



**MARLIZE DE BRUYN PLANNING**  
Consulting Town & Regional Planning

marlize@mdbplanning.co.za | +27 766 340 150 | www.mdbplanning.co.za | PO Box 2359, George, 6530  
PO Box 540, Mossel Bay 6500

## **PROPOSED PERMANENT DEPARTURES FOR WW & GA VAN DER WAAL**

**ERF 1080, BEACON ROAD, WILDERNESS  
GEORGE MUNICIPALITY & DIVISION**



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**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 1080, BEACON ROAD, WILDERNESS  
GEORGE MUNICIPALITY & DIVISION**

**1. BACKGROUND INFORMATION & PROPERTY DETAILS**

Erf 1080 Wilderness (Erf 1080 Wilderness) is a developed residential property situated in the demarcated residential property area of Wilderness. The property is zoned Single Residential Zone I and developed accordingly with a dwelling house with a single garage attached to the house and a detached single garage on the street boundary. The owners intend to submit building plans for additions on top of the attached single garage.

*Marlize de Bruyn Planning* was appointed to address the land use requirements to address the height of the proposed additions so that building plans can be submitted and approved for the property. It was also identified that the stairs on the northeastern side of the dwelling house could not be found on approved building plans. It is also addressed through this land use application. The power of attorney attached as **Annexure 1** to this report. The table below includes relevant information regarding Erf 1080 Wilderness.

<b>Property Description:</b>	Erf 1080 Wilderness
<b>Physical Address:</b>	Beacon Road, Wilderness, George
<b>Owner:</b>	WW & GA van der Waal
<b>Title Deed No:</b>	T5904/2017 ( <b>Annexure 2</b> )
<b>Bond:</b>	Yes, FNB ( <b>Annexure 3</b> )
<b>Size of the property:</b>	829m <sup>2</sup>
<b>SG Diagrams</b>	1926/83 ( <b>Annexure 4</b> )
<b>Zoning</b>	Single Residential Zone I

The attached conveyancer's certificate (**Annexure 5**) confirms that the title deed includes no restrictions regarding the land use application proposed for Erf 1080 Wilderness.

**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 1080 Wilderness entails the following:

- **Permanent departure** in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-law (2023) for the following:
  - Relaxation of the northeastern street building line from 4.0m to 3.4m for existing stairs and to 3.5 for the existing landing;
  - Increase in height for additions (bedrooms) above the single garage to become a laundry and entrance:
    - Northeast elevation: wall plate height from 6.5m to 7.310m  
roof ridge height from 8.5m to 9.510m

- Northwest elevation: wall plate height from 6.5m to 7.937m  
roof ridge height from 8.5m to 10.137m
- Southwest elevation: wall plate height from 6.5m to 7.937m  
roof ridge height from 8.5m to 10.137m

**3. LOCALITY, ZONING, & CHARACTER OF THE PROPERTY**

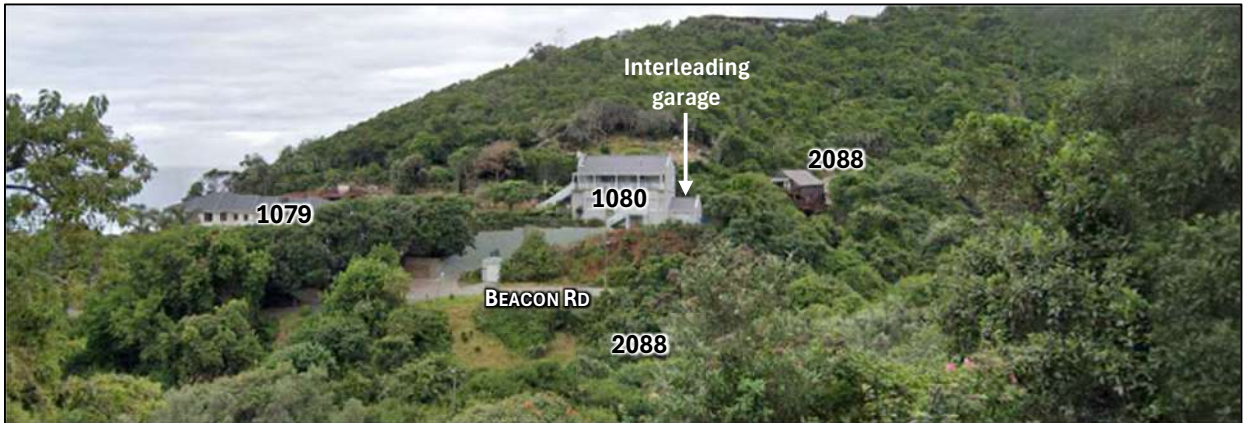
Erf 1080 Wilderness is a developed residential property located on the urban edge of Wilderness just northwest of the Wilderness ‘CBD’. The property is located in Beacon Road and is abutted by another residential property on its southeastern side. The other properties around Erf 1080 Wilderness are all zoned as Open Space Zone III (nature conservation area). A locality map is attached hereto as **Annexure 6**.

Erf 1080 Wilderness is zoned Single Residential Zone I (SRZI) and developed accordingly with a dwelling house and garage. All but one of the surrounding properties are zoned Open Space Zone III (nature conservation area) namely Erf 1079 being also zoned SRZI. The zoning and the land use of the subject property will not change following this land use application. The property has a 4.0m street building line and 2.0m building lines on its other boundaries.

The property is 829m<sup>2</sup> in size and had a very steep gradual downward slope from southwest to northeast before the current house was built in the 1980s by previous owners. Since then, construction over the years has changed the topography significantly and the topography is still steep but altered (see 2019 topographical survey as **Annexure 7**). The proposed additions on top of the existing single garage exceed the height parameters of the 2023-zoning scheme. The dwelling house is located in the northwestern corner of the property, and access is via a driveway from the eastern corner of the property. There is also a detached garage on the property that can be seen on the 2007 - approved building plan when the previous owners added a new bathroom.



The house is not visible from the N2 but is however visible from Heights Road (east). The following images are Streetview images of Erf 1080 Wilderness as seen from Beacon Road and Heights Road. The detached garage on the eastern corner of the property encroaches slightly on the property boundary (less than 1m<sup>2</sup>) but is shown on an approved building plan as is in 2007 and does not form part of this land use application. Everything currently on the property was built by previous owners more than 10 years before the current owners bought the property in 2017. The previously approved plans are attached hereto as **Annexure 8**. The following images shows the character and features of the area and Erf 1080 Wilderness.



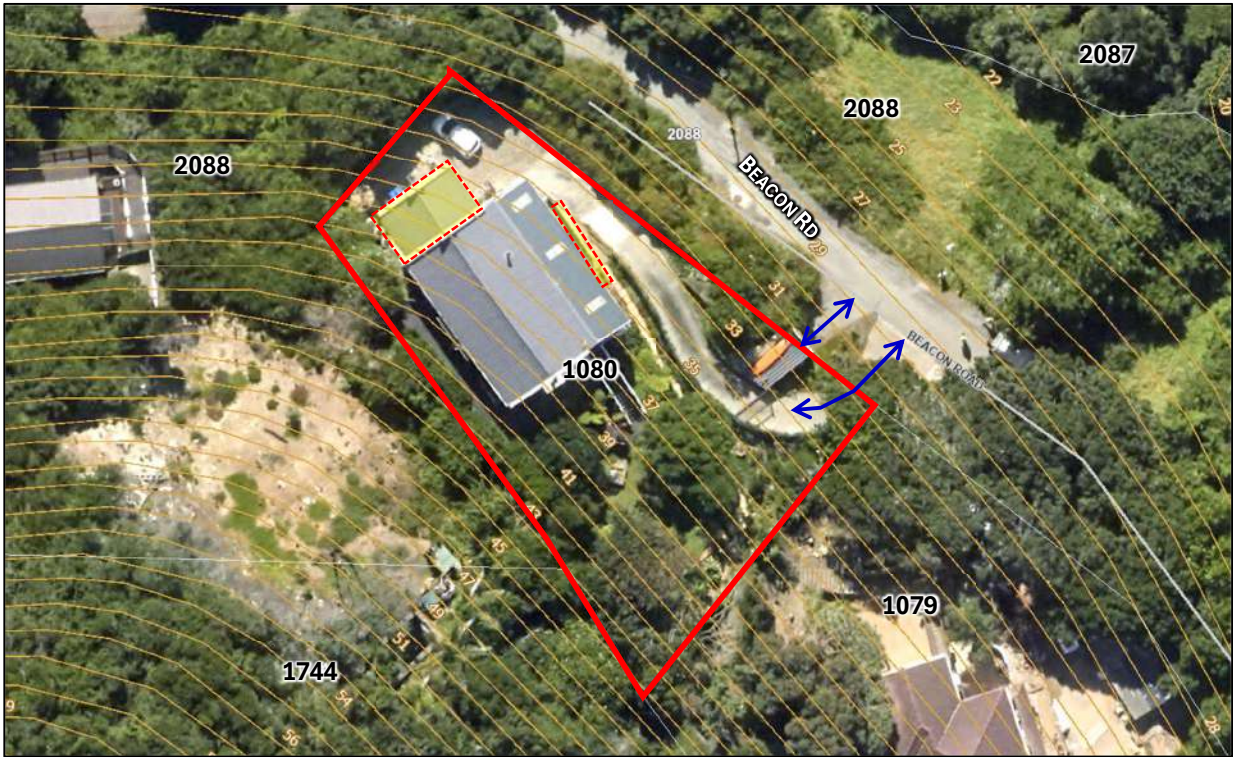
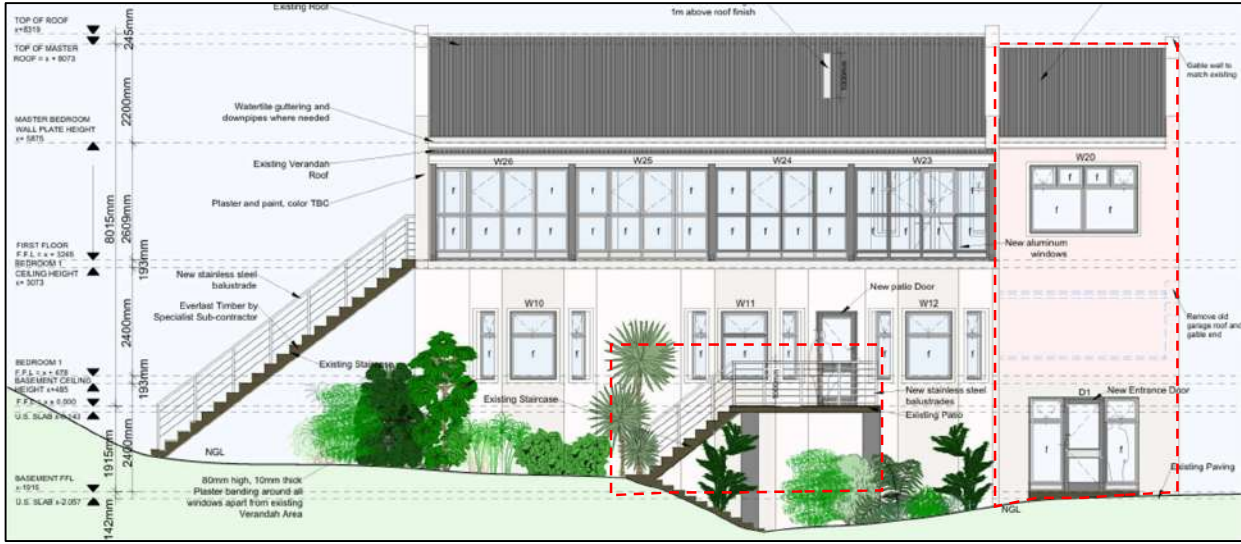
#### 4. DEVELOPMENT PROPOSAL

Erf 1080 Wilderness is a developed residential property featuring a double-storey house, originally constructed in the 1980s with a single garage abutting the house. A separate single garage is located adjacent to Beacon Road. The house is northeast-facing, with a spacious top-floor porch that offers views of the surrounding open space. The current owners purchased the property in 2019 and now seek to extend the house to better accommodate their family's needs by adding two bedrooms and a laundry room.

The proposed extension includes converting the existing interleading garage on the ground (basement on architect's plan) floor into a laundry room and adding a bedroom to each of the two upper floors above the garage. This will increase the floor area of each upper level by 26.4m<sup>2</sup>, without altering the overall footprint of the house. The only noticeable external change will be a 4.0m extension to the eastern façade, projecting to the north. The existing house has a continuous roof ridge height that varies between ±8.5m and ±10.0m. To maintain architectural harmony and preserve the distinct 1980s character of the house, the proposed additions are proposed to line up with the height of the existing structure. When the house was built nearly 40 years ago, the natural ground level had a steep gradual slope from southwest to northeast. However, due to construction and modifications over the years, the natural topography has since been altered. The 2019 topographical survey confirms the current ground level, which has been used to inform the architectural plans and height measurements for both the existing and proposed structures today.

The proposed additions (top-floor bedroom) above the current single garage will have the same ridge height and wall plate height as seen from the northwest and southwest elevation. The northeast elevation (as viewed from e.g Heights Road) will be about half a metre lower. These additions will seamlessly align with the existing house and will have minimal impact on the surrounding properties, environment, or the character of the area. Permanent departures are thus required to increase the allowable roof ridge height and wall plate height as detailed in paragraph 2 of this report. These are reasonable increases of which will preserve architectural coherence with the house. The proposed additions will also improve the liveability of the house for this particular family in a thoughtful and contextually appropriate manner.

The site plan is attached as **Annexure 9** and the floor and elevation plans are attached as **Annexure 10**. The images to follow show the proposed additions and height implications.







## 5. NATURAL ENVIRONMENT

Erf 1080 Wilderness is a developed residential property with a dwelling house and related outbuildings thereon. The additions proposed are on the current footprint of the house. No trees will be removed. Therefore, no negative environmental impact is expected.

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

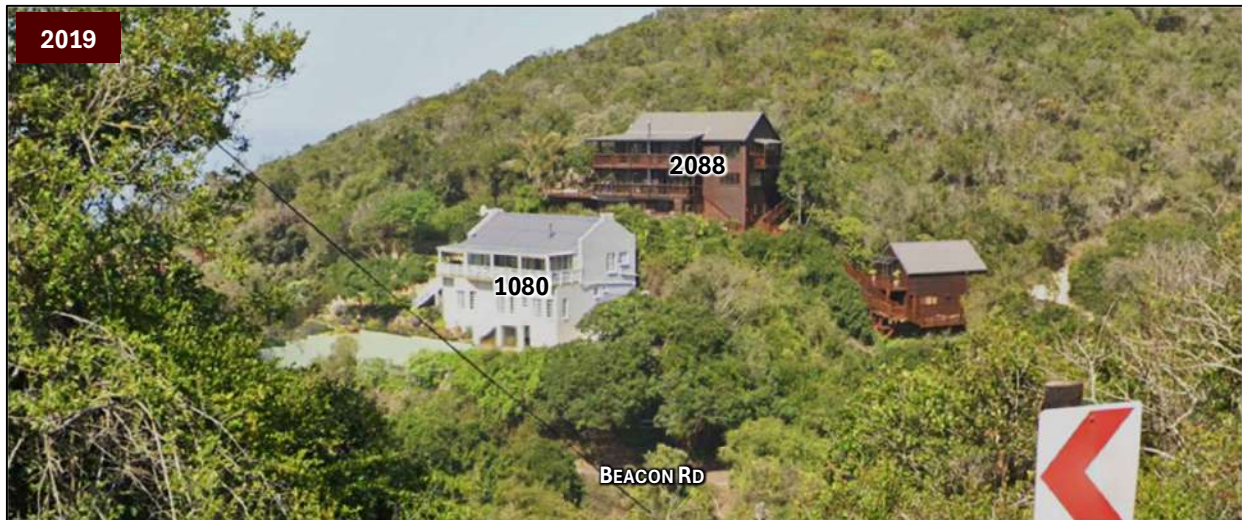
The municipal engineering services provided to this property will continue to be used as at present. No changes to any of these matters are proposed as the use of the property is not to change.

## 7. IMPACT ON NEIGHBOURING PROPERTIES

The existing house already presents a double-storey façade, particularly when viewed from Heights Road and the east. The proposed additions above the existing garage will seamlessly integrate with the current architectural style and will have no changed visual impact on the surroundings.

The additions will be located to the north of the house, adjacent to Erf 2088 Wilderness. Erf 2088 Wilderness previously had a three-storey dwelling located to the west of the house on Erf 1080 Wilderness. However, this house was destroyed in a fire in 2020 and has not been rebuilt to date, leaving only a smaller wooden structure on that part of Erf 2088. For reference, please see the 2019 street view image below.

The two-storey extension above the existing interleading garage will not compromise the privacy of neighbouring properties and it will mirror the visual impact of the house's current northern façade. Given that the surrounding area is sparsely developed, there will be no significant changes in terms of overlooking or overshadowing in any direction. The existing stairs is an important safety factor for the subject property and cannot negatively impact the amenity of any neighbour



## 8. 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 in height for the proposed extensions on Erf 1080 Wilderness responds to the nature of the property and the existing character and architectural style of the house and will have no negative impact on surrounding properties, visual impacts, or the environment. Primarily, it fulfils the property owner's need to extend their house with two bedrooms and a laundry room. The current owner was not aware that the existing stairs encroaching the northeastern street building line, is not on approved building plans.

**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***

While the physical characteristics of the property will remain unchanged, its topography plays a crucial role in the height encroachments of both the existing house and the proposed additions. The natural slope of the site ensures that the proposed extensions will have no adverse impact on the surrounding areas, with the only minor visual impact directed towards the east, as discussed earlier in this report.

### ***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 Erf 1080 Wilderness already forms an integral part of the character of Beacon Road and Wilderness.

**Provision of services**

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

**Economic impact**

The departures cannot have any economic impact.

**Direct impact on surrounding properties**

No neighbours will be impacted by the proposed departures.

It is our view that the need and desirability of the proposed permanent departures for Erf 1080 Wilderness, 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 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 heights for existing structures hold no expected negative environmental impact.
- The effective and equitable functioning of land markets is not negatively affected by this 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 Erf 1080 Wilderness 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 1080 Wilderness, 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 land use report as relevant.

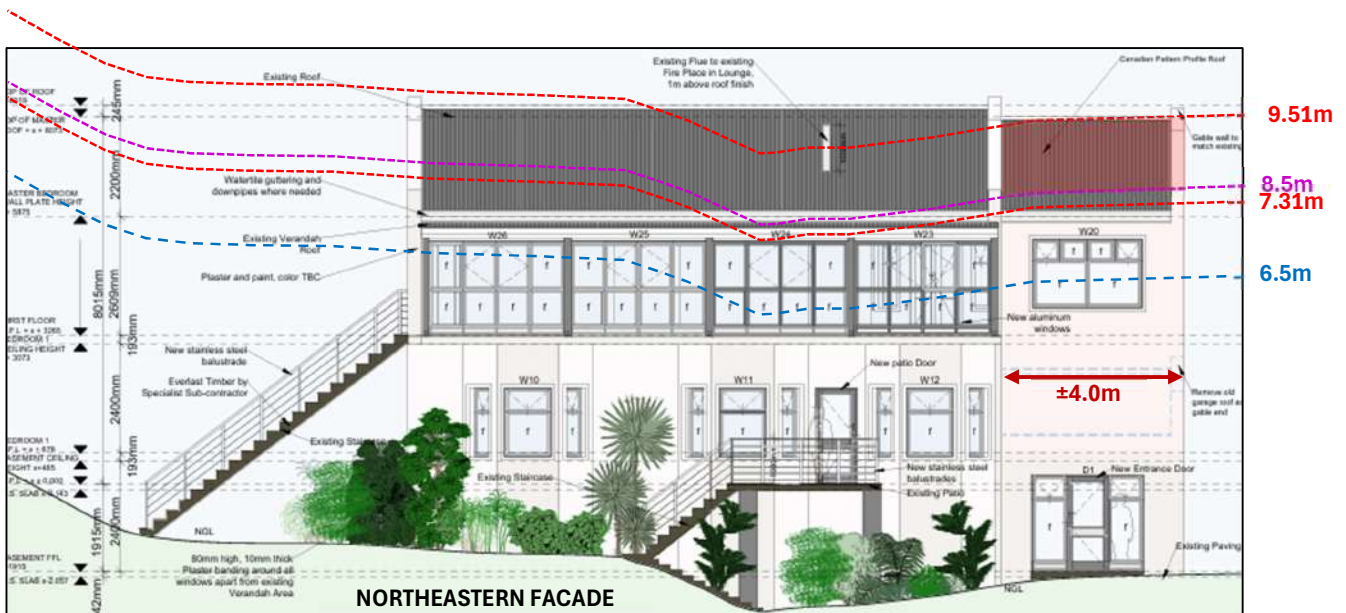
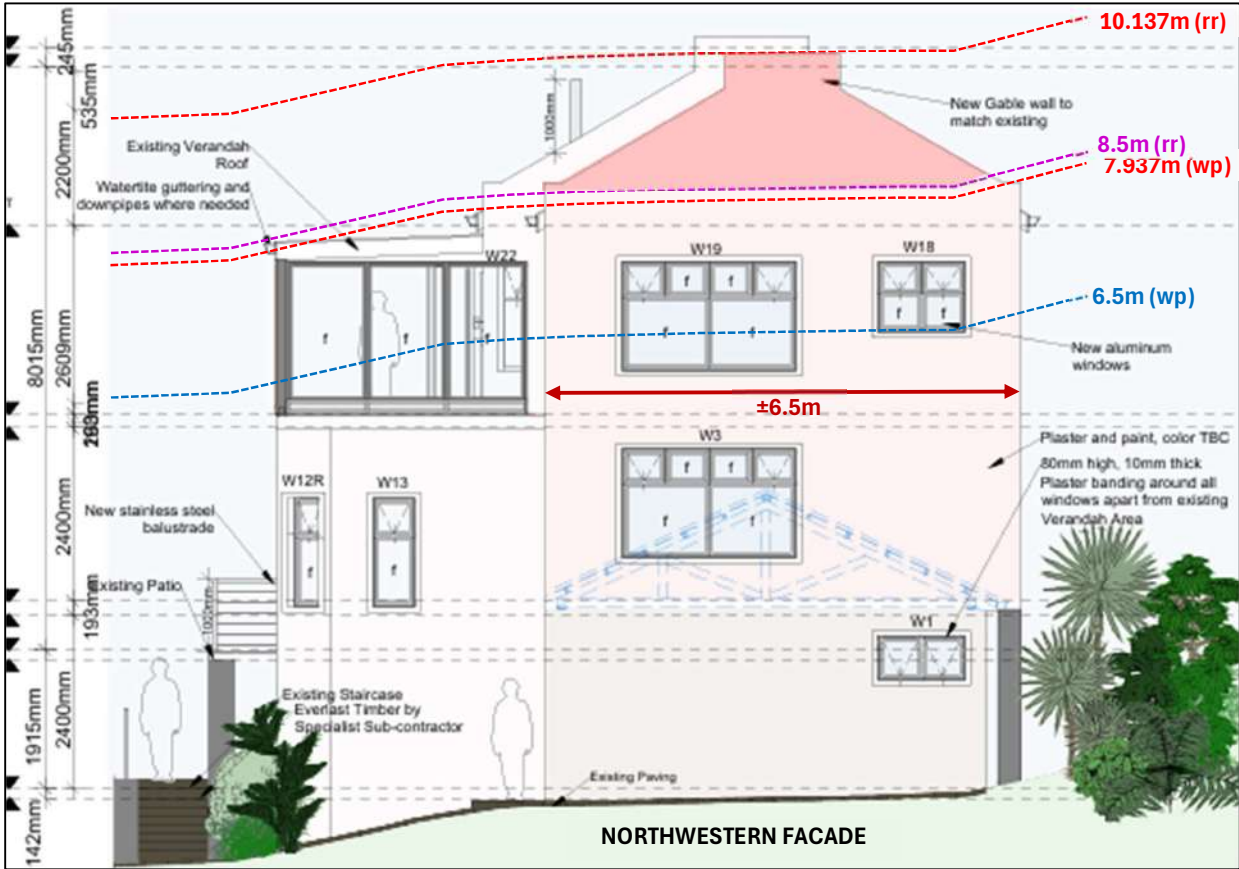
### 9.4 GEORGE INTEGRATED ZONING SCHEME BY-LAW, 2023 (GIZS)

Erf 1080 Wilderness is zoned Single Residential Zone I according to the George Integrated Zoning Scheme By-law (GIZS) (2023) and developed accordingly. The property's zoning will not change following this land use application. The property is subject to a 4.0m street building line and 2.0m side and rear building lines. The building lines will not be affected by this application for additions on top of the existing garage.

As shown earlier in this report, the relaxation of the street building for existing stairs and its landing is included with this land use application. This structure was not found on approved building plans. The street building line is affected minimally by this structure. These stairs provide another point to enter and exit the property which is always important for any property from a safety perspective.

The zoning scheme imposes a height restriction of 6.5m from the natural ground level (NGL) to the wall plate and 8.5m from the NGL to the roof ridge. However, as previously noted in this report, the NGL of the property was altered during the construction of the house nearly 40 years ago and is no longer the same as it originally was. A topographical survey conducted in 2019 (*Annexure 7*) shows the altered ground level, as it has been since the property's development. The changes of the topography were necessary to construct the driveway and level outdoor spaces.

However, the proposed additions above the garage would exceed the height restrictions based on both the original NGL, and the altered ground level indicated in the survey. The additions are designed to align with the height of the existing house and will reach a maximum height of 10.137m at the northwestern roof ridge (7.937m wall plate). From the east, the additions will add 4.0m in the length of the top two floors for the proposed new bedrooms. They will maintain the same northern façade as the current structure, preserving the visual appearance of the house from the north. No changes will be visible from the west or south.



We believe the proposed height relaxation will not negatively affect the character of the area, neighbouring properties on Beacon Road, or any environmental features. All other applicable development parameters, including building lines and coverage, are fully compliant.

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

Erf 1080 Wilderness is not addressed specifically in the GMSDF. It is residential property located inside the Wilderness urban edge and in a demarcated residential area - Wilderness. The GMSDF states the following spatial objectives for Wilderness:

*Wilderness, Kleinkrantz, Touwsranten and Hoekwil Wilderness is one of the most popular tourism and residential destinations along the Garden Route, based on its unique terrestrial, aquatic and marine assets, outstanding rural and townscape qualities, and recreational amenity value. Threats to the area include the subdivision of smallholdings, expansion of poorly located and serviced informal areas, and insensitive building development.*

*The Municipality will maintain the present environmental, rural and settlement character of the area. To this end it will:*

- Not permit expansion of residential areas beyond the urban edge. **Not relevant to this application.**
- Prohibit significant densification of existing residential areas (except through group/ town housing and resort development on land available within the urban edge). **Not relevant.**
- Public access to the beach must be protected and upgraded. **Not relevant.**
- Incremental/new development/division in the priority environmental area, or any environmental zone listed as a risk/sensitivity index (CML, 10m asml, ridgeline, steep gradient, coastal protection zone, etc) is discouraged and fast tracking of zoning change of Open Space III zoning to be facilitated in the GIZSB. The adoption of environmental management plans/stewardship agreements to be encouraged. **Not relevant to this application.**
- Discourage further growth of the Kleinkrantz and Wilderness Heights settlements. Wilderness Heights to explore alternative upgrading and communal ownership options, given the prohibitive costs, and disadvantageous location factors of individual tenure options using government subsidy. Look at relocation of those based at Wilderness heights to a better suited areas with existing services. Current site has no services and huge financial implication to make provision for services. **Not relevant to this application.**
- Alternative ownership/formalization approaches to be investigated – if feasible. **Not relevant to this application.**
- Support further tourism development in the Village to enhance its role as the primary business node in Wilderness. **Not relevant to this application.**
- Retain and extend (formalize/use/manage) all possible public access allowance to the natural areas and beach (not individual owners, but public collective) **Not relevant to this application.**
- Support fine grain economic opportunity in tourism precincts. **Not relevant to this application.**
- Support nodal/economic precinct/tourism development at Hoekwil, Touwsranten, Wilderness and Kleinkrantz. **Not relevant to this application.**
- Support initiatives to practically integrate the segregated settlements. **Not relevant to this application.**
- No development should impact negatively on the lakes area, crest skyline, coastal protection zone and green boundaries. **Not relevant to this application.**
- A parking study, plan and contribution to adequate provision for the entire Wilderness settlement must be undertaken. **Not relevant to this application.**

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). It is not in conflict with the guidelines of the GMSDF for Wilderness. Detailed directives for the development and management of Wilderness and related settlements are contained in the Draft Wilderness-Lakes-Wilderness Local Spatial Development Framework, 2016 and will be discussed in the ensuing paragraph.

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

The property falls within the designated residential area within the urban edge and does not fall within any Protected Areas, Critical Biodiversity Areas, or Ecological Support Areas.

The main focus of this local spatial development framework is the protection of the landscape character of Wilderness. WLH LSDF Guidelines for urban areas:

The focus on protecting the open space system in the study area leads to this policy restricting urban development to existing built-up areas. No residential expansion is proposed for the coast or Wilderness, except for two cases: the necessary growth of Touwsrante and a new node in Hoekwil to relieve pressure on smallholdings. Hoekwil is envisioned as a rural hamlet with unique character, attracting visitors and creating jobs for the nearby impoverished Touwsrante community.



