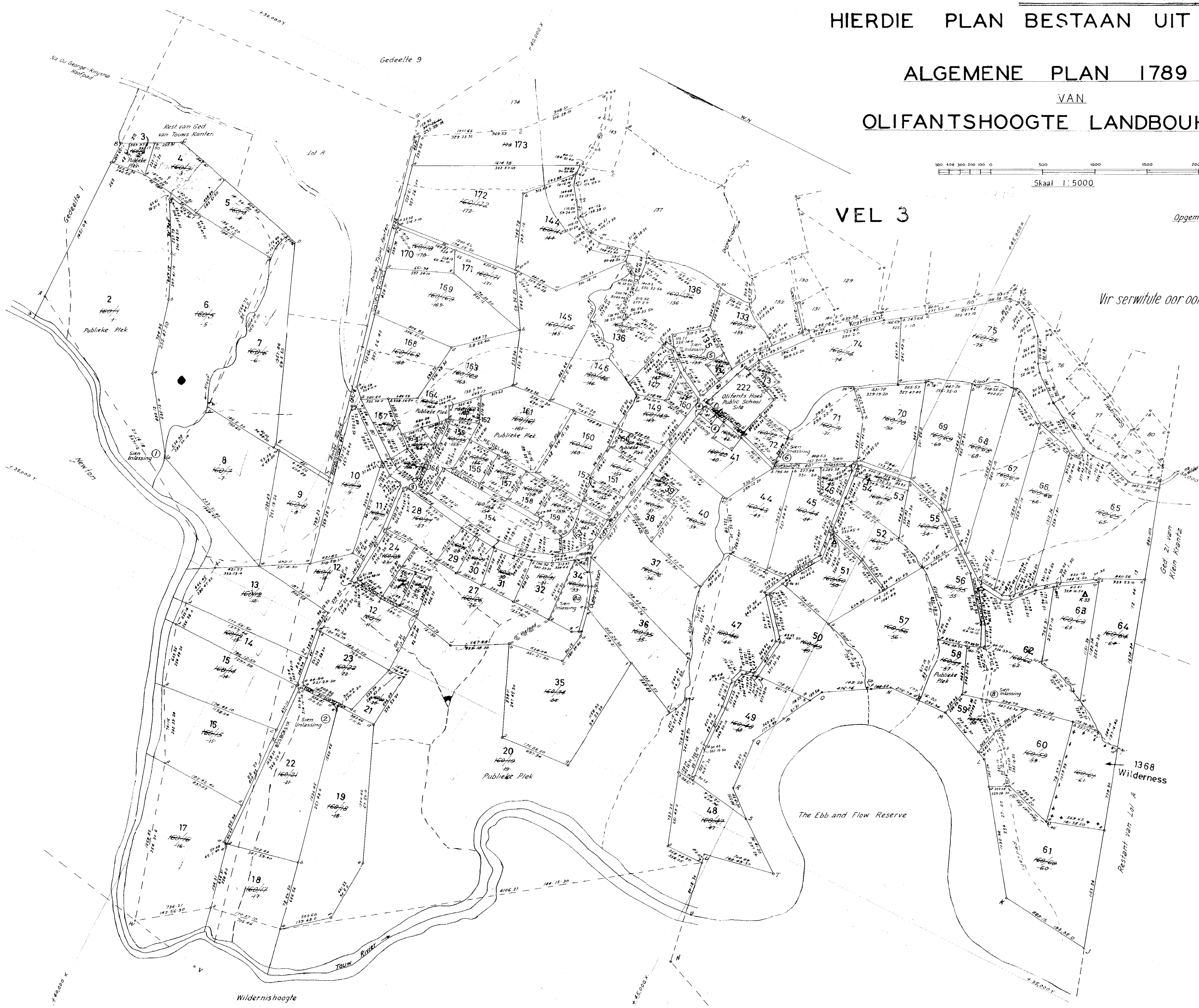


Opgeneem in Julie 1956-
Desember 1959 deur my

R. J. Barry
Landmeter.

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

VEL 3



Oorspronklike Kaart Nr. 5009/1960
Opmetingsstukke E. 1091/1960
Leer Nr. S. 4924 L.D.
Notieplan 1789 L.D.
BL-8CCD
BL-8CD.

1789 SHT. 2

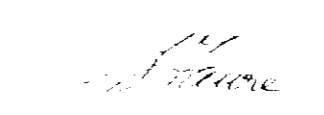


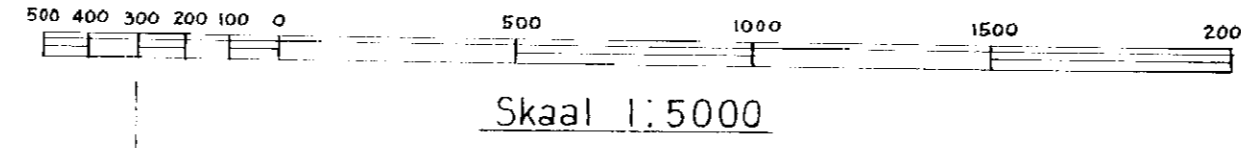
HOEKWIL TOEKENNINGSGBIED
 HIERDIE PLAN BESTAAN UIT 3 VELLE

VEL 3.

