JAN VROLIJK JV TOWN PLANNER • STADSBEPLANNER

The Municipal Manager

P. O. Box 19

George

6530

Reference: Portion 255 of Klein Krantz 192

24 October 2022

Sir

APPLICATION FOR CONSENT USE: PORTION 255 OF THE FARM KLEIN KRANTZ 192

Attached hereto please find an application in terms of Section 15(2)(o) of the Land Use Planning By-Law for the George Municipality, 2015 for the consent of the George Municipality to erect a second dwelling larger than 60m² on Portion 255 of the farm Klein Krantz 192.

Your prompt consideration of the application will be appreciated.

Thanking you in anticipation.

Jan Vrolijk

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SACPLAN REG No. A/1386/2010

MOTIVATION REPORT:
APPLICATION FOR CONSENT USE (SECOND DWELLING):
PORTION 255 OF THE FARM KLEIN KRANTZ 192

24 October 2022

Prepared for:

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MOTIVATION REPORT:
APPLICATION FOR CONSENT USE (SECOND DWELLING):
PORTION 255 OF THE FARM KLEIN KRANTZ 192

1. APPLICATION

Application is made in terms of Section 15(2)(o) of the Land Use Planning By-Law for the George Municipality, 2015 for the consent of the George Municipality to erect a second dwelling larger than 60m² on Portion 255 of the farm Klein Krantz 192,

The completed application form for the consent use is attached hereto as **Annexure "A"**.

2. DEVELOPMENT PROPOSAL

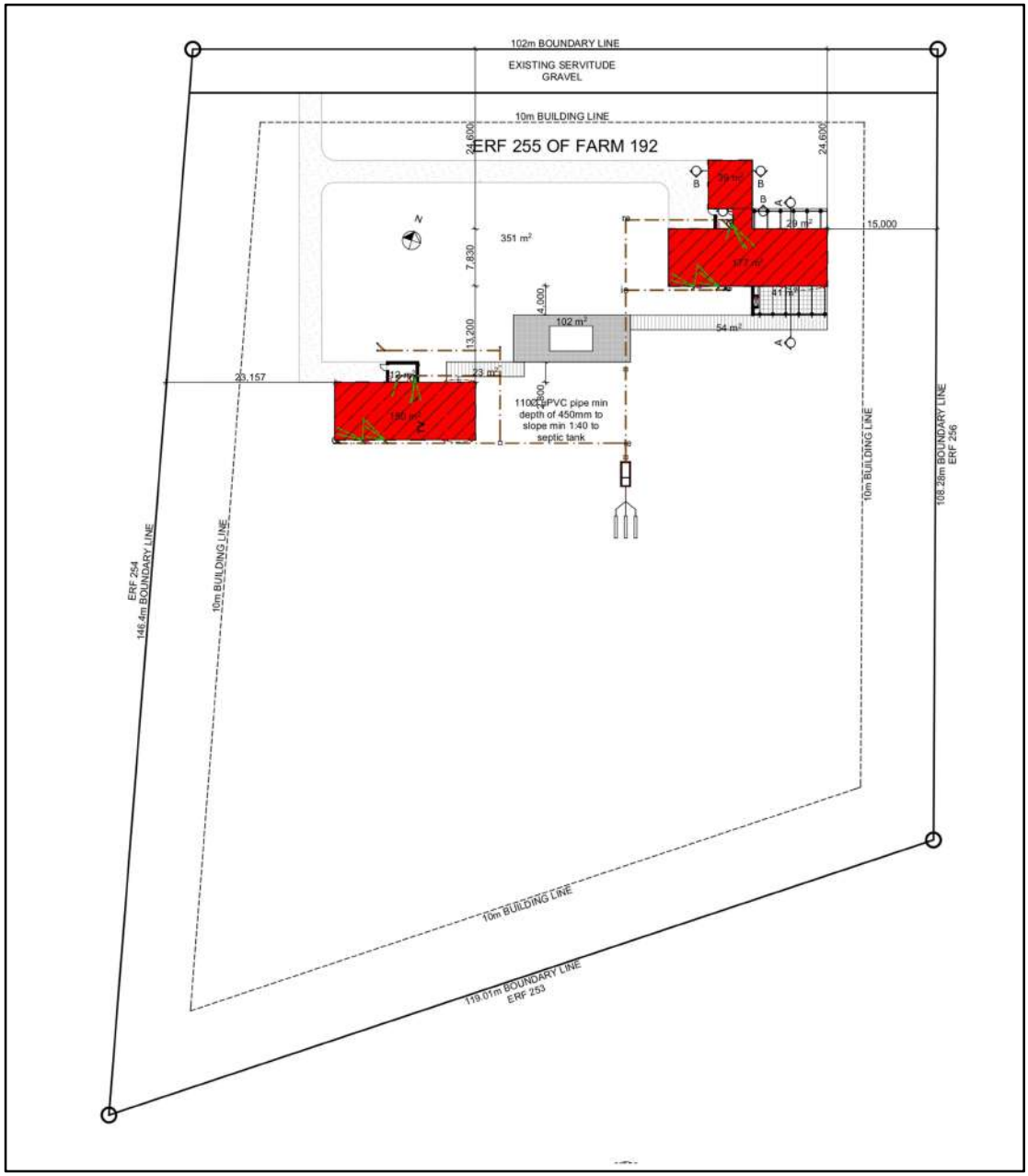
Portion 255 of the farm Klein Krantz 192 is 1.3584 hectare in extent and is currently vacant. The owner intends erecting a dwelling house of approximately 216m² and a second dwelling of approximately 150m² on the property.

As indicated on the site plan and building plan attached hereto as **Annexure "B"**, the dwelling house will consist of 3 bedrooms, 2 bathrooms, 1 guest WC, an open plan kitchen / scullery / laundry / dining / living room, a covered braai stoep, covered entrance, double garage and a service yard.

The second dwelling will consist of a 3 bedrooms, 2 bathrooms, 1 guest WC, open plan kitchen / scullery / dining / living room, a service yard and 1 open parking bay. The second dwelling will be separate from the dwelling house and situated to the south-west thereof. The second dwelling unit will have a size of 150m^2. The dwelling house and second dwelling will share the existing access, which will be retained.

The second dwelling is larger than 60m². Application is therefore made for consent of the municipality, as determined in the Use Zone Table in Schedule I of the George Integrated Zoning Scheme By-Law, 2017.

The following site plan indicates the locality of the proposed dwelling house and second dwelling.



A copy of the proposed site plan and building plan, indicating the locality., layout and elevations of the proposed dwelling house, second dwelling and outbuilding on the Portion 255 of the farm Klein Krantz 192, is attached hereto as **Annexure "B"**.

The purpose of this application is to obtain approval for the proposed consent use to accommodate the second dwelling unit, which will be larger than 60m², to enable the submission of building plans in respect of the proposed second dwelling.

3. PRE-APPLICATION CONSULTATION

A pre-application consultation was not requested as the proposal entails a consent use in respect of a second dwelling. This is in line with the e-mailed directive in this regard to various consultants by the Municipal Town Planners, which was issued by e-mail dated 10 May 2022.

4. GENERAL INFORMATION REGARDING PORTION 255 OF THE FARM KLEIN KRANTZ 192

4.1 Locality

As indicated on the following aerial photo, Portion 255 of the Farm Klein Krantz 192 is situated in “The Dunes” smallholding area, east of the George and north of Kleinkrantz.

The locality of the property is indicated on the locality plan, which is attached hereto as **Annexure “C”**.

4.2 Existing land use

The application property is currently vacant and unused.

4.3 Extent

Portion 255 of the Farm Klein Krantz 192 is 1,3584 hectares in extent.

4.4 Present zoning

In terms of the George Integrated Zoning Scheme By-Law, 2017, the zoning of Portion 255 of the Farm Klein Krantz 192 is Agricultural Zone II (Smallholding).

4.5 General Plan

The application property forms part of Sheet 2 of General Plan 10830, the General Plan of the subdivision of The Remainder of the Farm Klein Krantz 192. A copy of the mentioned General Plan of Portion 255 of the farm Klein Krantz 192 is attached hereto as **Annexure "D"**.

4.6 Title Deed

Portion 255 of the Farm Klein Krantz 192 is registered in the name of Casa Tranquilla Proprietary Limited Registration number 2021/902324/07. A copy of Title Deed T64198/21, the Title Deed of Portion 255 of the farm Klein Krantz 192, is attached hereto as **Annexure "E"**.

4.7 Power of Attorney

A document certifying the names of the Directors of Casa Tranquilla Proprietary Limited Registration number 2021/902324/07, the registered owner of Portion 255 of the Farm Klein Krantz 192, is attached hereto as **Annexure "F"**. A Company Resolution whereby Digby Andrew Chilton Vickers is authorised as Director of Casa Tranquilla Proprietary Limited

Registration number 2021/902324/07 to appoint Jan Vrolijk Town Planner / Stadsbeplanner to attend to the application is attached hereto as **Annexure "G"**.

A Power of Attorney, whereby Jan Vrolijk Town Planner / Stadsbeplanner is appointed by Digby Andrew Chilton Vickers, the authorised Director of Casa Tranquilla Proprietary Limited Registration number 2021/902324/07, the registered owner of Portion 255 of the Farm Klein Krantz 192, to prepare the application referred to in point 1 of this motivation report and to sign all relevant documents is attached hereto as **Annexure "H"**.

4.8 Bondholder's Consent

Portion 255 of the farm Klein Krantz 192 is not encumbered by a bond.

4.9 Conveyancer Certificate

A Conveyancer Certificate in respect of Portion 255 of the Farm Klein Krantz 192 is attached hereto as **Annexure "I"**. The Conveyancer Certificate confirms that there are no conditions in the Title Deed of the application property, which restrict the development of the property as proposed in this application.

5. DESIRABILITY OF THE APPLICATION FOR CONSENT USE IN RESPECT OF PORTION 255 OF THE FARM KLEIN KRANTZ 192

5.1 Introduction

The term "desirability" in the land use planning context, may be defined as the degree of acceptability of the land uses on the land unit concerned. The desirability of the intended consent use shall be discussed with reference to the aspects listed below.

- Physical characteristics of the site.
- The proposed land uses.
- The compatibility of the proposal with existing planning documentation, spatial frameworks, legislation and policies.
- The compatibility of the proposal with the character of the surrounding area.

- Potential of the site.
- Accessibility of site.

It will be indicated in the following paragraphs that the proposal can be regarded as being desirable as far as the mentioned aspects are concerned.

5.2 Physical characteristics of the property

5.2.1 Topography

The application property has a steep slope downwards from the north towards the south-west. The proposed second dwelling will be situated on a slightly less steep portion of the property. The topography is of such a nature that it will not have a negative impact on the extent of the second dwelling as applied for in this application.

5.2.2 Surface conditions

Little information concerning the soil conditions in the area is available. The soil condition of the application property is sandy, but seems stable. The existing structures in the vicinity of the application property do not appear to have construction anomalies relating to unstable soil conditions. It can therefore, be accepted that the soil condition is suitable to accommodate the development as proposed in this application.

There is as such, no reason why this application cannot be supported.

5.2.3 Vegetation

The application property appears to have been overgrown with Pine trees and other invasive, as well as indigenous trees. The process of eradication of the invasive vegetation has commenced, with piles of dry wood ready to be removed. The following aerial photo and the photos in point 5.7 of this application report indicate the vegetation on the property.

A second dwelling may be erected on the property. Vegetation will therefore have no influence on the extent of the proposed development.

5.2.4 Other characteristics

The application property is not affected by flood lines, fountains or other unique ecological habitats.

5.2.5 Conclusion

From the contents of the above paragraphs it is clear that there is no reason from a physical characteristics point of view why the application for consent use cannot be supported.

5.3 Proposed land use

Together with a new dwelling house, the owners intend erecting a second dwelling, which will be larger than 60m², on the property. The application property will be used for rural habitation,

in line with the current use of the surrounding area and the relevant stipulations of the the George Integrated Zoning Scheme By-Law, 2017.