***The additions are proposed in an existing built-up area on a residential property.***

*If development has to occur in these sensitive landscapes or along scenic routes (Heights Road) due to existing rights or other circumstances, it must be sensitive to the landscape and natural visual resources. The layout, buildings, density, landscape treatment and infrastructure should:*

- *Be visually unobtrusive,*
- *Utilise materials and colours that originate from or blend into the surrounding landscape,*
- *Be grouped in clusters with open spaces between clusters,*
- *Not interfere with the skyline, landmarks, major views and vistas,*
- *Not result in light, noise or effluent pollution,*
- *Not result in excessive water consumption, and should incorporate a requirement for rainwater collection as part of the building,*
- *Respond to the historical, architectural and landscape style of surrounding layout and buildings,*
- *Incorporate existing man-made or natural landmarks and movement patterns*
- *Keep and protect a visual buffer along the N2 National Road as far as possible.*



***The proposed extension of the house on Erf 1080 Wilderness is specifically designed to match the existing architecture and visual impact of the existing house. The house and the additions do not and will not impede on any skylines as the property is well below the skyline on the foot of the hills. The existing house is also not visible form the N2 (south) and the additions to the house (north) will also not be visible form the N2.***

For second dwelling units, double dwellings and duets, the following guidelines are also considered:

*Whilst these mechanisms for additional dwelling units on single residential properties are desirable in an urban environment, it could lead to unwanted and undesirable outcomes in a coastal town such as Wilderness, if not controlled properly. Holiday homes that traditionally accommodated only one family are increasingly converted into multi-unit dwellings to accommodate two, three and more families of siblings that inherited the home. The conversion of these homes into multi-unit dwellings utilising the second dwelling mechanisms should be handled with extreme care. The following guidelines should apply:*

- i. The development parameters pertaining to normal single residential properties should under no circumstances be relaxed to accommodate larger or more units on a property. This includes building lines, coverage, maximum height restriction, parking requirements.*
- ii. Dwelling Units that are individually alienated through sectional title schemes should keep the appearance of a single residential property in design, functionality and development parameters.*

***Noted. However, the proposed additions will not result in the conversion of the house into a multi-unit dwelling; it will remain a single dwelling. It's important to highlight that the zoning scheme allows for the relaxation of development parameters through a formal land use application. Therefore, while we respect the intent on the LSDF to preserve the integrity of single residential properties, this flexibility within the zoning framework provides an opportunity to accommodate reasonable modifications without compromising the property or areas character or functionality.***

This application will have no impact on the character of the area. The proposed land use application is not found to be in conflict with the WLH LSDF.

## 10. CONCLUDING

Obtaining the necessary relaxations to increase the height of the proposed additions to meet the height of the existing house by adding an extra bedroom on each of the two top floors will fulfil the need of the owners to have a liveable and practical home for their family without negatively impacting on any external elements. The permanent departure for the stairs and its landing simulataneously, addresses a past oversite which has only benefits for the property and no identified negative impacts. From this land use report, it is our opinion that this land use application for Erf 1080 Wilderness 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

OCTOBER 2024  
UPDATED DECEMBER 2024

**Power of Attorney**

We, **Waldo Willemzeon van der Waal** [redacted] & **Gertruida Annalitze van der Waal** [redacted] the registered owner of *Erf 1080 Wilderness, George Municipality & Division* hereby resolves to authorise *Marlize de Bruyn and Denise Jansa 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 VAL DE VIE on 15 OCTOBER 2024

  
\_\_\_\_\_  
WW van der Waal

  
\_\_\_\_\_  
GA van der Waal

Witness   
\_\_\_\_\_

BLAKE BESTER DE WET & JORDAAN INC  
 BLOCK B, CLEARVIEW OFFICE PARK, 77  
 WILHELMINA AVENUE, CONSTANTIA  
 KLOOF, ROODEPOORT

Prepared by me

*[Signature]*  
 CONVEYANCER  
 MAGRIETHA JOHANNA MARIA COETZEE

Fee endorsement		
	Amount	Office fee
Purchase price/Value	R. 3650 000,00	R. 1200,00
Mortgage capital Amount	R. ....	R. ....
Reason for exemption	Exempt i.l.o	
	Cat. ....	section. .... Act. ....

vir VERDERE ENDOSEMENTS SIEK  
 vir VERDERE ENDOSEMENTS SIEK

**DEED OF TRANSFER**

BE IT HEREBY MADE KNOWN THAT

T000005904 72017

**FREDERIK VAN WYK JOOSTE**

appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at GEORGE on 12 DECEMBER 2016 granted to him by

- HERMANUS JACOBUS HANEKOM**  
 Identity Number 461213 5054 086  
 Married out of community of property
- KATHERINE HANEKOM**  
 Identity Number 460619 0054 080  
 Married out of community of property

DATA / CAPTURE  
 23 FEB 2017  
 LEGWUD

DATA / VERIFY  
 23 FEB 2017  
 ZAVULA THULANI

W

vir VERDERE ENDOSEMENTS SIEK  
 vir VERDERE ENDOSEMENTS SIEK

GhostConvey 15.9.5.6

H.M.T

And the appearer declared that his said principal had, on 29 November 2016, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

1. **WALDO WILLEMZON VAN DER WAAL**
  
2. **GERTRUIDA ANNALIZE VAN DER WAAL**

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

**ERF 1080 WILDERNESS IN THE MUNICIPALITY AND DIVISION OF  
GEORGE;  
THE WESTERN CAPE PROVINCE**

**IN EXTENT 829 (EIGHT HUNDRED AND TWENTY NINE) Square metres**

**FIRST TRANSFERRED by Deed of Transfer Number T 53217/1983 with  
Diagram No. 1926/1983 relating thereto and held by Deed of Transfer  
T104984/2003**

- J. **AS REGARDS** the figure A B.C v u y x on Diagram No 1926/83 annexed Deed of Transfer No. T 53217/1983 is concerned:-
  - A. **SUBJECT** to the conditions referred to in Deed of Transfer No 8640/1978.
  - B. **SUBJECT FURTHER** to the special conditions contained in Deed of Transfer No T 642/1930, namely:
    2. No trade or business of any description may be carried on on this lot without the written permission of the transferor first had and obtained.
    3. All buildings erected on this lot shall be built of brick, stone or concrete and the ground plan showing the relation of the position of such buildings to the boundaries of the said lot, as well as the elevation plans of such buildings shall be submitted to the transferor for its approval in writing before any buildings are commenced.
    4. All walls, fences or hedges or like structures abutting upon any road or pathway shall be of a type approved of by the transferor. The transferor shall not be liable to contribute to the cost of any party or dividing fence or wall, nor to the cost of repair thereof, but it may call upon the transferee to enclose the said lot. This provision eliminating any contribution by the transferor to the cost of repair of any party or dividing fence or wall shall not extend to any adjoining lot which the transferor may sell or dispose of subsequent to the date hereof, and the transferee agrees to observe uniformity in respect of fencing line for all fences that may abut on to any road, pathway, open space, or property of the transferor and to maintain all boundary fences of the said lot in good order and repair. No transferee shall be entitled to erect any corrugated iron fence or screen upon his lot without the leave of the Transferor.



GhostConvey 15.9.5.6

5. The Transferor retains the right and power to enforce the observation of proper sanitation and cleanliness upon this lot as well as the right to construct, use and maintain across this lot any pipeline for water leading, sewerage or drainage. The transferee binds himself to conform to all such regulations as the transferor may hereafter prescribe in regard to matters of public health and sanitation, and the use of all roads, paths, open spaces, and the remainder of the transferor's estate at The Wilderness.
6. The transferor retains ownership and control of all roads, streets, paths, avenues, lanes, open spaces or reserves shown on the plan of the estate, as well as the right in its discretion to alter, close, deviate or otherwise deal with any such roads, streets, paths, avenues, lanes, open spaces or reserves. The transferor reserves full rights to which it is or may be entitled to all minerals and precious stones.
7. The transferee of any lot having a frontage on either "The Park" or any other open space or reserve, shall be obliged to plant, and maintain at a suitable height, such live hedge and/or such trees or shrubs as shall be prescribed by the transferor to suitably screen any premises situate on such lot.
8. The transferee agrees to be bound not to clear or destroy the trees and bush on the said lot without first consulting the transferor, the intention being that it is desirable in the general interest that the scenery shall not be marred by excessive or undue clearing of the bush and trees and especially is it the transferor's intention to avoid cutting of any lines or squares or angles which will show marked patterns of the scenic effect of The Wilderness, but it is not the transferor's intention to interfere unreasonably with the transferee's full use and enjoyment of the said lot and agrees that the frontage of any premises other than domestic should have a clear and uninterrupted view.

The foregoing conditions are imposed for the benefit of all the Transferees and their successors in title of portions of the property held by the Transferor under Deed of Transfer No 2059/1923, and the said Transferor and its successors in title to the remainder of the said property. (The said Transferor being The Wilderness (1921) Limited.

The terms "Transferor" and "Transferee" in these conditions shall be deemed to include the successors in title of the said Transferor to the remainder of the Freehold Land now called Wilderness Estate (Lot 497, Lot H) Barbiers Kraal, and of The Park, part of the said Wilderness Estate in the Division of George, and the Heirs, Executors, Administrators or Assigns of the within transferee.

- C. **SUBJECT FURTHER** to the conditions referred to in the endorsement dated 7 January 1972 on Deed of Transfer No. 19715/1955, which endorsement reads as follows:-

**"Registration of Servitude**

The within described land is subject to a servitude with regard to apportionment of water in terms of an Order of the Water Court (Water Court District Cape) dated 26.5.1971 as will more fully appear on reference to the copy of the said Order annexed hereto."



GhostConvey 13.9.5.6

- II. **AS REGARDS** as the figure A x y u D t on diagram No 1926/1983 annexed to Deed of Transfer No. T 53217/1983:-
- A. **SUBJECT** to the conditions referred to in Deed of Transfer No. T 2059/1923.
- B. **SUBJECT FURTHER** to the terms of the servitude referred to in the endorsement on Deed of Transfer No. T 4632/1905 to the effect that certain water and other rights have been ceded in favour of the property transferred by Deeds of Transfer Nos. T 2955/1907 and T 2956/1907.
- C. **SUBJECT FURTHER** to the following conditions contained in Deed of Transfer No. T 2059/1923, namely:-

"Special Conditions

Wilderness Estate

George Freeholds Vol. 12 No. 7-13 March 1852.

General Plan W71

Remaining extent (259,8037 hectares). Without prejudice to existing vested rights (if any) of the public or of any persons whomsoever the Liquidator of the Wilderness Estate Company Limited, in so far as the said Company may be entitled to do so imposes the following special conditions.

ROADS

All public roads and all roads shown on the original diagram and/or General Plan W71 shall, unless and until closed or altered by competent authority remain free and open as heretofore.

The owner of the remaining extent shall not be under obligation to maintain such roads.

RECOGNISED ROAD In this term is included:-

A certain private road, not shown on either the original diagram or the General Plan W71, constructed by the Wilderness Estate Company Limited and called "Whites Road", branching off the public road to The Wilderness at the spot called "Standers House" on the Lot B of the Wilderness transferred to the Kerkeraad of the Dutch Reformed Church by Transfer No. 14200 dated 6<sup>th</sup> October 1920 and crossing part of that land and eventually crossing part of the remaining extent and again joining the public road aforesaid on the remaining extent, shall remain free and open for the use of owners as hereinafter defined. So long as this road be not taken over by a local or provincial authority and be not proclaimed a public road and as such be maintained by a local or provincial authority, the said road shall remain open for the use of owners as hereinafter defined, but the owner of the remaining extent shall have the right to control the said road and to limit the use of such road to such classes of vehicles or traffic as it may think fit. The owners of Lots "d" and "dd" shall contribute one-half of the cost of maintenance and repair thereof, but in such maintenance and repair shall not be included relaying or regrading or deviation of any portion thereof.

RECOGNISED PATHS In this term as included:-

- (1) A path leading from Lots "d" and "dd" across the remaining extent to the Kaaimans River and to the top of the Hill on the remaining extent, overlooking the Kaaimans River, and what is known as the "Map of Africa".

- (2) A path leading from Lots "d" and "dd" across the remaining extent direct to the Beach.

The recognised Paths shall (subject to the provisions hereinafter contained) remain free and open for the use of owners as hereinafter defined, provided always that the use of these Recognised Paths shall not constitute a servitude for camping or picnicking and further that the owner of the Remaining extent shall be at liberty at any time to deviate the whole or any part of these paths or to close the same upon providing other roads or paths giving facilities of access of substantially equal degree.

In respect of the portion of the Road shown on the General Plan W71 and included in the Diagram of Transfer No. 9087, 22 September 1921, the owners of:

- (1) Lots "a", "b", "d", "dd", Block E lots 1, 2 and 3.
- (2) The Park.
- (3) The Remaining Extent.
- (4) Any portions hereinafter transferred therefrom

Shall make no claim in respect of above portion of the road included in the Diagram of Transfer No. 9087 - 22 September 1921 and no objection shall be raised by such owners to the closing and cancellation of the said portion of such road should the owner of the land described in the said Transfer hereafter take any steps to have the same closed or cancelled according to law.

Nothing hereinbefore contained shall be taken as preventing the owner of the Remaining Extent from passing transfer of further portions of the Wilderness Estate subject to similar conditions with or without modification in regard to such future transfers.

#### BUILDINGS

It shall be a conditions in respect of all portions which may be hereafter laid out as lots and transferred from the present Remaining Extent that all dwelling houses erected on any such portions shall be built of brick, stone, or concrete, provided that this shall not apply to what are known as "Sand Plots" being the Lots comprised in Block "A", "B", "C", "D" as shown on the General Plan W71, nor to such further plots as the owner of the Remaining Extent may lay out on land similar to Blocks "A", "B", "C", "D".

#### WATER

The owner of the Remaining Extent shall allow the owner of Lots "d" and "dd" access to the Kaaimans River and other sources of water for the purposes of drawing a reasonable supply of water therefrom, whether by pipes or otherwise, provided that this shall not interfere with the present and future rights, if any, of other parties entitled."

- D. ENTITLED to the benefits in terms of the servitude referred to in the endorsement dated 24 February 1928 on Deed of Transfer No. T 2059/1923, namely:-

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GhostConvey 15.9.5.6

"By Deed of Transfer No. 1613 dd 24 February 1928 The Wilderness (Pty) Limited as owner of the remaining extent of the property set out under Para. 2 hereof reserves to itself the right to construct and maintain a road over Lots 28 and 29 Block E of the Wilderness Estate and shown on the diagrams annexed to deed of transfer 14199 dd. 6<sup>th</sup> October 1920, as will more fully appear on reference to the said Deed of Transfer."

- E. **ENTITLED** to the benefits in terms of the servitude referred to in the endorsement dated 23 April 1928 on Deed of Transfer No. T 2059/1923, namely:-

"By Notarial Deed dated 10<sup>th</sup> March 1928 the owner of the remainder of Wilderness Estate held under para. 2 of this deed and its successors is granted the right to construct, maintain and use in perpetuity a road not exceeding 5.04 metres in width over the property (Lot 27 Block E) held under Transfer No. 638 dd. 30<sup>th</sup> January 1928 and shown on the diagrams thereof, as will more fully appear on reference to the copy annexed hereto."

- F. **ENTITLED** to the benefits in terms of the servitude referred to in the endorsement dated 11 July 1929 on Deed of Transfer No. T 2059/1923, namely:-

"By Notarial Deed dd. 22 May 1929 the conditions in favour of the land contained in Transfer 9209, September 1925 relating to paths building and water, etc. have been cancelled and certain other conditions imposed as will more fully appear on reference to the copy annexed hereto."

- G. **ENTITLED** to the benefits in terms of the servitude referred to in the endorsement dated 7 April 1932 on Deed of Transfer No. T 2059/1923, namely:-

"By Deed of Transfer No. 1999 dd 7.4.1932 certain road, more fully described in the diagram No. 498/1932 attached thereto, has been reserved to the owners of the remaining extent of the freehold land now called the Wilderness Estate held under para 2 hereof, subject to conditions as will more fully appear on reference to the said Deed of Transfer."

- H. **ENTITLED** to the benefits in terms of the servitude referred to in the endorsement dated 9 June 1932 on Deed of Transfer No. T 2059/1923, namely:-

"By Deed of Transfer No. 3497 dd 9.6.1932 the owner of the remainder of the property held by para 2 hereof is entitled to construct, use and maintain a road across that portion of the property thereby conveyed marked "pathway reserve" on the diagram thereto annexed, as will more fully appear on reference on the said Deed of Transfer."

- I. **ENTITLED** to the benefits in terms of the servitude referred to in the endorsement dated 21 June 1940 on Deed of Transfer No. T 2059/1923, namely:-





"By Notarial Deed No. 152/1940 dated 10.6.1940 the properties conveyed by Transfer No. 6029/1940 have been made subject to conditions relating to prohibition of trades or business, nature or buildings, walls, fences etc. provisions for sanitation, water, electric light, etc. clearing or destroying bush or shrub, for the benefit of Wilderness (1921) Limited as owners of the property conveyed by Para. 2 hereof and the owner of properties which are subject to similar conditions as will more fully appear on reference to the said Notarial Deed registered this day in the Servitude Register under No. 152/1940."

- J. **SUBJECT** to the terms of the servitude referred to in the endorsement dated 12 December 1945 on Deed of Transfer No. T 2059/1923, namely:-

"By Deed of Transfer No. 17695/1945 dated 12/12/1945 the owner of Lot 65 Block E, Wilderness, thereby conveyed is entitled to construct, use and maintain a right of way 3,78 metres wide across the remaining extent of the land under para. 2 hereof for the purpose of access to and from Crescent Road, as will more fully appear on reference to the said Deed of Transfer."

- K. **SUBJECT FURTHER** to the terms of the servitude referred to in the endorsement dated 4 September 1946 on Deed of Transfer No. T 2059/1923, namely:-

"By Deed of Transfer 14975 dd. 4.9.1946 the owner of Lot 66 Block E, Wilderness, thereby conveyed is entitled to construct, use and maintain a right of way 3,68 metres wide across the rem. ext. of the land held under para. 2 hereof for the purpose of access to and from Crescent Road as will more fully appear on reference to the said Deed of Transfer."

- L. **ENTITLED** to the benefits in terms of the servitude referred to in the following endorsement dated 12 August 1947 on Deed of Transfer No. T 2059/1923, namely:-

"By Deed of Trf. 15345 dated 12.8.1947 ppty thereby transferred is subject to the following conditions:- that no hotel or boarding house shall be established thereon, but such expression shall include the construction and letting or service flats with necessary outbuildings and appurtenances in favour of portion of the ppty held hereunder."

- M. **SUBJECT FURTHER** to the terms of the servitude referred to in the endorsement dated 18 May 1949 on Deed of Transfer No. T 2059/1923, namely:-

"By Deed of Trf. 8173 dd 18 May 1949 the owner of the land transferred thereby (Lot 68) has been given the benefit of a servitude right of way 3,78 metres wide from Crescent Road to the ppty transferred thereby represented on the diagram no. 11996/48 annexed thereto by the figure DXYZ. As will more fully appear on reference to said Deed."

- N. **SUBJECT FURTHER** to the terms of the servitude referred to in the endorsement dated 25 February 1952 on Deed of Transfer No. T 2059/1923, namely:-

W

"By Not. Deed No. 61/52 dated 15.5.51 the owner of the remainder held under para 2 hereof has granted to the owners of the properties held by Trfs. 4691/47, 15345/47, 20653/49 and 19389/50 the unimpeded access of light, air and view over the servitude area on the said remainder as indicated in red on extract from General Plan W71 annexed to said Not. Deed (more fully described therein) subject to conditions as will more fully appear on reference to the said Not. Deed, a copy of which is annexed hereto."

- O. **ENTITLED** to the benefits in the terms of the servitude referred to in the following endorsement dated 23 December 1949 on Deed of Transfer No. T 2059/1923, namely:-

"By Deed of Trf No. 20653 dated 23 Dec. 1949 the ppty thereby conveyed is subject to the following conditions: that no hotel or boarding house shall be established thereon, but such expression shall not include the construction and letting of service flats with necessary outbuildings and appurtenances in favour of portion of ppty held hereunder. As will more fully appear on reference to said trfr."

- P. **SUBJECT FURTHER** to the terms of the servitude referred to in the following endorsement dated 10 September 1952 on Deed of Transfer No. T 2059/1923, namely:-

"By Deed of Transfer No. 14769/1952 the owner of the pptides transferred thereby (Lots 69, 70 and 95) has been given the benefit of a servitude right of way, 3,78 metres wide from Crescent Road to the pptides thereby transferred, represented on the diagrams Nos. 1544/52, 1545/52 and 1546/52 annexe thereto, by the figures EfgH, Defg and Defg respectively. As will more fully appear on reference to said Deed of Transfer."

- Q. **ENTITLED** to the benefits in terms of the servitude referred to in the endorsement dated 18 November 1958 on deed of Transfer No. T 2059/1923, namely:-

"By Notarial Deed No. 705/1958 dated 21<sup>st</sup> May 1958.

(1) A condition prohibiting the establishment of hotels and boarding houses on Lots 15 and 16, Block F, Wilderness held by T 20653/1949, Lots 15, Block G, and Lot 5, Block F, Wilderness held by T 15345/1947 the remainder of Wilderness Extension Township 1G and Lots 88 and 85, Wilderness Extension Township site 1G held by T 4691/1947 has been cancelled. (The said condition being referred to in endorsements dated 12/8/1947 and 23/12/1949 on this Deed).

(2) Conditions b to f hereinafter set out are imposed against Lots 15 and 16, Block F, Wilderness held by Transfer 20653 d 23/12/1949 and the remaining extent of Wilderness Extension Township 1G (excluding the figure abcde marked on diagram A4501/1931 annexed to Certificate of Consolidated Title No. 4126/32) held by T 4691/1947:-

(b) No trade or business of any description may be carried out on the Lot without the written permission of the Company first had and obtained.



- (c) All buildings erected on the Lot shall be built of brick, stone or concrete, and the ground plan showing the relation of the position of such buildings to the boundaries of the Lot, as well as the elevation plans of such buildings shall be submitted to the Company for its approval in writing before any buildings are commenced.
  - (d) All walls, fences or hedges or like structures abutting upon any road or pathway shall be of a type approved of by the Company. The Company shall not be liable to contribute to the cost of any party or dividing fence or wall, nor to the costs of repair thereof, but it may call upon the said Grant to enclose the said Lot. The said Grant agrees to observe uniformity in respect of fencing line for all fences that may abut on to any road, pathway open space, or property of the Company and to maintain all boundary fences of the said Lot in good repair and order. No corrugated iron fence or screen shall be erected on the lot without the leave on the Company.
  - (e) The said Grant shall be obliged to plant and maintain at a suitable height such live hedge and/or such trees or shrubs as shall be prescribed by the Company suitably to screen any premises situate on the Lot.
  - (f) The said Grant agrees to be bound not to clear or destroy the trees and bush on the Lot without first consulting the Company whose consent to such clearing or destroying shall be necessary but shall not unreasonably interfere with the said Grant's full use and enjoyment of the Lot."
- (3) The following condition is imposed against Lot 15, Block G of Lot H, held by Deed of Transfer 15345 dated 12<sup>th</sup> August 1947:
- "No trade or business of any description may be carried on on the Lot without the written permission of the Company first had and obtained."
- (4) That the area marked xCDy on Diagram A.4026/1924 annexed to Trf 7863/1926 of Lot 5 Block F Wilderness held by T 15345/1947 is subject to the conditions that the owner shall not without the permission of Wilderness (1921) (Ltd) make or suffer to stand any building, structure or thing whatsoever including fencing.
- (5) That Hugh Owen Bruce Grant as owner of the following properties:
1. Certain piece of freehold land situate in the Division of George, being Lot 15, Block F Wilderness;  
Held under T.20653 dated 23.12.1949;
  2. Certain piece of freehold land, situate as above, being Lot 16 Block F Wilderness;  
Held under T 20653 dated 23.12.1949;
  3. Certain piece of freehold land, situate as above, being Lot 5 Block F Wilderness;  
Held under T 15345 dated 12.8.1947;
  4. Certain piece of freehold land, situate as above, being the remaining extent of Wilderness Extension Township No 1G;



5. Certain piece of freehold land, situate as above, being Lot 88 a portion of Wilderness Extension Township Site No 1G;
6. Certain piece of freehold land, situate as above, being Lot 85 a portion of Wilderness Extension site No. 1G.

Held under T 4691 dated 20.3.1947,

shall not sell or dispose of any of them save as provided in Clause 5 of the said Notarial Deed."

- R. **SUBJECT FURTHER** to the terms of the endorsement dated 17 May 1978 on Deed of Transfer No. T 6167/1973, which endorsement reads as follows:

Remainder Para 2

By Deed of Transfer T 10573/78 dated this day the remainder of the Farm 158 George is subject to the conditions imposed by the Administrator of the Province of the Cape of Good Hope in terms of Section 9 of Ordinance 33/1934 when approving of the said subdivision, namely:

- (a) The owner of this erf shall, without compensation, be obliged to allow electricity, telephone and television cables and/or wires and main and/or other waterpipes and the sewage and drainage, including storm-water of any other erf or erven, to be conveyed across this erf if deemed necessary by the local authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above.
- (b) The owner of this erf shall be obliged, without compensation, to receive such material or permit such excavation on the erf, as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.

- S. **SUBJECT FURTHER** to the following condition contained in Deeds of Transfer Nos. T29718/1983 and T 53217/1983 imposed by the Administrator in terms of Section 9 of Ordinance 33 of 1934 when approving of the subdivision, namely:

"The owner of this erf shall without compensation be obliged to allow gas mains, electricity-, telephone- and television cables and/or wires and main and/or other waterpipes and the sewage and drainage including stormwater of any other erf or erven to be conveyed across this erf, and surface installations such as mini-substations, meter kiosks and service pillars to be installed thereon if deemed necessary by the local authority in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above."

W

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

1. HERMANUS JACOBUS HANEKOM , Married as aforesaid
2. KATHERINE HANEKOM, Married as aforesaid

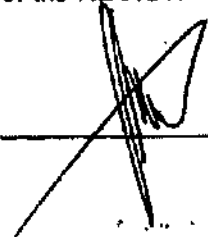
heretofore had to the premises, did in consequence also acknowledge them to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

1. WALDO WILLEMZON VAN DER WAAL, Married as aforesaid
2. GERTRUIDA ANNALIZE VAN DER WAAL, Married as aforesaid

their Heirs, Executors, Administrators or Assigns, now are and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R3 650 000,00 (THREE MILLION SIX HUNDRED AND FIFTY THOUSAND RAND)..

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

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on 09 FEB 2017 ..

  
\_\_\_\_\_ q.q.

In my presence

  
\_\_\_\_\_ REGISTRAR OF DEEDS



12

T5904/17

VA 000007944/2018  
Certified a true copy of the duplicate original  
filed of record in this Registry, issued to serve  
in place of the original thereof under the  
provisions of Deeds Regulation No 68. (1)  
Deeds Registry  
Cape Town  
30 NOV 2018  
ASST REGISTRAR OF DEEDS

FOR FURTHER ENDORSEMENT SEE PAGE -13-

T 5904/2017

-13-

VA 000001445/2023  
Certified a true copy of the duplicate original  
filed of record in this Registry, issued to serve  
in place of the original thereof under the  
provisions of Deeds Regulation No 68.  
Deeds Registry  
Cape Town  
28 MAR 2023  
ASST REGISTRAR OF DEEDS

VERBIND MORTGAGED  
VIR FOR R 3360 00000  
000006634/2023  
28 MAR 2023  
REGISTRAR OF DEEDS

**FNB HSLS**

Second floor, FNB Fairland  
1 Enterprise Road  
Fairland  
2195.

PO Box 1065  
Johannesburg  
2000

Web: [www.fnb.co.za](http://www.fnb.co.za)

Your reference: 3/19647497

Our reference: S MOLAPISI

Tel: 087 328 0035

EMAIL: [Misconconsents@fnb.co.za](mailto:Misconconsents@fnb.co.za)

25<sup>TH</sup> OCTOBER 2024

VAN DER WAAL WW / GA  
1080 BEACON STREET  
WILDERNESS  
6560

Dear Sirs,

---

**PROPOSED PERMANET DEPARTURE  
HOME LOAN IN THE NAME OF WW / GA VAN DER WAAL  
OVER ERF 1080 WILDERNESS  
BOND ACCOUNT NUMBER: 3 000 019 647 497**

We, **FirstRand Bank Limited (1929/001225/06)** hereby give consent for a permanent departure on the above-mentioned property to increase the roof ridge height from 8.5m to  $\pm 10.2$ m as well as the wall plate height from 6.5m to  $\pm 8.00$ m (northeast, northwest, southwest elevations) for additions (bedrooms) above the single garage (to become a laundry and entrance). subject to:

- **Local authority approval is required.**
- **Approved municipal plans to be provided.**
- **Home owners comprehensive cover to be updated with new replacement value and to consider the improvements.**

Please furnish us with regular progress reports on the development in this regard.