ALGEMENE PLAN 1789 L.D.
 VAN
 OLIFANTSHOOGTE LANDBOUHOEWES

L.G. Nr. 5010/1960

Goedgekeur

 Landmeter-generaal
 21 4 1961



Opgemeet in Julie 1956 -
 Desember 1959 deur my

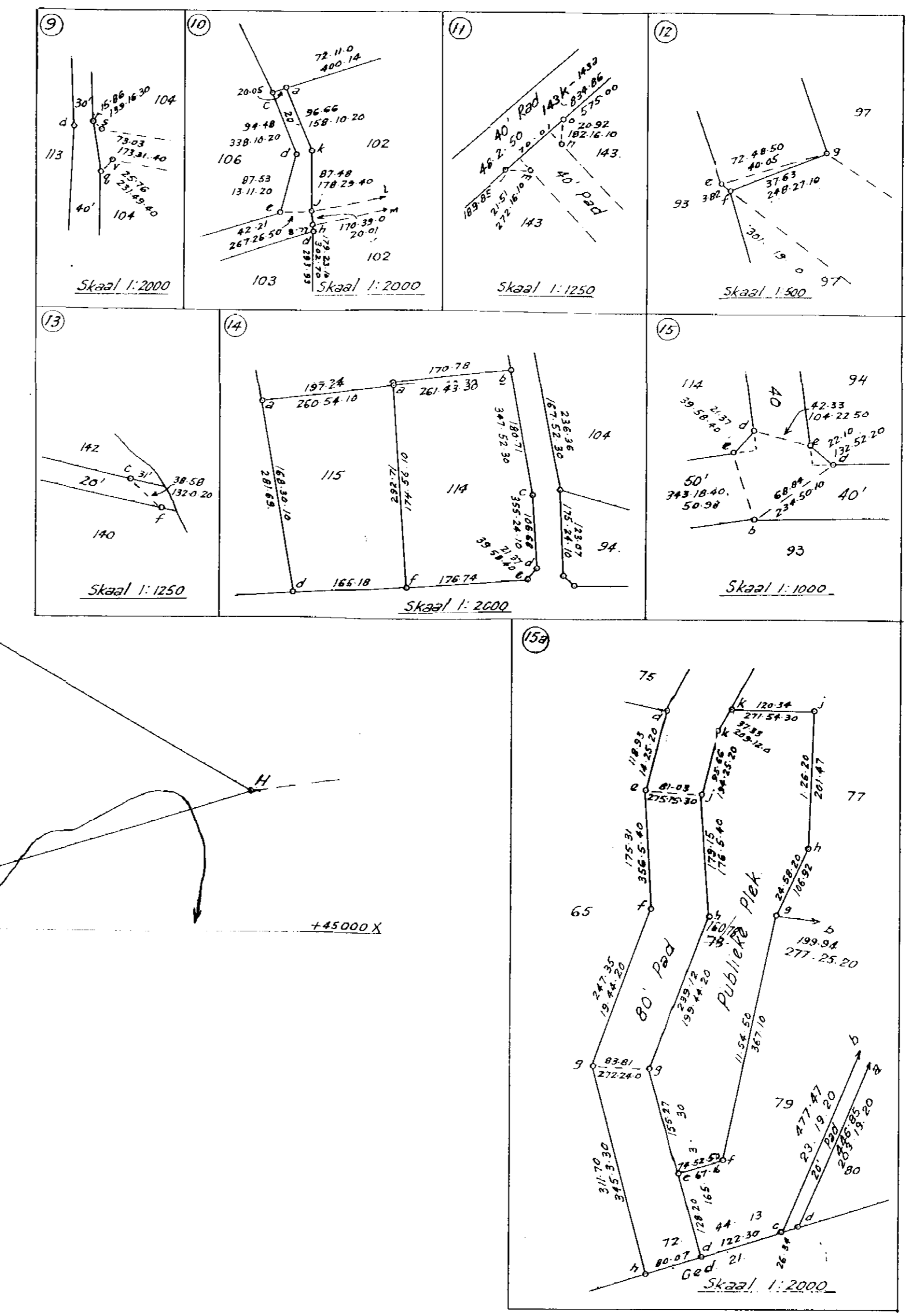
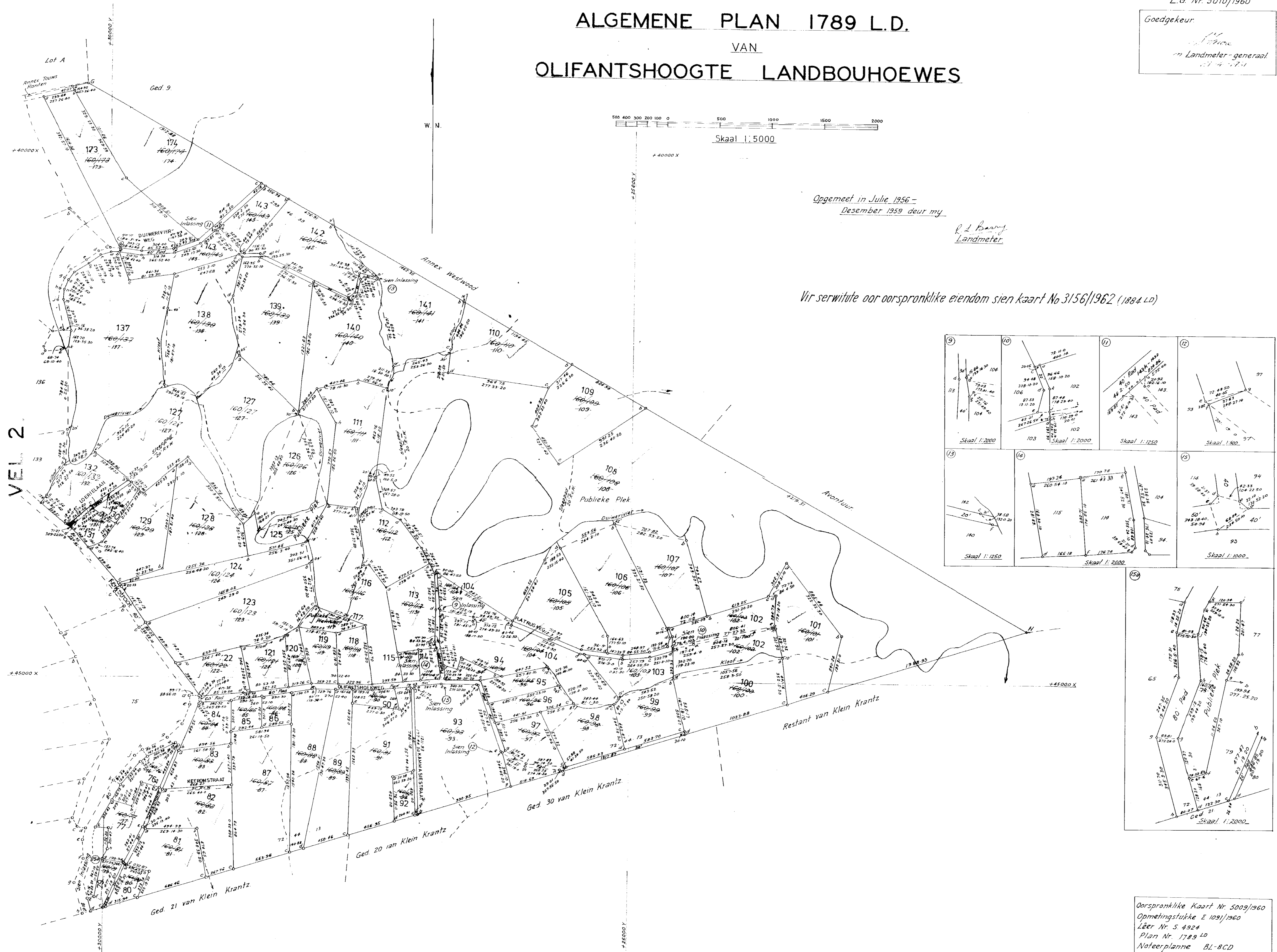
R. J. Bant
 Landmeter

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

LG KANTOOR NOTAS
 Bous. 137k, 137l and 144k replaced by Reg 18(2)
 vide E 1091/1960 & S/4724/3 pag 71-73
 STREET NAMES ADDED: SEE FILE S/4924/4. P. 5 143-144

1789 SHT. 3

VEL 2



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



HIERDIE PLAN BESTAAN UIT 3 VELLE

VEL I.

L.G. Nr. 5010/1960

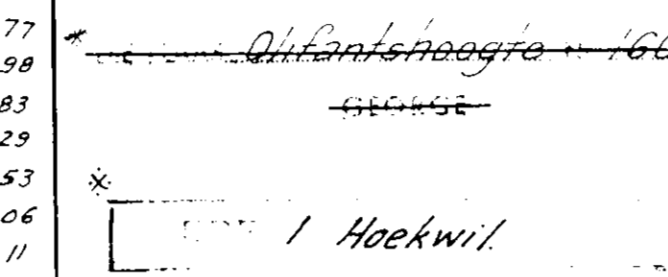
ALGEMENE PLAN 1789 L.D.