5.4 Density of the proposed development

In terms of the zoning of the property, namely "Agricultural Zone II" a dwelling house may be erected on the property. The definition of a "*Dwelling house*" in Schedule 2 of the George Integrated Zoning Scheme By-Law, 2017, stipulates that a dwelling house includes a second dwelling, not larger than 60m². A second dwelling, not larger than 150m² may, however, be erected with the consent of the George Municipality. In terms of the zoning of the property, two dwelling units may, therefore, be erected on the application property.

The two proposed dwelling units represent a density of approximately 1.5 dwelling units per hectare, which is lower than the norm of 25 dwelling units per hectare aimed at by the Department of Environmental affairs and Development Planning. As the application property is situated in a rural area, this density is acceptable.

The density and proposed extent of the second dwelling as proposed will, therefore, not create an undesirable precedent.

5.5 Compatibility of the development proposal with existing planning documentation and policies

5.5.1 Introduction

Different planning documents apply to the application and the desirability and compatibility of the application with regard to each of these documents will subsequently be discussed.

5.5.2 "Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)"

Section 7 of the "Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)" lists 5 development principles which must be applied when any development application is to be evaluated. The principles referred to are as follows:

- "Spatial justice";
- "Spatial sustainability"
- "Spatial efficiency"
- "Spatial resilience"; and
- "Good administration".

Different development principles are identified under each of the 5 abovementioned principles which must be applied when a land use application is to be evaluated. The proposed application for consent use will subsequently be evaluated on each of the principles.

Spatial justice		
Criteria	**Compliance**	**Planning Implication**
Past spatial and other development imbalances must be redressed through improved access to and use of land.	Complies with.	As a second dwelling may be erected on the application property, the density allowed will not be increased. The proposed increase in the size of the second dwelling unit from 60m² to 150m², as proposed in this application, will create a more comfortable dwelling unit and thus result in more efficient use of the application property. This could also generate more income for the owners of the application property.
Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas	Complies with.	George Municipality approved a Spatial Development Framework for George, 2019. This framework, together with the Wilderness – Lakes - Hoekwil Local Spatial Development Framework, 2015, contain development proposals which are aimed at improving the quality of

characterised by widespread poverty and deprivation.		life of all the inhabitants of George, thus creating the opportunity for approval of this application which will result in creating the opportunity for the owners of the property to earn additional income.
Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.	Not applicable.	This issue is not applicable to this application, as the proposed development is aimed at the higher income group.
Land use management systems must include all areas of a municipality and especially include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homelands areas.	Complies with.	George Municipality approved the George Integrated Zoning Scheme By-Law, 2017, which contains zoning- and development parameters, which guide the development of all erven in respect of type of structure allowed, land uses and building lines. These parameters enable the development of smallholdings as proposed in this application, aimed at the need for affordable dwelling units.

Land development procedures must include provisions that accommodate access to secure tenure and incremental upgrading of informal areas.	Not applicable.	This provision does not apply to this application, as no informal residential development is involved.

A Municipal Planning Tribunal, considering an application before it, may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land or property is affected by the outcome of this application.	Not applicable.	As far as is known, the Eden Joint Planning Tribunal - George Municipality's discretion when considering applications is not affected by the value of land or property. Decision making is, as far as is known, based on the principles, as stated in Section 7 of the Spatial Planning and Land Use Act, 2013 (Act 16 of 2013).

Spatial sustainability		
Criteria	**Compliance**	**Planning Implication**
Promote land development that is within the fiscal, institutional and administrative means of the Republic.	Complies with.	The application property is situated within a “smallholding’ area of George and is indicated for the development as proposed in this application, in both the George Spatial Development Framework, 2019, and the Wilderness – Lakes - Hoekwil Local Spatial Development Framework, 2015.
Ensure that special consideration is given to the protection of prime and unique agricultural land.	Not applicable.	The application property is situated in an area identified for “smallholdings” and is not considered as “unique agricultural” land. The proposed second dwelling unit will be erected in an area on the application property where the natural habitation has already been disturbed.
Uphold consistency of land use	Not applicable.	This provision does not apply to this

measures in accordance with environmental management instruments.		application.
Promote and stimulate the effective and equitable functioning of land markets.	Complies with.	The proposed second dwelling is in line with the development proposals for the area concerned. The land use and density proposed in this application are therefore, in line with the development proposals in the relevant Local Spatial Development Framework. It will also result in the development of an undeveloped property. The proposed development will thus not have a negative impact on surrounding property values and will contribute to the upgrading of the area, which could result in increasing property values in the vicinity.
Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.	Complies with.	All costs pertaining to the infrastructure required for the proposed development will be carried by the land-owners.
Promote land development in locations that are sustainable and limit urban sprawl.	Complies with.	The application property is situated within an area indicated for “Smallholdings”. The proposal entails an increase in size of the second dwelling, which can be developed on the application property. As such, the proposal will not result in urban sprawl.
Result in communities that are viable.	Complies with.	Due to the high maintenance cost (labour, water and plants), as well as security risk associated with large properties, the development of large residential erven is increasingly

		considered not viable. This could lead to neglect, which could result in reducing property values in an area. The proposed increase in the extent of the second dwelling will create a more viable development, which could have a positive effect on the economy of George and which will result in the Municipality earning additional income, which could be used for the improvement of the quality of services to all the citizens of George.

Spatial efficiency		
Criteria	**Compliance**	**Planning Implication**
Land development optimises the use of existing resources and infrastructure.	Complies with.	Apart from electricity, no services are currently available for the area concerned. All costs pertaining to the provision of infrastructure required for the proposed development will be carried by the land-owner.
Decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts.	Complies with.	The municipality has procedures in place that are designed to minimise negative financial, social, economic or environmental impacts.
Development application procedures are efficient and streamlined and timeframes	Complies with.	George Municipality has adopted the George Municipality: Land Use Planning Ordinance, 2015 which

are adhered to by all parties.		prescribes procedures and timeframes developers must comply with when submitting land use applications, and which officials must take into account when considering applications. This application has been prepared in accordance with the stipulations of the George Municipality: Land Use Planning By-law, 2015 and the application will therefore be handled and considered in accordance with the timeframes as prescribed.

Spatial resilience		
Criteria	**Compliance**	**Planning Implication**
Flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.	Complies with.	The application property is situated within an area earmarked for "Smallholding" development. The proposed increase in the extent of the second dwelling unit will contribute to the viability of the application property.

Good administration		

Criteria	Compliance	Planning Implication
All spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act.	This is general principle that municipalities need to comply with.	Input was received from all spheres of government when the George Spatial Development Framework was drafted. An integrated approach, guided by the spatial planning and land use management systems as embodied in this Act, was thus followed in the preparation of the George Spatial Development Framework. As the development proposal can be deemed to comply with the contents of both the George Spatial Development Framework, 2019 and the Wilderness – Lakes - Hoekwil Local Spatial Development Framework, 2015, it can be stated that the proposal complies with this specific criteria.
All government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial development frameworks.	This is general principle that municipalities needs to comply with.	Input was received from all government departments and sectors when the George Spatial Development Framework was drafted. An integrated approach, guided by the spatial planning and land use management systems as embodied in this Act, was thus followed in the preparation of the George Spatial Development Framework. As it can be deemed that the development proposal complies with the contents of the George Spatial Development Framework, 2019 and the Wilderness – Lakes - Hoekwil Local Spatial Development Framework, 2015, it can be stated that the proposal

		complies with this specific criteria.
The requirements of any law relating to land development and land use are met timeously.	This is general principle that municipalities needs to comply with.	The George Municipality has adopted the George Municipality: By-law on Land Use Planning, 2015 which prescribes procedures and timeframes which developers have to adhere to when submitting land use applications and which officials needs to take into consideration when considering applications. This application has been prepared in keeping with the requirements as per the George Municipality: By-law on Land Use Planning, 2015 and the application will from date of submission be dealt with and be considered within the timeframes prescribed in the by-law.
The preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them.	This is general principle that municipalities needs to comply with.	This application will be advertised in accordance with the stipulations as contained in the George Municipality: By-law on Land Use Planning, 2015. All parties will be given the opportunity to participate in the public participation process and will be afforded the opportunity to provide input on the application.
Policies, legislation and procedures must be clearly set in order to inform and empower members of the public.	This is general principle that municipalities needs to comply with.	The George Municipality: By-law on Land Use Planning, 2015 contains clear procedures set in order to inform and empower members of the public. This application will be subjected to these procedures.

As can be seen from the table above, it can be argued that the proposal can be regarded as being compatible with the 5 development principles of SPLUMA.

5.5.3 "Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)"

In terms of the above Act it is expected of a municipality to consider the compatibility of any development proposal with existing provincial and municipal spatial development frameworks and as well as more detail local spatial frameworks.

Section 19(1) and 19(2) of the Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA) which is relevant to this application reads as follows:

19(1) If a spatial development framework or structure plan specifically provides for the utilization or development of land as proposed in a land use application or a land development application, the proposed utilization or development is regarded as ***complying*** *with that spatial development framework or structure plan.*

19(2) If a spatial development framework or structure plan does not specifically provides for the utilization or development of land as proposed in a land use application or a land development application, but the proposed utilization does not conflict with the purpose of the relevant designation in the spatial development framework or structure plan, the utilization or development is regarded as being ***consistent*** *with that spatial development framework or structure plan."*

The compatibility of the development proposal with existing spatial development frameworks is addressed in points 5.5.4 to 5.5.6 of this report. The development principles referred to in Section 59 of LUPA, which should also be taken into account when motivating an application, are directly in line with the principles of SPLUMA which have been discussed in detail in section 5.5.2 above. The comments in paragraph 5.5.2 are thus also relevant as far as Section 59 of LUPA is concerned.

5.5.4 Western Cape Provincial Spatial Development Framework (WC PSDF)

The Western Cape Provincial Spatial Development Framework (WC PSDF) is one of the most important planning guidelines in the province. The framework not only provides for a new spatial development pattern for the Province but also clearly indicates where development may take place and where it may not take place. The provisions of the development framework must therefore be taken into account with any development proposal.

In terms of the framework, a number of principles are mentioned, namely spatial justice, spatial sustainability, spatial resilience, spatial efficiency, accessibility and quality of life and good administration that spatial planning must comply with. The impact of the application on spatial justice, spatial sustainability, spatial resilience, spatial efficiency, has already been fully discussed in section 5.5.2 above and it has been shown that the proposed development complies with the relevant mentioned principles.

The framework does not go to the detail level of individual properties and therefore does not contain further information which could be used to determine whether this application falls within the stipulations of the framework.

5.5.5 George Spatial Develoment Framework, 2019 (GSDF)

Portion 255 of the farm Klein Krantz 192 is located within the study area of the George Spatial Development Framework, 2019 (GSDF) and the framework therefore applies to this application.

The George Spatial Development Framework, 2019, does, however, not go to the detail level of individual properties and therefore, contains no specific future development proposals for this area which could be used to evaluate the compatibility of a land use application with the Spatial Development Framework.

The George Spatial Development Framework, 2019 contains development strategies and policies to support spatial planning in the larger George area. “Anexure 1: Guidelines for the Management of Growth of the Settlements surrounding the George City Area” contains the following guidelines for the development of the Wilderness area:

"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 subdivision of smallholdings, expansion of poorly located and serviced informal areas, and insensitive building development.

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

- *Not permit expansion of residential areas beyond the urban edge, with the exception of Hoekwil (where a node has been identified), and Touwsranten where growth has to be accommodated.*
- *Prohibit significant densification of residential areas (except through group / town housing and resort development on land available within the urban edge).*
- *Upgrade and formally develop the two informal residential areas in Kleinkrantz and Wilderness Heights ….*
- *Limit higher density developments as defined in the LSDF.*
- *Discourage further growth of the Kleinkrantz and Wilderness Heights settlements.*
- *Support further tourism development in the Village ….*
- *Support nodal development at Hoekwil and Touwsranten.*
- *No development should impact negatively on the Lakes area, crest skyline and green boundaries."*

The application property is situated outside the Urban Edge, but within an area identified for "smallholdings", therefore the zoning of the application property is "Agricultural Zone II (Smallholdings). In terms of the zoning, the application property may be used for a dwelling house, which includes a second dwelling not larger than 60m². The development proposal entails the development of a second dwelling of 150m². The proposed development can, therefore, not be regarded as "*significant*" densification. The proposed development will also not "*impact negatively on the Lakes area, crest skyline and green boundaries."* The development as proposed in this application can therefore be considered compatible with the broad principles of the GSDF.