Yours faithfully,

**Miscellaneous Consent  
FNB Home & Structured Lending Solutions**

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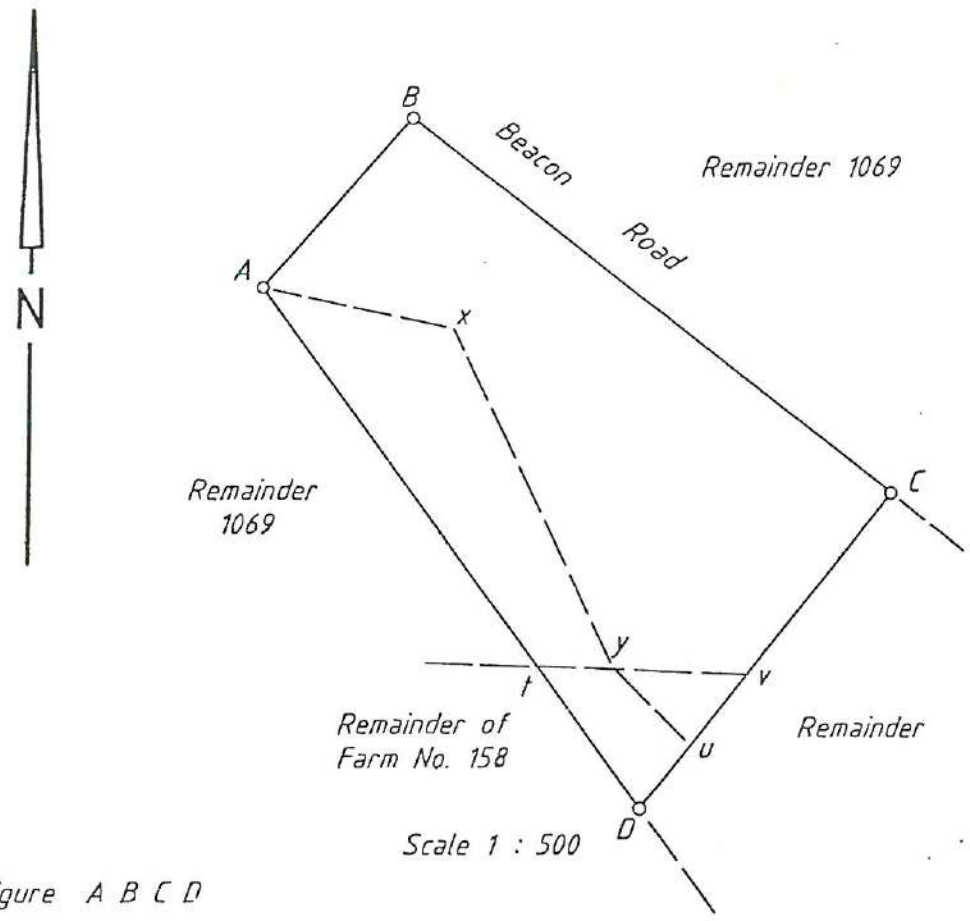


SIDES METRES	ANGLES OF DIRECTION	CO - ORDINATES	
		Y System $Lo 23^\circ$	X
	<i>Constant</i>	$\pm 0,00$	+ 3700 000,00
AB	14,68 220 51 20	A + 39 426,16	+ 62 627,31
BC	39,90 307 30 40	B + 39 416,56	+ 62 616,21
CD	26,32 37 30 40	C + 39 384,91	+ 62 640,51
DA	42,39 143 29 30	D + 39 400,94	+ 62 661,39
	Knys 32	$\Delta$ + 33 944,40	+ 63 411,29
	Knys 34	$\Delta$ + 37 341,14	+ 62 089,46

S.G. No.  
**1926-83**  
Approved  
*J. J. J. J.*  
Surveyor-General  
**1983 -06- 30**

Beacon Description

- A Iron standard
- B Iron standard at wall corner
- C.D 16mm iron peg



The figure A B C D represents 829 square metres of land being

**ERF 1080, a portion of Erf 1079 WILDERNESS**

situated in the Local Area of Wilderness, Administrative District of George, Province of the Cape of Good Hope

Surveyed in April 1980 - May 1982, October, November and December 1982 and May 1983 by us

*V. J. J. J.*  
*J. Bailey*  
Land Surveyors

This diagram is annexed to No. dated i.f.o.  Registrar of Deeds	The original diagram is No. 1925/1983 annexed to Transfer/Grant No.	File No. S/0692/6 S.R. No. E 545/83 Comp. BL-8CC/Z32 (1762)

## CONVEYANCER CERTIFICATE

I the undersigned, **J.J. VAN DER BERG (LPC61135)**, in my capacity as Conveyancer and Attorney practising at Oosthuizen Marais & Pretorius Attorneys in Mossel Bay 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 1080 WILDERNESS

In the Municipality and Division George,  
Western Cape Province;

IN EXTENT: 829 (EIGHT HUNDRED AND TWENTY NINE) Square Meters

Held by Deed of Transfer Number T5904/2017

In respect of which it was found that there is a restrictive conditions registered against such property which restricts the use of certain materials for erected buildings:

B 3. Any buildings erected on this lot shall be built of brick, stone or concrete and the ground plan showing the relation of the position of such buildings to the boundaries of the said lot, as well as the elevation plans of such buildings shall be submitted to the transferor for its approval in writing before any buildings are commenced.

### II C **BUILDINGS**

It shall be a conditions in respect of all portions which may be hereafter laid out as lots and transferred from the present Remaining Extent that all dwelling houses erected on any such portions shall be built of brick, stone, or concrete, provided that this shall apply to what are known as "Sand Plots" being the Lots comprised of Block "A", "B", "C", "D" as show on the General Plan W71, nor such further plots as the owner of the Remaining Extent may lay out on land similar to Blocks "A", "B", "C", "D".

II Q (c) All buildings erected on the Lot shall be built of brick, stone or concrete, and the ground plan showing the relation of the position of such buildings to the

boundaries of the Lot, as well as the elevation plans of such buildings shall be submitted to the Company for its approval in writing before any buildings are commenced.

Such restrictive conditions are addressed in the accompanying application and there are no further restrictive conditions registered against such property prohibiting the permanent departure applied for as set out in the accompanying application.

DATED and SIGNED at MOSSEL BAY on the 3rd day of DECEMBER 2024.



---

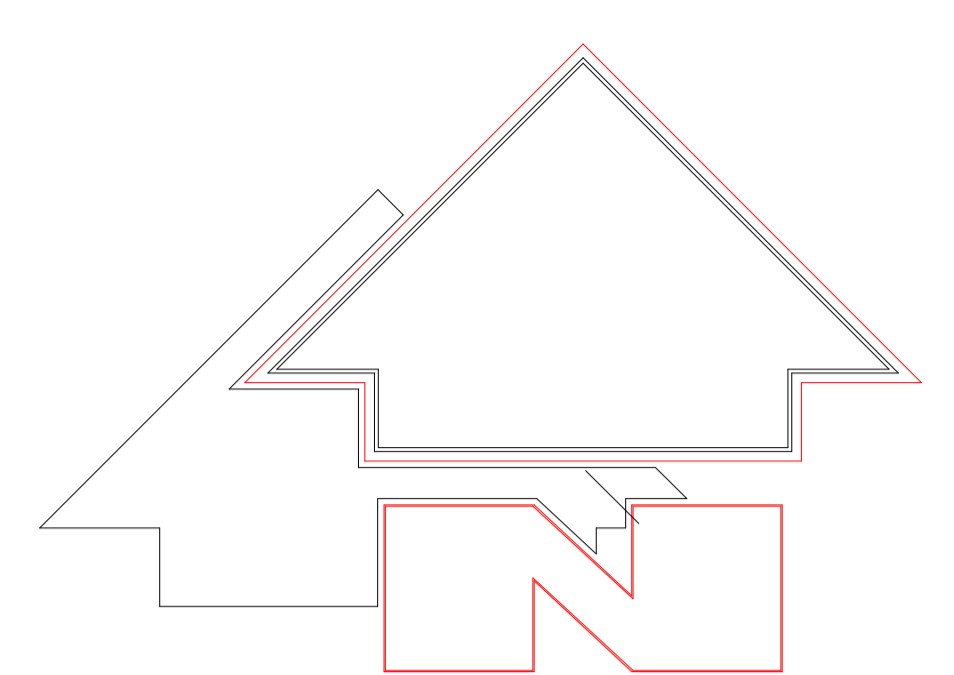
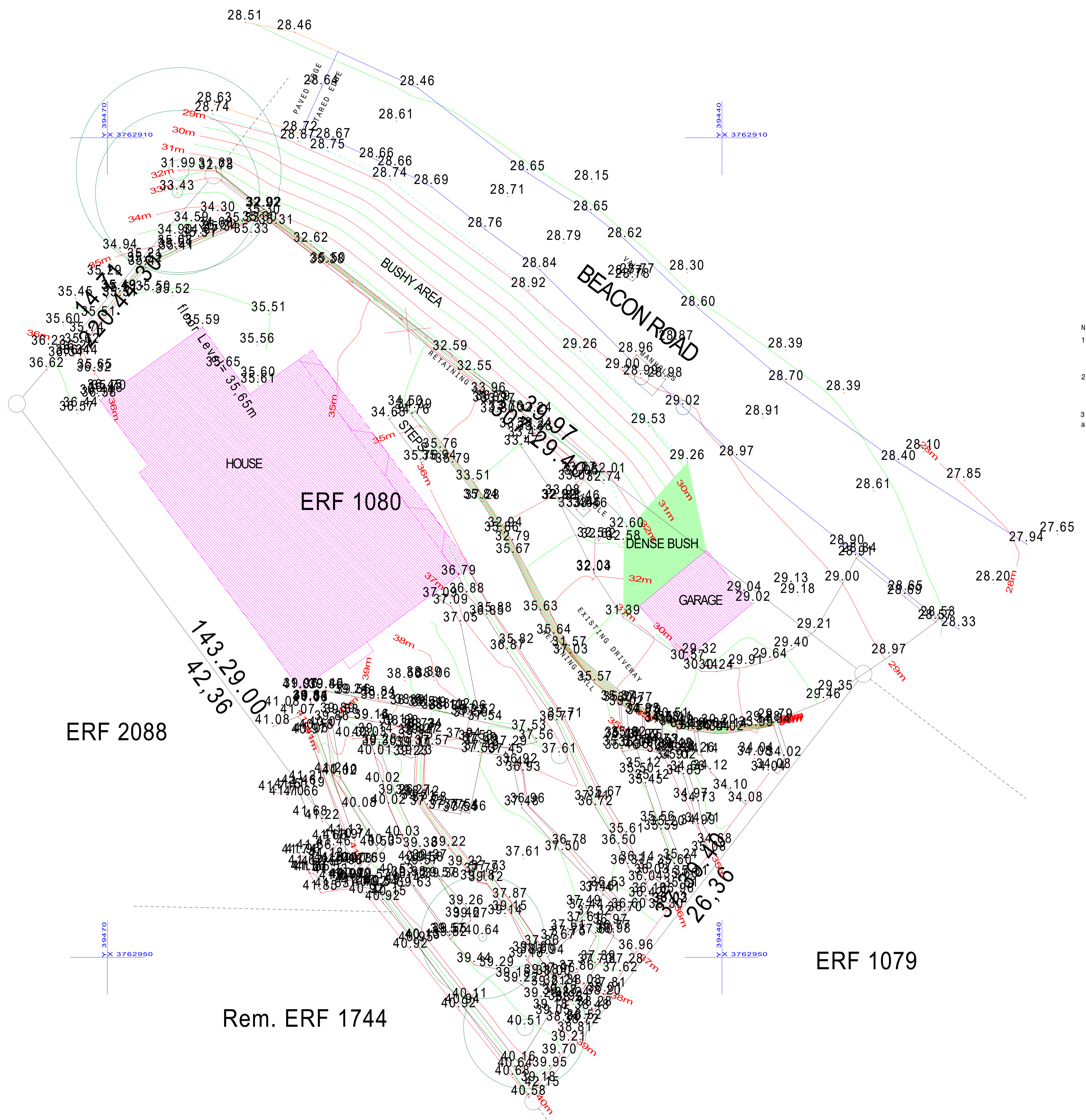
**CONVEYANCER**  
**J.J. VAN DER BERG**  
**OOSTHUIZEN, MARAIS & PRETORIUS INC.**  
**SIOUX BUILDING**  
**16 SIOUX STREET**  
**VOORBAAI**  
**MOSSEL BAY**



Copyright ©

**ERF 1080**  
**BEACON ROAD, WILDERNESS**  
**GEORGE MUNICIPALITY & DIVISION**

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



WG23  
Scale 1:100

- Notes :
1. Beacons not verified as part of this survey.
  2. Bench Mark = "BM" = 12mm iron peg in tar  
HEIGHT = 44,79m above approximate Mean Sea Level
  3. Elevations based on Trig Beacon KNYS 32 NEW and are above approximate Mean Sea Level.

This Plan may not be copied or amended without the written consent of VPM Surveys.

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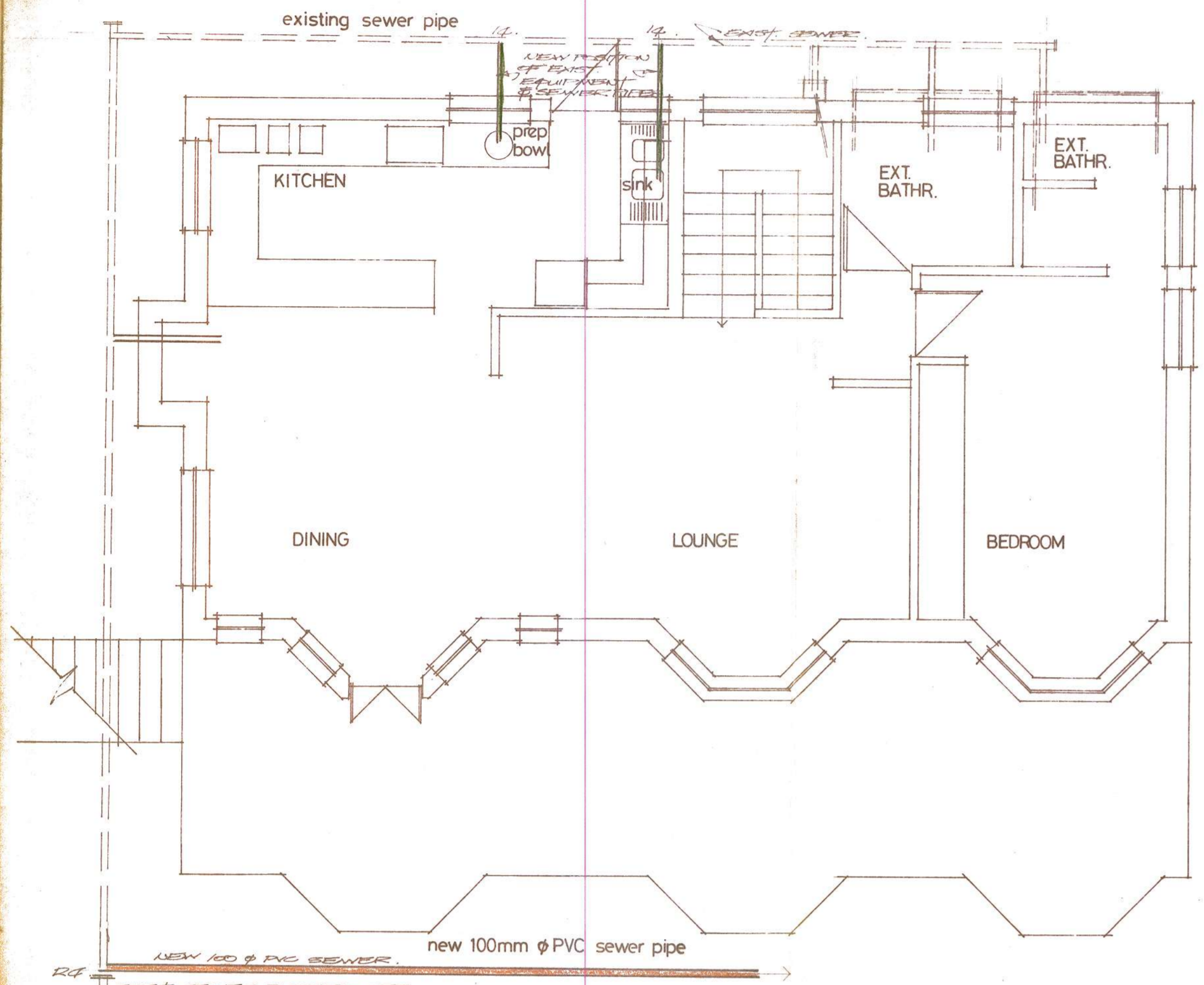
NO	DATE	DESCRIPTION
C		
B		
A		

REVISIONS	
DATE: 06 May 2019	SCALE: 1:100
SURVEYED ON: 01-02 May 2019	SURVEYOR: W. Banton (PLT0758)
DRAWING FILE: SERVER://ALYDATA/Wilderness/1080 CP/	

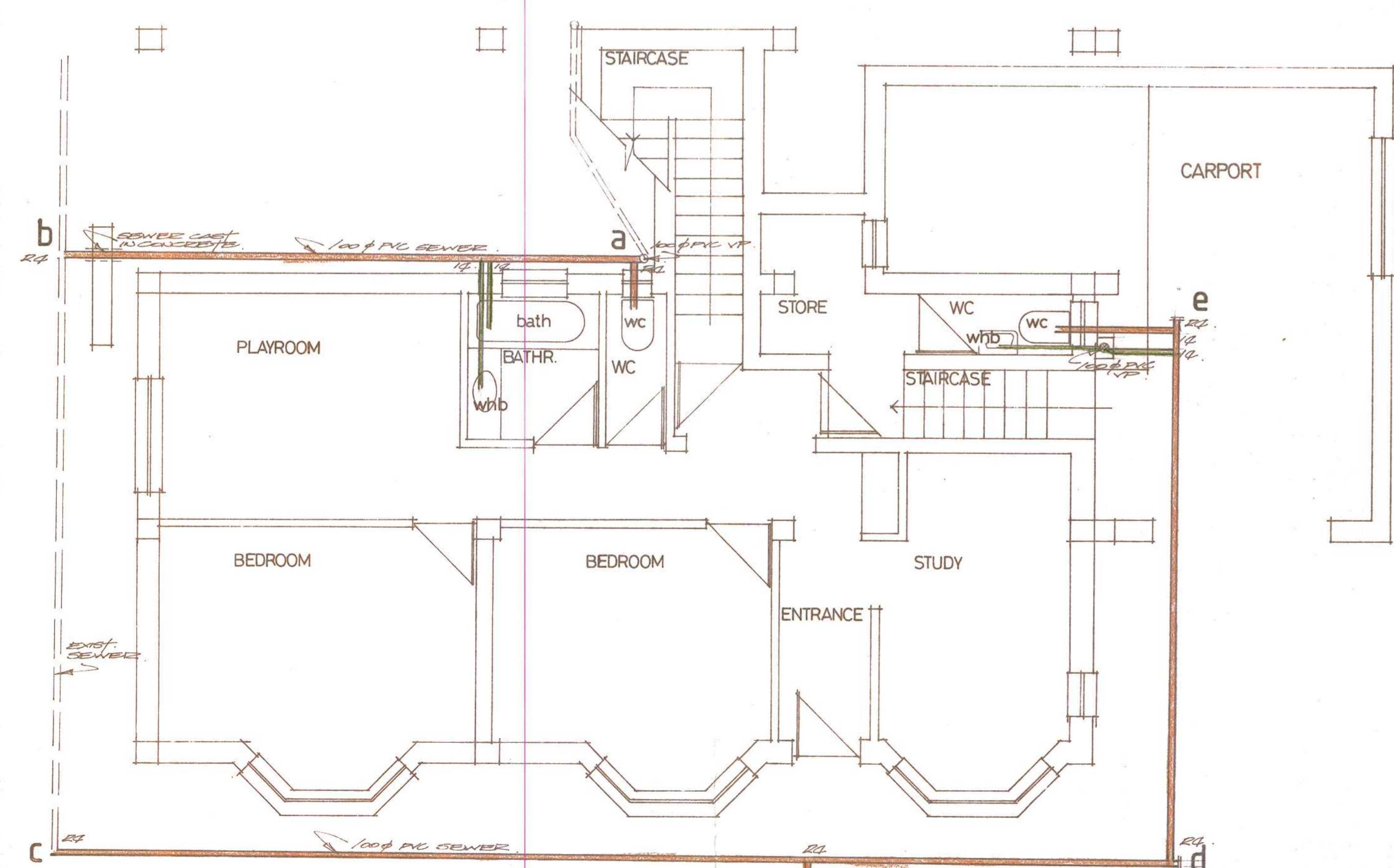


Professional Land Surveyors  
Township Planners,  
GIS & GPS Consultants  
Topographic, Sectional Title  
& Engineering Surveys  
16 Green Street P.O.Box 173  
Knysna 6570  
Tel: 044 3022300 Fax: 0866898908  
e-mail: info@vpm.co.za

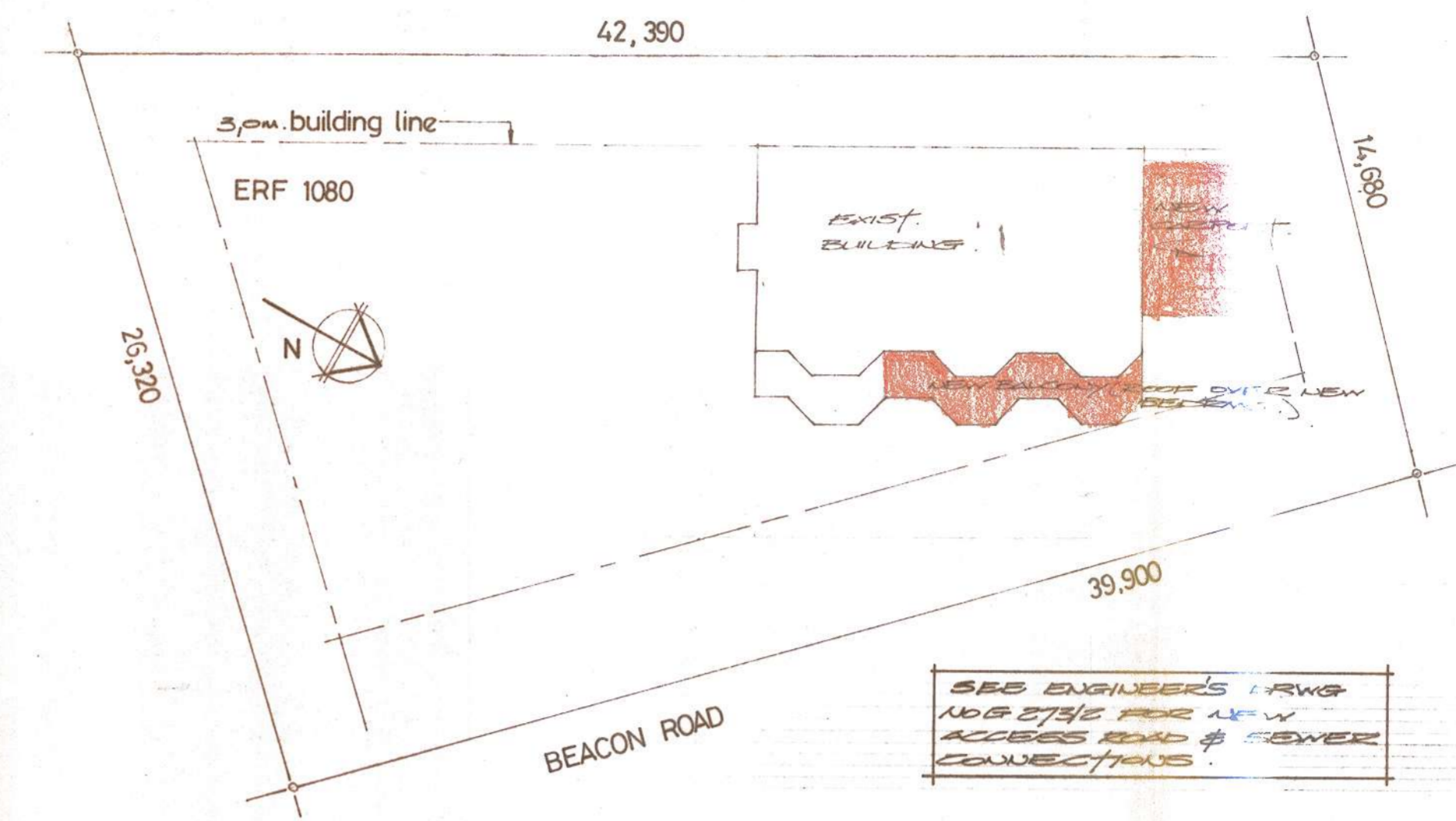
CLIENT	Niel Moolman C/o Waldo Van der Waal
PROJECT	Contour / Site Plan
TITLE	ERF 1080 Wilderness
DRG NO	W1080CP/1
REV	A