VAN

OLIFANTSHOOGTE LANDBOUHOEWES

bevattende 162 gedeeltes genummer 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 genummer 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 Goëie Hoop, sien Kaart Nr 5009/1960 geheg aan Sertifikaat van Gekonsolideerde Titel Nr.

Skaal 1:5000



Gegewens van die hele figuur.

Table with columns: Syp Kaapsee voet, Rigtings-hoek, Ko-ordinate, and a grid of numerical data points.

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

Opgeteem in Julie 1956- Desember 1959.

J. J. Bant Landmeter.

Vir servitute oor oorspronklike erendom sien kaart No 3156/1962 (1882 L.D)

- List of descriptions for various plots, including 'Ingeplante klip wat 18' uitsteek', 'Ingeplante klip wat 12' uitsteek', etc.

Uitgeslote Figuur.

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

Main table of coordinates for the farm plots, with columns for Bakens, Y, X, and a grid of numerical data points.

Goedgekeur Landmeter-generaal

Table of land parcels with columns: GED, TRANSPORT No, GED, TRANSPORT No, Grooite, Heftjaar, Heftjaar.

Oorspronklike Kaart Nr. 5009/60 Opmerkingstucce E.109/60 Lëer Nr. S.4924 Noferplan 1789 L.D

1789 SHT. 1



CONVEYANCER'S CERTIFICATE

I / we, Annemie de Wet
(conveyancer's name)

hereby wish to certify that a search was conducted in the Deeds Registry, Cape Town regarding the following property(ies) (including both current and earlier title deeds / pivot deeds / deeds of transfer) :

Remainder Erf 27 Hoekwil, in the municipality and Division of George, Western Cape Province.
(property description(s))

in respect of which it was found that there ~~are~~ ^{Adw} are no restrictive conditions registered against such property(ies) prohibiting it from being utilised / developed for the following purposes (as elaborated on in more detail in the accompanying application) :

Consent to permanent departure in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-Law (2023) for the relaxation of the building lines.
(proposed use / development / zoning of property)
(* please delete whichever not applicable)

LIST OF RESTRICTIVE TITLE CONDITIONS (if applicable)

Deed no	Clause no	Description
		N/A

PROCESS BY WHICH RELEVANT CONDITIONS WILL BE ADDRESSED

(please tick appropriate box)

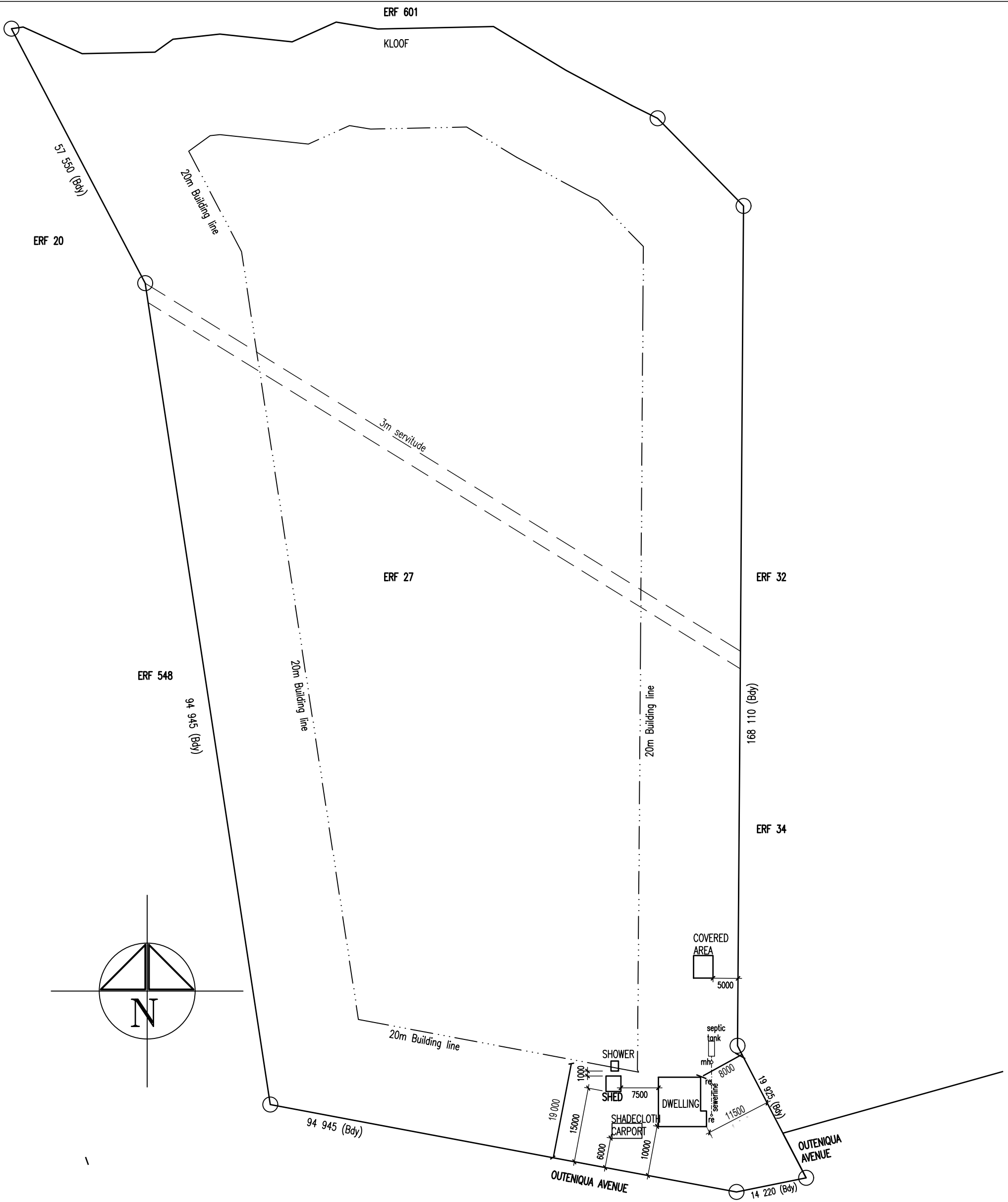
Removal / suspension / amendment of restrictions in terms of Act 84/1967 <small>(Submit separate application)</small>	Notarial Deed of Cancellation <small>(Submit copy of signed agreement)</small>	Consent <small>(Submit copy of signed consent)</small>	Expungement by means of 'rule nisi' application to High Court <small>(Submit copy of Court order)</small>
--	---	---	--

Signed at Mossel Bay on this 2nd day of September 2024

Signature *Annemie de Wet*

Kindly endorse certificate by affixing firm's official stamp here and initialling it.