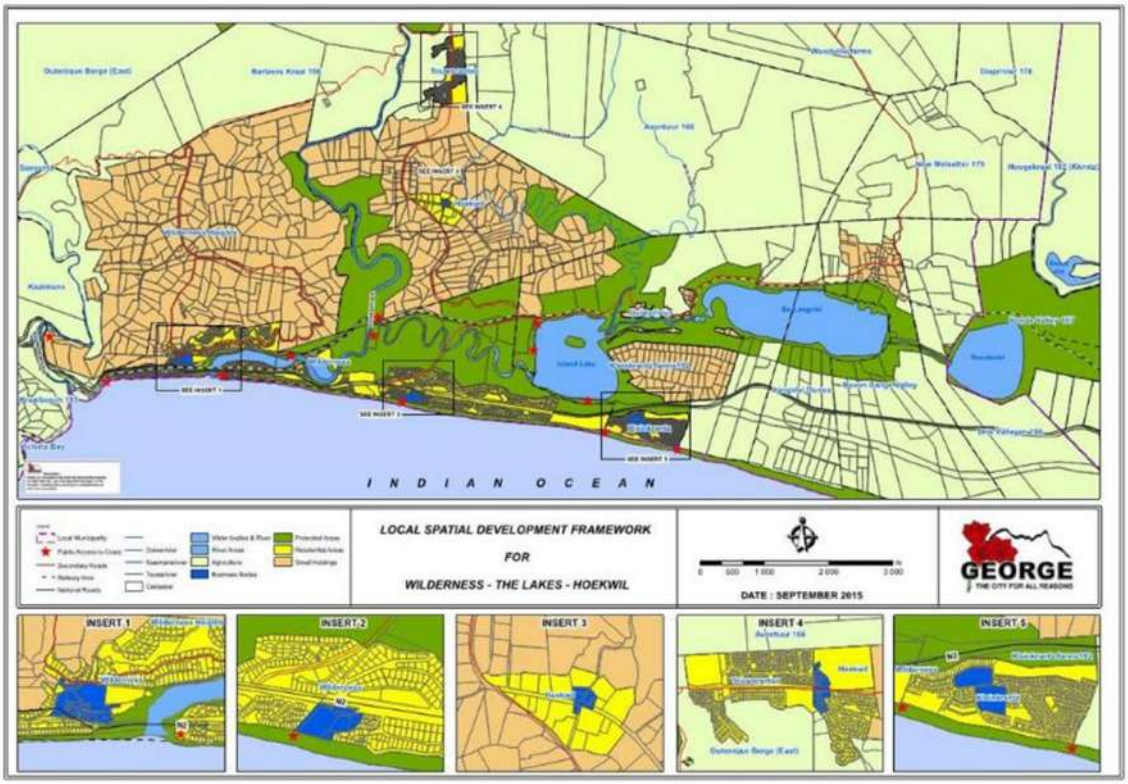
In Chapter 5, "Implementation Framework" of the GSDF it is pointed out that more detail directives regarding the future development of the Wilderness area are contained in the "Wilderness – Lakes - Hoekwil Local Spatial Development Framework, 2016".

The desirability of the application should therefore also be evaluated on the basis of this local spatial development plan. The compatibility of the application with this spatial development plan is discussed in full detail under point 5.5.6 below.

5.5.6 "Wilderness -Lakes - Hoekwil Local Spatial Development Framework 2015"

The following plan, which is a copy of the "Wilderness - Lakes - Hoekwil Local Spatial Development Framework, 2015" plan, indicates the locality of the application property within the mentioned "smallholding" area.

A copy of the "Wilderness - Lakes - Hoekwil Local Spatial Development Framework, 2015" plan is also attached hereto as **Annexure "J"**.



SECTION 4 of the "Wilderness - Lakes - Hoekwil Local Spatial Development Framework, 2015" depicts the **Policy for Development** for the Wilderness area from a spatial perspective. The focus is on proposals and broad land use guidelines for the area to achieve the main objective of the LSDF, namely the protection of the unique '*landscape character*" of the Wilderness area.

The LSDF has been scrutinizes to determine whether it contains specific proposals regarding second dwellings, as proposed in this application. The following subparagraph contains guidelines for development in smallholding areas:

"4.4.4 Guidelines for development applications for Smallholdings

a) Smallholding Outer Boundary
b) New smallholdings and Subdivisions
c) Proposed Land Use

The following land uses are considered to be appropriate on smallholdings as a primary right: small scale agriculture, dwelling house, home occupation.

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

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

SECTION 5: "IMPLEMENTATION" contains the following:

"5.1 Land Use Management

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

5.1.1 Step one; Primary Rights

The local development framework map distinguishes four basic land use categories which indicate the land uses considered appropriate for the area concerned. The land uses correspond with zonings in the relevant zoning schemes that provide certain basic and primary land use rights in these zones. Whilst irresponsible and unsustainable practices within these primary rights should be avoided as far as possible, these primary rights are the starting point in the evaluation of applications. These are the land uses that are ordinarily allowed on the land units concerned.

5.1.2 Step Two: Landscape Character Assessment

The next step in the evaluation of an application is the consideration of the effect of the application on the landscape character of the area as stipulated in Section 4.2 of the local spatial development framework. Applications that impact negatively on the landscape character of the study area should not be allowed and referred back to the applicant to suggest mitigation measures which could render the application desirable and sustainable. If the mitigation measures do not satisfactorily remove or negate the negative impacts on the landscape, the development should not be allowed.
The assessment of the impact on the landscape character is compulsory for all land use change applications, including rezoning, subdivision, departures, special consent as well as building plans……..

5.1.3 Step Three: Other Planning Guidelines

Only once the landscape character test is successful should any further planning guidelines be considered. Section 4 contains additional planning policy and guidelines for individual land uses that should be considered."

The application property will be used for residential purposes. The architectural finishes of the proposed dwelling house and second dwelling will fit in with that of the surrounding dwelling units and the proposed second dwelling will conform with the development parameters applicable to second dwellings. The second dwelling as proposed in this application will, as required in subparagraphs 4.4.4(c) and 5.1 of the "Wilderness - Lakes - Hoekwil Local Spatial Development Framework, 2015", not be detrimental to the "landscape character" of the area, whilst it will be in line with the proposed land use in the "smallholding" area.

It can therefore be argued that the extent of the second dwelling as proposed in this application is compatible with the guidelines of the "Wilderness - Lakes - Hoekwil Local Spatial Development Framework, 2015".

5.5.7 George Integrated Zoning Scheme By-Law, 2017

Portion 255 of the Farm Klein Krantz 192 is zoned Agricultural Zone II (Smallholdings) in terms of the George Integrated Zoning Scheme By-Law, 2017. A "smallholding" is defined as follows:

""smallholding" means an extensive landholding, including a dwelling house that is primarily a place of residence on which small scale agricultural activities may take place."

The land use description of a "*dwelling house*" reads as follows:

""*dwelling house" means a building containing only one dwelling unit, together with such outbuildings as are ordinarily used with a dwelling house, including:*

(a) a storeroom and garaging;

(b) a second dwelling unit or additional dwelling, with a floor space which does not exceed 60m², provided that application for consent use must be submitted if the second dwelling or additional dwelling unit is larger than 60m²;
(c) a braai room;
(d) renewable energy;
(e) home occupation;
(f) letting to lodgers;
(g) a bed and breakfast establishment; and
(h) home child care."

This application for the consent of the Municipality is submitted as the proposed second dwelling unit will be larger than 60m². The land use description of a "*second dwelling*" reads as follows:

""*second dwelling" means another dwelling unit which may, in terms of this By-Law, be erected on a land unit where a dwelling house is also permitted; and such second dwelling may be a separate structure or attached to an outbuilding or may be contained in the same structure as the dwelling house, provided that –*

(a) a second dwelling may only be erected in a use zone where provision has been made in column 2 of the table set out in Schedule 1 for a second dwelling unit as a consent use; and
(b) the second dwelling must remain on the same land unit as the dwelling house and not be alienated separately."

In terms of Schedule 2 of the mentioned By-Law, the following development parameters are applicable:

(a) The total floor space of a second dwelling unit may not exceed 150m², which includes the floor space of all ancillary buildings.
(b) A second dwelling must be constructed in a style that is similar to the architecture of the main dwelling house.

(c) A second dwelling that is a separate structure to a dwelling house may not exceed a height of 6.5 metres to the top of the roof.

(d) A second dwelling that is contained within the same building as a dwelling house must be designed so that the building appears to be a single dwelling house; both units may have a ground floor, or one unit may be on the ground floor and the other unit above.

(e) The existence of a second dwelling unit may not in itself be sufficient reason for the Municipality to grant an application in terms of planning law to subdivide the land unit containing the dwelling units.

(f) The construction of a second dwelling may be subject to the Municipality's municipal services department certifying that adequate services network capacity is available to serve the needs of the second dwelling.

In addition to the above development parameters, the following development parameters also apply:

Building lines: 10 metres from any boundary as the application property is smaller than 2 hectares;
Parking: 1 parking bay for the second dwelling unit.

The proposed development will conform with the mentioned development parameters.

The objective of the zone is described as follows:

"*The objective of the zone is to accommodate larger residential properties, which may be used for limited agriculture, but primarily serve as places of residence for people who seek a rural lifestyle. Such properties are often found close to towns and villages, and new smallholding areas should only be permitted within an acknowledged, demarcated area.*"

With reference to the extent of the proposed second dwelling, it should be considered that the maximum area of 60m² is determined in the definition of a "dwelling house" and is in no way relient on, or determined by the extent of the property where the "dwelling house" is to be erected. The impact of a second dwelling of 60m² on an erf of 1 000m² in a residential area is much more than the impact of a similar second dwelling on a smallholding of 2.0 hectare,

which is 20 times the size of the residential erf. The proposed extent of the second dwelling on the application property is 150m², which is within the aforementioned limit stipulated in the George Integrated Zoning Scheme By-Law, 2017

The proposed increase in the extent of the second dwelling from 60m² to 150m² will have no negative impact on the surrounding properties, even if the sensitive nature of the area is taken into account, for the following reasons:

- a passer-by will not be aware of the increase in the extent of the second dwelling due to the size of the application property and all the surrounding smallholdings;
- due to the slope, the second dwelling will be situated lower than the access road;
- the proposed second dwelling will be partly obscured by the natural vegetation;
- the architectural design and relative low profile of the proposed structure will blend in with the surroundings.

The following photo was taken from the access to the application property northwards towards Portion 213 of the Farm Klein Krantz 192. The latter property is situated across the communal access road. The photo indicates the extent to which the existing vegetation “hides” the existing dwelling on the adjacent property from being viewed from the access road.

5.5.8 Title Deed

Although the title deed of a property is not a planning document, it sometimes still contains conditions which may have an essential impact on the development potential of a property.

The title deed of Portion 255 of the farm Klein Krantz 192 was scrutinised and it was found that it contains no conditions prohibiting the rezoning and subdivision as proposed.

5.5.9 Conclusion

From the above information it is clear that the application for subdivision complies with the mentioned Planning Polices and Planning Guidelines and can be considered desirable.

5.6 Compatibility of the proposal with the character of the area

The application property is situated in a hilly, rural residential area, characterized by large properties of varying extent, which are developed with dwelling houses and second dwellings of varying extent and architectural quality and finish. The proposed development, consisting of a second dwelling larger than 60m², but within the maximum limit of 150m² will therefore, fit in well with the surrounding land uses.

It is therefore, evident that the proposed consent use to increase the area of the second dwelling unit from 60m² to 150m² as proposed in this application, will be compatible with the existing, as well as the future character of the surrounding area.