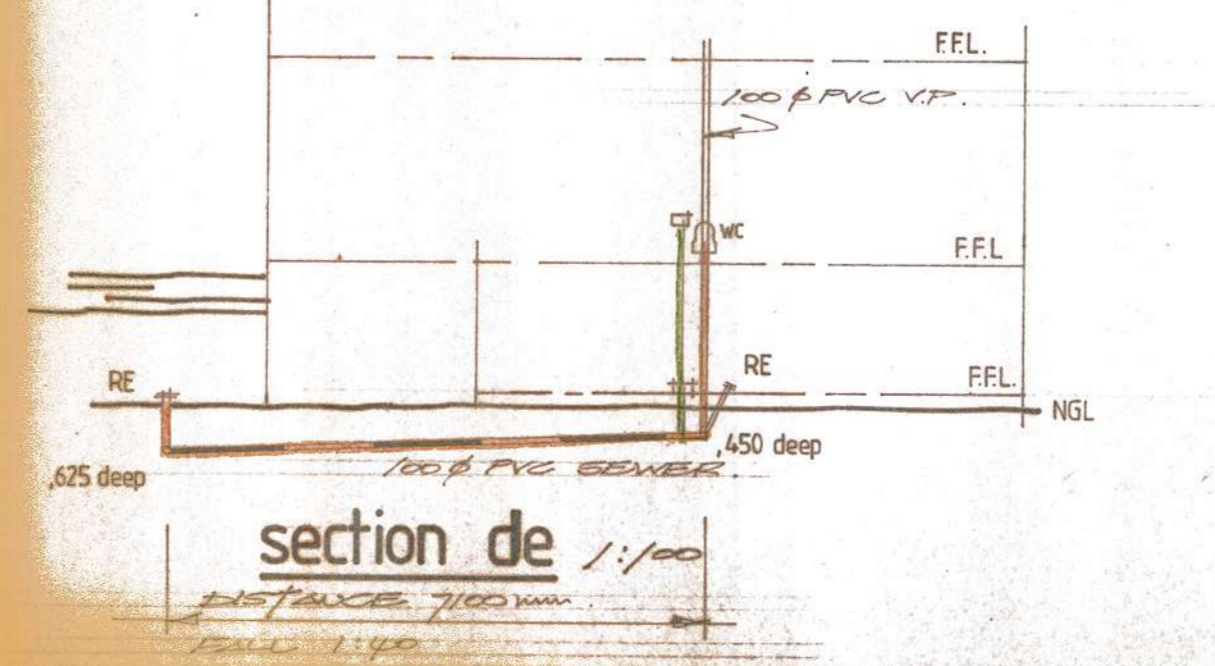
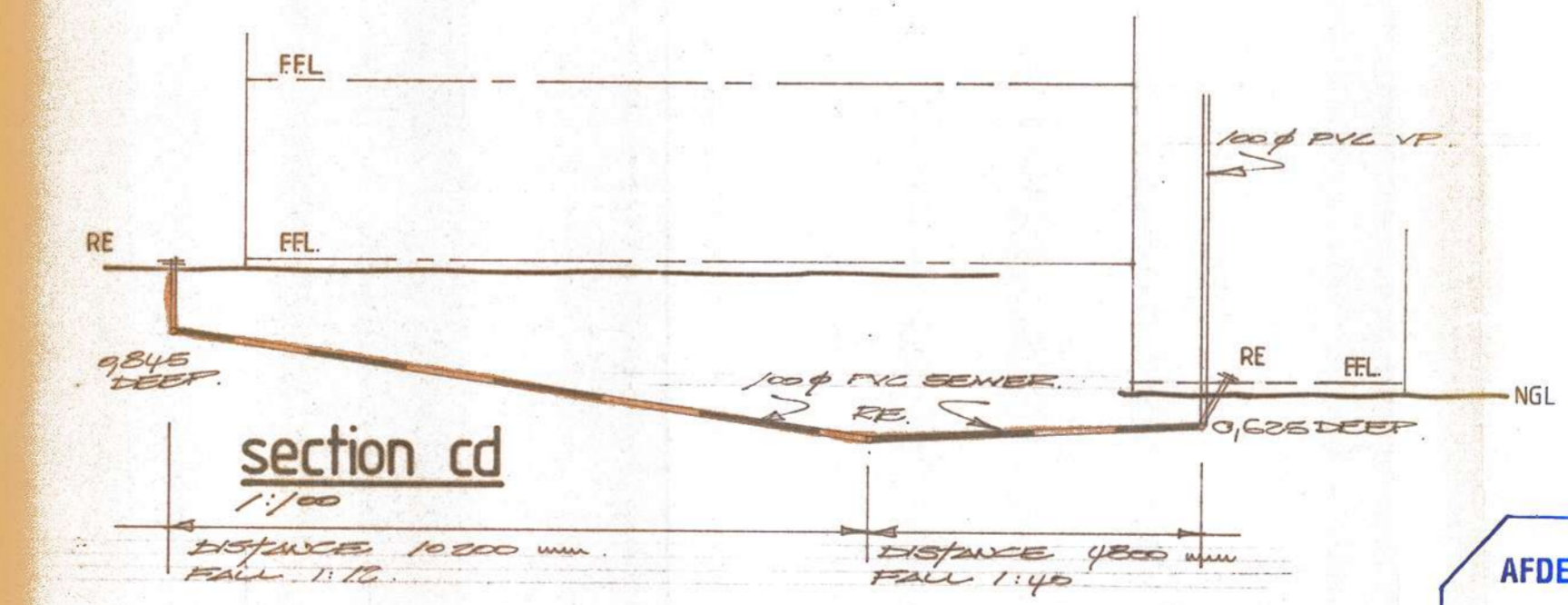
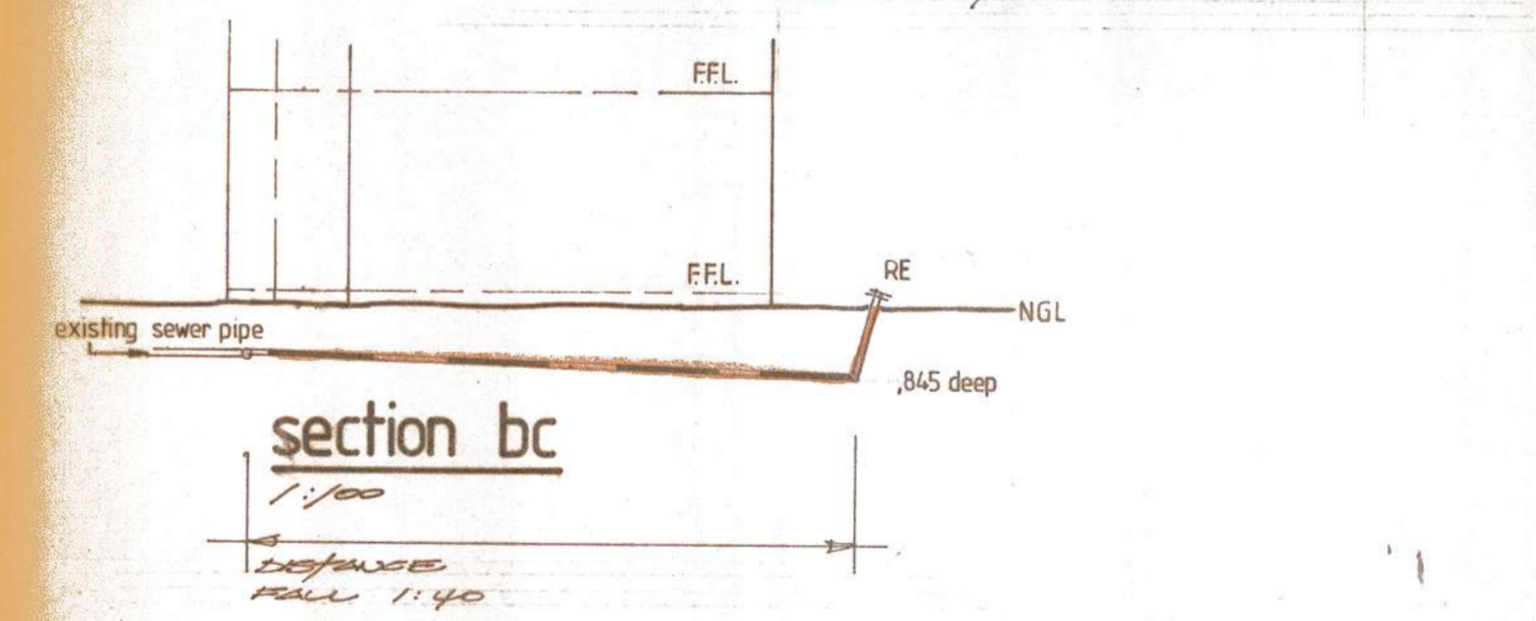
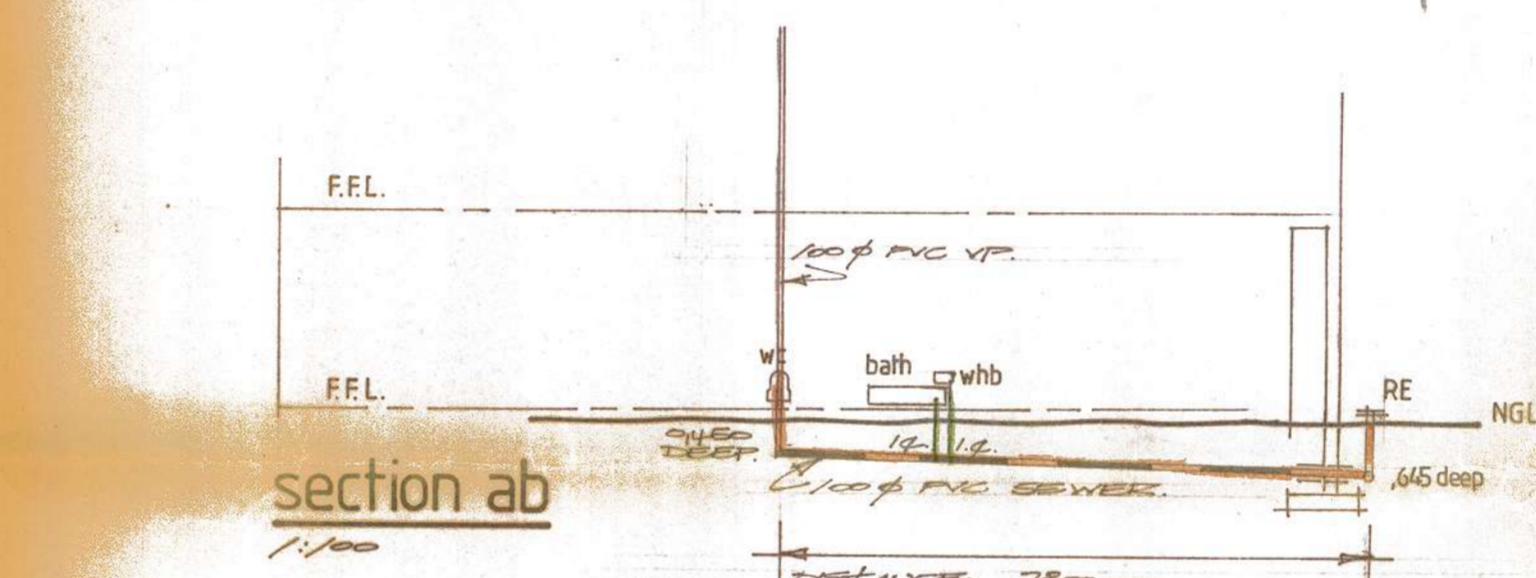
FIRST FLOOR PLAN 1:50



GROUND FLOOR PLAN 1:50



site plan 1:200



AFDELINGSRAAD/DIVISIONAL COUNCIL  
OUTENIQUA

Goedgekeur onderhewig aan endorsement hieronder  
Approved, subject to endorsement below.

Plan No. 3/AN/1080

Datum/Date 12/15/87

Boo/insp. Sen. Building Inspector

**spesifikasie**

Alle vereistes van munisipale en ander betrokke owerhede moet streng nagevolg word.

Kontrakteurs en sub-kontrakteurs moet alle mate en vlakke op terrein nagaan voor aanvang van werk.

Gestreepte mate het voorkeur bo afgemete mate en groot skaal detail het voorkeur bo klein skaal tekening.

Die eierskap op hierdie tekening is die eiendom van Retiefsmi Argitekto Kopiereg voorbehou.

**specification**

All requirements of municipal and other authorities concerned have to be adhered to.

Contractors and sub-contractors are to check all dimensions on levels on the site before commencing with work.

Figured dimensions to be taken in preference to scaled measurements and large scale details supersede small scale drawings.

The design on this drawing is the property of Retiefsmi Architects and is copyright.

M.E. - P. G.

P.P. D.W. Jameson P. Eng.

G. B.S. Bergma e. Partners

12/15/87

projektitel  
project title

ALTERATIONS TO EXISTING  
RESIDENCE ON ERF 1080  
WILDERNESS FOR  
MR & MRS. LINDLEY

tekeningtitel drawing title	SITE PLAN SEWERAGE LAYOUT	
projektnr. project no.	tekeningnr. drawing no.	hersieningnr. revision no.
skaal scale	datum date 10-04-87	geteken drawn J.S. vdg.

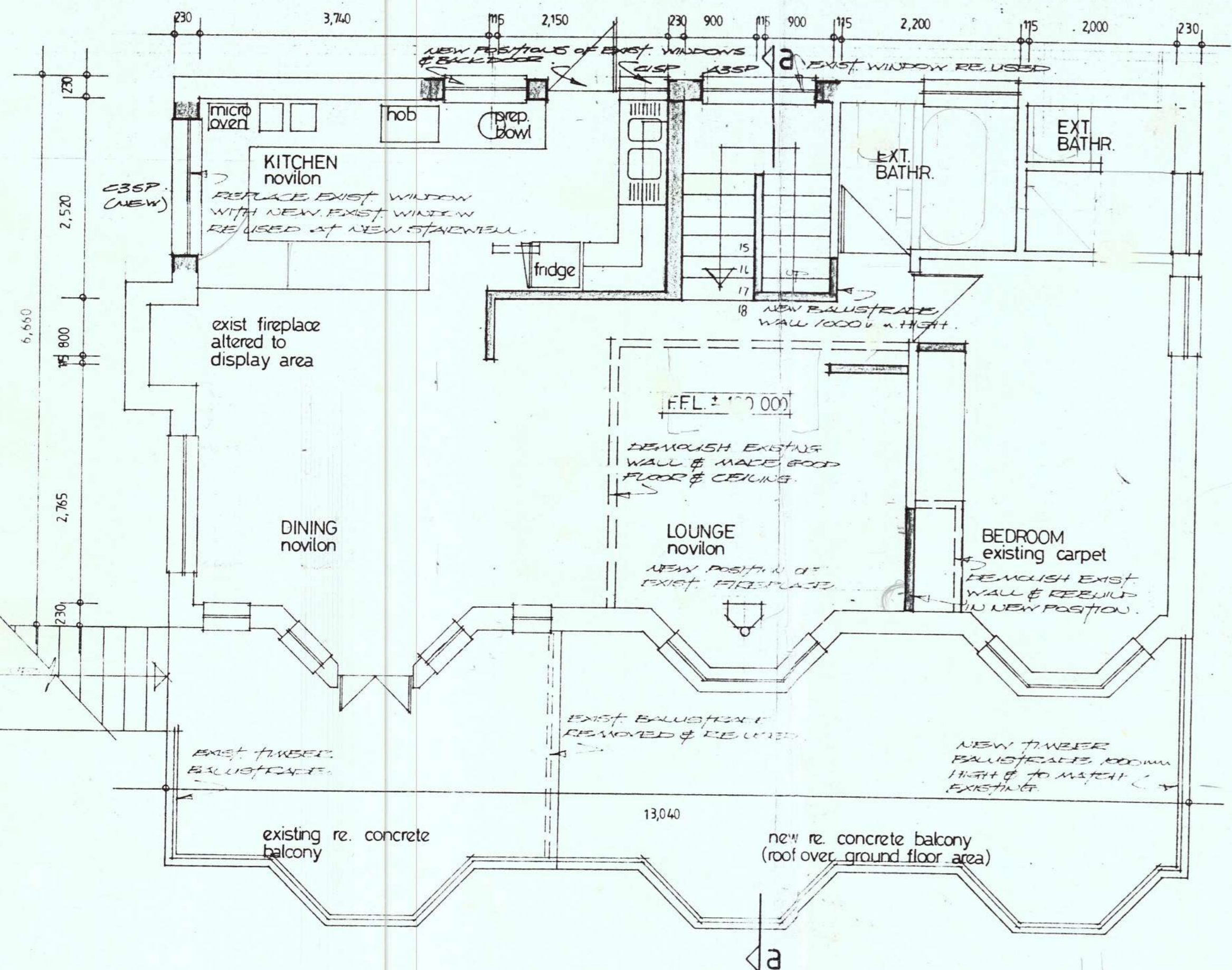
**retiefsmi**  
argitekto architects

posbus 978 pabax 978 george  
tel. 0441-72224

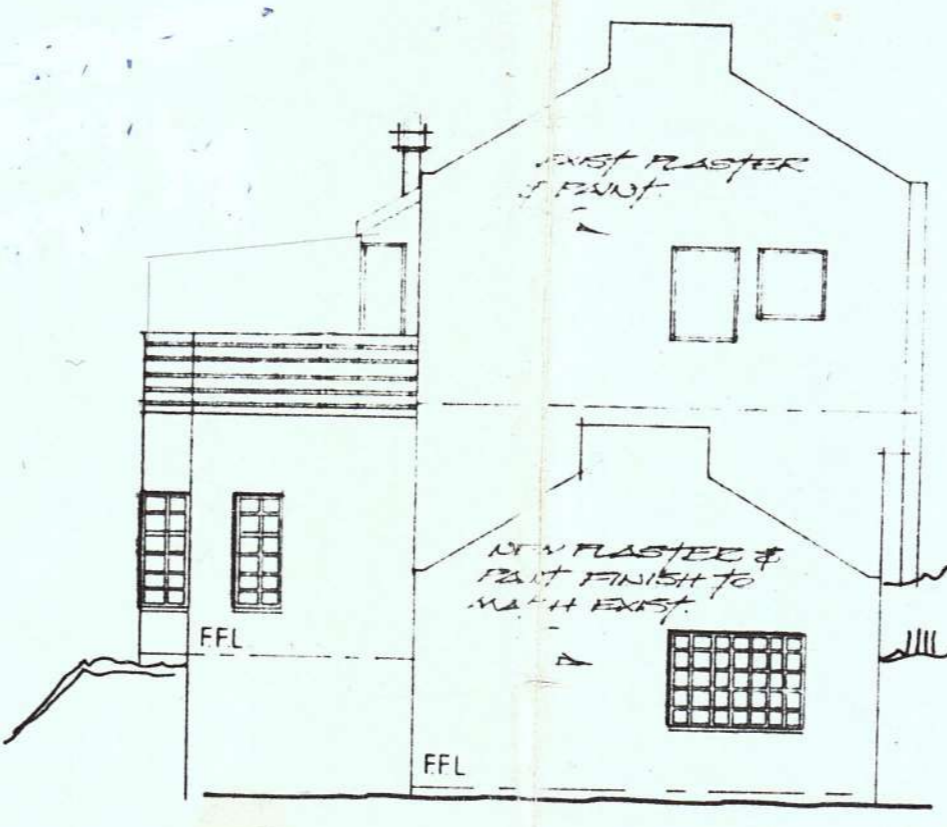
5780-470  
-448

**spesifikasie**  
 Alle verestes van munisipale en ander betrokke owerhede moet streng nageleef word.  
 Kontrakteurs en sub-kontrakteurs moet alle mate en stappe op teken nagaan voor aanvang van werk.  
 Gestreke mate het voorkeur bo algemene mate en groot skaal detail het voorkeur bo klein skaal tekening.  
 Die ontwerp op hierdie tekening is die eieendom van Retiefsmit Argitekte kopiereg ooreenhou.

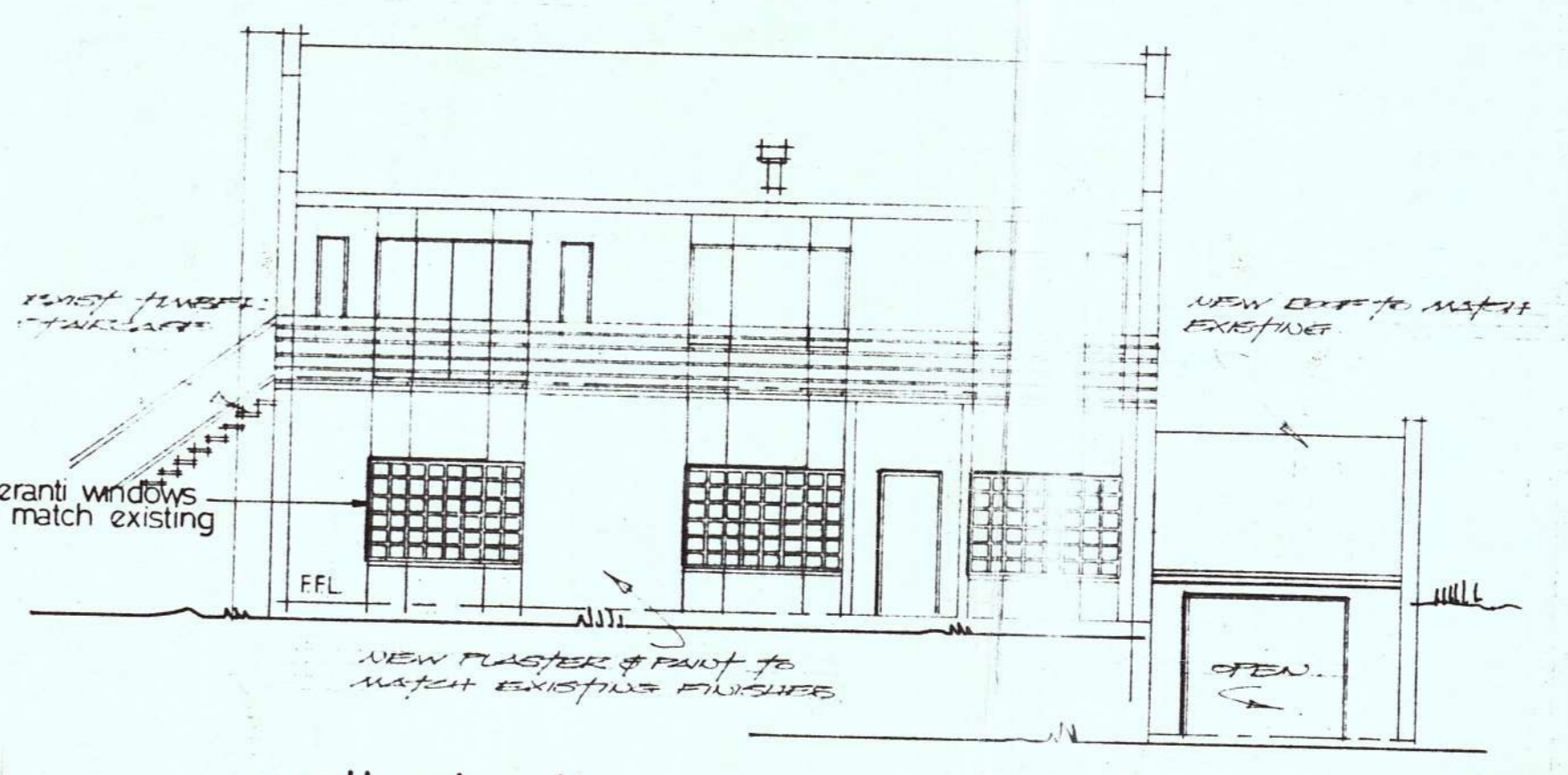
**specification**  
 All requirements of municipal and other authorities concerned have to be adhered to.  
 Contractors and sub-contractors are to check all dimensions on levels on the site before commencing with work.  
 Detailed drawings to be taken in preference to scaled measurements and large scale details supersede small scale drawings.  
 The design of this drawing is the property of Retiefsmit Architects and is copyright.



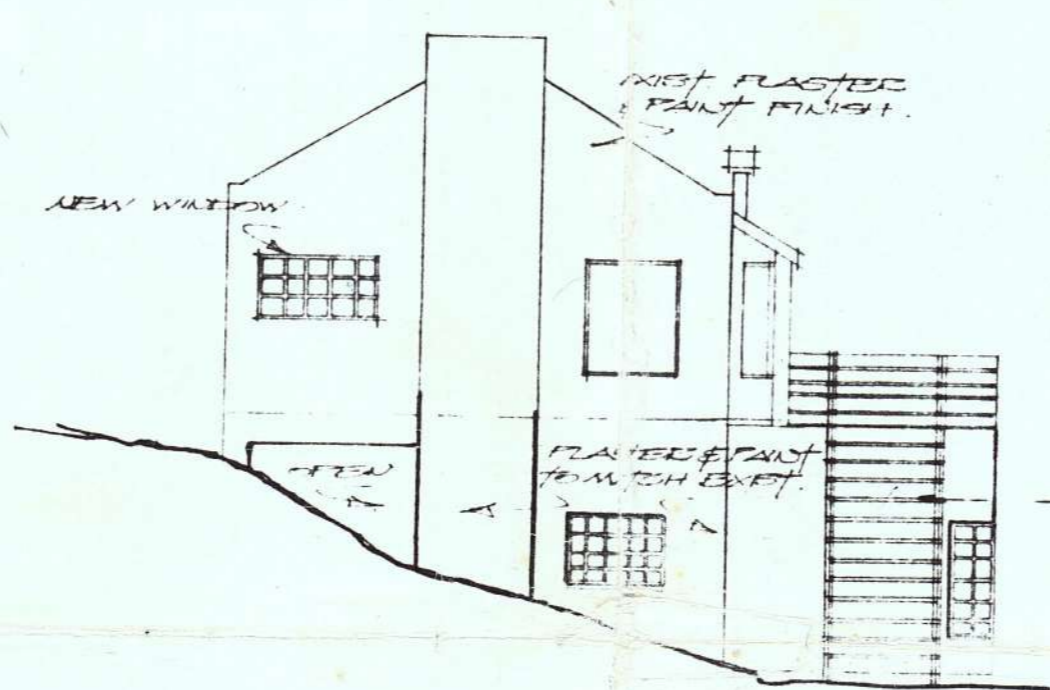
FIRST FLOOR PLAN 1:50



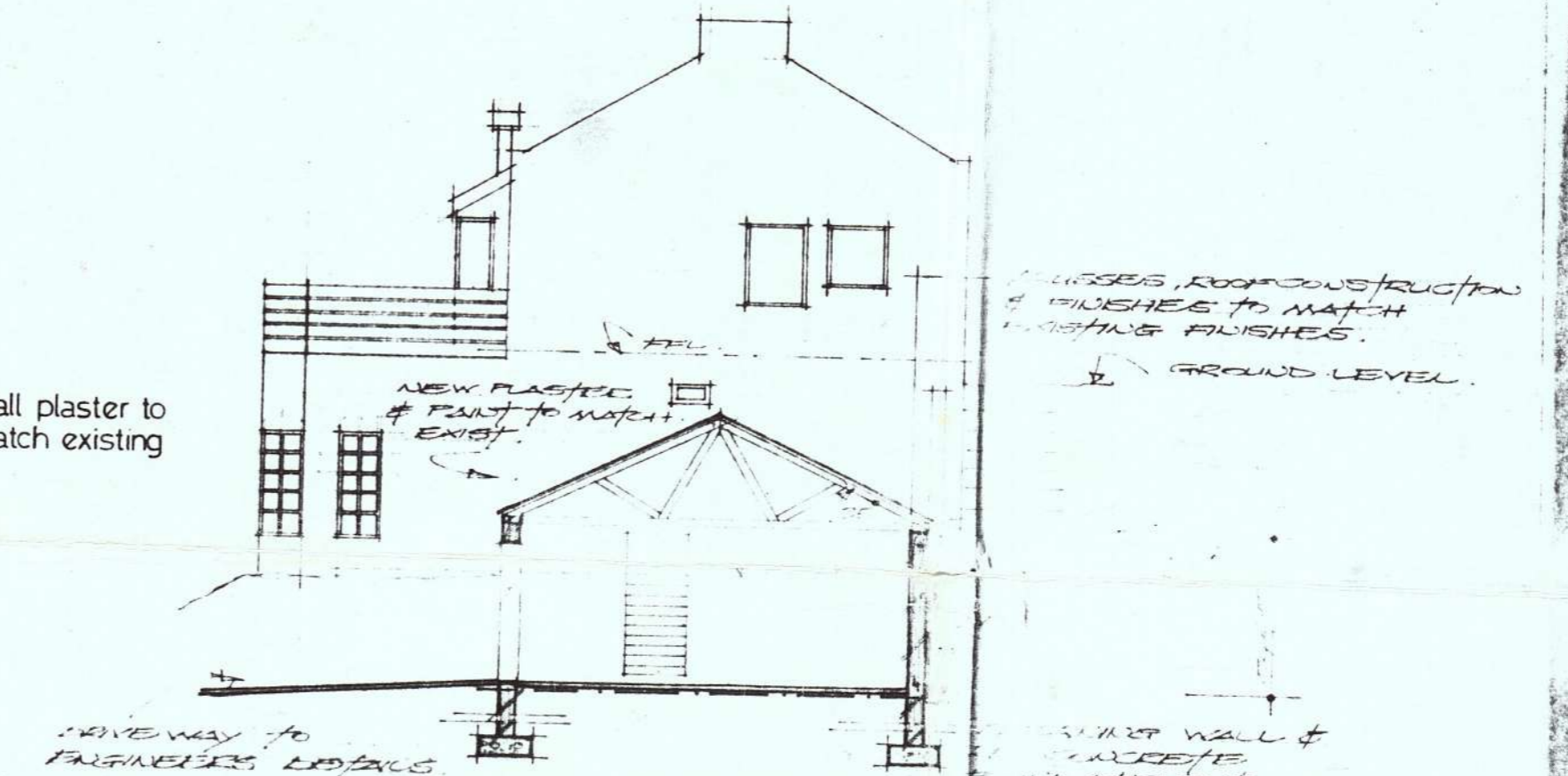
west elevation 1:100



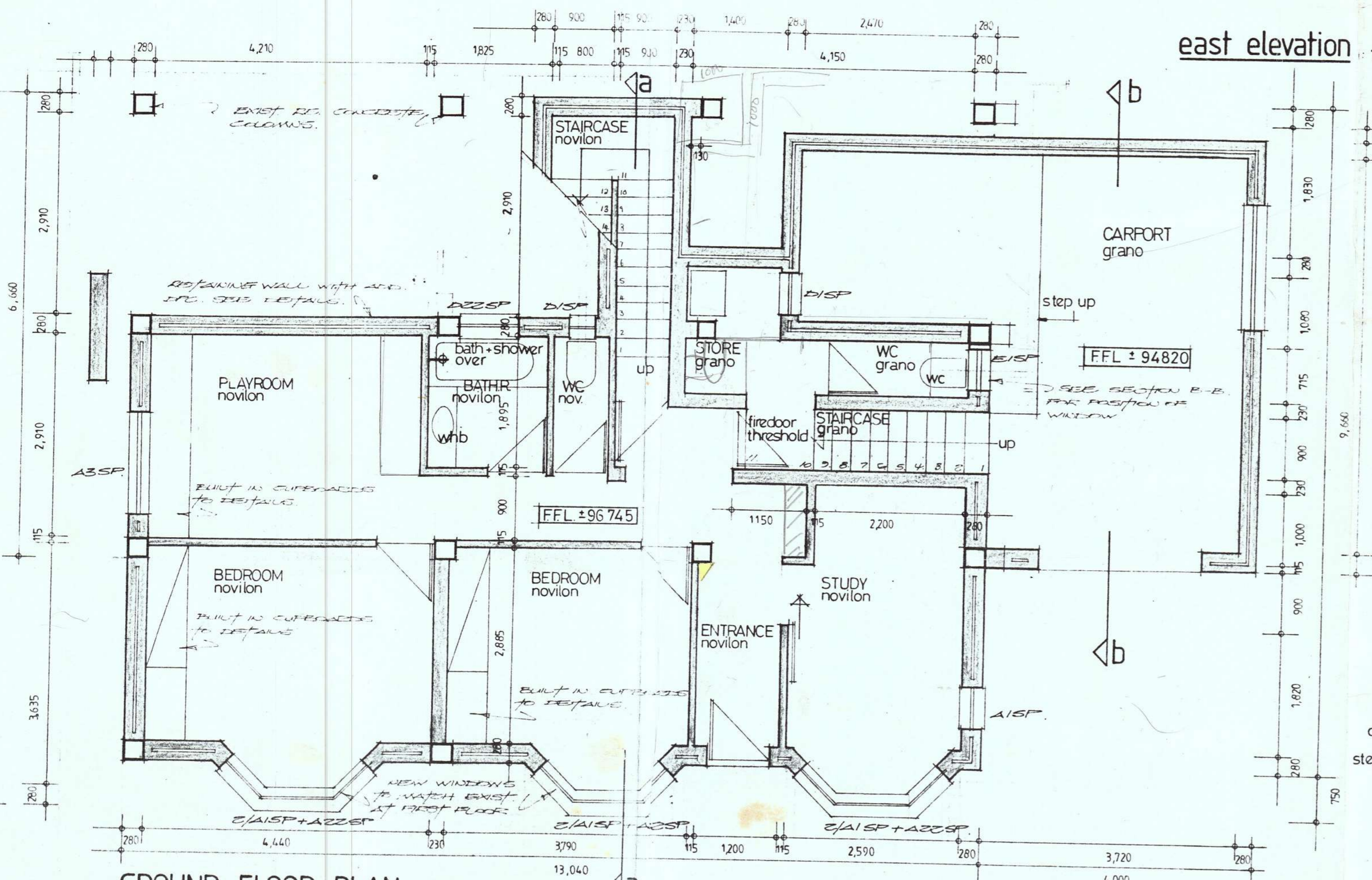
north elevation 1:100



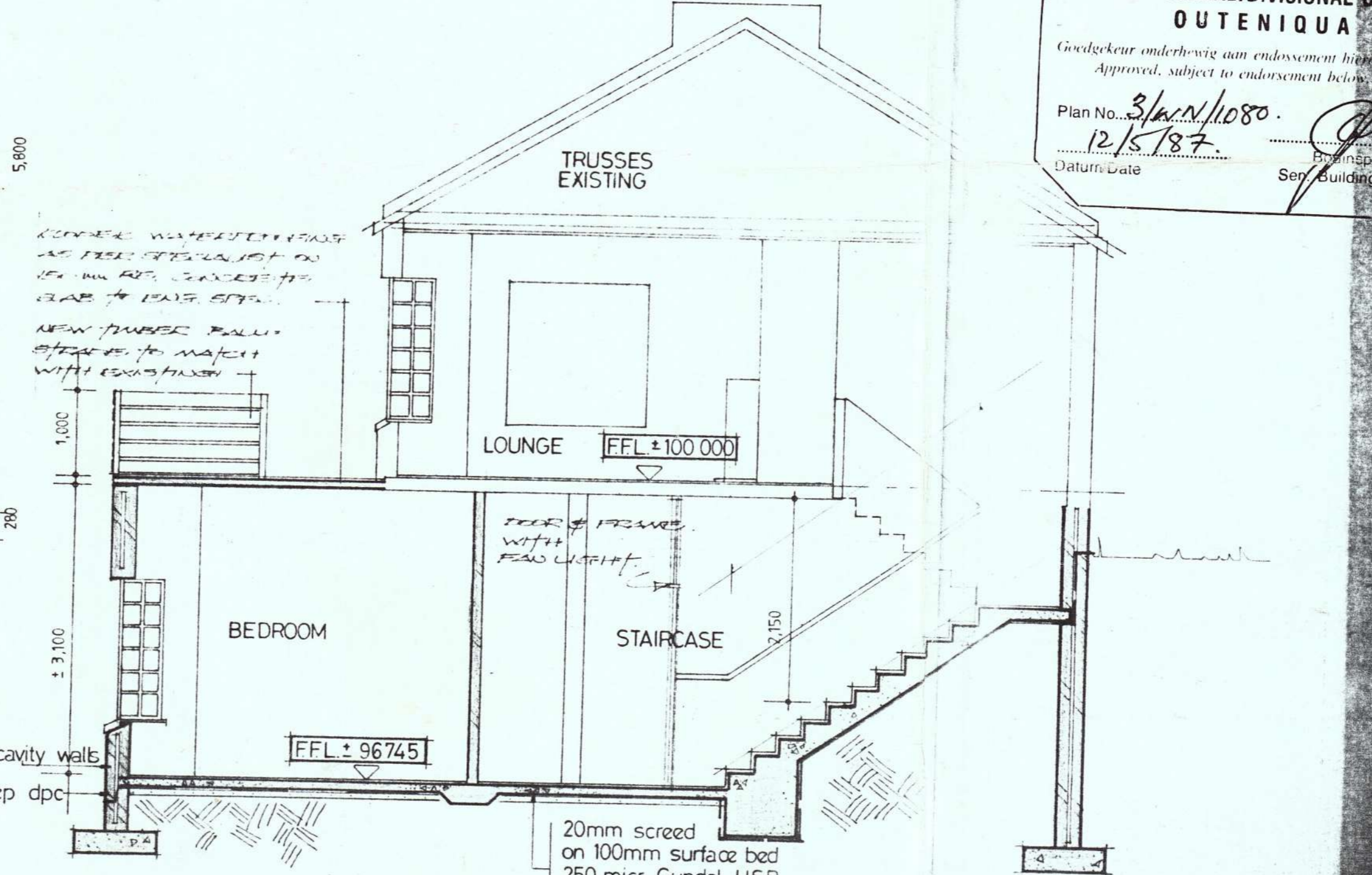
east elevation 1:100



SECTION bb 1:100



GROUND FLOOR PLAN 1:50



SECTION aa 1:50

AFDELINGSRAAD/DIVISIONAL COUNCIL  
**OUTENIQUA**  
 Goedgekeur onderwerp aan endorsement binne  
 Approved, subject to endorsement below  
 Plan No. 3/10/11080  
 12/5/87  
 Datum/Date  
 B.S. Bergman ed Patras  
 13/5/87  
 Sen. Building Inspector