MILTONS MATSEMELA OOSTHUIZEN INC
 Montagustraat 71 Montagu Street
 MOSSELBAAI / MOSSEL BAY 6500
 Langstraat 85 Long Street
 GROOT BRAK RIVER / GREAT BRAK RIVER 6525
 CALEDONSTRAAT 1 CALEDON STREET, GEORGE, 6529
 Posbus 2810 MOSSELBAAI 6500 /
 P.O Box 2810 MOSSEL BAY 6500
 Docex 18 Tel: 044 601 8700



SITE PLAN
Scale 1:750

FOR RECORD PURPOSES

DWELLING AT ERF 27, OUTENIQUA AVENUE,
HOEKWIL FOR M M WEYERS

C. NOEMDOE
P. O. Box 128
George
Tel: 083 255 4253

THIS DRAWING:
SITE PLAN

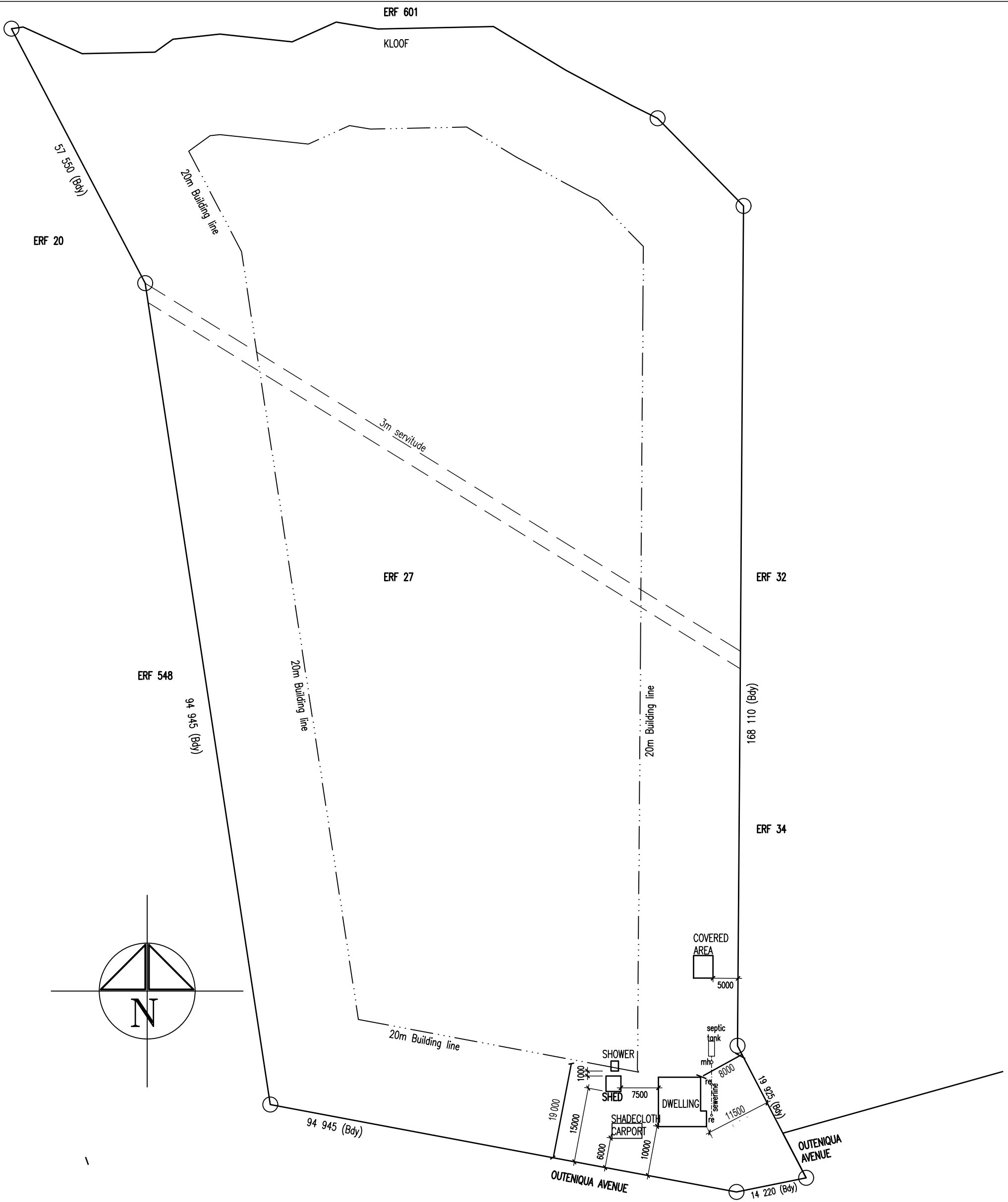
DATE: July 2024

SCALE: As Shown

DRAWN BY: CN

REG No: D0980

SHEET 3 OF 3

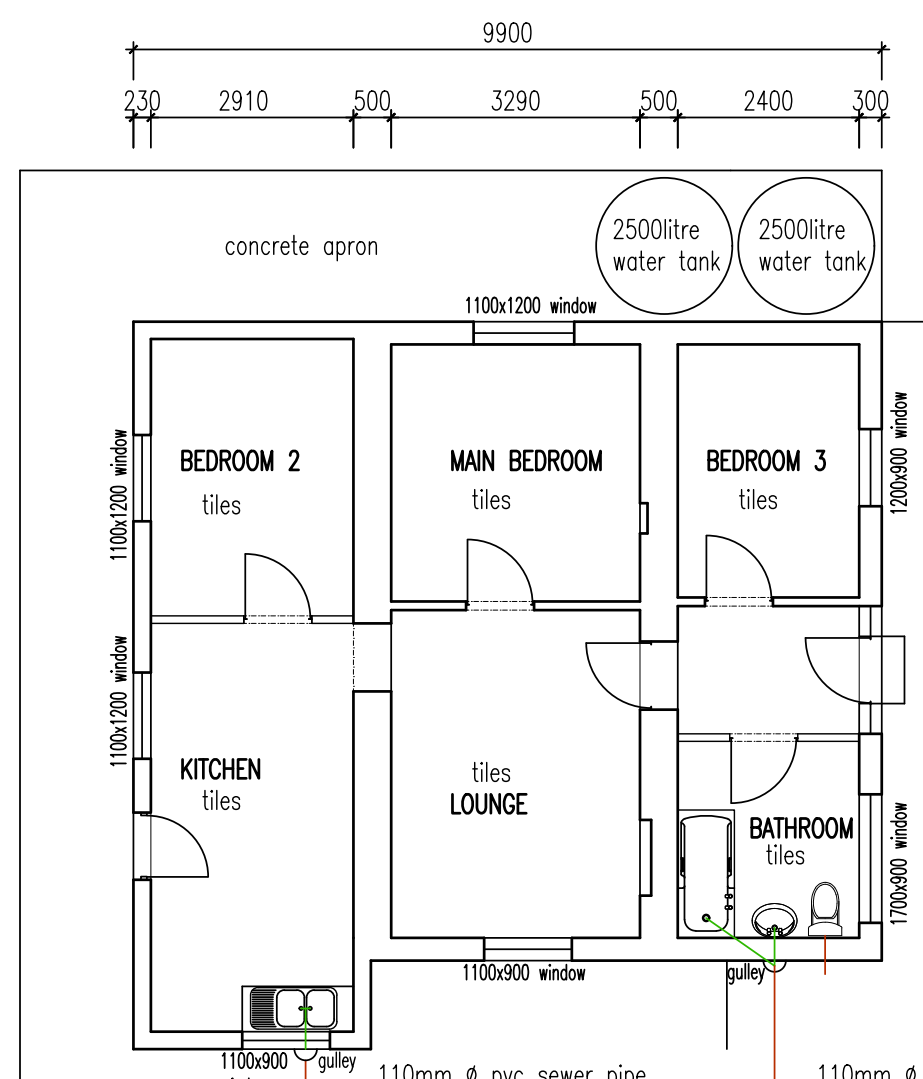


SITE PLAN
Scale 1:750

FOR RECORD PURPOSES

DWELLING AT ERF 27, OUTENIQUA AVENUE,