5.7 Compatibility of the proposal with the natural environment of the property

The application property is situated in a steep sloping area and is owergrown with mostly alien vegetation. The building site of the proposed second dwelling has been cleared of the alien vegetation. The following photo, taken from the proposed access road south-eastwards towards the site of the second dwelling, indicates the area cleared to accommodate the second dwelling.

Due to the intensive incidence of invasive vegetation, the clearing of vegetation will result in providing sufficient space on the property to accommodate the proposed increase in the extent of the second dwelling.

The proposed granting of the consent use to enable the erection of a second dwelling, which will be larger than the 60m², will thus not have a negative impact on the natural environment and can be considered compatible with the surrounding natural environment.

An OSCAE Permit is required in respect of the removal of vegetation on the property.

5.8 Potential of the property

Portion 255 of the farm Klein Krantz 192 is zoned Agricultural Zone II (Smallholding). As such, it may, in terms of the objectives of the use zone, as indicated *in* the George Integrated Zoning Scheme By-Law, 2017 *"be used for limited agriculture, but primarily serve as places of residence for people who seek a rural lifestyle."* In terms of the zoning, the property may be used for the purposes of a dwelling house and a second dwelling unit with a floor space, which does not exceed 60m², provided that application for consent use must be submitted if the

second dwelling is larger than 60m². The land use parameters applicable to a second dwelling provides, inter alia, that a second dwelling may not be larger than 150m².

The proposed area of the second dwelling is 150m², which conforms with the maximum area allowed. The granting of the proposed consent use will, therefore, result in realising the full potential of the application property as far as extent of the second dwelling is concerned.

5.9 Access to the property

The application property is accessed via a sandy road, which extends northwards from the N2 and provides access to all the properties in “The Dunes”, up to and beyond the application property. The application property is, therefore, accessable from George and surrounding area via the N2.

The proposed development will take place south of the public access road which is situated on the northern side of the property. The following photo, which was taken southwards from the access road, indicates the access to the application property.

5.10 Provision of parking

The parking requirements applicable to different land uses are set out in a table in Section 42 of the George Integrated Zoning Scheme By-Law, 2017. One on-site parking bay is required in respect of a second dwelling.

As indicated on the proposed site plan and building plan attached hereto as **Annexure "B"**, 2 parking bays are provided in respect of the proposed dwelling house and 1 parking bay in respect of the proposed second dwelling. The proposed increase in the extent of the second dwelling has, therefore, no negative impact on the provision of parking.

It is clear that the provision of parking conforms with the requirement for on-site parking as set out in the George Integrated Zoning Scheme By-Law, 2017.

5.11 Services

Apart from electricity, no bulk services are currently available in the area concerned. The proposed development will therefore, have to be self sufficient. All costs pertaining to the provision of infrastructure required for the proposed development will be carried by the land-owner.

6. CONCLUSION

Application is made in terms of Section 15(2)(o) of the Land Use Planning By-Law for the George Municipality, 2015 for the consent of the George Municipality to erect a second dwelling larger than 60m² on Portion 255 of the Farm Klein Krantz 192.

As indicated in this report the proposed application for consent use is compatible with all existing planning documents, spatial plans, legislation and policy documents applicable to the application.

The proposal will not have a negative impact on the environment, development, public facilities, traffic circulation or Municipal services in the surrounding area.

The application can therefore be considered desirable and is submitted for consideration in terms of the relevant stipulations of the Land Use Planning By-Law for the George Municipality, 2015.

ANNEXURE "A": APPLICATION FORM

PLANNING AND DEVELOPMENT
APPLICATION FORM FOR CONSENT USE FOR A SECOND DWELLING/ADDITIONAL DWELLING AND/OR DEPARTURE

(Please complete the form in full for consideration - tick appropriate boxes with X)

BUILDING LINE RELAXATION		SECOND DWELLING	X	ADDITIONAL DWELLING	

PROPERTY DETAILS

ERF NUMBER	Ptn 255	EXTENSION/AREA	Farm Klein Krantz 192
ZONING	Agricultural Zone II		
EXISTING LAND USE	Vacant		

CORRESPONDENCE DETAILS

IS THE APPLICANT ALSO THE REGISTERED OWNER OF THE RELEVANT PROPERTY?					~~YES~~	NO
ADDRESS CORRESPONDENCE TO		~~OWNER~~	APPLICANT	POST OR E-MAIL	~~POST~~	E-MAIL
COLLECT BY HAND	YES	~~NO~~	TELEPHONE NO	082 464 7871		

OWNER DETAILS

OWNER NAME	Casa Tranquilla (Pty) Ltd				
STREET NAME	197, Kastaiing Road		HOUSE NUMBER	Na/	
POSTAL ADDRESS	Same as street address		SAME AS POSTAL ADDRESS	YES	~~NO~~
EXTENSION/AREA	Weltevredenpark, Roodepoort, Gauteng, 1709		CODE	6529	
ID NUMBER	Registration Number 2021/902324/07	E-MAIL ADRRESS	digbyvickers@gmail.com		
TELEPHONE NO	N/a	CELL NO	O83 634 6070		

APPLICANT DETAILS (strike through if registered owner is also the applicant)

NAME	Jan Vrolijk Town Planner / Stadsbeplanner				
STREET NAME	Victoria Street		HOUSE NUMBER	-	
POSTAL ADDRESS	P. O. Box 710		SAME AS POSTAL ADDRESS	~~YES~~	NO
EXTENSION/AREA	George CBD		CODE	6530	
TEL / CELL NO	082 464 7871	E-MAIL ADRRESS	janvrolijk@vodamail.co.za		
PROFESSIONAL CAPACITY	Town Planner	SACPLAN NO	A/1386/2010		

BOND HOLDERS DETAILS (Only applicable if property is encumbered by a bond)

IS THE PROPERTY ENCUMBERED BY A BOND?		~~YES~~	NO
NAME OF BOND HOLDER	N/a		

TITLE DEED DETAILS

TITLE DEED NO.	**T64198/2021**		
ARE THERE RESTRICTIONS IN THE TITLE DEED WHICH IMPACT THE APPLICATION? (If yes, describe restrictions below)		~~YES~~	**NO**
N/a			

APPLICATION DETAILS

DESCRIPTION OF BUILDING LINE RELAXATION (STREET / LATERAL / REAR BUILDING LINE)	FROM M	TO M	DETAILS
Building line relaxation	**N/a**	**N/a**	
Is an application for an increase in coverage being applied for? (Indicate increase under details)	~~YES~~	**NO**	
Is an application for a 2nd dwelling /additional dwelling being applied for? (indicate size under details)	**YES**	~~**NO**~~	**Second dwelling unit of 150m²**

HOA/ ADJACENT OWNERS DETAILS (Consent letters as well as site plans to be signed by adjacent owners)

ERF NO	ADDRESS	NAME	CONSENT LETTER ATTACHED
N/a	**N/a**	**N/a**	**N/a**

I hereby acknowledge that in terms of the Protection of Personal Information Act (POPIA) all correspondence will be communicated directly and only to myself (the applicant). No information will be given to any third party and/or landowner (if the landowner is not the applicant). I herewith take responsibility to convey all correspondence to the relevant parties.

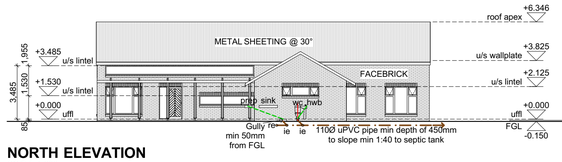
APPLICANT'S SIGNATURE		**DATE**	**24 October 2022**

FOR OFFICE USE: INFORMATION REQUIRED FOR SUBMISSION:

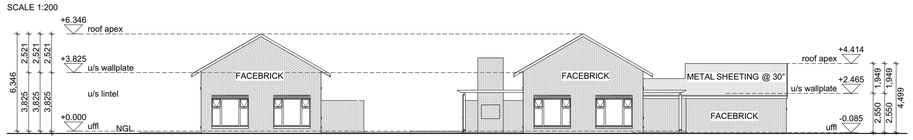
	Locality Plan		Building Plan/ Site Plan on A3/ A4		SG Diagram/ General Plan		Title Deed
	Power of Attorney		Motivation		Neighbours Consent / Comment		HOA Consent
	Bond Holder Consent		Proof of Payment		Conveyance Certificate		Other (Specify)

ANNEXURE "B": PROPOSED SITE PLAN AND BUILDING PLAN

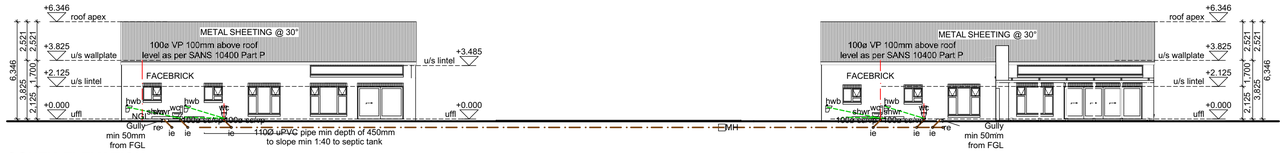
SITE PLAN
SCALE 1:500



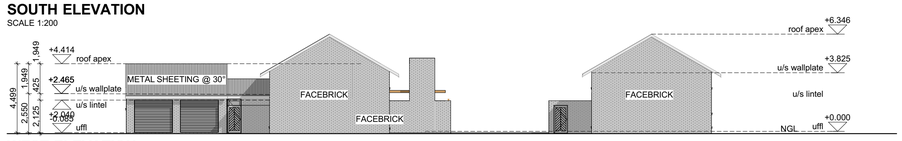
NORTH ELEVATION
SCALE 1:200



EAST ELEVATION
SCALE 1:200



SOUTH ELEVATION
SCALE 1:200



WEST ELEVATION
SCALE 1:200

electrical legend		
single fluorescent light point 20W	single socket plug point 340 high from ffl centre of plug	T.V. plug, with double plug point - same height
double fluorescent light point	double socket plug point 340 high from ffl centre of plug	stove/oven switch point
recessed down light 6W	Network point	light switch
pendant light	single socket plug point 1 020 high from ffl centre of plug	garage door motor
chandelier 20W	double socket plug point 1 020 high from ffl centre of plug	single waterproof plug point
flush mounted downlight 6W	High Bay light	front door bell
ceiling mounted light point 10W	distribution board with elect pay point (if required)	ceiling fan
wall mounted light 10W		
provide power connection for pump/motor		

Electrical installation to be done according to SABS 4016.
Lightning Protection to be provided.