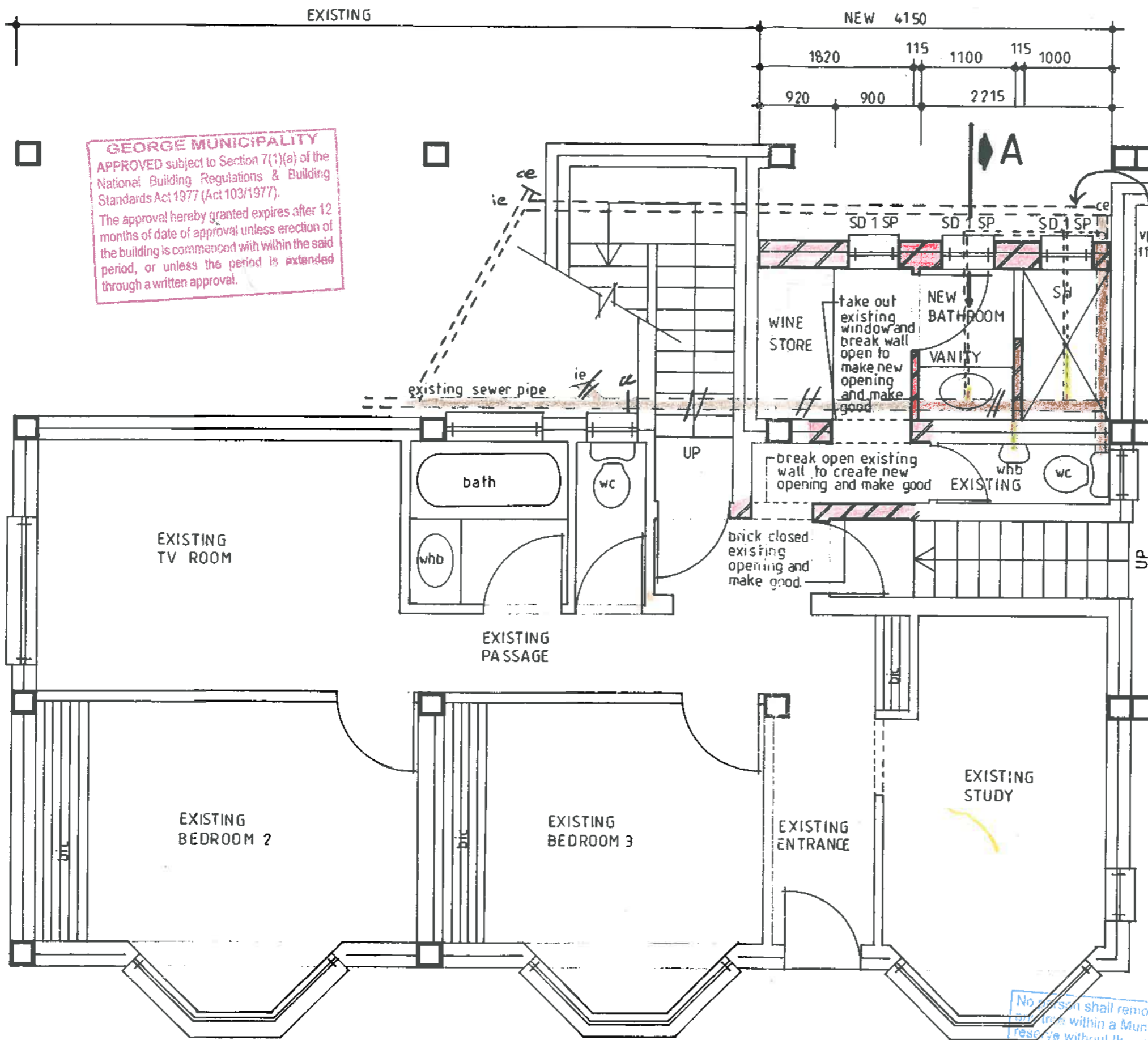
P. R. J.  
 P. W. Jamieson P. R. J.  
 B. S. Bergman ed Patras  
 13/5/87

projekttitel  
 project title  
**ALTERATIONS TO EXISTING  
 RESIDENCE ON ERF 1080  
 WILDERNESS FOR MR + MRS LINDLEY.**

tekeningtitel  
 drawing title  
**PLANS  
 SECTIONS ; ELEVATIONS**

projektnr. project no	tekeningnr. drawing no	hersieningsnr. revision no
01	01	
skaal scale	datum date	geteken drawn
1:50 1:100	10-04-87	J.S. vdg.

**retiefsmit**  
 argitekte architects  
 77/78 PABER STR. GEORGE  
 TEL. 0411-78266



**GEORGE MUNICIPALITY**  
 APPROVED subject to Section 7(1)(a) of the National Building Regulations & Building Standards Act 1977 (Act 103/1977).  
 The approval hereby granted expires after 12 months of date of approval unless erection of the building is commenced within the said period, or unless the period is extended through a written approval.

**GEORGE MUNICIPALITY**  
 DIRECTORATE PLANNING & DEVELOPMENT  
**APPROVED**  
 DATE: 14.6.2007 PLAN NO: 802/07  
 Chief Building Control Officer

NOTE: EXISTING SEWER PIPE AND VP'S TO BE MOVED TO SUIT NEW ADDITION.

**GEORGE MUNICIPALITY**  
 DIRECTORATE: HEALTH SERVICES  
**APPROVED**  
 DATE: 2007/06/11  
 Chief Building Control Officer

No final inspection will be carried out after 12h00 on a Friday

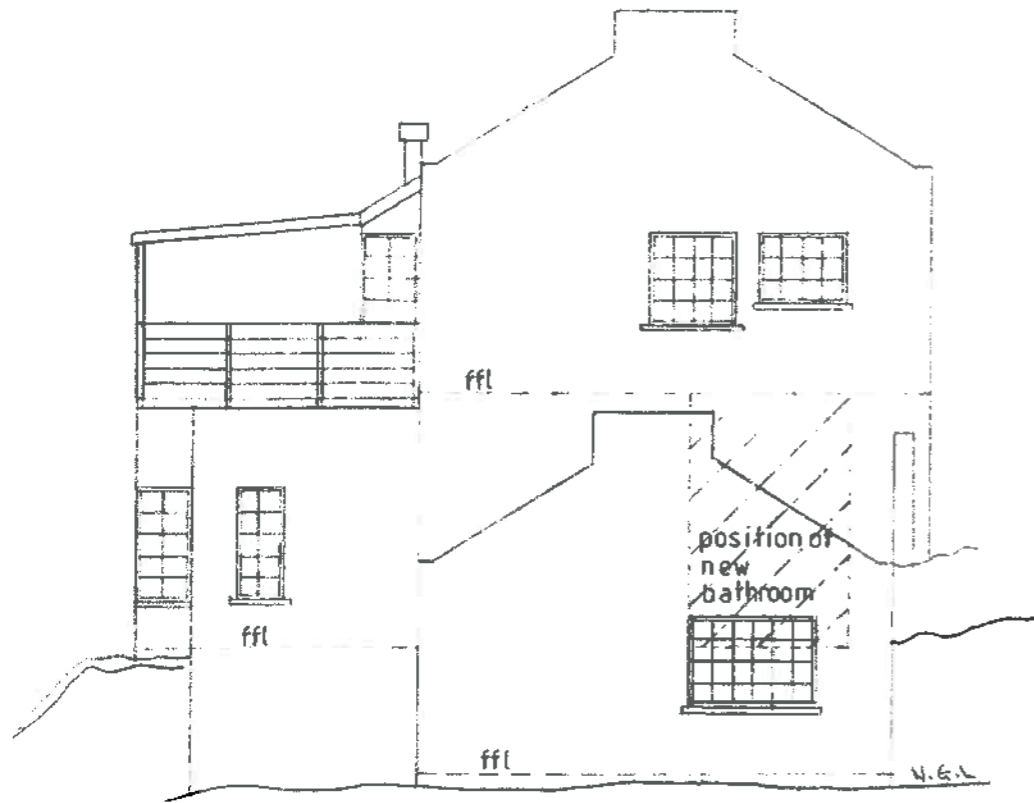
**GROUND FLOOR PLAN**  
 SCALE 1:50

EXISTING FIRST FLOOR AREA	89.32m <sup>2</sup>
EXISTING PATIO FLOOR AREA	39.12m <sup>2</sup>
EXISTING GROUND FLOOR AREA	122.85m <sup>2</sup>
NEW GROUND FLOOR AREA	8.51m <sup>2</sup>

No person shall remove or plumb any tree within a Municipal Road reserve without the prior permission in writing being obtained from the Municipality.  
 Geen persoon sal enige boom vanaf Munisipale pad reserve verwyder of snoei sonder die skriftelike toestemming van die Munisipaliteit.

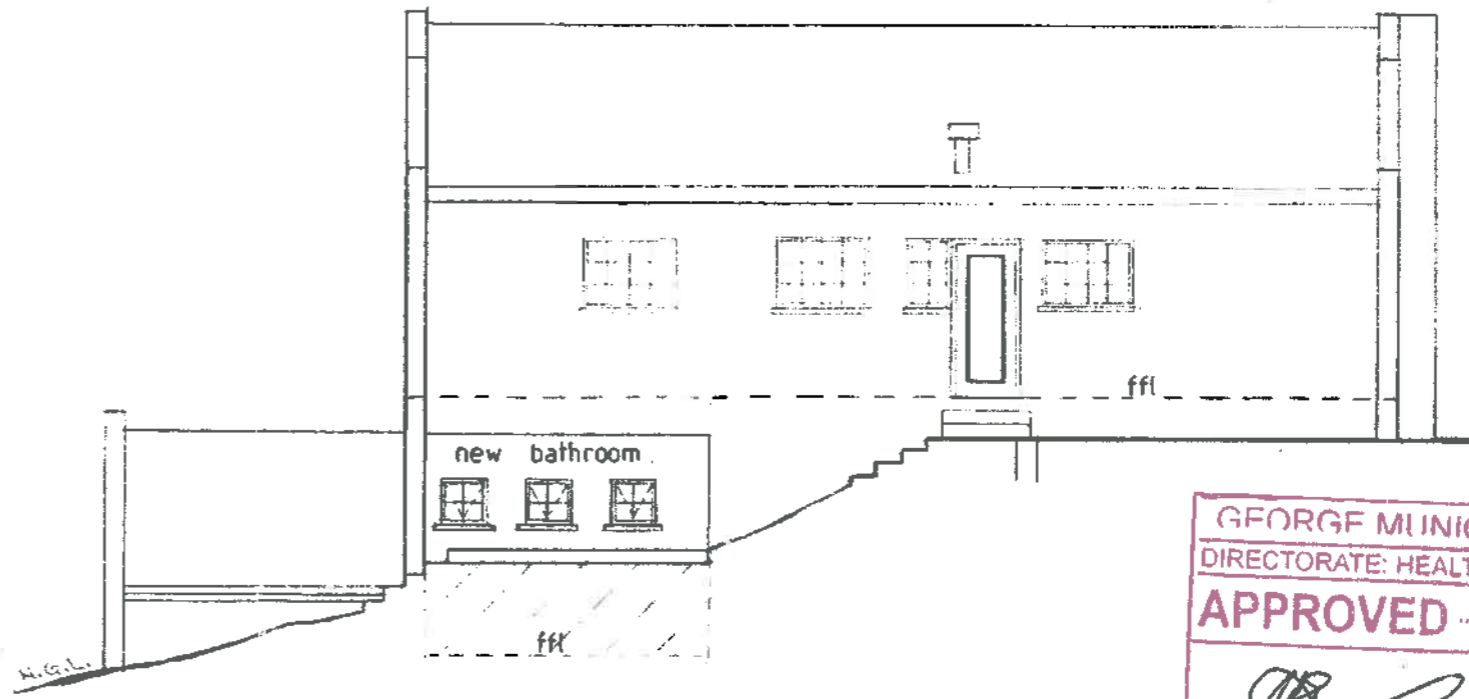
**TH**  
 P O Box 3681  
 Knysna  
 6570  
 Cell: - 082 695 3119  
 Fax: - 044 - 343 1421  
 Tracy Hepburn (Professional Senior Architectural Technologist)  
 Reg no:- ST1651  
 Client :- Mr & Mrs Hanekom  
 Project :- Proposed additions to existing house on ERF 1080 Wildemess  
 Drawn :- Ms T. Hepburn Cell:- 082 695 3119  
 Scale :- As shown  
 Date :- 05 March 2007  
 Drawing no :- 11-7H





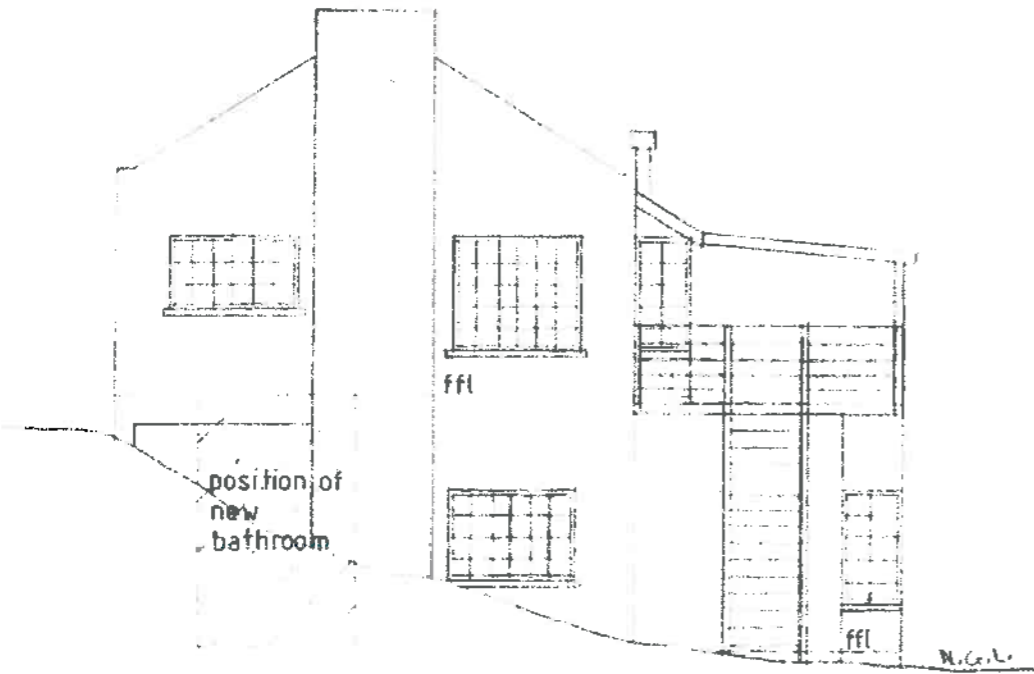
### NORTH WEST ELEVATION

SCALE 1:100



### SOUTH WEST ELEVATION

SCALE 1:100



### SOUTH EAST ELEVATION

SCALE 1:100

GEORGE MUNICIPALITY  
 DIRECTORATE: HEALTH SERVICES  
**APPROVED** ..... DATE .....  
*[Signature]* 2007/06/11  
 Chief Building Control Officer

GEORGE MUNICIPALITY  
 DIRECTORATE PLANNING & DEVELOPMENT  
**APPROVED**  
 DATE: 14.6.2007 PLAN NO: 352/07  
*[Signature]*  
 Chief Building Control Officer

No final inspection  
 will be carried out  
 after 12h00 on a Friday

No person shall remove or prune any tree within a Municipal Road reserve without the prior permission, in writing being obtained from the Municipality

Geen persoon sal enige boom vanaf 'n Munisipale pad reserve verwyder of snoei sonder die skriftelike toestemming van die Munisipaliteit.

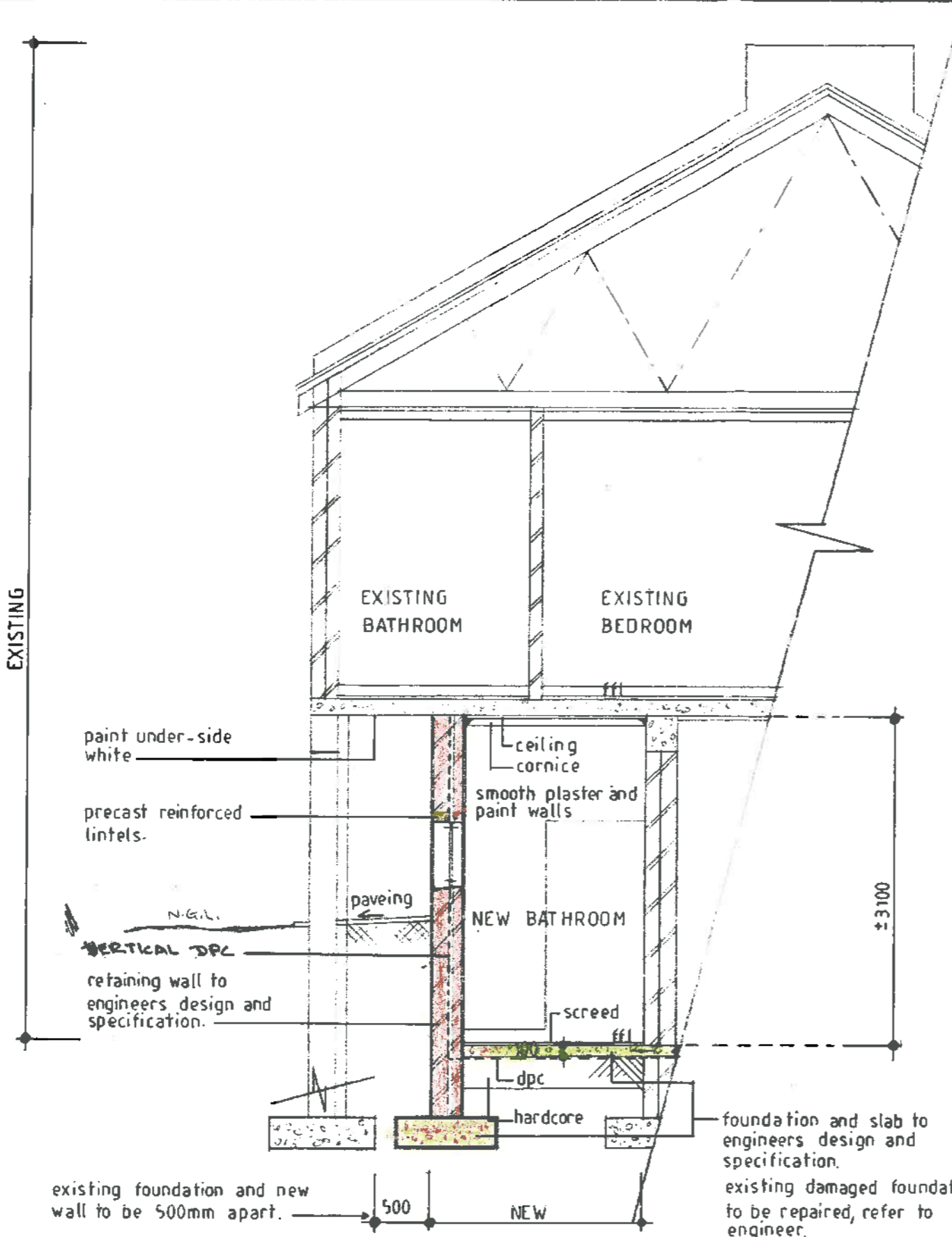
GEORGE MUNICIPALITY  
**APPROVED** subject to Section 7(1)(a) of the National Building Regulations & Building Standards Act 1977 (Act 103/1977).  
 The approval hereby granted expires after 12 months of date of approval unless erection of the building is commenced within the said period, or unless the period is extended through a written approval.



P O Box 3681  
 Knysna  
 6570  
 Cell: - 082 695 3119  
 Fax: - 044 - 343 1421

Tracy Hepburn (Professional Senior Architectural Technologist)  
 Reg no:- ST1651

Client :- Mr & Mrs Hanekom  
 Project :- Proposed additions to existing house on ERF 1080 Wilderness  
 Drawn :- Ms T. Hepburn Cell:- 082 695 3119  
 Scale :- As shown  
 Date :- 05 March 2007  
 Drawing no :- 11-7H



**SECTION-A**  
SCALE 1:50

NOTE:-REFER TO SPECIFICATION SHEETS FOR MATERIAL DETAILS

No person shall remove or prune any tree within a Municipal Road reserve without the prior permission, in writing being obtained from the Municipality.  
Geen persoon sal enige boom vanaf 'n Munisipale pad reserve verwyder of snoei sonder die skriftelike toestemming van die Munisipaliteit.

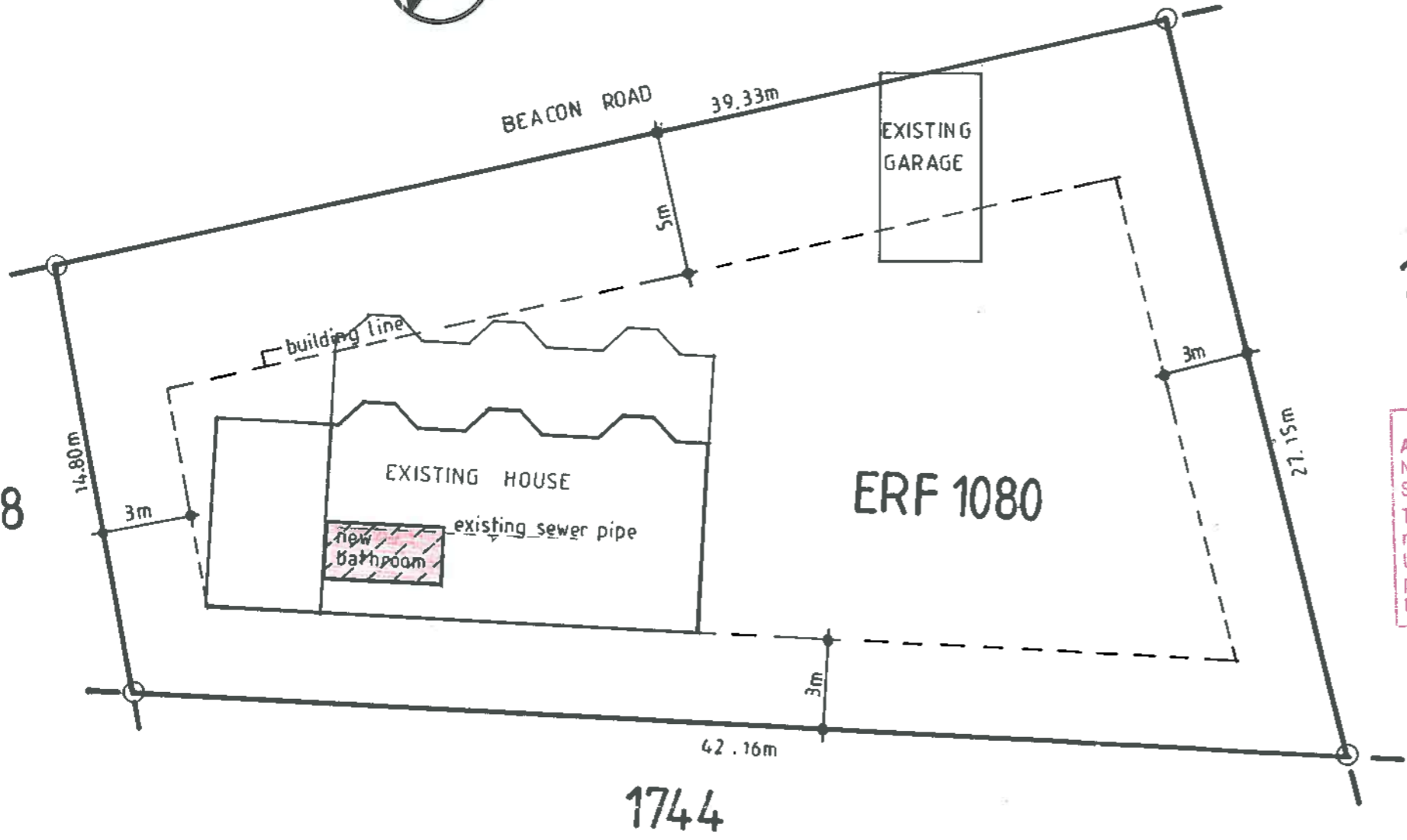
**GEORGE MUNICIPALITY**  
APPROVED subject to Section 7(1)(a) of the National Building Regulations & Building Standards Act 1977 (Act 103/1977).  
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**GEORGE MUNICIPALITY**  
DIRECTORATE: HEALTH SERVICES  
**APPROVED** \_\_\_\_\_ DATE \_\_\_\_\_  
*[Signature]* 2007/06/14  
Chief Building Control Officer

**GEORGE MUNICIPALITY**  
DIRECTORATE PLANNING & DEVELOPMENT  
**APPROVED**  
DATE: 14.6.2007 PLAN NO: 302/07  
*[Signature]*  
Chief Building Control Officer

No final inspection will be carried out after 12h00 on a Friday

<b>TH</b>	P O Box 3681 Knysna 6570 Cell: - 082 695 3119 Fax: - 044 - 343 1421	
	Tracy Hepburn (Professional Senior Architectural Technologist) Reg no:- ST1651	
Client	:- Mr & Mrs Hanekom	
Project	:- Proposed additions to existing house on ERF 1080 Wildemess	
Drawn	:- Ms T. Hepburn Cell:- 082 695 3119	
Scale	:- As shown	
Date	:- 05 March 2007	
Drawing no	:- 11-7H	



No person shall remove or prune any tree within a Municipal Road reserve without the prior permission in writing being obtained from the Municipality

Geen persoon sal enige boom vanaf 'n Munisipale pad reserve verwyder of snoei sonder die skriftelike toestemming van die Munisipaliteit.

GEORGE MUNICIPALITY  
 DIRECTORATE: HEALTH SERVICES  
**APPROVED** ..... DATE .....  
 2007/06/14  
 Chief Building Control Officer

GEORGE MUNICIPALITY  
 DIRECTORATE PLANNING & DEVELOPMENT  
**APPROVED**  
 DATE: 14.10.2007 PLAN NO: 392/07  
 Chief Building Control Officer

GEORGE MUNICIPALITY  
**APPROVED** subject to Section 7(1)(a) of the National Building Regulations & Building Standards Act 1977 (Act 103/1977).  
 The approval hereby granted expires after 12 months of date of approval unless erection of the building is commenced with within the said period, or unless the period is extended through a written approval.