HOEKWIL FOR M M WEYERS

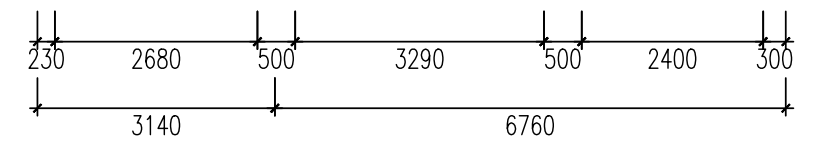
C. NOEMDOE P. O. Box 128 George Tel: 083 255 4253		THIS DRAWING: SITE PLAN
DATE:	July 2024	
SCALE:	As Shown	
DRAWN BY:	CN	
REG No:	D0980	SHEET 3 OF 3



re1
c level 100 000
i level 99 500
depth 500

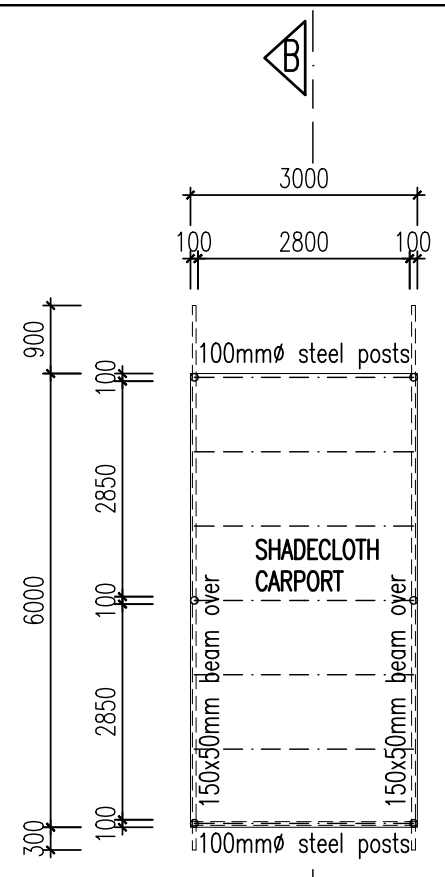
re2
c level 100 000
i level 99 400
depth 600

mh
c level 100 000
i level 99 333
depth 667

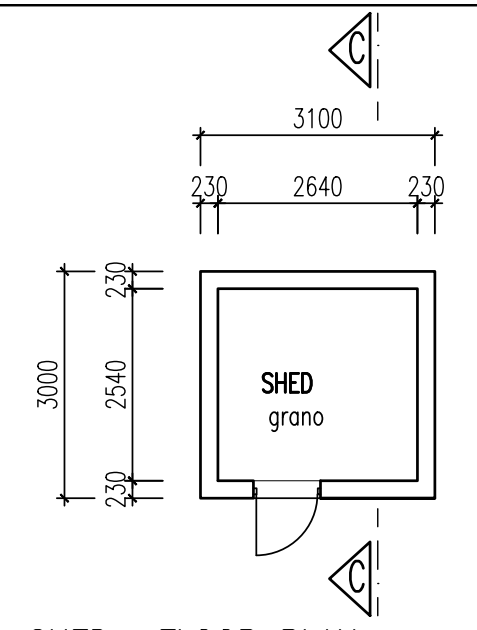


FLOOR PLAN
Scale 1:100

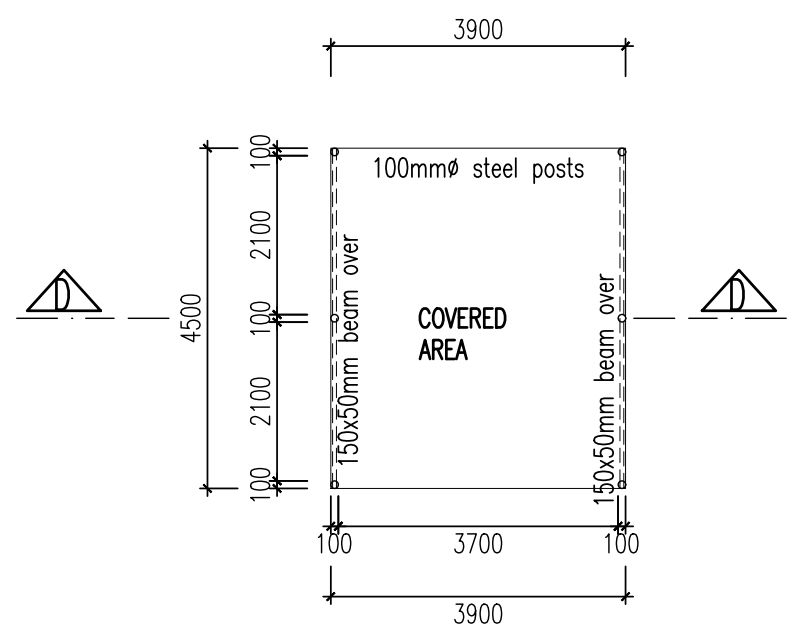
areas:	
erf	2.44hctr
dwelling	87sqm
store	18sqm
shed	9sqm
covered area	18sm
shower	3sqm
total area	135sqm



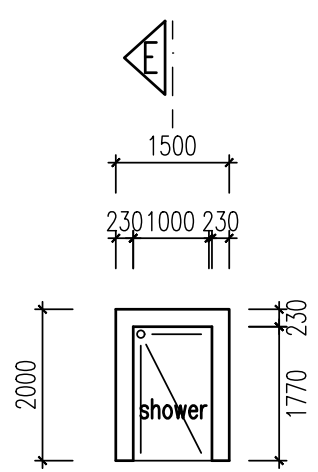
SHADECLOTH CARPORT -FLOOR PLAN
Scale 1:100