ELECTRICAL & FIBRE INSTALLATION NOTE:

2W - TWO WAY LIGHT SWITCH
DN - DAY NIGHT LIGHTS

GENERAL NOTES:
ALL LOW PLUGS BOTTOM OF PLUG 340H FROM UFFL
ALL HIGH PLUGS BOTTOM OF PLUG 1 020H FROM UFFL
ALL LIGHT SWITCHES BOTTOM OF SWITCH 1 020H FROM UFFL
ALL WALL LIGHT POINTS ON OUTSIDE WALLS CENTRE OF LIGHT 2 295H FROM UFFL CONNECTED TO DAY AND NIGHT SWITCH IF PLACED ABOVE WINDOW OR DOOR ALWAYS PLACE CENTRE
ALL EXTERNAL ELECTRICAL POINTS - CONNECTED DIRECTLY
PLACE DOUBLE PLUG INSIDE ALL DRAW BOXES
ALLOW FOLLOWING CABLE LENGTHS OUTSIDE OF WALL - STOVES & HOBS ONE CABLE 2M LONG
FOR CONNECTION - WALL MOUNTED EXTRACTOR 1M CABLE - ISLAND EXTRACTOR 2M CABLE - CENTRE TO APPLIANCE - ALL APPLIANCES TO BE FITTED & CONNECTED BY MERCHANT
ALL CONDUITS TO BE FREE OF ANY WATER & DEBRIS
LEAVE SUFFICIENT DRAW WIRES (NO GALV WIRE) FOR DSTV & ISP
ALLOW FOR EACH FLOOR TO BE SEPARATELY MAIN DB
PLUG FOR MICROWAVE BOTTOM OF PLUG 1 500H FROM UFFL
SUPPLY COMPLIANCE CERTIFICATE AFTER INSTALLATION

ALL HOT WATER PIPING TO BE LAGGED WITH MIN R-VALUE 1
ALL GEYSERS, BATHS, BASINS, TOILETS AND SINKS TO RECEIVE SHUT OFF BALL VALVES

GAS LINE
gas bottles in cage
gas geyser

ALL NEW DRAINAGE TO COMPLY WITH PART P OF THE NBR CODE 0400 AND BUILDING INSPECTOR ON SITE
ALL WASTE PIPES TO BE ACCESSIBLE
ALL NEW WATER SUPPLY TO COMPLY WITH SANS 10252-1:2012

LEGEND:

ALL DRAINAGE TO SABS STANDARDS & NBR

GREEN 50 Ø uPVC PIPE
BROWN 110 Ø uPVC PIPE
1WAY VENT PIPE

NOTE:

1. ALL SEWER LINES UNDER DRIVE WAY TO BE INCASED IN CONCRETE AS PER ENGINEER
2. ALL DRAINAGE TO MIN DEPTH OF 450mm.
3. ALL STACK PIPES TO BE ACCESSIBLE.
4. CONNECT WASTE PIPES TO STACKS SEPARATELY.
5. GULLEY TO BE min 150mm ABOVE NGL or 50mm ABOVE FGL.
6. SERVICE SHAFTS/DUCTS TO BE WATERPROOFED WITH ABE SUPER LAYCOLD. MIN 420 X 200mm
7. STORMWATER AS PER ENGINEER.

NOTE: BUILDING INSPECTOR TO SIGN OF DRAINAGE INSTALLATION BEFORE CLOSING UP.

ALL NEW DRAINAGE TO COMPLY WITH PART P OF THE NBR CODE 0400 AND BUILDING INSPECTOR ON SITE
ALL WASTE PIPES TO BE ACCESSIBLE

MAIN DWELLING GROUND STOREY
PHASE 1
SCALE 1:100

SECONDARY DWELLING GROUND STOREY
PHASE 2
SCALE 1:100

NBR NOTES:

GENERAL: All work is to be in accordance with the National Building Regulations SANS 10400 code of practice. The contractor is the verify all levels, measurements and notes before construction proceeds or any work commences. Drawings are not to be used to any other purpose other than intended for. All work and specifications are to be executed exactly as per plan. Any errors, discrepancies or omissions to be reported to the architect's immediately. All levels, dimensions, positions and no of steps to be checked on site before any work commences. No drawings must be scaled. Drawings are to be read in conjunction with engineers and consultant's plans were applicable. Contractors will be held responsible for the correct setting out of works and any doubts as to the accuracy of boundary pegs or lines are to be reported to the architect immediately. No part of the building may encroach the boundary lines.

B: STRUCTURAL DESIGN
The structural system of the building to comply with the details of part H,J,K,L,M,N of SANS 1400 or in the case of timber buildings with the requirements of SANS 10082. A competent person (structures) to design and inspect the structure.
Competent person (civil engineering) to design and inspect the services in dolomite land.
CONCRETE WORKS:
All concrete slabs, floor, beams etc. are to be specified and inspected by a professional registered engineer. All structural designs are to be accordance with SANS 10400 Part B.

D: PUBLIC SAFETY
A change in level, the design of ramps and driveways, or access to swimming pools and swimming baths to be in accordance with the detailed requirements of SANS 10400-D.

F: SITE OPERATIONS
Sanitary facilities to be in accordance with the detailed requirements of SANS 10400-F

G: EXCAVATIONS
The excavation relating to the building less than 3.0 m deep to be in accordance with the detailed requirements of SANS10400-G.
Deeper excavations as per engineer. - N/A

H: FOUNDATIONS
Geotechnical investigation as per Engineer.
The foundation for the building to be in accordance with SANS 10400-B.
The foundation to a extension/addition to an existing building to be the same as the existing foundations if performing satisfactorily.
Competent person to be appointed by client in respect of deep footings, soil rafts, compaction of in-situ soil or sub-surface drainage.
Competent person (geotechnical) to be appointed by client in respect of geotechnical solution or soil improvements that are required.

K: WALLS:
The structure, strength and stability of all walls as per engineer, SANS10400-B, SANS 10400-T and the detailed requirements of SANS 10400-K. - RATIONAL DESIGN AS PER ENG
The roof fixing to be in accordance with SANS10400-B and the detailed requirements of SANS10400-K. - AS PER SPECIALIST
Water penetration through a wall to be accordance with the detailed requirements of SANS10400-K.
Roof coverings and waterproofing systems to be accordance with the detailed requirements SANS10400-L.
All external brick walls to have a 50 mm air cavity. The walls to have min. R-value of 0.35. Non-masonry external walls must have a r-value of 1.9.
Brick force reinforcing to be installed in substructure brick-work every five courses. Two courses of brick force reinforcing to be installed above widow and door openings. Provide damp-proof courses to walls at slab level and under all sills.
Provide vertical damps-proof to all changes in floor levels and in external walls where the ground level is higher than the internal floor level.
All work to be in accordance with SANS 10400 part K.

J: FLOOR:
Floors in any laundry, kitchen, shower room, bathroom or room containing toilet pan or urinal to be in accordance with the detailed requirements of SANS 10400-J. These floors to be waterproof.
Suspended floors to be accordance with engineers design.
Slab supported on the ground to be in accordance with SANS10400-B and SANS10400-H.
A competent person (engineers) to be appointed in respect of the slabs or fills . Where the floor area is less than 500m2, ground floor slabs must have insulation installed around the vertical edge of its perimeter which must have an r-value of not less than 1.0 and resist water absorption in order to retain its thermal insulation properties and be continuous from the adjacent finished ground level to a depth of not less than 300mm or for the full depth of the vertical edge or the concrete slab on ground.
Where an under floor heating system is installed the heating system must be insulted underneath the slab with insulation that has a minimum r-value of not less than 1.0.
Floor level to be 150mm minimum above the adjoining ground level.
All work to be in accordance with SANS 10400 part J.

L: ROOFS:
The roof fixing to be accordance with SANS10400-B the detailed requirements of SANS10400-K. STRUCTURAL DESIGN OF ROOF AS PER ENG
Roof coverings and waterproofing systems to be accordance with the detailed requirements of SANS10400-L.
Flats roof or related gutters to be in accordance with the detailed requirements of SANS10400-L. Rational design or rational assessment (or both) as per engineer.
The roof assembly and any ceiling assembly, in addition to complying with the requirements of SANS10400-C has to be accordance with the detailed requirements of SANS10400-L.
Roof assembly supported on walls to comply with the requirements of SANS 10400 and in accordance with SANS10400-B and SANS10400-L.
Gutters and downpipes, if any, to be sized in accordance with the requirement of SANS10400-R as per engineers design.
The fire resistance and combustibility of the roof assembly or any ceiling assembly to be in accordance with the detailed requirements SANS 10400-L and SANS 10400-T
ROOF INSULATION NOTES:
- Insulation shall overlap or abut adjoining insulation or be sealed.
- Must form a continuous barrier with ceilings, walls, bulkheads or floors than contribute to the thermal barrier
- Must not affect the safe or effective operation of services installation, equipment or fittings.
- Must be either non-combustible when tested in accordance with SANS 10177-5
- Or as combustible in accordance with SANS 10177-5, and shall be tested and classified in accordance with SANA 428 for its use and application.
- Reflective insulation must be installed and supported.
- With the reflective insulation fitted tightly and taped against any penetration, door or window opening, and
- Overlap by not less than 100mm or
- Be taped together
- Must form a continuous barrier with ceiling, walls, bulkheads
- Reflectivity of foil surface>0.95 (facing up)
- Emissivity of foil surface<0.05 (facing down)
- It is the contractors responsibility to report any changes to the roof assembly to the architect immediately.

M: STAIRWAYS
Stairways to be In accordance with SANS 10400-B, SANS 10400-T and the detailed requirement of SANS 10400-M.
Walls, screens, railings or balustrades to such stairways to be in accordance with the requirements of SANS 10400-B, SANS 10400-T, SANS 10400-K and SANS 10400-T

N: GLAZING
The type and fixing of glazing to be in accordance with SANS 10400-B and the detailed requirements of SANS 10400-N.
A competent aluminium supplier to issue COC on full glazing and aluminium on completion. Aluminium supplier to complete FORM 3 on completion.
The selection of the glazing to be in accordance with the detailed requirements of SANS10400-N

O: LIGHTING AND VENTILATION
The lighting in a habitable room, bathroom, shower room and room containing a toilet pan to comply with the requirements of SANS 10400-T and the detailed requirement of SANS 10400-O.
The ventilation to be accordance with the requirements of SANS 10400-T and the detailed requirements of SANS 10400-O.

P: DRAINAGE
The design of the drainage system to be in in accordance with the detailed requirements of SANS10400-P. Registered Plumber to complete Form 3 on completion.

R: STORMWATER DISPOSAL
The means for the control and disposal of stormwater as per engineers design in accordance with the detailed requirements of SANS10400-R.
The means for control and disposal of stormwater in interconnected complexes as per engineers design.

S: PERSON WITH DISABILITIES
The means for providing facilities for person with disabilities to be in accordance with the detailed requirement of SANS10400-S

T: FIRE PROTECTION
The fire protection measures provided to be in accordance with the detailed requirement of SANS 10400-T

V: SPACE HEATING
The provision of space heating to be accordance with the detailed requirement of SANS10400-V

W: FIRE INSTALLATION
The fire installation to be comply with the detailed requirements of SANS10400-W.
The supply of water to be in accordance with the detailed requirements of SANS 10400-W.

XA: ENERGY EFFICIENCY IN BUILDING
External walls to be in accordance with the detailed requirements of SANS 10400-XA. Fenestration to be in accordance with SANS10400-XA.
Roof assembly construction to be in accordance with SANS 10400-XA.
Floors with slab heating to be in accordance with SANS10400-XA.
Services that use energy or control the use of energy to be in accordance with SANS204.
Hot water system to be in accordance with SANS 10400-XA.
A competent person to certify the fenestration is in accordance with SANS 204.
BUILDING ENVELOPE :
- Wall plates and roof junctions must be sealed.
- All tiles roofs must have a tile underlay or radiant barrier and the joint must be sealed.
- The joint in sheeted roofs must be sealed.
- All glazing sealing as per glazing notes.
- Chimneys or flues of an open solid-fuel burning appliances must be approved with a damper or flap that can close the chimneyflue.
- Roof lights and skylights must be sealed or capable of being sealed.
- Roof lights and skylight must be contracted with a compressible seal if they are openable.

A seal to restrict air leakage must be fitted to each edge of an external door and other such opening so that,
- It served a conditioned space or
- It serves a habitable room

The seal may be a foam or rubber compressible strip or a fibrous seal.
- External swing doors must be fitted with a draught protection device to the bottom edge of each leaf

An exhaust fan must be fitted with sealing device such as a self-closing damper or filter when serving,
- A conditioned space or
- A habitable room

Roofs, external wall, external floors and any openings such as glazing or door in the external fabric must be constructed to minimize air leakage when forming part of the external fabric of
- A conditioned space or
- A habitable room

GENERAL NOTES

- All building work to comply with SABS 0400
- No dimensions to be scaled or scanned from drawing
- All dimensions to be checked on site before any work commences.
- Where applicable the contractor is to check on site the size of components to be manufactured prior to installation.
- Contractor is responsible for correct setting out of the buildings, all external and internal walls with particular reference to boundaries, building lines, etc.
- Contractor to verify all levels, heights and dimensions on site and to check the same against the drawings before putting any work in hand.
- Contractor is to locate and identify existing services on the site and protect these from damage throughout the duration of the works.
- Any errors, discrepancies or omissions to be reported immediately.
- Any queries arising from all the above must be reported and clarified before any works is put in hand.
- This drawing to be read in conjunction engineers drawings when applicable.
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- No reproductions are permitted without written consent.
- The client accept the responsibility of materials, content and statement.