No final inspection will be carried out after 12h00 on a Friday

**SITE PLAN**  
 SCALE 1:200

<b>TH</b>	P O Box 3681 Knysna 6570	
	Cell: - 082 695 3119 Fax: - 044 - 343 1421	
Tracy Hepburn (Professional Senior Architectural Technologist) Reg no:- ST1651		
Client	:- Mr & Mrs Hanekom	
Project	:- Proposed additions to existing house on ERF 1080 Wilderness	
Drawn	:- Ms T. Hepburn Cell:- 082 695 3119	
Scale	:- As shown	
Date	:- 05 March 2007	
Drawing no	:- 11-7H	

± 8554

ELECTRICAL SCHEDULE	
	DOWNLIGHT FITTINGS
	ONE - WAY LIGHT POINT

No person shall remove or prune any tree within a Municipal Road Reserve without the prior permission, in writing being obtained from the Municipality.

Geen persoon sal enige boom vanaf 'n Munisipale pad reserve verwyder of snoei sonder die skriftelike toestemming van die Munisipaliteit.

**GEORGE MUNICIPALITY**  
 DIRECTORATE: HEALTH SERVICES  
**APPROVED** ..... DATE  
*[Signature]* 2007/06/11  
 Chief Building Control Officer

**GEORGE MUNICIPALITY**  
 DIRECTORATE PLANNING & DEVELOPMENT  
**APPROVED**  
 DATE: 14.6.2007 PLAN NO: 302/07  
*[Signature]*  
 Chief Building Control Officer

**GEORGE MUNICIPALITY**  
**APPROVED** subject to Section 7(1)(a) of the National Building Regulations & Building Standards Act 1977 (Act 103/1977).  
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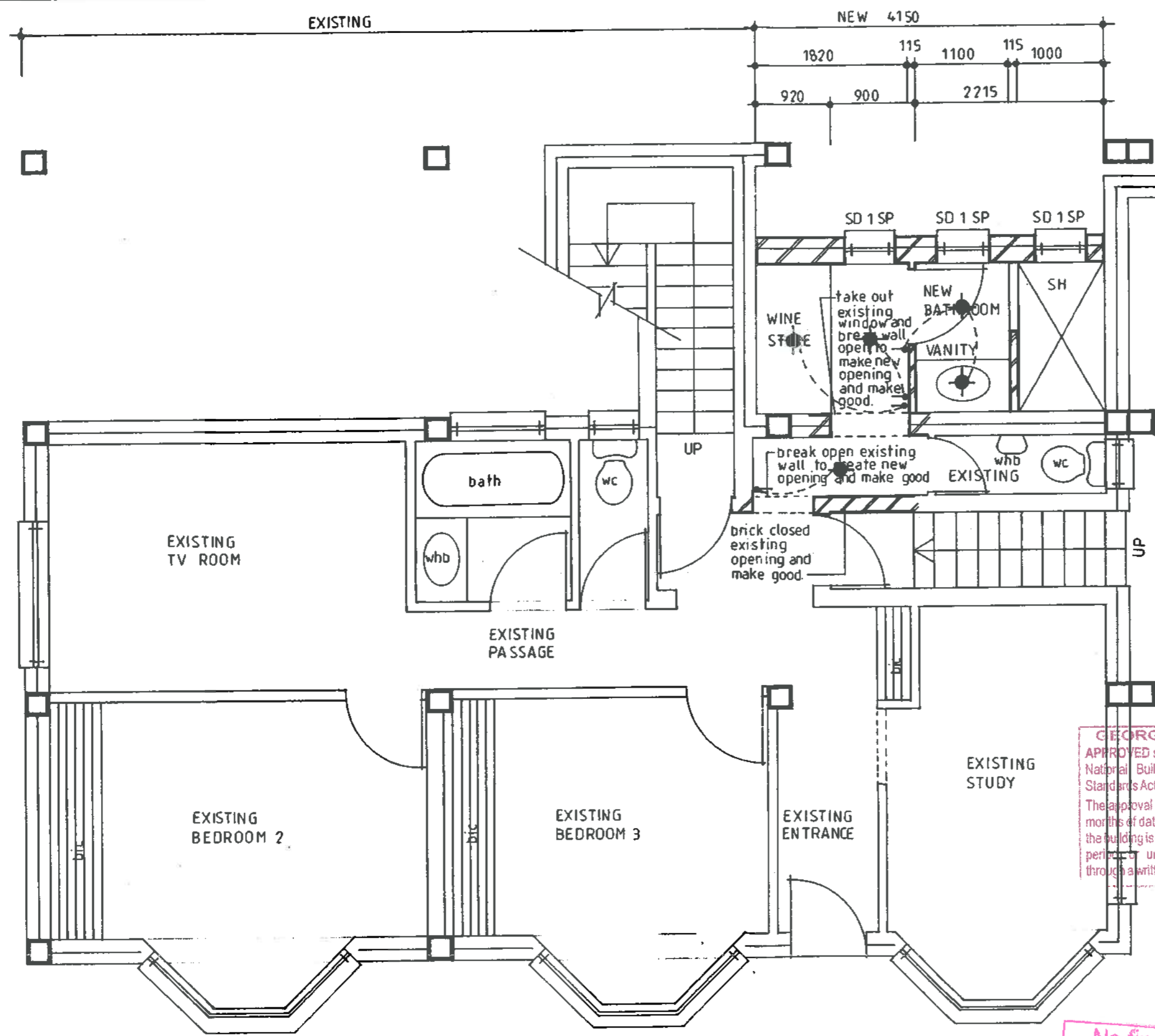
**TH** P O Box 3681  
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Project :- Proposed additions to existing house on ERF 1080 Wildemess

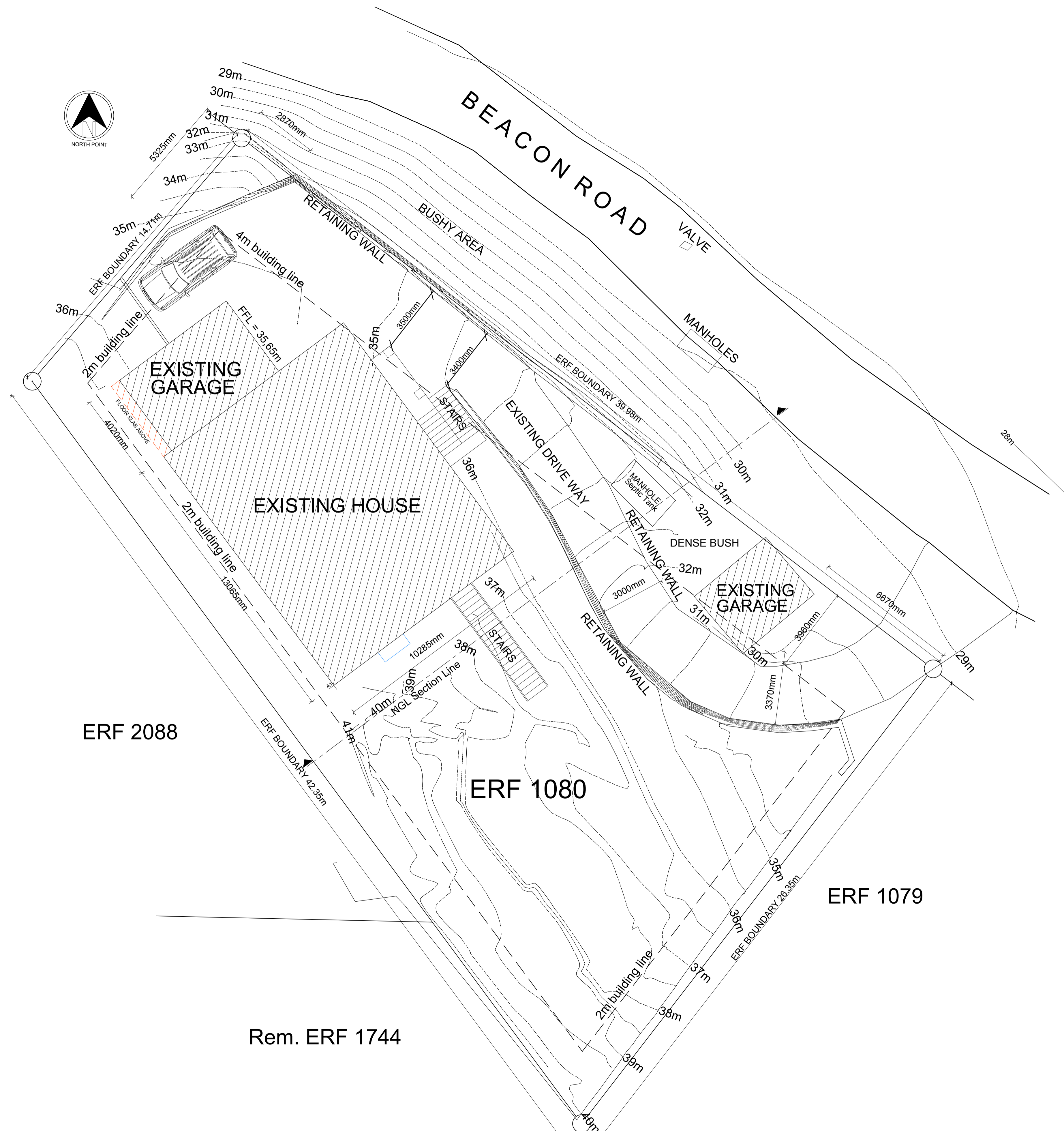
Drawn :- Ms T. Hepburn Cell:- 082 695 3119  
 Scale :- As shown  
 Date :- 05 March 2007  
 Drawing no :- 11-7H



**ELECTRICAL LAYOUT  
 GROUND FLOOR PLAN**  
 SCALE 1:50

EXISTING FIRST FLOOR AREA	89.32m <sup>2</sup>
EXISTING PATIO FLOOR AREA	39.12m <sup>2</sup>
EXISTING GROUND FLOOR AREA	122.85m <sup>2</sup>
NEW GROUND FLOOR AREA	8.51m <sup>2</sup>

No final inspection will be carried out after 12h00 on a Friday



**SPECIFICATIONS**  
HOUSE DE WAAL WILDERNESS (REVISED)

**ROOF:**  
NEW BEDROOM WING: CANADIAN PATTERN "NUTEC" SHEETING TO MATCH EXISTING ROOF PROFILE LAID BY APPROVED ROOFING CONTRACTOR TO MANUFACTURER'S REQUIREMENTS ON 76X50MM PURLINS @ 1200MM CC MAX ON SISALATION FR430 (SANS 1010177) ROOFING MEMBRANE ON GANGNAIL ROOF TRUSSES MANUFACTURED BY APPROVED TRUSS PLANT MANUFACTURER FIXED ONTO 114X38MM SA PINE WALL PLATES WITH 1.4X32MM GALV HOOP IRON BANDS WITHOUT SLACK AND EMBEDDED MIN 5 X COURSES INTO EAVES BRICKWORK TO ARCHITECTS APPROVAL AT EACH TRUSS SHOULDER. NOTE: ROOF SHEETS PREPARED FOR PAINTED PVA FINISH AS ROOF GUARD OR EQUAL APPROVED. COLOR TO OWNERS APPROVAL. EAVES FINISH: EAVES OVERHANG TO MATCH EXISTING ROOF. ALLOW FOR 228X12MM EVERITE NUTEC FASCIA AND BARGEBOARDS WITH CHARCOAL GREY PVA FINISH TO MATCH ROOFING SHEETS. ALLOW FOR CHARCOAL "WATERTITE" GUTTERING AND RAINWATER DOWN PIPES WHERE REQUIRED.

**WALLS:** ALL WALLING REMOVED AS INDICATED ON THE ARCHITECTS DRAWING (IN BLUE) MUST BE UNDERTAKEN STRICTLY TO ENGINEERS APPROVAL WITH SPECIAL CARE TO BE UNDERTAKEN WITH THE REMOVAL OF THE MAIN EXTERNAL NORTHERN 250MM WALLS WITH BAY WINDOW UNITS AS STRUCTURAL BEAM MUST BE INSTALLED DURING THIS PROCESS. NEW WALLING: NEW EXTERNAL WALLS TO BE 280MM CAVITY WALLS LAID WITH BRICK REINFORCING AT EVERY 3 X COURSES OF BRICKWORK AND EVERY COURSE ABOVE ALL WINDOW AND DOOR OPENINGS. INTERNAL WALLS TO BE 110MM WHERE INDICATED WITH BRICK REINFORCING AT EVERY THIRD COURSE AND ALL NEW WALLING TO BE PLASTERED AND PAINTED PVA.

**CEILING:** WHERE REQUIRED ALLOW FOR 9.2MM RHINOBOARD CEILINGS WHERE APPLICABLE FIXED TO UNDERSIDE OF PURLINS IN MAIN BEDROOM WHERE 152X38MM PAR RAFTERS TO BE EXPOSED AND PAINTED PVA WHITE CONSULT WITH THE ARCHITECT.

**FLOORS:** BY MAIN CONTRACTOR. FLOORING SYSTEM APPROVED BY OWNERS AND LAID BY SPECIALIST FLOORING CONTRACTOR APPOINTED BY THE MAIN CONTRACTOR ON MIN 30MM FLOOR SCREED WITH 3MM SELF LEVELING SCREED TOPPING. ON REINFORCED CONCRETE FLOOR SLAB TO STRUCTURAL ENGINEERS DESIGN AND SPECIFICATIONS NOTE: THE LEVELING OF THE EXISTING PATIO WITH THE FFL OF THE EXISTING DWELLING MUST BE APPROVED BY THE ENGINEER BEFORE ANY WORK IS PUT IN HAND.

**PLUMBING WORK:** ALWYN PLUMBERS. NEW PLUMBING AND SANITARY WARE FITTINGS AS SELECTED AND APPROVED BY THE OWNERS TO BE INSTALLED BY APPROVED SUB-CONTRACTOR PLUMBER APPOINTED BY THE MAIN CONTRACTOR. COC CERTIFICATE TO BE ISSUED TO THE OWNERS ON COMPLETION. NOTE: PLUMBER TO USE EXISTING HOT WATER-CYLINDERS POSITIONED BELOW FIRST FLOOR SLAB AND MUST CONSULT WITH THE ARCHITECT. PLUMBER MUST VERIFY ALL EXISTING DRAINAGE RETICULATION ON SITE.

**ELECTRICAL WORK:** NEW LED LIGHT FITTINGS AND PLUG POINTS AS SELECTED AND APPROVED BY THE OWNERS TO BE INSTALLED BY ELECTRICAL SUB-CONTRACTOR APPOINTED BY THE MAIN CONTRACTOR. CONSULT WITH ARCHITECT FOR NEW ELECTRICAL PLAN LAYOUT. NOTE: EXISTING DB BOARD TO BE VERIFIED ON SITE.

**NEW FENESTRATION:**  
ALUMINUM WINDOW AND DOOR UNITS USING CLIP 44MM PROFILE COASTAL RANGE QUALITY UNITS TO BE MADE UP IN ACCORDANCE TO ARCHITECTS WINDOW SCHEDULE. NOTE: ALL DIMENSIONS OF EXISTING WINDOW UNITS MUST BE VERIFIED ON SITE AFTER OLD TIMBER UNITS HAVE BEEN REMOVED AND NEW OPENINGS FORMED. WE WILL KEEP THE HEIGHT OF ALL UNITS AT 2.0M TO MATCH EXISTING ON SITE. CONSULT WITH THE ARCHITECTS BEFORE THE MANUFACTURE OF ANY UNITS ARE PUT IN HAND. NOTE ALLOW FOR MIN 80MM PLASTER BANDING AROUND ALL UNITS MIN 10MM PROUD.

**JOINERY:**  
CUPBOARD FITTINGS - ALL FINAL DIMENSIONS TO BE CONFIRMED ON SITE AFTER CONTRACTOR HAS COMPLETED HIS WORKS. DESIGN LAYOUT PLANS WITH FINISHES TO ALL CUPBOARD UNITS TO BE SPECIFIED WITH QUOTATION TO OWNERS. WORK TOP FINISHES TO BE CONFIRMED WITH THE OWNERS.

**REFURBISHMENT OF BATHROOMS & ETC:**  
ALL NEW SANITARY-WARE AND BRASSWARE FITTINGS TOGETHER WITH FLOOR AND WALLS TILES MUST BE ALLOWED FOR AS APPROVED BY THE OWNERS. ALLOW PC SUM CAN BE ALLOWED FOR AFTER CONSULTATION WITH THE OWNER/AND ARCHITECTS. NEW WATER RETICULATION AND DRAINAGE LINES TO INTEGRATE WHERE POSSIBLE INTO EXISTING SYSTEM. ALLOW FOR STOP COCKS WHERE APPLICABLE. IF LAYOUTS OF THESE BATHROOMS CHANGES ON SITE THEN THE ARCHITECT MUST BE INFORMED TO UPDATE HIS PLANS.

**STAIRCASE ENTRANCE:**  
REMOVE DIVIDING 110MM WALLING ON GROUND FLOOR AND PREPARE NEW ADDITIONAL STAIRS AS INDICATED. ALLOW FOR BALLUSTRADE WORK TO OWNERS APPROVAL. FLOOR FINISH TO BE TILES ON STAIRS AND LANDING AS SELECTED BY THE OWNERS. CONSULT WITH THE ARCHITECT BEFORE WORK IS PUT IN HAND.

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ALL STRUCTURAL WORKS, CONCRETE BEAMS, SLABS TO BE UNDERTAKEN STRICTLY IN ACCORDANCE TO ENGINEERS DRAWINGS AND SPECIFICATIONS WITH SITE INSPECTION OF WORKS TO BE APPROVED DURING THE CONSTRUCTION PHASE. NO CONCRETE WORK TO BE CAST BEFORE ENGINEERS HAVE INSPECTED AND APPROVED ALL REINFORCING STEEL WORKS.

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3. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL WORKS CARRIED OUT BY THE NOMINATED SUB-CONTRACTORS APPOINTED.  
4. ANY DISCREPANCIES ON SITE MUST BE BROUGHT TO THE ATTENTION OF ARPLAN CC AS SOON AS POSSIBLE AND MAY NOT PROCEED UNTIL THE MATTER HAS BEEN RESOLVED.  
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7. ALL DIMENSIONS ON SITE TO BE CONFIRMED ON SITE.

Tel: +27 44 874 7658  
Cell: +27 72 237 7285  
E-mail: arplan@vodamail.co.za  
Reg No. ST0074 & A7540

MEMBER OF THE S.A. COUNCIL FOR THE ARCHITECTURAL PROFESSION

client	
MR & MRS VAN DE WAAL	
skaal/scale	geteken/drawn
1:100	PJG
datum/date	
15/10/2024	
job description	
PROPOSED ALTERATIONS AND ADDITIONS	
ERF 1080	
WILDERNESS	
tekening nr.	drawing no.
2024/102/1080/10N	
wysigings	revisions
	N

**FOOTPRINT - AREA**

Existing:  
ERF 1080 - Total 830.31m<sup>2</sup>  
House Footprint - 154.53m<sup>2</sup>  
Garage Footprint (Exterior) - 14.63m<sup>2</sup>  
Percentage Coverage - 20.37%  
New House Footprint - 154.53+2.01=156.54m<sup>2</sup>  
New percentage coverage - 20.62%

Internal:  
Basement Garage - 22.29m<sup>2</sup>  
Ground Floor Area - 83.41m<sup>2</sup>  
First Floor Area - 122.27m<sup>2</sup>  
Total Internal House Floor Area - 227.97m<sup>2</sup>

New:  
Master Bedroom & Ensuite: 22.21m<sup>2</sup>  
New Total Internal Area: 250.18m<sup>2</sup>

DIMENSIONS, DESCRIPTIONS AND QUANTITIES ON THIS DRAWING TO BE VERIFIED ON SITE BEFORE ORDERING MATERIAL OR COMMENCING WITH WORK.

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ERF 2088

ERF 1080

ERF 1079

Rem. ERF 1744

**SITE PLAN**  
SCALE 1:100

**SPECIFICATIONS**  
**HOUSE DE WAAL WILDERNESS (REVISED)**

**ROOF:**  
NEW BEDROOM WING: CANADIAN PATTERN "NUTEC" SHEETING TO MATCH EXISTING ROOF PROFILE LAID BY APPROVED ROOFING CONTRACTOR TO MANUFACTURER'S REQUIREMENTS ON 76X50MM PURLINS @ 1200MM CC MAX ON SISALATION FR430 (SANS 1010177) ROOFING MEMBRANE ON GANGNAIL ROOF TRUSSES MANUFACTURED BY APPROVED TRUSS PLANT MANUFACTURER FIXED ONTO 114X38MM SA PINE WALL PLATES WITH 14X33MM GALV HOOP IRON BANDS WITHOUT SLACK AND EMBEDDED MIN 5 X COURSES INTO EAVES BRICKWORK TO ARCHITECTS APPROVAL AT EACH TRUSS SHOULDER. NOTE: ROOF SHEETS PREPARED FOR PAINTED PVA FINISH AS ROOF GUARD OR EQUAL APPROVED. COLOR TO OWNERS APPROVAL. EAVES FINISH: EAVES OVERHANG TO MATCH EXISTING ROOF. ALLOW FOR 228X12MM EVERITE NUTEC FASCIA AND BARGEBOARDS WITH CHARCOAL GREY PVA FINISH TO MATCH ROOFING SHEETS. ALLOW FOR CHARCOAL "WATERITITE" GUTTERING AND RAINWATER DOWN PIPES WHERE REQUIRED.

**WALLS:** ALL WALLING REMOVED AS INDICATED ON THE ARCHITECTS DRAWING (IN BLUE) MUST BE UNDERTAKEN STRICTLY TO ENGINEERS APPROVAL WITH SPECIAL CARE TO BE UNDERTAKEN WITH THE REMOVAL OF THE MAIN EXTERNAL NORTHERN 250MM WALLS WITH BAY WINDOW UNITS AS STRUCTURAL BEAM MUST BE INSTALLED DURING THIS PROCESS. NEW WALLING: NEW EXTERNAL WALLS TO BE 280MM CAVITY WALLS LAID WITH BRICK REINFORCING AT EVERY 3 X COURSES OF BRICKWORK AND EVERY COURSE ABOVE ALL WINDOW AND DOOR OPENINGS. INTERNAL WALLS TO BE 100MM WHERE INDICATED WITH BRICK REINFORCING AT EVERY THIRD COURSE AND ALL NEW WALLING TO BE PLASTERED AND PAINTED PVA.

**CEILING:** WHERE REQUIRED ALLOW FOR 9.2MM RHINOBOARD CEILING WHERE APPLICABLE FIXED TO UNDERSIDE OF PURLINS IN MAIN BEDROOM WHERE 152X38MM PAR RAFTERS TO BE EXPOSED AND PAINTED PVA WHITE CONSULT WITH THE ARCHITECT.

**FLOORS:** BY MAIN CONTRACTOR. FLOORING SYSTEM APPROVED BY OWNERS AND LAID BY SPECIALIST FLOORING CONTRACTOR APPOINTED BY THE MAIN CONTRACTOR ON MIN 30MM FLOOR SCREED WITH 3MM SELF LEVELING SCREED TOPPING, ON REINFORCED CONCRETE FLOOR SLAB TO STRUCTURAL ENGINEERS DESIGN AND SPECIFICATIONS NOTE: THE LEVELING OF THE EXISTING PATIO WITH THE FFL OF THE EXISTING DWELLING MUST BE APPROVED BY THE ENGINEER BEFORE ANY WORK IS PUT IN HAND.

**PLUMBING WORK:** ALWYN PLUMBERS. NEW PLUMBING AND SANITARY WARE FITTINGS AS SELECTED AND APPROVED BY THE OWNERS TO BE INSTALLED BY APPROVED SUB-CONTRACTOR PLUMBER APPOINTED BY THE MAIN CONTRACTOR. COC CERTIFICATE TO BE ISSUED TO THE OWNERS ON COMPLETION. NOTE: PLUMBER TO USE EXISTING HOT WATER-CYLINDERS POSITIONED BELOW FIRST FLOOR SLAB AND MUST CONSULT WITH THE ARCHITECT. PLUMBER MUST VERIFY ALL EXISTING DRAINAGE RETICULATION ON SITE.

**ELECTRICAL WORK:** NEW LED LIGHT FITTINGS AND PLUG POINTS AS SELECTED AND APPROVED BY THE OWNERS TO BE INSTALLED BY ELECTRICAL SUB-CONTRACTOR APPOINTED BY THE MAIN CONTRACTOR. CONSULT WITH ARCHITECT FOR NEW ELECTRICAL PLAN LAYOUT. NOTE: EXISTING DB BOARD TO BE VERIFIED ON SITE.

**NEW FENESTRATION:**  
ALUMINIUM WINDOW AND DOOR UNITS USING CLIP 44MM PROFILE COASTAL RANGE QUALITY UNITS TO BE MADE UP IN ACCORDANCE TO ARCHITECTS WINDOW SCHEDULE. NOTE ALL DIMENSIONS OF EXISTING WINDOW UNITS MUST BE VERIFIED ON SITE AFTER OLD TIMBER UNITS HAVE BEEN REMOVED AND NEW OPENINGS FORMED. WE WILL KEEP THE HEIGHT OF ALL UNITS AT 2.0M TO MATCH EXISTING ON SITE. CONSULT WITH THE ARCHITECTS BEFORE THE MANUFACTURE OF ANY UNITS ARE PUT IN HAND. NOTE ALLOW FOR MIN 80MM PLASTER BANDING AROUND ALL UNITS MIN 100MM PROUD.

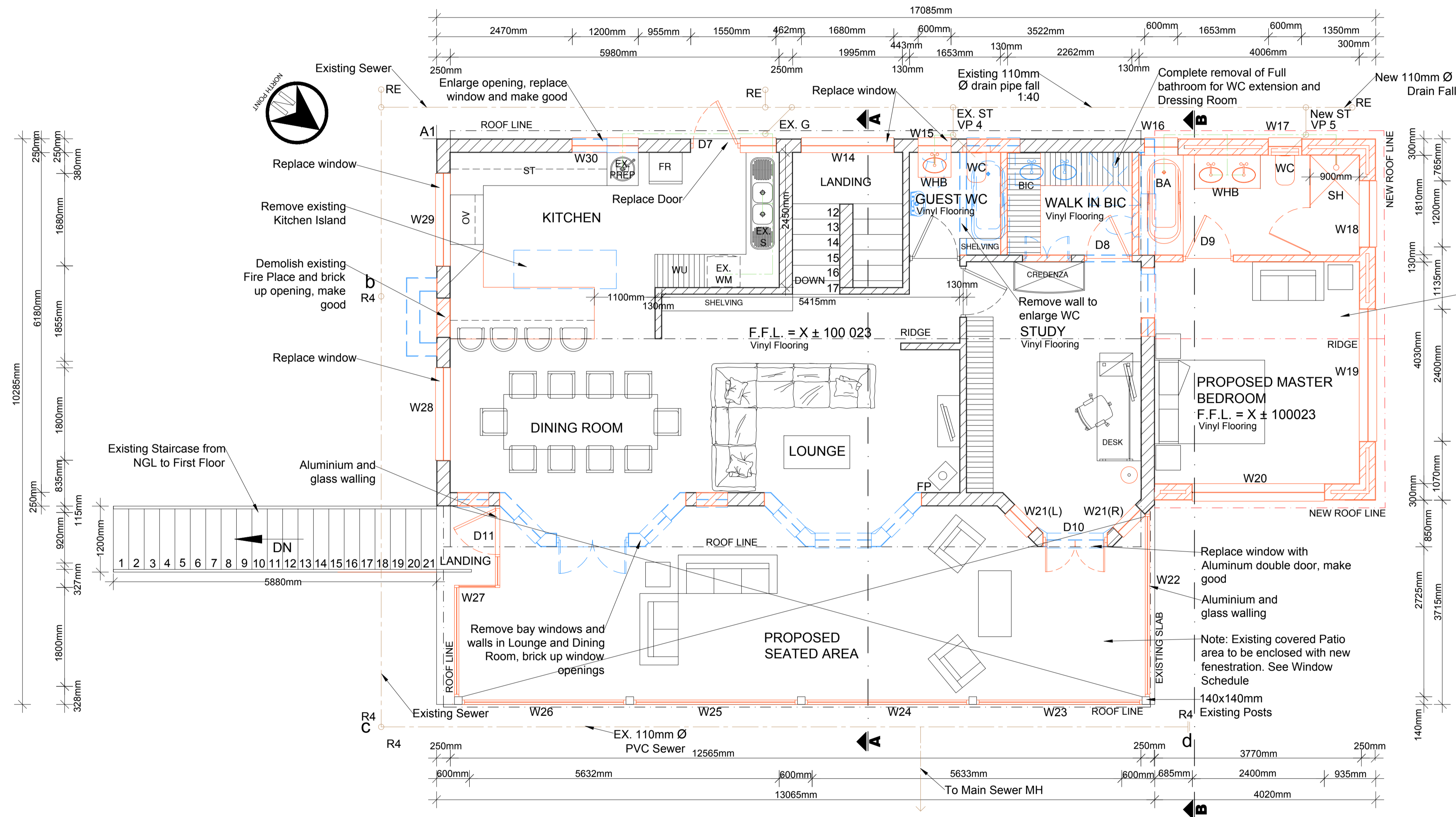
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**FIRST FLOOR PLAN**  
SCALE 1:50

**FOOTPRINT - AREA**

**Existing:**  
ERF 1080 - Total 830.31m<sup>2</sup>  
House Footprint - 154.53m<sup>2</sup>  
Garage Footprint (Exterior) - 14.63m<sup>2</sup>  
Percentage Coverage - 20.37%  
**New House Footprint - 154.53+2.01=156.54m<sup>2</sup>**  
New percentage coverage - 20.62%

**Internal:**  
Basement Garage - 20.48m<sup>2</sup>  
Ground Floor Area - 85.23m<sup>2</sup>  
First Floor Area - 119.51m<sup>2</sup>  
Total Internal House Floor Area - 225.22m<sup>2</sup>

**New:**  
Bedroom 1 & Ensuite: 22.21m<sup>2</sup>  
Master Bedroom & Ensuite: 22.89m<sup>2</sup>

**New Total Internal Area: 270.32m<sup>2</sup>**

Tel: +27 44 874 7658  
Cell: +27 72 237 7285  
E-mail: arcpplan@vodemail.co.za  
Reg No ST0074 & A7540

**ARCPPLAN & ASSOCIATES cc**  
architects  
Est. in the Garden Route since 1985

MEMBER OF THE S A COUNCIL FOR THE ARCHITECTURAL PROFESSION

client  
**MR & MRS VAN DER WAAL**

skaal/scale **1:50** datum/date **09/07/2024** geteken/drawn **PJG**

job description  
**PROPOSED ALTERATIONS AND ADDITIONS  
ERF 1080  
WILDERNESS**

tekening nr. **2024/102/1080/3K** drawing no.

wysiging \_\_\_\_\_ revisions \_\_\_\_\_

\_\_\_\_\_ K

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**SPECIFICATIONS**  
**HOUSE DE WAAL WILDERNESS (REVISED)**

**ROOF:**  
 NEW BEDROOM WING: CANADIAN PATTERN "NUTEC" SHEETING TO MATCH EXISTING ROOF PROFILE LAID BY APPROVED ROOFING CONTRACTOR TO MANUFACTURER'S REQUIREMENTS ON 76X50MM PURLINS @ 1200MM CC MAX ON SISALATION FR430 (SANS 1010177) ROOFING MEMBRANE ON GANGNAIL ROOF TRUSSES MANUFACTURED BY APPROVED TRUSS PLANT MANUFACTURER FIXED ONTO 114X38MM SA PINE WALL PLATES WITH 14X32MM GALV HOOP IRON BANDS WITHOUT SLACK AND EMBEDDED MIN 5 X COURSES INTO EAVES BRICKWORK TO ARCHITECTS APPROVAL AT EACH TRUSS SHOULDER. NOTE: ROOF SHEETS PREPARED FOR PAINTED PVA FINISH AS ROOF GUARD OR EQUAL APPROVED. COLOR TO OWNERS APPROVAL. EAVES FINISH: EAVES OVERHANG TO MATCH EXISTING ROOF. ALLOW FOR 228X12MM EVERITE NUTEC FASCIA AND BARGEBOARDS WITH CHARCOAL GREY PVA FINISH TO MATCH ROOFING SHEETS. ALLOW FOR CHARCOAL "WATERITITE" GUTTERING AND RAINWATER DOWN PIPES WHERE REQUIRED.