SHED -FLOOR PLAN
Scale 1:100

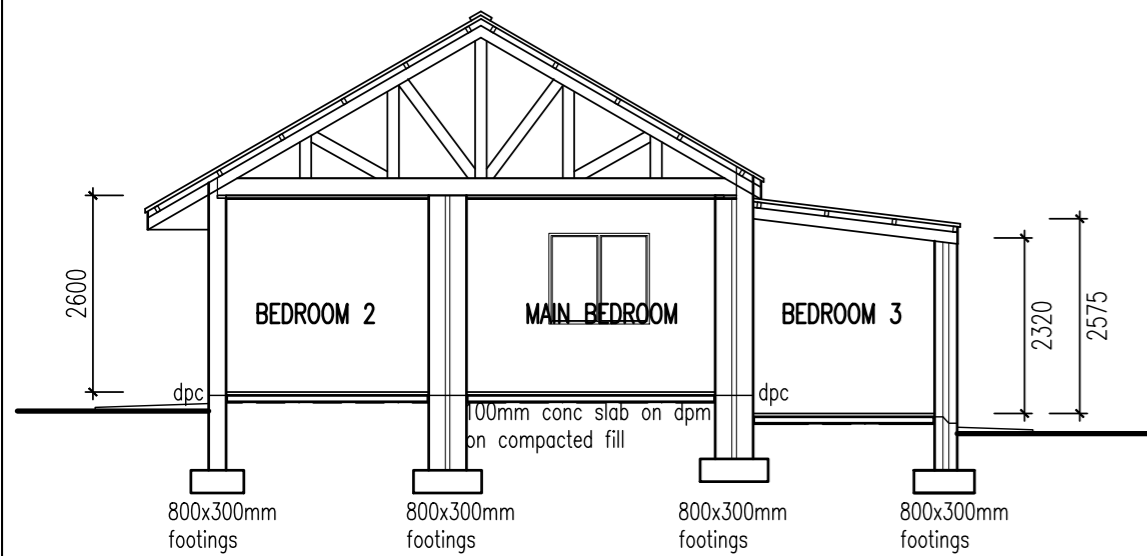


COVERED AREA -FLOOR PLAN
Scale 1:100



OUTSIDE SHOWER
FLOOR PLAN
Scale 1:100

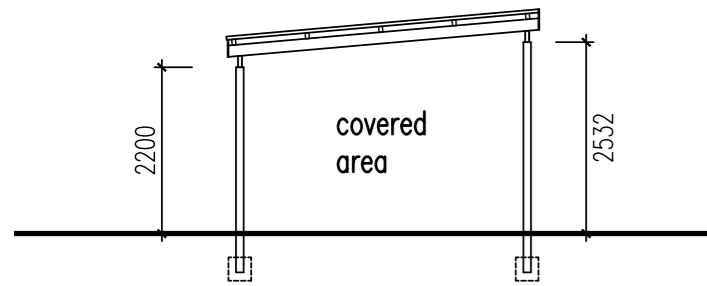
FOR RECORD PURPOSES	
DWELLING AT ERF 27, OUTENIQUA AVENUE, HOEKWIL FOR M M WEYERS	
C. NOEMDOE P. O. Box 128 George Tel: 083 255 4253	THIS DRAWING: FLOOR PLANS - MAIN DWELLING - SHED - SHADECLOTH CARPORT - COVERED AREA - OUTSIDE SHOWER
DATE:	July 2024
SCALE:	As Shown
DRAWN BY:	CN
REG No:	D0980
SHEET 1 OF 3	



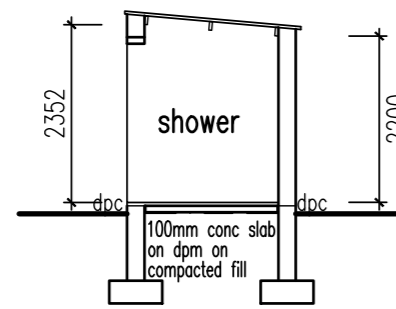
SECTION A-A
Scale 1:100

COVERED AREA
PITCH 5°
CORRUGATED IRON ROOFSHEETS ON 75X50mm PURLINS @ 900mm/cc ON 150X50mm RAFTERS @ 900mm/cc FIXED TO 150X50mm BEAM FIXED TO 100mmØ TIMBER POSTS

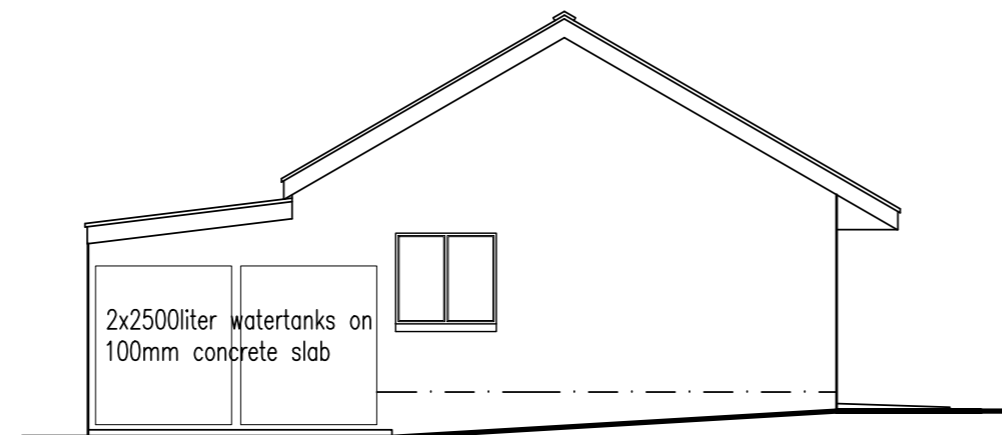
PITCH 5°
CORRUGATED IRON SHEETS ON 114X38mm PURLINRAFTERS @ 900mm/cc BUILT INTO BRICKWORK
RAFTERS TIED DOWN TO BRICKWORK WITH GALV HOPIRON STRAPS EMBEDDED 600 DEEP