Revision History

RevID	Issue Date	Comment

ALL LEVELS TO BE CHECKED AND CONFIRMED ON SITE. ANY CHANGES IN THE PLAN AS SHOWN TO BE RELAYED TO ARTECH DESIGN AND ENGINEER FOR ADVISEMENT. ALL STRUCTURAL WORK AS PER ENGINEER.

AREA SHEDULE:

ERF:	13584m²
COVERED AREAS	
GROUND STOREY A:	177m²
GARAGE:	60m²
GROUND STOREY B:	150m²
TOTAL:	387m²
FOOTPRINT:	457m²
COVERAGE:	3%

Company Title
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ARCHITECTURAL TECHNOLOGISTS
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Project Name
New House Casa Tranquilla, Portion 255 of Farm 192, Kleinkrantz, Wilderness

Drawing Name
Site Plan, Plans, Elevation

Drawing Status
Stage 4.1 Municipal Approval

Modified by	Date
MH	15/09/2022
Checked by	Date
MH	15/09/2022

Drawing Scale
As Shown

Layout ID	Revision
100	**0**

METAL ROOF SHEETING INSTALLED AS PER MANUFACTURER ON 50X76MM PURLINS ON 50X228MM RAFTERS @MAX 1M C/C SUPPORTED ON 600X400MM CONCRETE SPINE BEAM. ALL AS PER ENGINEER'S DESIGN AND SPECIFICATION

SISALATION 405 UNDER SHEETING CEILING INSULATION TO BE 135MM THICK ISOVER AEROLITE FLEXIBLE NON-COMBUSTIBLE LIGHTWEIGHT (NOMINAL DENSITY 10KG/M3) FIBREGLASS REINFORCED INSULATION BLANKET, CLOSELY FITTED WITH ENDS BUTTED FIRMLY AND LAID LOOSE ON TOP OF BRANDERING BETWEEN ROOF TIMBERS AT APPROXIMATELY 760 CENTRES

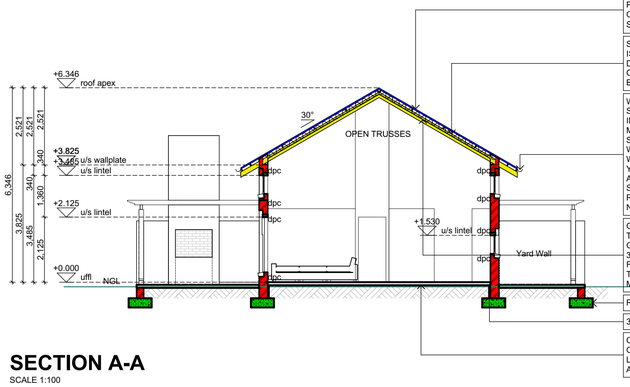
WATERTITE GUTTERING DOMESTIC OGEE PROFILE ALUMINIUM H3003H 14 SEAMLESS GUTTER, OVERALL SIZE 125 X 85 X 0,6MM THICK COATED INTERNALLY AND EXTERNALLY WITH COLOURTECH G4 IN COLOUR TO MATCH ROOF INCLUDING CUT AND MITRED ANGLES COVERED WITH A MITRE STRIP EXTERNALLY, STOP ENDS CRIMPED AND ALL SEALED ON THE INSIDE WITH DOW CORNING 813 SILICONE SEALER, SECURED TO NUTEC FASCIA WITH 20 X 2,5MM INTERNAL HANGER BRACKETS AT 600MM CENTRES USING YELLOW PASSIVATED SERRATED NAILS, WITH 75 X 50 X 0,6MM THICK ALUMINIUM DOWNPIPE IN COLOUR TO MATCH ROOF FIXED TO WALL WITH STRAPS AT 1500MM CENTRES USING NAIL PLUGS, WITH DOWNPIPES RIVETED AND SILICONE SEALED TO GUTTER OUTLETS, INCLUDING ALL NECESSARY BENDS, ELBOWS, SHOES ETC.

GYPROC RHINOCEIL PRESTIGE J FLUSH JOINTED CEILING 9,5MM THICK TAPER-EDGE RHINOBOARD FIXED PRINT SIDE UP AND FIXED WITH 32MM GALVANISED CLOUT OR SEMI-CLOUT NAILS AT 150MM CENTERS TO 38 X 38MM SA PINE BRANDERING AT 300MM CENTRES IN ONE DIRECTION, ALL FIXED TO TRUSSES AT CENTRES NOT EXCEEDING 1000MM. JOINTS TO BE TAPED AND FINISHED WITH RHINOGLIDE, ALL IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS OR SIMILAR APPROVED

RIC FOOTING AS PER ENGINEER'S DESIGN AND SPECIFCATION

30mm ISOBOARD PERIMETER FOUNDATION WALL INSULATION MIN 300 DEEP

CONCRETE SURFACE BED OF MIN 15MPA.STRENGTH ON 250 MICRON DPM ON 50mm BLINDING SAND LAYER ON COMPACTED FILLING COMPACTED IN LAYERS OF 150MM AND FLOOR TO BE FINISHED ON 30MM SCREED. SABS APPROVED DPM WITH SOIL POISONING. ALL AS PER ENGINEERS DESIGN.



SECTION A-A

SCALE 1:100

METAL ROOF SHEETING INSTALLED AS PER MANUFACTURER ON 50X76MM PURLINS ON 50X228MM RAFTERS @MAX 1M C/C SUPPORTED ON 600X400MM CONCRETE SPINE BEAM. ALL AS PER ENGINEER'S DESIGN AND SPECIFICATION

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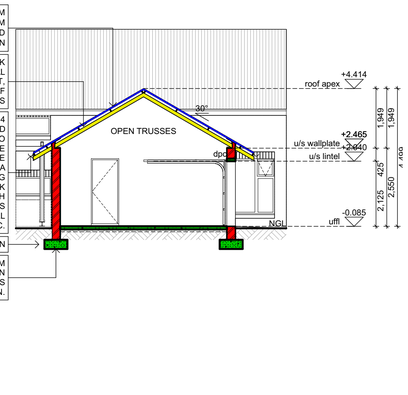
RIC FOOTING AS PER ENGINEER'S DESIGN AND SPECIFCATION

CONCRETE SURFACE BED OF MIN 15MPA.STRENGTH ON 250 MICRON DPM ON 50mm BLINDING SAND LAYER ON COMPACTED FILLING COMPACTED IN LAYERS OF 150MM AND FLOOR TO BE FINISHED ON 30MM SCREED. SABS APPROVED DPM WITH SOIL POISONING. ALL AS PER ENGINEERS DESIGN.



SECTION B-B

SCALE 1:100

METAL ROOF SHEETING INSTALLED AS PER MANUFACTURER ON 50X76MM PURLINS ON 50X228MM RAFTERS @MAX 1M C/C SUPPORTED ON 600X400MM CONCRETE SPINE BEAM. ALL AS PER ENGINEER'S DESIGN AND SPECIFICATION

SISALATION 405 UNDER SHEETING CEILING INSULATION TO BE 135MM THICK ISOVER AEROLITE FLEXIBLE NON-COMBUSTIBLE LIGHTWEIGHT (NOMINAL DENSITY 10KG/M3) FIBREGLASS REINFORCED INSULATION BLANKET, CLOSELY FITTED WITH ENDS BUTTED FIRMLY AND LAID LOOSE ON TOP OF BRANDERING BETWEEN ROOF TIMBERS AT APPROXIMATELY 760 CENTRES

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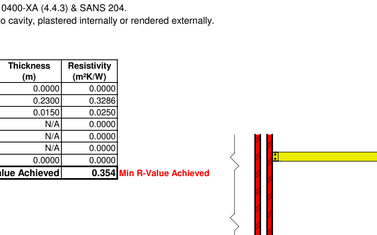
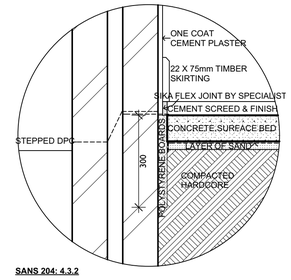
RIC FOOTING AS PER ENGINEER'S DESIGN AND SPECIFCATION

CONCRETE SURFACE BED OF MIN 15MPA.STRENGTH ON 250 MICRON DPM ON 50mm BLINDING SAND LAYER ON COMPACTED FILLING COMPACTED IN LAYERS OF 150MM AND FLOOR TO BE FINISHED ON 30MM SCREED. SABS APPROVED DPM WITH SOIL POISONING. ALL AS PER ENGINEERS DESIGN.



SECTION C-C

SCALE 1:100



SANS 204: 4.3.2

Buildings with a floor area of less than 500 m2, with a concrete slab-on-ground, shall have insulation installed around the vertical edge of its perimeter which shall:

a) have an R-value of not less than 1,0,
b) resist water absorption in order to retain its thermal insulation properties, and
c) be continuous from the adjacent finished ground level
   1) to a depth of not less than 300 mm, or
   2) for the full depth of the vertical edge of the concrete slab-on-ground.

SLAB INSULATION DETAIL

SCALE 1:10

ROOF: Design

Roofs Assembly

SANS 10400-XA — **Min. Required R-value**

Minimum Total *R*-value required	3.70	m²·K/W
Direction of heat flow	Up	

Obtained R-value

Roof Covering Material	Metal sheeting type	
Roof covering material R-value	0.30	m²·K/W
Ceiling R-value	0.05	m²·K/W
Total obtained R-value	**0.35**	m²·K/W

Min R-Value NOT Achieved, Refer to SANS 204

SANS 204

Obtained R-value

Is Roof vented	Unventilated	
Type roof construction	Metal cladding @ 22-45° pitch w/ cathedral/open beam ceiling	
R-value for Roof		
Heat flow Direction	**UP**	
Moving Air (7m/s)	**0.03**	
Metal cladding	**0**	
Roof air space(30 mm to 100 mm, non-reflective)	**0.16**	
Plasterboard, gypsum(10 mm, 880 kg/m³)	**0.06**	
Unventilating Air	**0.11**	
Total Obtained R-value	**0.36**	m²K/W

Min R-Value NOT Achieved: Thermal Insulation Require

Thermal Insulation **SANS 204**

Insulation product to be installed	Cellulose fibre loose-fill		See SANS 204 (4.3.6.2)
Density of insulation to be installed	27.50	kg/m³	
Min. Thickness of insulation to be installed	135.00		mm
Insulation required with minimum R-Value	3.34		m²K/W

RECOMMODATION

It is recommended that a Cellulose fibre loose-fill with a thickness of 135 mm needs to be installed in order to achieve the min. additional R-value of 3.34 m2K/W

WALL: Design

SANS 10400-XA Required *R*-value

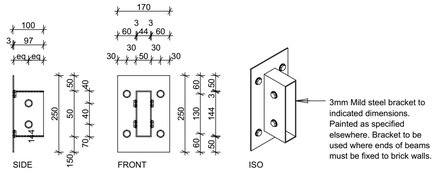
Wall Type	Masonry	
Minimum R-value required	0.35	Refer SANS 10400-XA (4.4.3) & SANS 204.

Compliant masonry walling Double-skin masonry wall, no cavity, plastered internally or rendered externally.

SANS 10400-XA Obtained R-value

Wall Assembly Material	Conductivity (W/m.°C)	Thickness (m)	Resistivity (m²K/W)
Moving Air	0.0000	0.0000	0.0000
Brickwork	0.7000	0.2300	0.3286
Internal Planster work	0.6000	0.0150	0.0250
-------	N/A	N/A	0.0000
-------	N/A	N/A	0.0000
-------	N/A	N/A	0.0000
Unventilated Air	0.0000	0.0000	0.0000
	Total R-value Achieved		**0.354**

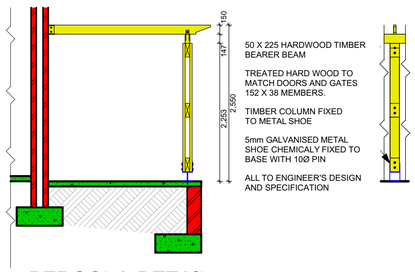
Min R-Value Achieved



3mm Mild steel bracket to indicated dimensions. Painted as specified elsewhere. Bracket to be used where ends of beams must be fixed to brick walls.