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 SAFETY GLASS INSTALLED IN ACCORDANCE TO SANS 10400 REQUIREMENTS BY SPECIALIST SUB-CONTRACTOR AND COMPLIANCE CERTIFICATE ISSUED.

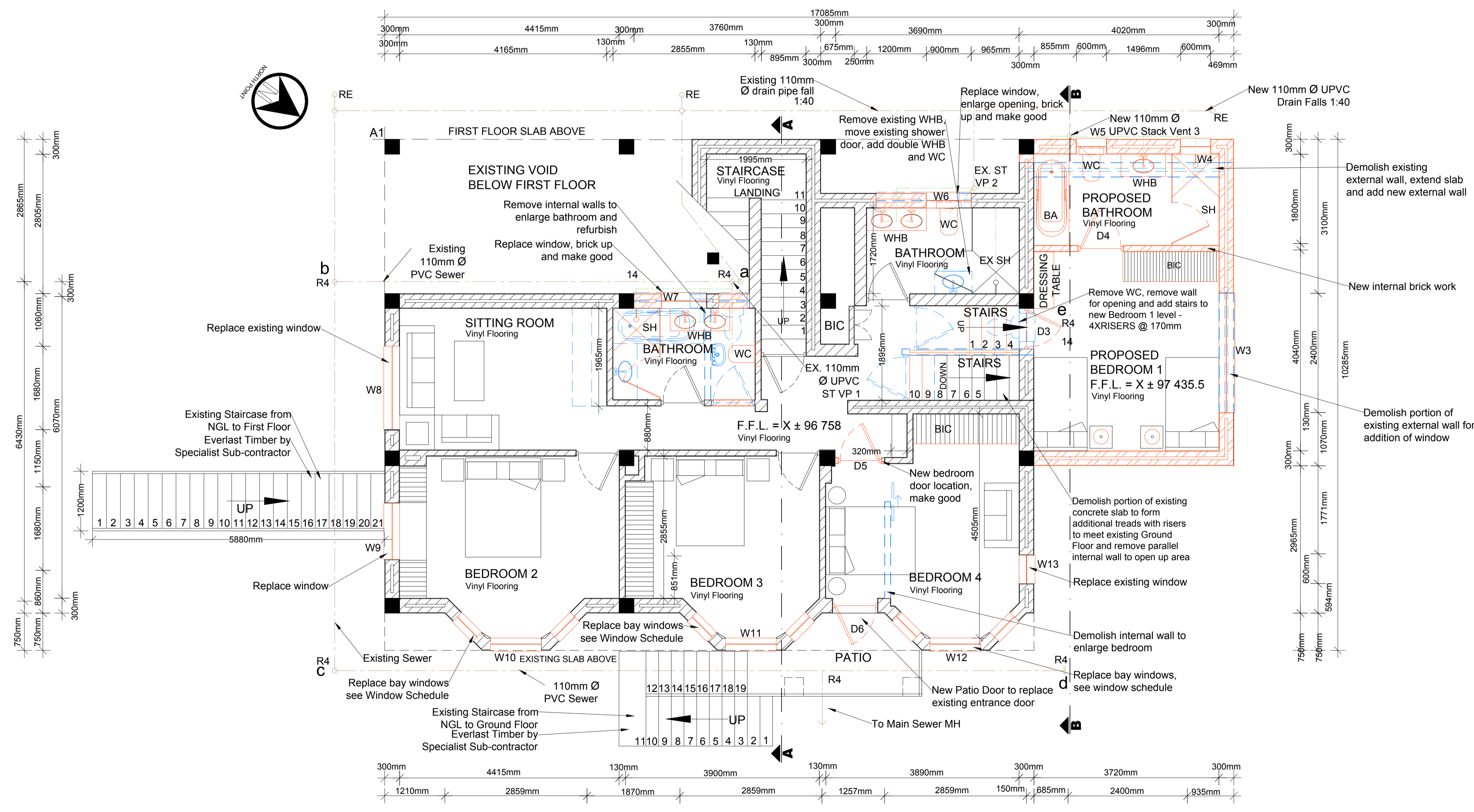
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 REMOVE DIVIDING 110MM WALLING ON GROUND FLOOR AND PREPARE NEW ADDITIONAL STAIRS AS INDICATED. ALLOW FOR BALUSTRADE WORK TO OWNERS APPROVAL. FLOOR FINISH TO BE TILES ON STAIRS AND LANDING AS SELECTED BY THE OWNERS. CONSULT WITH THE ARCHITECT BEFORE WORK IS PUT IN HAND.

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 7. ALL DIMENSIONS ON SITE TO BE CONFIRMED ON SITE.



**GROUND FLOOR PLAN**  
 SCALE 1:150

**FOOTPRINT - AREA**

Existing:  
 ERF 1080 - Total 830.31m<sup>2</sup>  
 House Footprint - 154.53m<sup>2</sup>  
 Garage Footprint (Exterior) - 14.63m<sup>2</sup>  
 Percentage Coverage - 20.37%  
 New House Footprint - 154.53+2.01=156.54m<sup>2</sup>  
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Internal:  
 Basement Garage - 20.48m<sup>2</sup>  
 Ground Floor Area - 85.23m<sup>2</sup>  
 First Floor Area - 119.51m<sup>2</sup>  
 Total Internal House Floor Area - 225.22m<sup>2</sup>

New:  
 Bedroom 1 & Ensuite: 22.21m<sup>2</sup>  
 Master Bedroom & Ensuite: 22.89m<sup>2</sup>

New Total Internal Area: 270.32m<sup>2</sup>

**ARCPPLAN & ASSOCIATES cc**  
 architects  
 Est. in the Garden Route since 1985  
 MEMBER OF THE S.A. COUNCIL FOR THE ARCHITECTURAL PROFESSION

client  
**MR & MRS VAN DER WAAL**  
 skaal/scale datum/date geteken/drawn  
**1:50 09/07/2024 PJG**  
 job description  
**PROPOSED ALTERATIONS AND ADDITIONS**  
**ERF 1080**  
**WILDERNESS**  
 tekening nr. drawing no.  
**2024/102/1080/2K**  
 wysiging revisions  
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**SPECIFICATIONS**  
**HOUSE DE WAAL WILDERNESS (REVISED)**

**ROOF:**  
 NEW BEDROOM WING: CANADIAN PATTERN "NUTEC" SHEETING TO MATCH EXISTING ROOF PROFILE LAID BY APPROVED ROOFING CONTRACTOR TO MANUFACTURER'S REQUIREMENTS ON 76X50MM PURLINS @ 1200MM CC MAX ON SISALATION FR430 (SANS 1010177) ROOFING MEMBRANE ON GANGNAIL ROOF TRUSSES MANUFACTURED BY APPROVED TRUSS PLANT MANUFACTURER FIXED ONTO 114X38MM SA PINE WALL PLATES WITH 14X32MM GALV HOOP IRON BANDS WITHOUT SLACK AND EMBEDDED MIN 5 X COURSES INTO EAVES BRICKWORK TO ARCHITECTS APPROVAL AT EACH TRUSS SHOULDER. NOTE: ROOF SHEETS PREPARED FOR PAINTED PVA FINISH AS ROOF GUARD OR EQUAL APPROVED. COLOR TO OWNERS APPROVAL. EAVES FINISH: EAVES OVERHANG TO MATCH EXISTING ROOF. ALLOW FOR 228X12MM EVERITE NUTEC FASCIA AND BARGEBOARDS WITH CHARCOAL GREY PVA FINISH TO MATCH ROOFING SHEETS. ALLOW FOR CHARCOAL "WATERITITE" GUTTERING AND RAINWATER DOWN PIPES WHERE REQUIRED.

**WALLS:** ALL WALLING REMOVED AS INDICATED ON THE ARCHITECTS DRAWING (IN BLUE) MUST BE UNDERTAKEN STRICTLY TO ENGINEERS APPROVAL WITH SPECIAL CARE TO BE UNDERTAKEN WITH THE REMOVAL OF THE MAIN EXTERNAL NORTHERN 250MM WALLS WITH BAY WINDOW UNITS AS STRUCTURAL BEAM MUST BE INSTALLED DURING THIS PROCESS. NEW WALLING: NEW EXTERNAL WALLS TO BE 280MM CAVITY WALLS LAID WITH BRICK REINFORCING AT EVERY 3 X COURSES OF BRICKWORK AND EVERY COURSE ABOVE ALL WINDOW AND DOOR OPENINGS. INTERNAL WALLS TO BE 100MM WHERE INDICATED WITH BRICK REINFORCING AT EVERY THIRD COURSE AND ALL NEW WALLING TO BE PLASTERED AND PAINTED PVA.

**CEILING:** WHERE REQUIRED ALLOW FOR 9.2MM RHINOBOARD CEILING WHERE APPLICABLE FIXED TO UNDERSIDE OF PURLINS IN MAIN BEDROOM WHERE 152X38MM PAR RAFTERS TO BE EXPOSED AND PAINTED PVA WHITE CONSULT WITH THE ARCHITECT.

**FLOORS:** BY MAIN CONTRACTOR. FLOORING SYSTEM APPROVED BY OWNERS AND LAID BY SPECIALIST FLOORING CONTRACTOR APPOINTED BY THE MAIN CONTRACTOR ON MIN 30MM FLOOR SCREED WITH 3MM SELF LEVELING SCREED TOPPING, ON REINFORCED CONCRETE FLOOR SLAB TO STRUCTURAL ENGINEERS DESIGN AND SPECIFICATIONS  
 NOTE: THE LEVELING OF THE EXISTING PATIO WITH THE FFL OF THE EXISTING DWELLING MUST BE APPROVED BY THE ENGINEER BEFORE ANY WORK IS PUT IN HAND.

**PLUMBING WORK:** ALWYN PLUMBERS. NEW PLUMBING AND SANITARY WARE FITTINGS AS SELECTED AND APPROVED BY THE OWNERS TO BE INSTALLED BY APPROVED SUB-CONTRACTOR PLUMBER APPOINTED BY THE MAIN CONTRACTOR. COC CERTIFICATE TO BE ISSUED TO THE OWNERS ON COMPLETION. NOTE: PLUMBER TO USE EXISTING HOT WATER-CYLINDERS POSITIONED BELOW FIRST FLOOR SLAB AND MUST CONSULT WITH THE ARCHITECT. PLUMBER MUST VERIFY ALL EXISTING DRAINAGE RETICULATION ON SITE.

**ELECTRICAL WORK:** NEW LED LIGHT FITTINGS AND PLUG POINTS AS SELECTED AND APPROVED BY THE OWNERS TO BE INSTALLED BY ELECTRICAL SUB-CONTRACTOR APPOINTED BY THE MAIN CONTRACTOR. CONSULT WITH ARCHITECT FOR NEW ELECTRICAL PLAN LAYOUT. NOTE: EXISTING DB BOARD TO BE VERIFIED ON SITE.

**NEW FENESTRATION:**  
 ALUMINUM WINDOW AND DOOR UNITS USING CLIP 44MM PROFILE COASTAL RANGE QUALITY UNITS TO BE MADE UP IN ACCORDANCE TO ARCHITECTS WINDOW SCHEDULE. NOTE ALL DIMENSIONS OF EXISTING WINDOW UNITS MUST BE VERIFIED ON SITE AFTER OLD TIMBER UNITS HAVE BEEN REMOVED AND NEW OPENINGS FORMED. WE WILL KEEP THE HEIGHT OF ALL UNITS AT 2.0M TO MATCH EXISTING ON SITE. CONSULT WITH THE ARCHITECTS BEFORE THE MANUFACTURE OF ANY UNITS ARE PUT IN HAND. NOTE ALLOW FOR MIN 80MM PLASTER BANDING AROUND ALL UNITS MIN 100MM PROUD.  
 SAFETY GLASS INSTALLED IN ACCORDANCE TO SANS 10400 REQUIREMENTS BY SPECIALIST SUB-CONTRACTOR AND COMPLIANCE CERTIFICATE ISSUED.

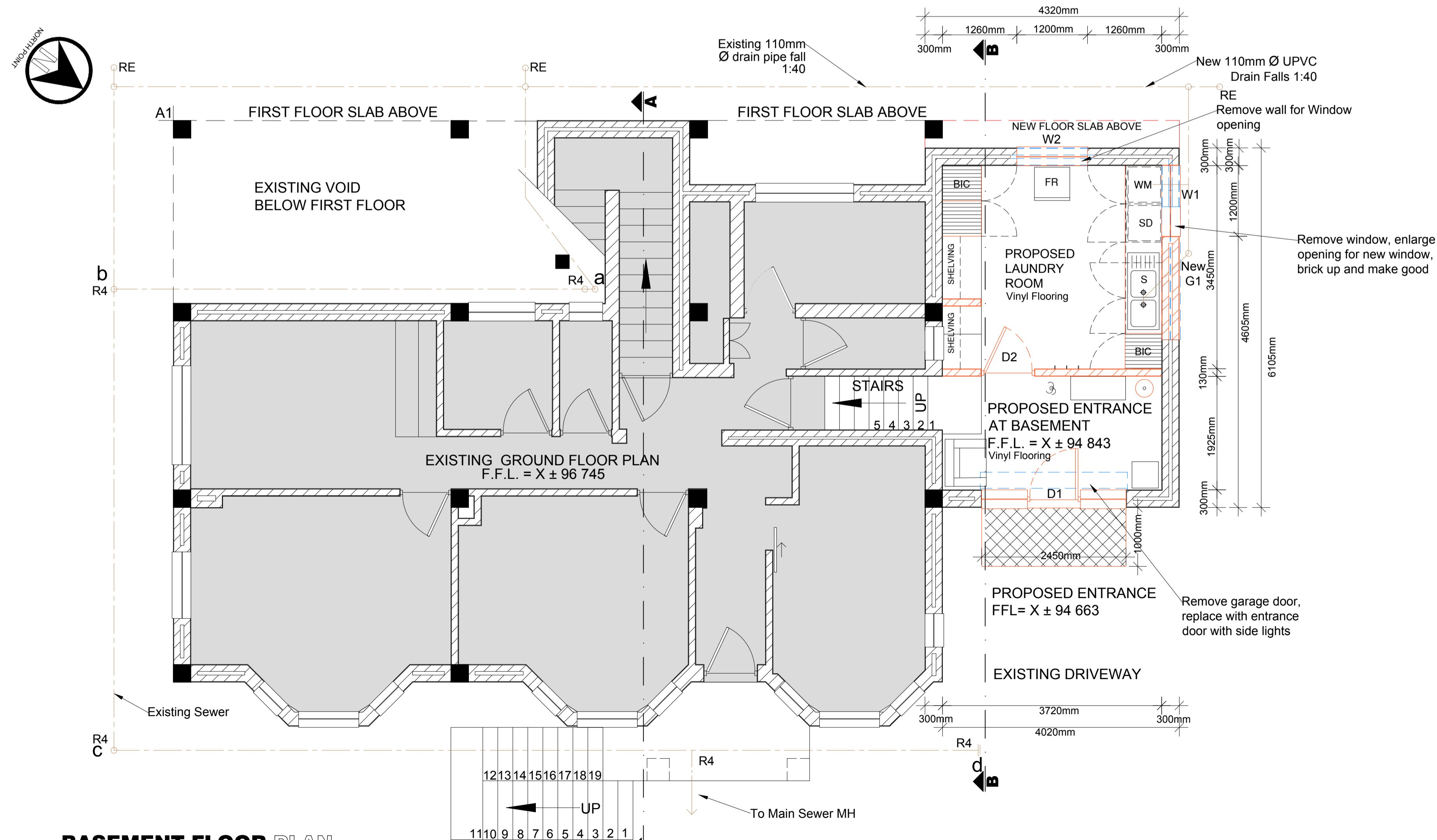
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 CUPBOARD FITTINGS - ALL FINAL DIMENSIONS TO BE CONFIRMED ON SITE AFTER CONTRACTOR HAS COMPLETED HIS WORKS. DESIGN LAYOUT PLANS WITH FINISHES TO ALL CUPBOARD UNITS TO BE SPECIFIED WITH QUOTATION TO OWNERS. WORK TOP FINISHES TO BE CONFIRMED WITH THE OWNERS.

**REFURBISHMENT OF BATHROOMS & ETC:**  
 ALL NEW SANITARY-WARE AND BRASSWARE FITTINGS TOGETHER WITH FLOOR AND WALLS TILES MUST BE ALLOWED FOR AS APPROVED BY THE OWNERS. ALLOW PC SUM CAN BE ALLOWED FOR AFTER CONSULTATION WITH THE OWNER AND ARCHITECTS. NEW WATER RETICULATION AND DRAINAGE LINES TO INTEGRATE WHERE POSSIBLE INTO EXISTING SYSTEM. ALLOW FOR STOP COCKS WHERE APPLICABLE. IF LAYOUTS OF THESE BATHROOMS CHANGES ON SITE THEN THE ARCHITECT MUST BE INFORMED TO UPDATE HIS PLANS.

**STAIRCASE ENTRANCE:**  
 REMOVE DIVIDING 110MM WALLING ON GROUND FLOOR AND PREPARE NEW ADDITIONAL STAIRS AS INDICATED. ALLOW FOR BALUSTRADE WORK TO OWNERS APPROVAL. FLOOR FINISH TO BE TILES ON STAIRS AND LANDING AS SELECTED BY THE OWNERS. CONSULT WITH THE ARCHITECT BEFORE WORK IS PUT IN HAND.

**GENERAL NOTES:**  
**ENGINEER:**  
 ALL STRUCTURAL WORKS, CONCRETE BEAMS, SLABS TO BE UNDERTAKEN STRICTLY IN ACCORDANCE TO ENGINEERS DRAWINGS AND SPECIFICATIONS WITH SITE INSPECTION OF WORKS TO BE APPROVED DURING THE CONSTRUCTION PHASE. NO CONCRETE WORK TO BE CAST BEFORE ENGINEERS HAVE INSPECTED AND APPROVED ALL REINFORCING STEEL WORKS.

**MAIN CONTRACTOR:** (PAUL GERBER)  
 1. ALL WORK ON THE BUILDING SITE TO CONFORM STRICTLY TO SANS 10400 CODES OF PRACTICE WHICH MUST COVER ALL SUB-CONTRACTING WORKS.  
 2. A HEALTH AND SAFETY FILE TO BE KEPT ON SITE AT ALL TIMES FOR INSPECTION.  
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 4. ANY DISCREPANCIES ON SITE MUST BE BROUGHT TO THE ATTENTION OF ARCPPLAN CC AS SOON AS POSSIBLE AND MAY NOT PROCEED UNTIL THE MATTER HAS BEEN RESOLVED.  
 5. A WORKMAN'S SITE TOILET AND BUILDERS SITE OFFICE WILL BE MANAGED ON THE SITE.  
 6. AVOID COLLECTION OF BUILDERS RUBBLE ON NARROW ROAD FRONTAGE AS THIS COULD RESULT IN MUNICIPAL FINES.  
 7. ALL DIMENSIONS ON SITE TO BE CONFIRMED ON SITE.



**FOOTPRINT - AREA**

Existing:	ERF 1080 - Total 830.31m <sup>2</sup>
House Footprint - 154.53m <sup>2</sup>	Garage Footprint (Exterior) - 14.63m <sup>2</sup>
Percentage Coverage - 20.37%	New House Footprint - 154.53+2.01=156.54m <sup>2</sup>
	New percentage coverage - 20.62%
<b>Internal:</b>	
Basement Garage - 20.48m <sup>2</sup>	Ground Floor Area - 85.23m <sup>2</sup>
First Floor Area - 119.51m <sup>2</sup>	Total Internal House Floor Area - 225.22m <sup>2</sup>
<b>New:</b>	
Bedroom 1 & Ensuite: 22.21m <sup>2</sup>	Master Bedroom & Ensuite: 22.89m <sup>2</sup>
New Total Internal Area: 270.32m <sup>2</sup>	

Tel: +27 44 874 7658  
 Cell: +27 72 237 7285  
 E-mail: arcpplan@vodemail.co.za  
 Reg No ST0074 & A7540

**ARCPPLAN & ASSOCIATES cc**  
 architects  
 Est. in the Garden Route since 1985

MEMBER OF THE S A COUNCIL FOR THE ARCHITECTURAL PROFESSION

client  
**MR & MRS VAN DE WAAL**

skaal/scale      datum/date      geteken/drawn  
**1:50      09/07/2024      PJG**

job description  
**PROPOSED ALTERATIONS AND ADDITIONS  
 ERF 1080  
 WILDERNESS**

tekening nr.      drawing no.  
**2024/102/1080/1K**

wysiging      revisions  

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DIMENSIONS, DESCRIPTIONS AND QUANTITIES ON THIS DRAWING TO BE VERIFIED ON SITE BEFORE ORDERING MATERIAL OR COMMENCING WITH WORK.

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**BASEMENT FLOOR PLAN**  
 SCALE 1:50



SPECIFICATIONS  
HOUSE DE WAAL WILDERNESS (REVISED)

ROOF:  
NEW BEDROOM WING: CANADIAN PATTERN "NUTEC"  
SHEETING TO MATCH EXISTING ROOF PROFILE LAID BY  
APPROVED ROOFING CONTRACTOR TO MANUFACTURER'S  
REQUIREMENTS ON 76X50MM PURLINS @ 1200MM CC MAX ON  
SISALATION FR430 (SANS 1010177) ROOFING MEMBRANE ON  
GANGNAIL ROOF TRUSSES MANUFACTURED BY APPROVED  
TRUSS PLANT MANUFACTURER FIXED ONTO 114X38MM SA  
PINE WALL PLATES WITH 14X33MM GALV HOOP IRON BANDS  
WITHOUT SLACK AND EMBEDDED MIN 5 X COURSES INTO  
EAVES BRICKWORK TO ARCHITECTS APPROVAL AT EACH  
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PAINTED PVA FINISH AS ROOF GUARD OR EQUAL APPROVED.  
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PAR RAFTERS TO BE EXPOSED AND PAINTED PVA WHITE  
CONSULT WITH THE ARCHITECT.