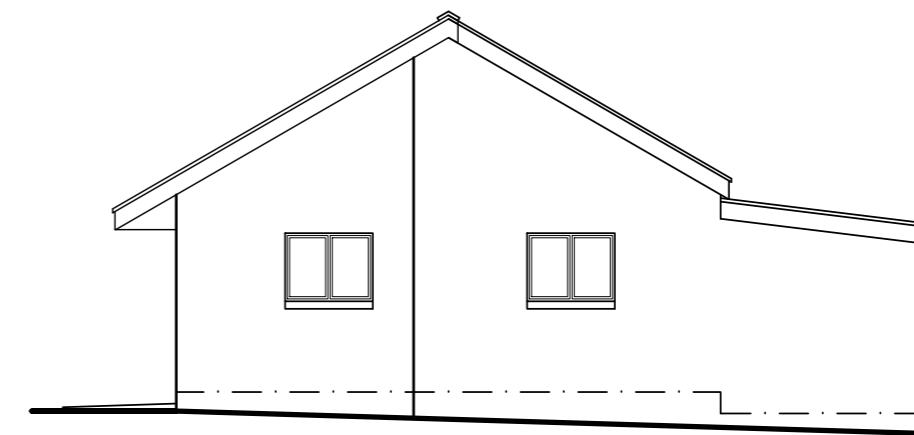
SECTION D-D
Scale 1:100



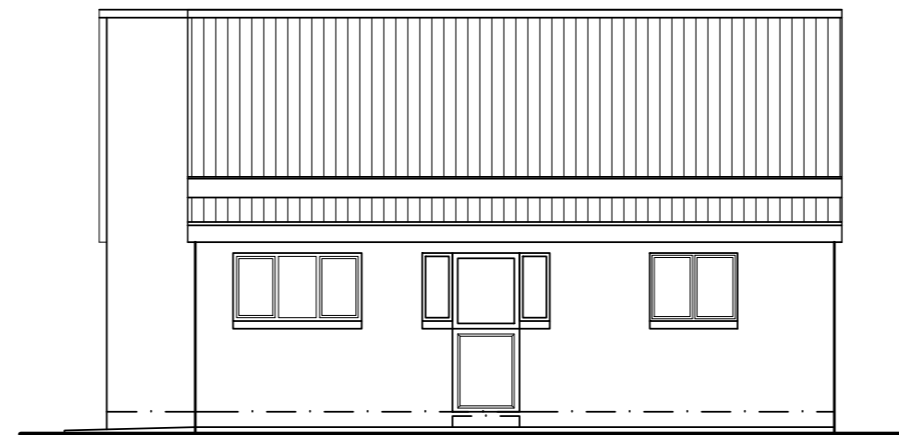
SECTION E-E
Scale 1:100



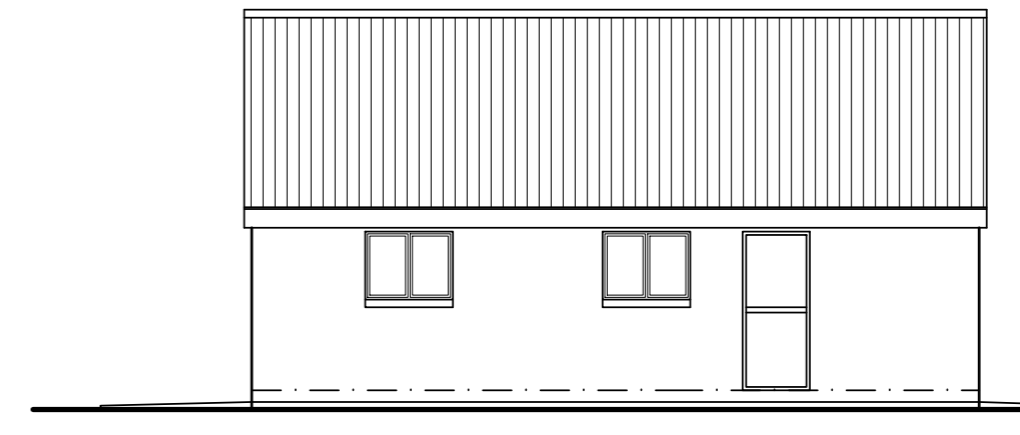
WEST ELEVATION - DWELLING
Scale 1:100



EAST ELEVATION - DWELLING
Scale 1:100



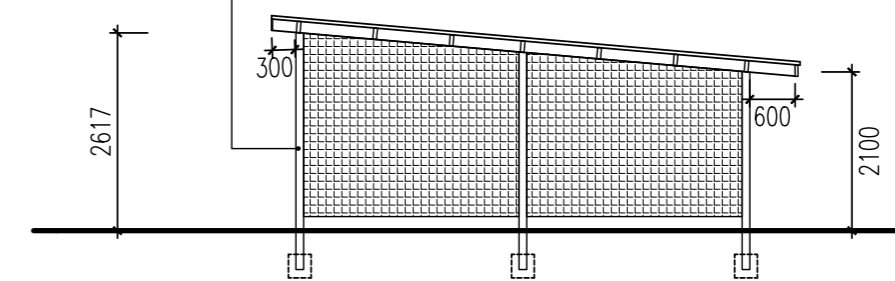
NORTH ELEVATION - DWELLING
Scale 1:100



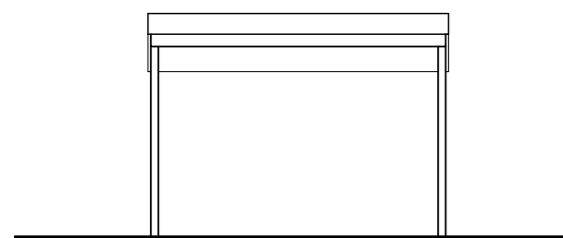
SOUTH ELEVATION - DWELLING
Scale 1:100

PITCH 5°
CORRUGATED IRON SHEETS ON 150X50mm PURLINRAFTERS @ 900mm/cc FIXED TO 150X50mm BEAMS

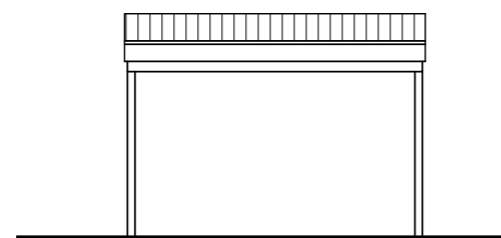
100mmØ STEEL POSTS WITH SHADECLOTH BETWEEN POSTS



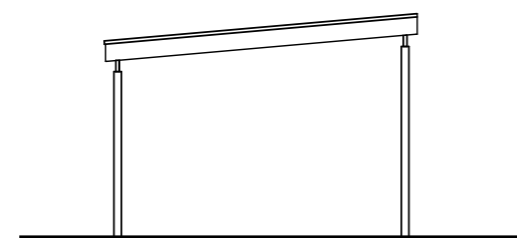
SECTION B-B
Scale 1:100



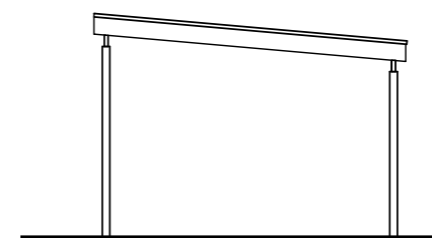
EAST ELEVATION - COVERED AREA
Scale 1:100



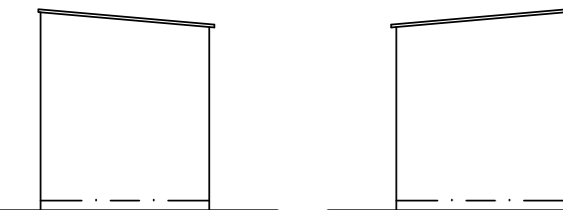
WEST ELEVATION - COVERED AREA
Scale 1:100



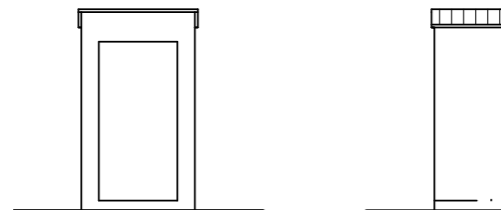
SOUTH ELEVATION - COVERED AREA
Scale 1:100



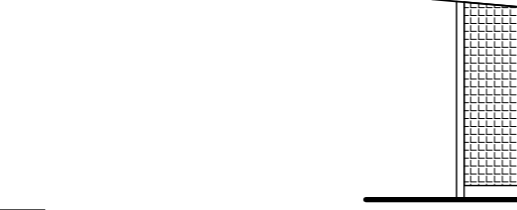
NORTH ELEVATION - COVERED AREA
Scale 1:100