TOP HANGER DETAIL

SCALE 1:10



50 X 225 HARDWOOD TIMBER BEARER BEAM

TREATED HARD WOOD TO MATCH DOORS AND GATES 152 X 38 MEMBERS.

TIMBER COLUMN FIXED TO METAL SHOE

5mm GALVANISED METAL SHOE CHEMICALLY FIXED TO BASE WITH 10Ø PIN

ALL TO ENGINEER'S DESIGN AND SPECIFICATION

PERGOLA DETAIL

SCALE 1:50

SERVICES: Lighting/ Power & Hotwater

Lighting : Max Demand & Consumption ALLOWED

Total floor area (m²) x Building class allowed (W/m²)= Max Energy Demand allowed (W)

Building class allowed (W/m²)	5	
Nett floor area (m2)	177	
Max. Energy Demand:	**885**	W – Max Allowed

Total floor area (m²) x Building class allowed (KW/m² .a)= Max Energy Consumption allowed (KWh.a)

Building class allowed (KWh/m²)	5	
Nett floor area (m2)	177.00	
Max. Energy Consumption per Annum:	**885**	kWh – Max Allowed

Lighting: Max Demand & Consumption OBTAINED

Power (W) rating	QTY	Hours in use / day
6	37	5.0
10	1	5.0
20	2	5.0
0	0	0.0
0	0	0.0
0	0	0.0
0	0	0.0
0	0	0.0
0	0	0.0
0	0	0.0
0	0	0.0

Total floor area (m²) x Total Watt of lights (W)= Energy Demand Obtained (W/m²) [<ALLOWED]

Total light energy demand OBTAINED (W/m²)	1.54	**Do Comply.**
Available energy demand – For Lights	613	W

52 (weeks) x Design Occupancy days x hours in use = Energy Consumption Obtained Hours per year(h.a) [<ALLOWED]

Occupancy design days	7	
Hours in Use per year	1890	
Total Energy of Lights	0	KW
Total annual energy consumption OBTAINED – Lights (kWh)	514	**Do Comply**
Available annual energy consumption – For Lights	371	KWh

LIGHTS MAIN DWELLING

SERVICES: Lighting/ Power & Hotwater

Lighting : Max Demand & Consumption ALLOWED

Total floor area (m²) x Building class allowed (W/m²)= Max Energy Demand allowed (W)

Building class allowed (W/m²)	5	
Nett floor area (m2)	177	
Max. Energy Demand:	**885**	W – Max Allowed

Total floor area (m²) x Building class allowed (KW/m² .a)= Max Energy Consumption allowed (KWh.a)

Building class allowed (KWh/m²)	5	
Nett floor area (m2)	177.00	
Max. Energy Consumption per Annum:	**885**	kWh – Max Allowed

Lighting: Max Demand & Consumption OBTAINED

Power (W) rating	QTY	Hours in use / day
6	37	5.0
10	1	5.0
20	1	5.0
0	0	0.0
0	0	0.0
0	0	0.0
0	0	0.0
0	0	0.0
0	0	0.0
0	0	0.0
0	0	0.0

Total floor area (m²) x Total Watt of lights (W)= Energy Demand Obtained (W/m²) [<ALLOWED]

Total light energy demand OBTAINED (W/m²)	1.42	**Do Comply.**
Available energy demand – For Lights	633	W

52 (weeks) x Design Occupancy days x hours in use = Energy Consumption Obtained Hours per year(h.a) [<ALLOWED]

Occupancy design days	7	
Hours in Use per year	1890	
Total Energy of Lights	0	KW
Total annual energy consumption OBTAINED – Lights (kWh)	476	**Do Comply**
Available annual energy consumption – For Lights	409	KWh

LIGHTS SECOND DWELLING

NBR NOTES:

GENERAL: All work is to be in accordance with the National Building Regulations SANS 10400 code of practice. The contractor is the verify all levels, measurements and notes before construction proceeds or any work commences. Drawings are not to be used to any other purpose other than intended for. All work and specifications are to be executed exactly as per plan. Any errors, discrepancies or omissions to be reported to the architect's immediately. All levels, dimensions, positions and no of steps to be checked on site before any work commences. No drawings must be scaled. Drawings are to be read in conjunction with engineers and consultant's plans where applicable. Contractors will be held responsible for the correct setting out of works and any doubts as to the accuracy of boundary pegs or lines are to be reported to the architect immediately. No part of the building may encroach the boundary lines.

B: STRUCTURAL DESIGN
The structural system of the building to comply with the details of part H,J,K,L,M,N of SANS 1400 or in the case of timber buildings with the requirements of SANS 10082. A competent person (structures) to design and inspect the structure.
Competent person (civil engineering) to design and inspect the services in dolomite land.
CONCRETE WORKS:
All concrete slabs, floor, beams etc. are to be specified and inspected by a professional registered engineer. All structural designs are to be accordance with SANS 10400 Part B.

D: PUBLIC SAFETY
A change in level, the design of ramps and driveways, or access to swimming pools and swimming baths to be in accordance with the detailed requirements of SANS 10400-D.

F: SITE OPERATIONS
Sanitary facilities to be in accordance with the detailed requirements of SANS 10400-F

G: EXCAVATIONS
The excavation relating to the building less than 3.0 m deep to be in accordance with the detailed requirements of SANS10400-G.
Deeper excavations as per engineer. - N/A

H: FOUNDATIONS
Geotechnical investigation as per Engineer.
The foundation for the building to be in accordance with SANS 10400-B.
The foundation to a extension/addition to an existing building to be the same as the existing foundations if performing satisfactorily.
Competent person to be appointed by client in respect of deep footings, soil rafts, compaction of in-situ soil or sub-surface drainage.
Competent person (geotechnical) to be appointed by client in respect of geotechnical solution or soil improvements that are required.

K: WALLS:
The structure, strength and stability of all walls as per engineer, SANS1400-B, SANS 10400-T and the detailed requirements of SANS 10400-K. - RATIONAL DESIGN AS PER ENG
The roof fixing to be in accordance with SANS10400-B and the detailed requirements of SANS10400-K. - AS PER SPECIALIST
Water penetration through a wall to be accordance with the detailed requirements of SANS10400-K.
Roof coverings and waterproofing systems to be accordance with the detailed requirements SANS10400-L
All external brick walls to have a 50 mm air cavity. The walls to have min. R-value of 0.35. Non-masonry external walls must have a r-value of 1.9.
Brick force reinforcing to be installed in substructure brick-work every five courses. Two courses of brick force reinforcing to be installed above widow and door openings. Provide damp-proof courses to walls at slab level and under all sills.
Provide vertical damps-proof to all changes in floor levels and in external walls where the ground level is higher than the internal floor level.
All work to be in accordance with SANS 10400 part K.

J: FLOOR:
Floors in any laundry, kitchen, shower room, bathroom or room containing toilet pan or urinal to be in accordance with the detailed requirements of SANS 10400-J. These floors to be waterproof.
Suspended floors to be accordance with engineers design.
Slab supported on the ground to be in accordance with SANS10400-B and SANS10400-H.
A competent person (engineers) to be appointed in respect of the slabs or fills . Where the floor area is less than 500m2, ground floor slabs must have insulation installed around the vertical edge of its perimeter which must have an r-value of not less than 1.0 and resist water absorption in order to retain its thermal insulation properties and be continuous from the adjacent finished ground level to a depth of not less than 300mm or for the full depth of the vertical edge or the concrete slab on ground.
Where an under floor heating system is installed the heating system must be insulted underneath the slab with insulation that has a minimum r-value of not less than 1.0.
Floor level to be 150mm minimum above the adjoining ground level.
All work to be in accordance with SANS 10400 part J.

L: ROOFS:
The roof fixing to be accordance with SANS10400-B the detailed requirements of SANS10400-K. STRUCTURAL DESIGN OF ROOF AS PER ENG
Roof coverings and waterproofing systems to be accordance with the detailed requirements of SANS10400-L.
Flats roof or related gutters to be in accordance with the detailed requirements of SANS10400-L. Rational design or rational assessment (or both) as per engineer.
The roof assembly and any ceiling assembly, in addition to complying with the requirements of SANS10400-C has to be accordance with the detailed requirements of SANS10400-L.
Roof assembly supported on walls to comply with the requirements of SANS 10400 and in accordance with SANS1400-B and SANS10400-L.
Gutters and downpipes, if any, to be sized in accordance with the requirement of SANS10400-R as per engineers design.
The fire resistance and combustibility of the roof assembly or any ceiling assembly to be in accordance with the detailed requirements SANS 10400-L and SANS 10400-T

ROOF INSULATION NOTES:
- Insulation shall overlap or abut adjoining insulation or be sealed.
- Must form a continuous barrier with ceilings, walls, bulkheads or floors than contribute to the thermal barrier
- Must not affect the safe or effective operation of services installation, equipment or fittings.
- Must be either non-combustible when tested in accordance with SANS 10177-5
- Or as combustible in accordance with SANS 10177-5, and shall be tested and classified in accordance with SANA 428 for its use and application
- Reflective insulation must be installed and supported.
- With the reflective insulation fitted tightly and taped against any penetration, door or window opening, and
- Overlap by not less than 100mm or
- Be taped together
- Must form a continuous barrier with ceiling, walls, bulkheads
- Reflectivity of foil surface>0.95 (facing up)
- Emissivity of foil surface>0.05 (facing down)
- It is the contractors responsibility to report any changes to the roof assembly to the architect immediately

M: STAIRWAYS
Stairways to be in accordance with SANS 10400-B. SANS 10400-T and the detailed requirement of SANS 10400-M.
Walls, screens, railings or balustrades to such stairways to be in accordance with the requirements of SANS 10400-B, SANS 10400-T, SANS 10400-K and SANS 10400-T

N: GLAZING
The type and fixing of glazing to be in accordance with SANS 10400-B and the detailed requirements of SANS 10400-N.
A competent aluminium supplier to issue COC on full glazing and aluminium on completion. Aluminium supplier to complete FORM 3 on completion.
The selection of the glazing to be in accordance with the detailed requirements of SANS10400-N

O: LIGHTING AND VENTILATION
The lighting in a habitable room, bathroom, shower room and room containing a toilet pan to comply with the requirements of SANS 10400-T and the detailed requirement of SANS 10400-O
The ventilation to be accordance with the requirements of SANS 10400-T and the detailed requirements of SANS 10400-O.

P: DRAINAGE
The design of the drainage system to be in in accordance with the detailed requirements of SANS10400-P. Registered Plumber to complete Form 3 on completion.

R: STORMWATER DISPOSAL
The means for the control and disposal of stormwater as per engineers design in accordance with the detailed requirements pf SANS10400-R.
The means for control and disposal of stormwater in interconnected complexes as per engineers design.

S: PERSON WITH DISABILITIES
The means for providing facilities for person with disabilities to be in accordance with the detailed requirement of SANS10400-S

T: FIRE PROTECTION
The fire protection measures provided to be in accordance with the detailed requirement of SANS 10400-T

V: SPACE HEATING
The provision of space heating to be accordance with the detailed requirement of SANS10400-V

W: FIRE INSTALLATION
The fire installation to be comply with the detailed requirements pf SANS10400-W.
The supply of water to be in accordance with the detailed requirements of SANS 10400-W.

XA: ENERGY EFFICIENCY IN BUILDING
External walls to be in accordance with the detailed requirements of SANS 10400-XA. Fenestration to be in accordance with SANS10400-XA.
Roof assembly construction to be in accordance with SANS 10400-XA.
Floors with slab heating to be in accordance with SANS10400-XA.
Services that use energy or control the use of energy to be in accordance with SANS204.
Hot water system to be in in accordance with SANS 10400-XA.
A competent person to certify the fenestration is in accordance with SANS 204.