FLOORS: BY MAIN CONTRACTOR. FLOORING SYSTEM  
APPROVED BY OWNERS AND LAID BY SPECIALIST FLOORING  
CONTRACTOR APPOINTED BY THE MAIN CONTRACTOR ON MIN  
30MM FLOOR SCREED WITH 3MM SELF LEVELING SCREED  
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client: MR & MRS VAN DER WAAL

skaal/scale: 1:50 datum/date: 09/07/2024 geteken/drawn: PJG

job description: PROPOSED ALTERATIONS AND ADDITIONS  
ERF 1080  
WILDERNESS

tekening nr.: 2024/102/1080/4K drawing no.:

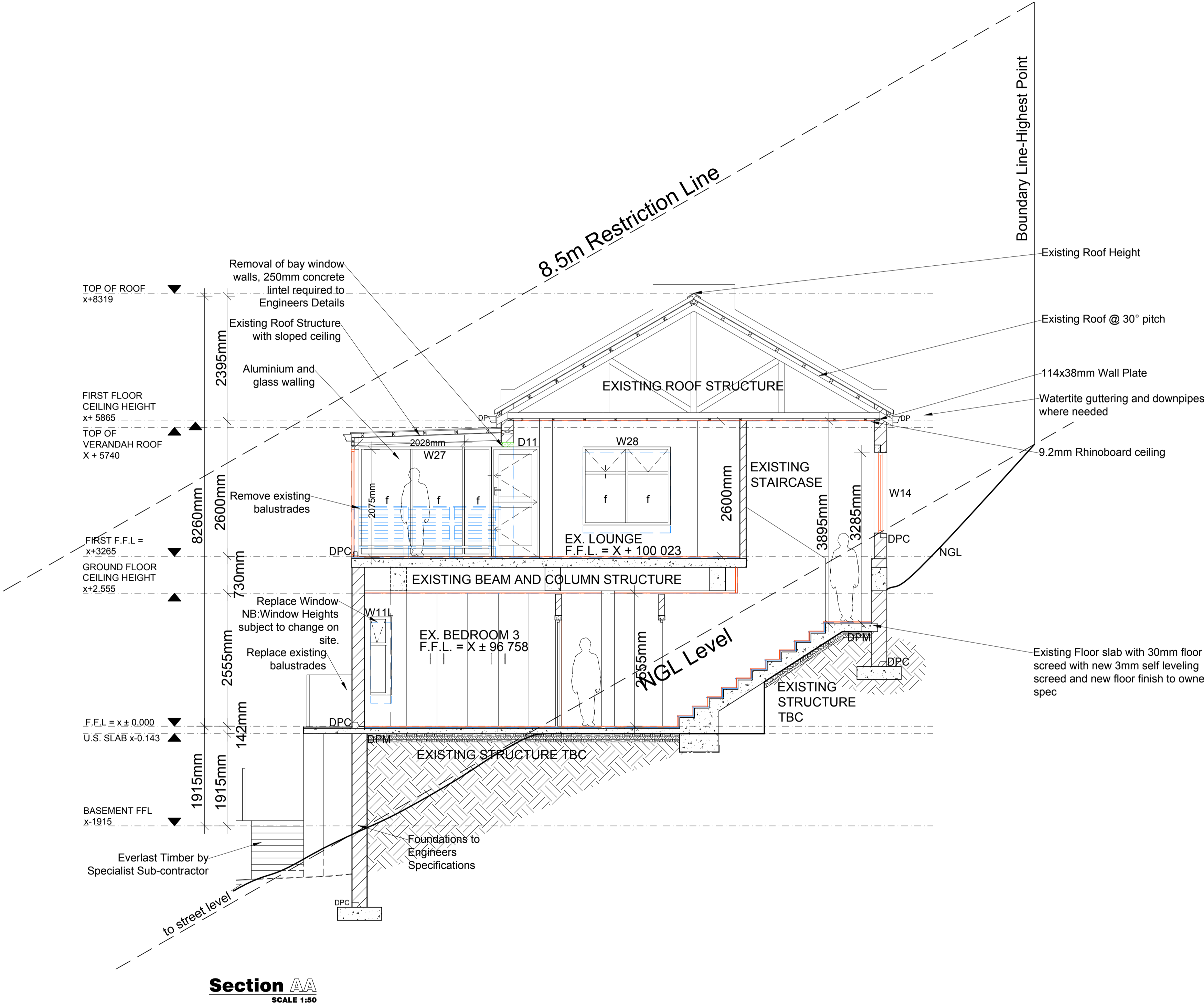
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FOOTPRINT - AREA

Existing:  
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House Footprint - 154.53m²  
Garage Footprint (Exterior) - 14.63m²  
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Ground Floor Area - 85.23m²  
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Master Bedroom & Ensuite: 22.89m²  
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Section AA  
SCALE 1:50

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HOUSE DE WAAL WILDERNESS (REVISED)

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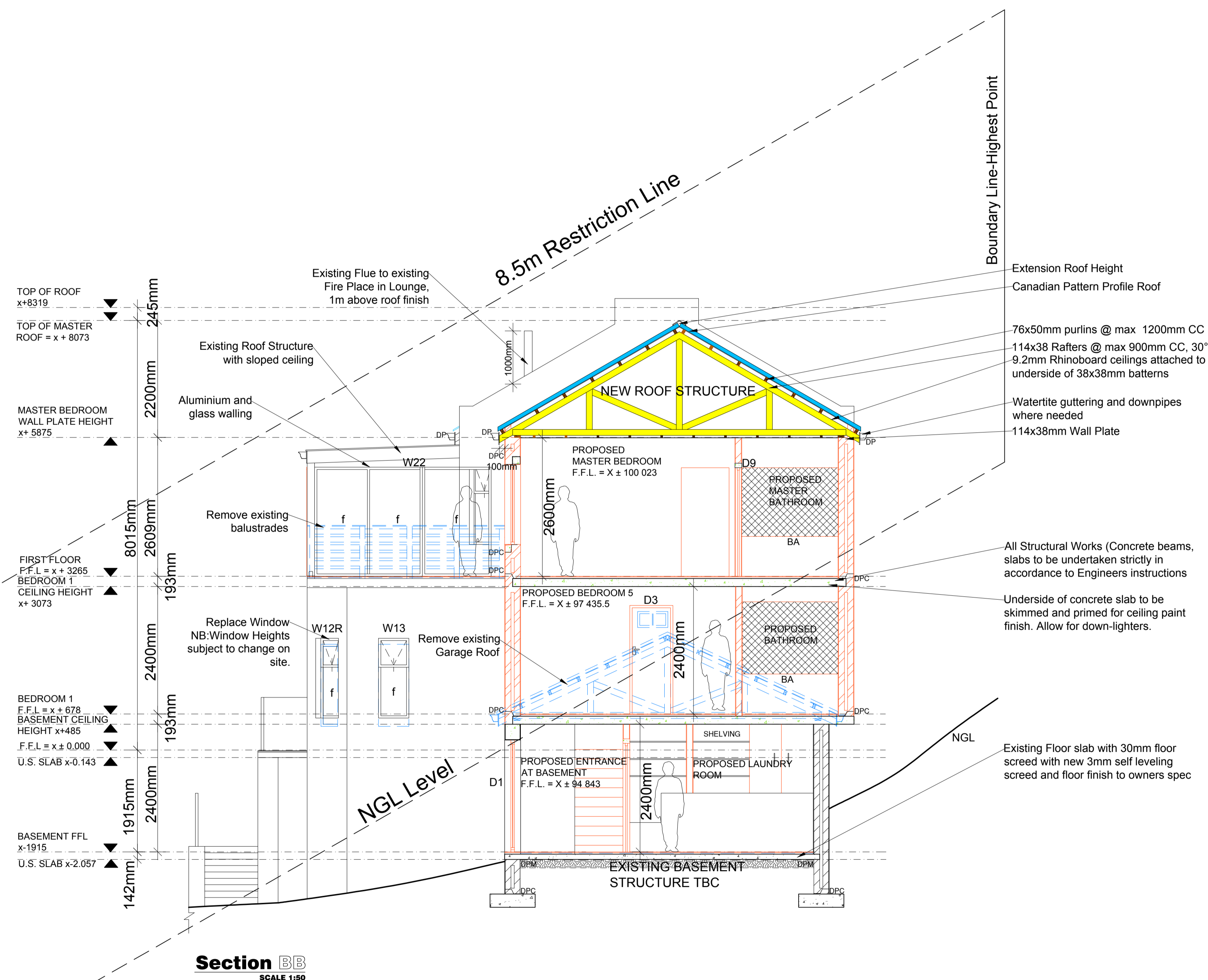
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**Section BB**  
SCALE 1:50

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Total Internal House Floor Area - 225.22m<sup>2</sup>

**New:**  
Bedroom 1 & Ensuite: 22.21m<sup>2</sup>  
Master Bedroom & Ensuite: 22.89m<sup>2</sup>

**New Total Internal Area: 270.32m<sup>2</sup>**

**ARCPLAN & ASSOCIATES cc**  
architects  
Est. in the Garden Route since 1985  
MEMBER OF THE S A COUNCIL FOR THE ARCHITECTURAL PROFESSION

client

**MR & MRS VAN DER WAAL**

skaal/scale 1:50 datum/date 09/07/2024 geteken/drawn PJG

job description  
**PROPOSED ALTERATIONS AND ADDITIONS  
ERF 1080  
WILDERNESS**

tekening nr. 2024/102/1080/5K drawing no.

wysiging revisions  
K

DIMENSIONS, DESCRIPTIONS AND QUANTITIES ON THIS DRAWING TO BE VERIFIED ON SITE BEFORE ORDERING MATERIAL OR COMMENCING WITH WORK.

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**SPECIFICATIONS**  
HOUSE DE WAAL WILDERNESS (REVISED)

**ROOF:**  
NEW BEDROOM WING: CANADIAN PATTERN "NUTEC" SHEETING TO MATCH EXISTING ROOF PROFILE LAID BY APPROVED ROOFING CONTRACTOR TO MANUFACTURER'S REQUIREMENTS ON 76X50MM PURLINS @ 1200MM CC MAX ON SISALATION FR430 (SANS 1010177) ROOFING MEMBRANE ON GANGNAIL ROOF TRUSSES MANUFACTURED BY APPROVED TRUSS PLANT MANUFACTURER FIXED ONTO 114X38MM SA PINE WALL PLATES WITH 14X32MM GALV HOOP IRON BANDS WITHOUT SLACK AND EMBEDDED MIN 5 X COURSES INTO EAVES BRICKWORK TO ARCHITECTS APPROVAL AT EACH TRUSS SHOULDER. NOTE: ROOF SHEETS PREPARED FOR PAINTED PVA FINISH AS ROOF GUARD OR EQUAL APPROVED. COLOR TO OWNERS APPROVAL. EAVES FINISH: EAVES OVERHANG TO MATCH EXISTING ROOF. ALLOW FOR 228X12MM EVERITE NUTEC FASCIA AND BARGEBOARDS WITH CHARCOAL GREY PVA FINISH TO MATCH ROOFING SHEETS. ALLOW FOR CHARCOAL "WATERTITE" GUTTERING AND RAINWATER DOWN PIPES WHERE REQUIRED.

**WALLS:** ALL WALLING REMOVED AS INDICATED ON THE ARCHITECTS DRAWING (IN BLUE) MUST BE UNDERTAKEN STRICTLY TO ENGINEERS APPROVAL WITH SPECIAL CARE TO BE UNDERTAKEN WITH THE REMOVAL OF THE MAIN EXTERNAL NORTHERN 250MM WALLS WITH BAY WINDOW UNITS AS STRUCTURAL BEAM MUST BE INSTALLED DURING THIS PROCESS. NEW WALLING: NEW EXTERNAL WALLS TO BE 280MM CAVITY WALLS LAID WITH BRICK REINFORCING AT EVERY 3 X COURSES OF BRICKWORK AND EVERY COURSE ABOVE ALL WINDOW AND DOOR OPENINGS. INTERNAL WALLS TO BE 110MM WHERE INDICATED WITH BRICK REINFORCING AT EVERY THIRD COURSE AND ALL NEW WALLING TO BE PLASTERED AND PAINTED PVA.

**CEILINGS:** WHERE REQUIRED ALLOW FOR 9.2MM RHINOBOARD CEILINGS WHERE APPLICABLE FIXED TO UNDERSIDE OF PURLINS IN MAIN BEDROOM WHERE 152X38MM PAR RAFTERS TO BE EXPOSED AND PAINTED PVA WHITE CONSULT WITH THE ARCHITECT.

**FLOORS:** BY MAIN CONTRACTOR. FLOORING SYSTEM APPROVED BY OWNERS AND LAID BY SPECIALIST FLOORING CONTRACTOR APPOINTED BY THE MAIN CONTRACTOR ON MIN 30MM FLOOR SCREED WITH 3MM SELF LEVELING SCREED TOPPING, ON REINFORCED CONCRETE FLOOR SLAB TO STRUCTURAL ENGINEERS DESIGN AND SPECIFICATIONS NOTE: THE LEVELING OF THE EXISTING PATIO WITH THE FFL OF THE EXISTING DWELLING MUST BE APPROVED BY THE ENGINEER BEFORE ANY WORK IS PUT IN HAND.

**PLUMBING WORK:** ALWYN PLUMBERS. NEW PLUMBING AND SANITARY WARE FITTINGS AS SELECTED AND APPROVED BY THE OWNERS TO BE INSTALLED BY APPROVED SUB-CONTRACTOR PLUMBER APPOINTED BY THE MAIN CONTRACTOR. COC CERTIFICATE TO BE ISSUED TO THE OWNERS ON COMPLETION. NOTE: PLUMBER TO USE EXISTING HOT WATER-CYLINDERS POSITIONED BELOW FIRST FLOOR SLAB AND MUST CONSULT WITH THE ARCHITECT. PLUMBER MUST VERIFY ALL EXISTING DRAINAGE RETICULATION ON SITE.

**ELECTRICAL WORK:** NEW LED LIGHT FITTINGS AND PLUG POINTS AS SELECTED AND APPROVED BY THE OWNERS TO BE INSTALLED BY ELECTRICAL SUB-CONTRACTOR APPOINTED BY THE MAIN CONTRACTOR. CONSULT WITH ARCHITECT FOR NEW ELECTRICAL PLAN LAYOUT. NOTE: EXISTING DB BOARD TO BE VERIFIED ON SITE.

**NEW FENESTRATION:**  
ALUMINUM WINDOW AND DOOR UNITS USING CLIP 44MM PROFILE COASTAL RANGE QUALITY UNITS TO BE MADE UP IN ACCORDANCE TO ARCHITECTS WINDOW SCHEDULE. NOTE ALL DIMENSIONS OF EXISTING WINDOW UNITS MUST BE VERIFIED ON SITE AFTER OLD TIMBER UNITS HAVE BEEN REMOVED AND NEW OPENINGS FORMED. WE WILL KEEP THE HEIGHT OF ALL UNITS AT 2.0M TO MATCH EXISTING ON SITE. CONSULT WITH THE ARCHITECTS BEFORE THE MANUFACTURE OF ANY UNITS ARE PUT IN HAND. NOTE ALLOW FOR MIN 80MM PLASTER BANDING AROUND ALL UNITS MIN 10MM PROUD.

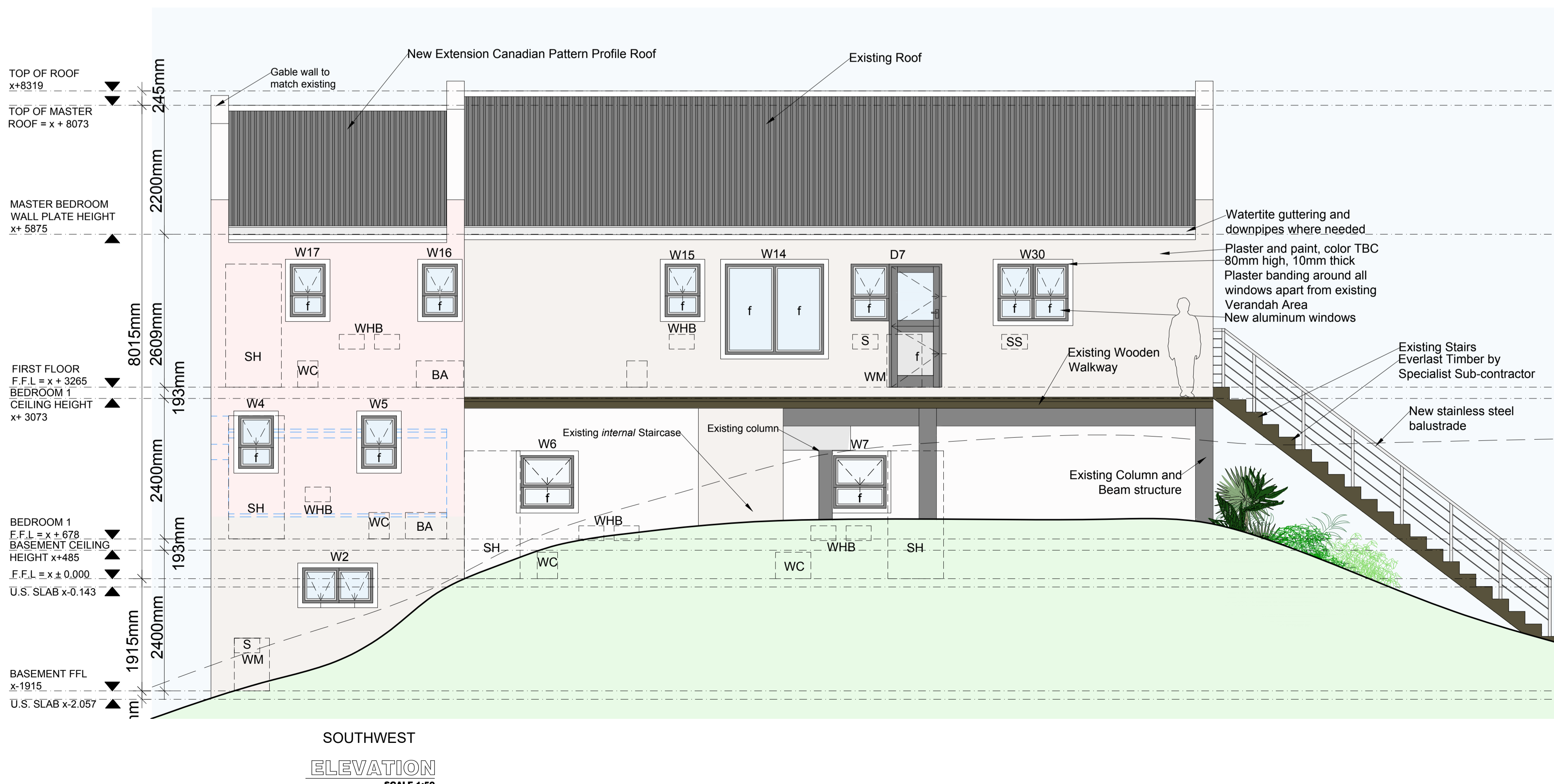
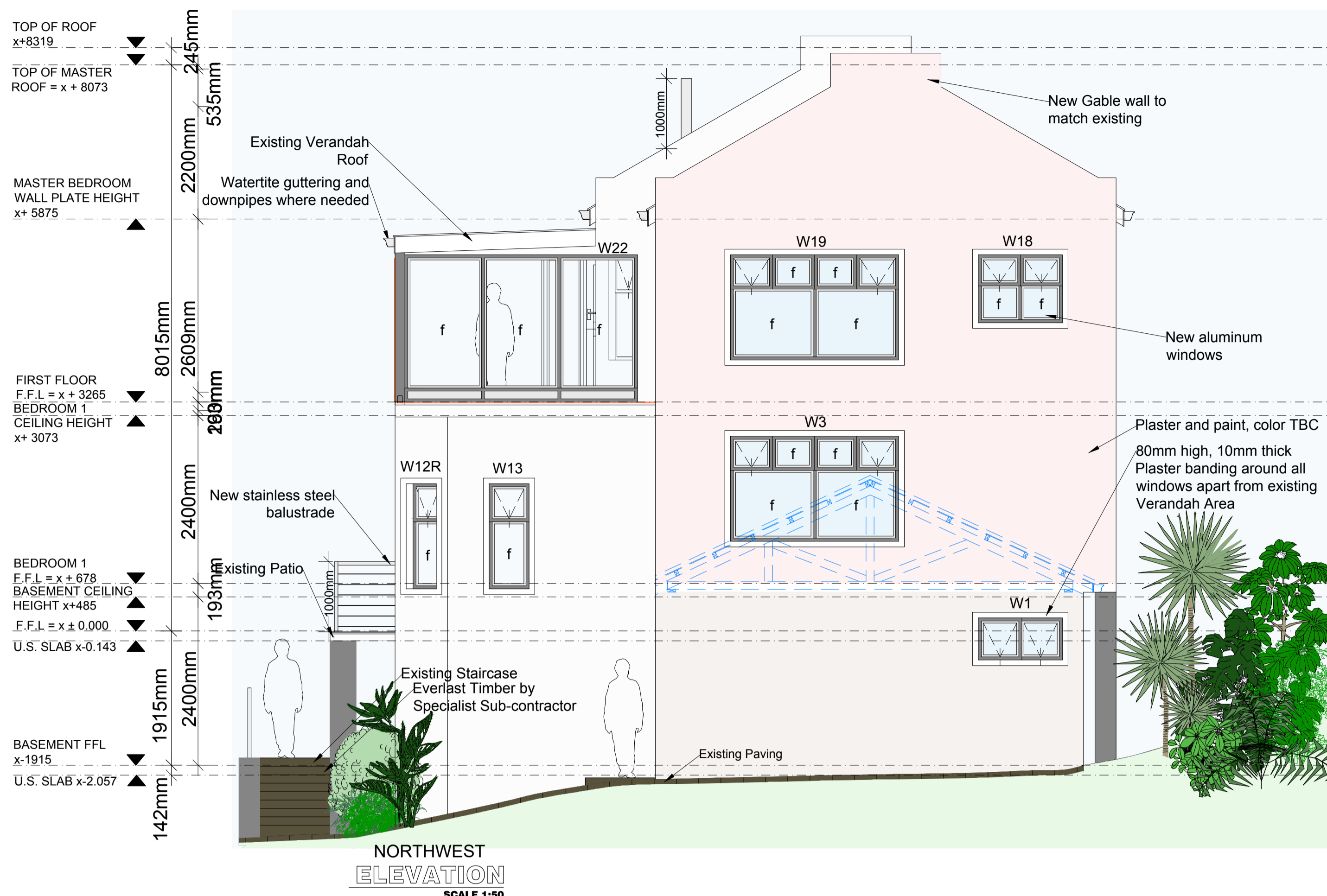
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**REFURBISHMENT OF BATHROOMS & ETC:**  
ALL NEW SANITARY-WARE AND BRASSWARE FITTINGS TOGETHER WITH FLOOR AND WALLS TILES MUST BE ALLOWED FOR AS APPROVED BY THE OWNERS. ALLOW PC SUM CAN BE ALLOWED FOR AFTER CONSULTATION WITH THE OWNER AND ARCHITECTS. NEW WATER RETICULATION AND DRAINAGE LINES TO INTEGRATE WHERE POSSIBLE INTO EXISTING SYSTEM. ALLOW FOR STOP COCKS WHERE APPLICABLE. IF LAYOUTS OF THESE BATHROOMS CHANGES ON SITE THEN THE ARCHITECT MUST BE INFORMED TO UPDATE HIS PLANS.

**STAIRCASE ENTRANCE:**  
REMOVE DIVIDING 110MM WALLING ON GROUND FLOOR AND PREPARE NEW ADDITIONAL STAIRS AS INDICATED. ALLOW FOR BALUSTRADE WORK TO OWNERS APPROVAL. FLOOR FINISH TO BE TILES ON STAIRS AND LANDING AS SELECTED BY THE OWNERS. CONSULT WITH THE ARCHITECT BEFORE WORK IS PUT IN HAND.

**GENERAL NOTES:**  
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6. AVOID COLLECTION OF BUILDERS RUBBLE ON NARROW ROAD FRONTAGE AS THIS COULD RESULT IN MUNICIPAL FINES.  
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ridge = 10137

wall plate = 7937

**FOOTPRINT - AREA**

Existing:	
ERF 1080 - Total	830.31m <sup>2</sup>
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Garage Footprint (Exterior)	- 14.63m <sup>2</sup>
Percentage Coverage	- 20.37%
New House Footprint	154.53+2.01=156.54m <sup>2</sup>
New percentage coverage	- 20.62%
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Basement Garage	- 20.48m <sup>2</sup>
Ground Floor Area	- 85.23m <sup>2</sup>
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Bedroom 1 & Ensuite	22.21m <sup>2</sup>
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Reg No ST0074 & A7540

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ERF 1080  
WILDERNESS**

tekening nr.  
**2024/102/1080/8K**

drawing no.

wysiging  
**K**

revisions

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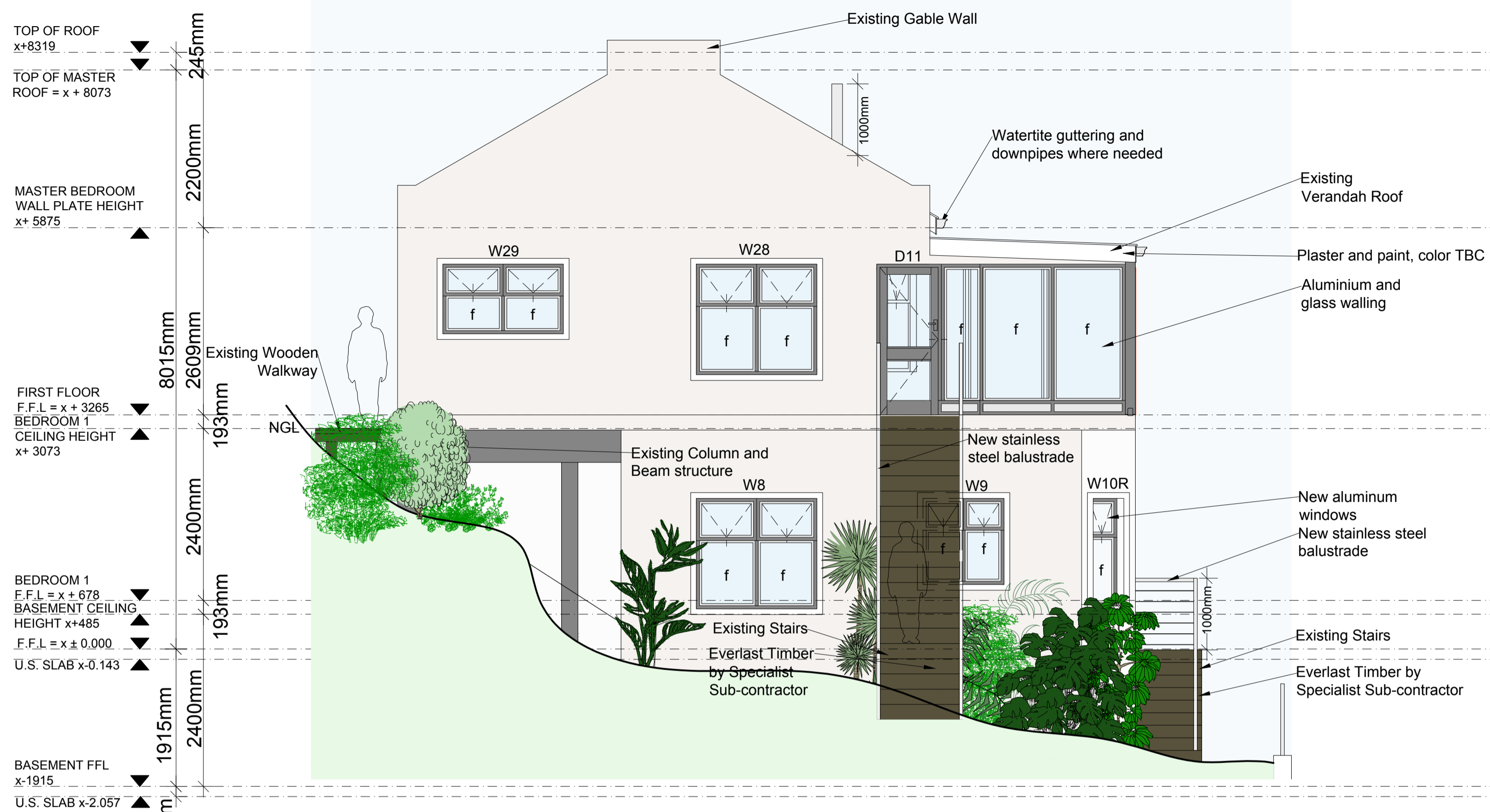
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**SOUTHEAST ELEVATION**  
SCALE 1:50



**NORTHEAST ELEVATION**  
SCALE 1:50

ridge = 9510

wall plate = 7310

**FOOTPRINT - AREA**

Existing:  
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Reg No ST0074 & A7540

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tekening nr. **2024/102/1080/7K** drawing no.

wysiging	revisions
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2. A HEALTH AND SAFETY FILE TO BE KEPT ON SITE AT ALL TIMES FOR INSPECTION.  
3. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL WORKS CARRIED OUT BY THE NOMINATED SUB-CONTRACTORS APPOINTED.  
4. ANY DISCREPANCIES ON SITE MUST BE BROUGHT TO THE ATTENTION OF ARCPPLAN CC AS SOON AS POSSIBLE AND MAY NOT PROCEED UNTIL THE MATTER HAS BEEN RESOLVED.  
5. A WORKMAN'S SITE TOILET AND BUILDERS SITE OFFICE WILL BE MANAGED ON THE SITE.  
6. AVOID COLLECTION OF BUILDERS RUBBLE ON NARROW ROAD FRONTAGE AS THIS COULD RESULT IN MUNICIPAL FINES.  
7. ALL DIMENSIONS ON SITE TO BE CONFIRMED ON SITE.

**FOOTPRINT - AREA**

Existing:  
ERF 1080 - Total 830.31m<sup>2</sup>  
House Footprint - 154.53m<sup>2</sup>  
Garage Footprint (Exterior) - 14.63m<sup>2</sup>  
Percentage Coverage - 20.37%  
New House Footprint - 154.53+2.01=156.54m<sup>2</sup>  
New percentage coverage - 20.62%

Internal:  
Basement Garage - 20.48m<sup>2</sup>  
Ground Floor Area - 85.23m<sup>2</sup>  
First Floor Area - 119.51m<sup>2</sup>  
Total Internal House Floor Area - 225.22m<sup>2</sup>

New:  
Bedroom 1 & Ensuite: 22.21m<sup>2</sup>  
Master Bedroom & Ensuite: 22.89m<sup>2</sup>

New Total Internal Area: 270.32m<sup>2</sup>

Window Schedule	Window #	W1, W2 (X2)	W3, W19, W20 (x3)	W4, W5, W15, W16, W17 (x5)	W6, W7 (x2)	W8, W14, W28 (x3)	W9 (x1)
Plan View							
Elevation View							
Type	Aluminum Top Hung Window, powder coated, color TBC		Aluminum Top Hung Window, powder coated, color TBC		Aluminum Top Hung Window, powder coated, color TBC		Aluminum Top Hung Bay Window, powder coated, color TBC

Window Schedule	Window #	W10, W11, W12, W21 (L&R Only) - (x4)	W13 (x1)	W18, W30(x2)	W22 (x1)	W23 (x1)
Plan View						
Elevation View						
Type	Aluminum Top Hung Bay Window, powder coated, color TBC		Aluminum Top Hung Window, powder coated, color TBC	Aluminum Top Hung Window, powder coated, color TBC	Aluminum and glass walling, powder coated, color TBC, safety glass and kick rail @ 200mm	Aluminum Sliding Window, powder coated, color TBC, safety glass and kick rail @ 200mm

Window Schedule	Window #	W24, W25, W26 (x3)	W27 (x1)	W29 (x1)
Plan View				
Elevation View				
Type	Aluminum Sliding Window, powder coated, color TBC, safety glass, kick rail @ 200mm		Aluminum and glass walling, powder coated, color TBC, safety glass, kick rail @ 200mm	Aluminum fixed panel Window, powder coated, color TBC

**WINDOW SCHEDULE**  
SCALE 1:50

Door Schedule	Window #	D1 (x1)	D2, D4, D9 (x3)	D3 (x1)	D5, D8 (X2)	D6 (x1)	D7 (x1)	D10 (x1)	D11(x1)
Plan View									
Elevation View									
Type	Aluminum Left hand Door with Side lights, powder coated, color TBC, safety glass, kick rail @ 200mm		Left hand, Internal 900mm door, color TBC	Left hand, Internal 810mm door, color TBC	Right hand, Internal 860mm door, color TBC	Aluminum Left hand back door (stable-fixed panel solid) with Side lights, powder coated, color TBC, safety glass, kick rail @ 200mm	Aluminum Left hand back door (stable-fixed panel solid) with Side lights, powder coated, color TBC, safety glass, kick rail @ 200mm	Aluminum leaf doors, Left hand opening, powder coated. Color TBC, safety glass, kick rail @ 200mm	Aluminum and glass walling system, Left hand Door on right with fixed glass panels, powder coated, color TBC, safety glass

**DOOR SCHEDULE**  
SCALE 1:50

Tel: +27 44 874 7658  
Cell: +27 72 237 7285  
E-mail: arcpplan@vodemail.co.za  
Reg No ST0074 & A7540

**ARCPPLAN & ASSOCIATES cc**  
architects  
Est. in the Garden Route since 1985

MEMBER OF THE S A COUNCIL FOR THE ARCHITECTURAL PROFESSION

client  
**MR & MRS VAN DER WAAL**

skaal/scale datum/date getekene/drawn  
**1:50 09/07/2024 PJG**

**PROPOSED ALTERATIONS AND ADDITIONS**  
ERF 1080  
WILDERNESS

tekening nr. 2024/102/1080/9K drawing no.

wysiging revisions  
K

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