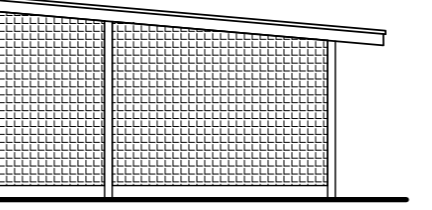
WEST ELEVATION - SHOWER
Scale 1:100



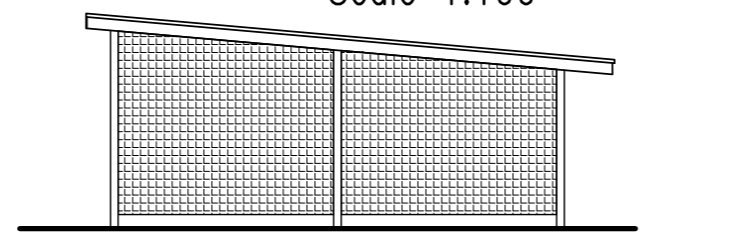
EAST ELEVATION - SHOWER
Scale 1:100



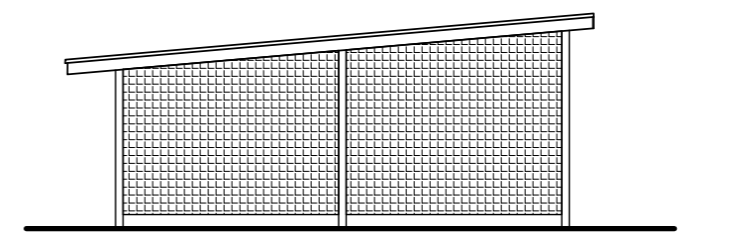
NORTH ELEVATION - SHOWER
Scale 1:100



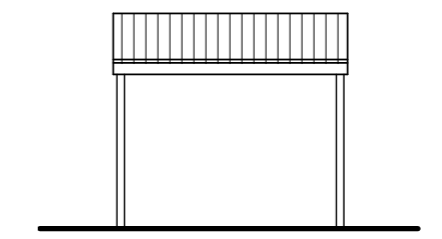
SOUTH ELEVATION - SHOWER
Scale 1:100



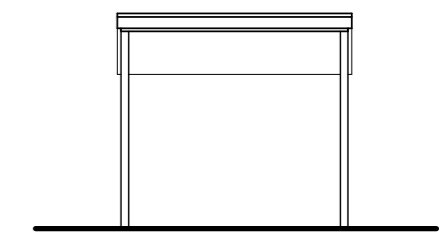
NORTH ELEVATION - SHADECLOTH CARPORT
Scale 1:100



SOUTH ELEVATION - SHADECLOTH CARPORT
Scale 1:100

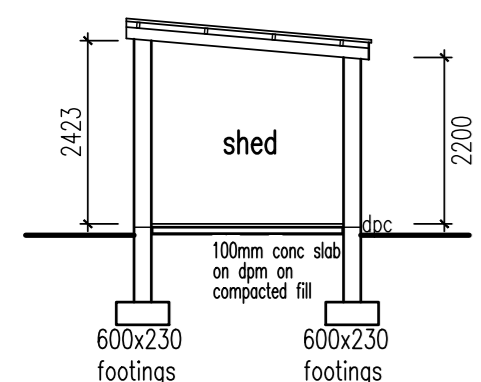


WEST ELEVATION - SHADECLOTH CARPORT
Scale 1:100

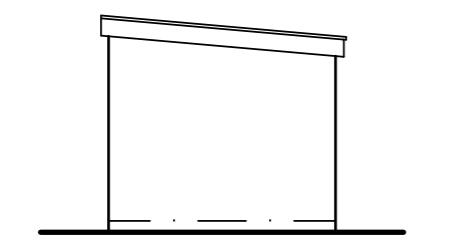


EAST ELEVATION - SHADECLOTH CARPORT
Scale 1:100

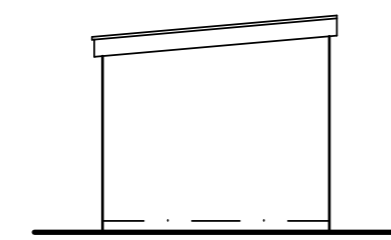
PITCH 5°
CORRUGATED IRON ROOFSHEETS ON 75X50mm PURLINS @ 900mm/cc ON 150X50mm RAFTERS @ 900mm/cc



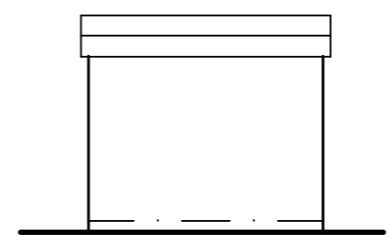
SECTION C-C
Scale 1:100



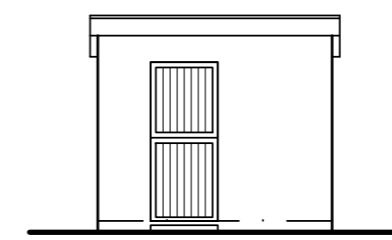
NORTH ELEVATION - SHED
Scale 1:100



SOUTH ELEVATION - SHED
Scale 1:100



WEST ELEVATION - SHED
Scale 1:100



EAST ELEVATION - SHED
Scale 1:100

ROOF CONSTRUCTION

PITCH 30°
CORRUGATED IRON ROOFSHEETING ON 75x50mm PURLINS @ 900mm/cc ON GANGNAIL TRUSSES, TO MANUFACTURER'S SPECIFICATIONS FIXED TO 114x38 WALLPLATE WITH 4mm GALVANISED WALL TIES BUILT INTO WALL 10 BRICKLAYERS DOWN.

COVERED AREA

PITCH 5°
CORRUGATED IRON ROOFSHEETS ON 75X50mm PURLINS @ 900mm/cc ON 150X50mm RAFTERS @ 900mm/cc FIXED TO 150X50mm BEAM FIXED TO 100mmØ TIMBER POSTS

SHADECLOTH CARPORT

PITCH 5°
CORRUGATED IRON SHEETS ON 150x50mm PURLINRAFTERS @ 900mm/cc FIXED TO 150x50mm BEAMS FIXED TO 100mmØ POSTS

SHED

PITCH 5°
CORRUGATED IRON ROOFSHEETS ON 75X50mm PURLINS @ 900mm/cc ON 150x50mm RAFTERS @ 900mm/cc

SHOWER

PITCH 5°
CORRUGATED IRON ROOFSHEETS ON 114x38mm PURLINRAFTERS @ 900mm/cc BUILT INTO WALL. RAFTERS TIED DOWN TO BRICKWORK WITH GALV HOOP IRON STRAPS EMBEDDED 600 DEEP

FOOTINGS

800x300mm STRIP FOOTINGS TO ALL PERIMETER WALLS AND ALL LOAD BEARING INTERNAL WALLS

SURFACE BEDS

GENERALLY 100mm CONCRETE ON USB GREEN DPM ON 150 LAYERS OF WELL COMPACTED FILL

WALLS

ALL WALLING TO HAVE 2x75 BRICKFORCE EVERY 4TH COURSE AND THE 5th COURSE BUTTERFLIES TO NHBRC REQUIREMENTS.

CEILINGS

PINE CEILING FIXED TO 38x38mm BATTENS @ 400mm/cc.

DPC

DPC AROUND ALL DOORS AND WINDOWS

LINTOLS

PC LINTOLS OVER ALL DOOR AND WINDOW OPENINGS

PLUMBING:

ALL IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS WITH SABS APPROVED MATERIAL THROUGHOUT

FOR RECORD PURPOSES

DWELLING AT ERF 27, OUTENIQUA AVENUE, HOEKWIL FOR M M WEYERS

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THIS DRAWING:
ELEVATIONS
SECTIONS

DATE:	July 2024
SCALE:	As Shown
DRAWN BY:	CN
REG No:	D0980