BUILDING ENVELOPE :
- Wall plates and roof junctions must be sealed.
- All tiles roofs must have a tile underlay or radiant barrier and the joint must be sealed.
- The joint in sheeted roofs must be sealed.
- All glazing sealing as per glazing notes.
- Chimneys or flues of an open solid-fuel burning appliances must be approved with a damper or flap that can close the chimney/flue.
- Roof lights and skylights must be sealed or capable of being sealed.
- Roof lights and skylight must be contracted with a compressible seal if they are openable.

A seal to restrict air leakage must be fitted to each edge of an external door and other such opening so that,
- It served a conditioned space or
- It serves a habitable room

The seal may be a foam or rubber compressible strip or a fibrous seal.
- External swing doors must be fitted with a draught protection device to the bottom edge of each leaf

An exhaust fan must be fitted with sealing device such as a self-closing damper or filter when serving,
- A conditioned space or
- A habitable room

Roofs, external wall, external floors and any openings such as glazing or door in the external fabric must be constructed to minimize air leakage when forming part of the external fabric of
- A conditioned space or
- A habitable room

GENERAL NOTES

- All building work to comply with SABS 0400
- No dimensions to be scaled or scanned from drawing
- All dimensions to be checked on site before any work commences.
- Where applicable the contractor is to check on site the size of components to be manufactured prior to installation.
- Contractor is responsible for correct setting out of the buildings, all external and internal walls with particular reference to boundaries, building lines, etc.
- Contractor to verify all levels, heights and dimensions on site and to check the same against the drawings before any work in hand.
- Contractor is to locate and identify existing services on the site and protect these from damage throughout the duration of the works.
- Any errors, discrepancies or omissions to be reported immediately.
- Any queries arising from all the above must be reported and clarified before any works is put in hand.
- This drawing to be read in conjunction engineers drawings when applicable.
- ArTech Design is the proprietor of all rights including copyrights in this material.
- No reproductions are permitted without written consent.
- The client accept the responsibility of materials, content and statement.

Revision History

RevID	Issue Date	Comment

ALL LEVELS TO BE CHECKED AND CONFIRMED ON SITE. ANY CHANGES IN THE PLAN AS SHOWN TO BE RELAYED TO ARTECH DESIGN AND ENGINEER FOR ADVISEMENT. ALL STRUCTURAL WORK AS PER ENGINEER.

AREA SHEDULE:

ERF:	13584m²
COVERED AREAS	
GROUND STOREY A:	177m²
GARAGE:	60m²
GROUND STOREY B:	150m²
TOTAL:	387m²
FOOTPRINT:	457m²
COVERAGE:	3%

Company Title

ARTECHDESIGN
ARCHITECTURAL TECHNOLOGISTS

DJ Hoffman PrSArchT Reg No: PSAT24744984
ME Hoffman PrArchT Reg No: PAT24750973
Artech Design Pty. Ltd.
PO Box 2506
Mossel Bay
6506
076 533 6083
Michelle@artechdesign.co.za

Project Name

New House Casa Tranquilla, Portion 255 of Farm 192, Kleinkrantz, Wilderness

Drawing Name

Sections, XA, Details

Drawing Status

Stage 4.1 Municipal Approval

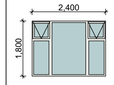
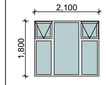
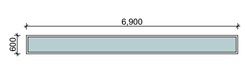
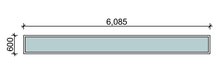
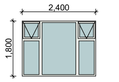
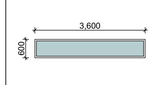
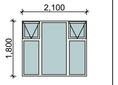
Modified by	Date
MH	15/09/2022
Checked by	Date
MH	15/09/2022

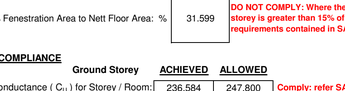
Drawing Scale

As Shown

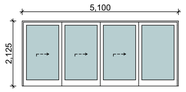
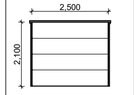
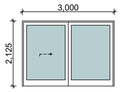
Layout ID	Revision
100	**0**

WINDOW LIST

Full Element ID	SW1	SW2	SW4	SW5	SW6	SW7	SW8	SW9	W1	W2	W3	W4	W5	W
View														
Finish	POWDER COATED ALUMINIUM. COLOUR AS PER CLIENT. BRICK ON EDGE SILL AND LINTEL.	POWDER COATED ALUMINIUM. COLOUR AS PER CLIENT. BRICK ON EDGE SILL AND LINTEL	POWDER COATED ALUMINIUM. COLOUR AS PER CLIENT. BRICK ON EDGE SILL AND LINTEL.	POWDER COATED ALUMINIUM. COLOUR AS PER CLIENT. BRICK ON EDGE SILL AND LINTEL.	POWDER COATED ALUMINIUM. COLOUR AS PER CLIENT. BRICK ON EDGE SILL AND LINTEL.	POWDER COATED ALUMINIUM. COLOUR AS PER CLIENT. BRICK ON EDGE SILL AND LINTEL.	POWDER COATED ALUMINIUM. COLOUR AS PER CLIENT. BRICK ON EDGE SILL AND LINTEL.	POWDER COATED ALUMINIUM. COLOUR AS PER CLIENT. BRICK ON EDGE SILL AND LINTEL.	POWDER COATED ALUMINIUM. COLOUR AS PER CLIENT. BRICK ON EDGE SILL AND LINTEL.	POWDER COATED ALUMINIUM. COLOUR AS PER CLIENT. BRICK ON EDGE SILL AND LINTEL.	POWDER COATED ALUMINIUM. COLOUR AS PER CLIENT. BRICK ON EDGE SILL AND LINTEL.	POWDER COATED ALUMINIUM. COLOUR AS PER CLIENT. BRICK ON EDGE SILL AND LINTEL.	POWDER COATED ALUMINIUM. COLOUR AS PER CLIENT. BRICK ON EDGE SILL AND LINTEL.	PC LI
Ironmongery	AS PER MANUFACTURER.	AS PER MANUFACTURER.	AS PER MANUFACTURER.	AS PER MANUFACTURER.	AS PER MANUFACTURER.	AS PER MANUFACTURER.	AS PER MANUFACTURER.	AS PER MANUFACTURER.	AS PER MANUFACTURER.	AS PER MANUFACTURER.	AS PER MANUFACTURER.	AS PER MANUFACTURER.	AS PER MANUFACTURER.	AS
Glass	GLAZING TO HAVE U-VALUE 5.93 AND SHGC VALUE OF 0.40. ALL GLAZING TO COMPLY TO SAFETY GLASS STANDARDS AS PER SANS10400 PART N AND COMPLY TO AAAMSA & SABS STANDARDS.	GLAZING TO HAVE U-VALUE 5.93 AND SHGC VALUE OF 0.40. ALL GLAZING TO COMPLY TO SAFETY GLASS STANDARDS AS PER SANS10400 PART N AND COMPLY TO AAAMSA & SABS STANDARDS.	GLAZING TO HAVE U-VALUE 5.93 AND SHGC VALUE OF 0.40. ALL GLAZING TO COMPLY TO SAFETY GLASS STANDARDS AS PER SANS10400 PART N AND COMPLY TO AAAMSA & SABS STANDARDS.	GLAZING TO HAVE U-VALUE 5.93 AND SHGC VALUE OF 0.40. ALL GLAZING TO COMPLY TO SAFETY GLASS STANDARDS AS PER SANS10400 PART N AND COMPLY TO AAAMSA & SABS STANDARDS.	GLAZING TO HAVE U-VALUE 5.93 AND SHGC VALUE OF 0.40. ALL GLAZING TO COMPLY TO SAFETY GLASS STANDARDS AS PER SANS10400 PART N AND COMPLY TO AAAMSA & SABS STANDARDS.	GLAZING TO HAVE U-VALUE 5.93 AND SHGC VALUE OF 0.40. ALL GLAZING TO COMPLY TO SAFETY GLASS STANDARDS AS PER SANS10400 PART N AND COMPLY TO AAAMSA & SABS STANDARDS.	GLAZING TO HAVE U-VALUE 5.93 AND SHGC VALUE OF 0.40. ALL GLAZING TO COMPLY TO SAFETY GLASS STANDARDS AS PER SANS10400 PART N AND COMPLY TO AAAMSA & SABS STANDARDS.	GLAZING TO HAVE U-VALUE 5.93 AND SHGC VALUE OF 0.40. ALL GLAZING TO COMPLY TO SAFETY GLASS STANDARDS AS PER SANS10400 PART N AND COMPLY TO AAAMSA & SABS STANDARDS.	GLAZING TO HAVE U-VALUE 5.93 AND SHGC VALUE OF 0.40. ALL GLAZING TO COMPLY TO SAFETY GLASS STANDARDS AS PER SANS10400 PART N AND COMPLY TO AAAMSA & SABS STANDARDS.	GLAZING TO HAVE U-VALUE 5.93 AND SHGC VALUE OF 0.40. ALL GLAZING TO COMPLY TO SAFETY GLASS STANDARDS AS PER SANS10400 PART N AND COMPLY TO AAAMSA & SABS STANDARDS.	GLAZING TO HAVE U-VALUE 5.93 AND SHGC VALUE OF 0.40. ALL GLAZING TO COMPLY TO SAFETY GLASS STANDARDS AS PER SANS10400 PART N AND COMPLY TO AAAMSA & SABS STANDARDS.	GLAZING TO HAVE U-VALUE 5.93 AND SHGC VALUE OF 0.40. ALL GLAZING TO COMPLY TO SAFETY GLASS STANDARDS AS PER SANS10400 PART N AND COMPLY TO AAAMSA & SABS STANDARDS.	GL TC SA
Quantity	3	1	1	3	2	1	1	1	5	1	3	2	1	1

Full Element ID	3	W7
View		
Finish	)WDER COATED ALUMINIUM. COLOUR AS PER CLIENT. BRICK ON EDGE SILL AND \TEL.	POWDER COATED ALUMINIUM. COLOUR AS PER CLIENT. BRICK ON EDGE SILL AND LINTEL.
Ironmongery	; PER MANUFACTURER.	AS PER MANUFACTURER.
Glass	.AZING TO HAVE U-VALUE 5.93 AND SHGC VALUE OF 0.40. ALL GLAZING TO COMPLY) SAFETY GLASS STANDARDS AS PER SANS10400 PART N AND COMPLY TO AAAMSA & \BS STANDARDS.	GLAZING TO HAVE U-VALUE 5.93 AND SHGC VALUE OF 0.40. ALL GLAZING TO COMPLY TO SAFETY GLASS STANDARDS AS PER SANS10400 PART N AND COMPLY TO AAAMSA & SABS STANDARDS.
Quantity		1

Door List

Door Number	D1	D2	D3	D4	D5	G1	GD1	SD1	SD2	SD3	SD4	SG1
View												
Frame Type	44MM THICK HARDWOOD FIELDED TIMBER DOOR WITH SIDELIGHT. AS PER CLIENT	CUSTOM MADE PALACE SECTION ALUMINIUM SLIDING DOOR (OR SIMILAR APPROVED)	44MM THICK HARDWOOD FIELDED TIMBER FIRE DOOR. COLOUR: AS PER CLIENT	ALUMINIUM EXTERIOR DOOR	44MM THICK HARDWOOD FIELDED TIMBER DOOR. COLOUR: AS PER CLIENT	AS PER CLIENT.	AS PER MANUFACTURER	44MM THICK HARDWOOD FIELDED TIMBER DOOR WITH SIDELIGHT. AS PER CLIENT	CUSTOM MADE PALACE SECTION ALUMINIUM SLIDING DOOR (OR SIMILAR APPROVED)	ALUMINIUM EXTERIOR DOOR	44MM THICK HARDWOOD FIELDED TIMBER DOOR. COLOUR: AS PER CLIENT	AS PER CLIENT.
Glazing	GLAZING TO HAVE U-VALUE 5.78 AND SHGC VALUE OF 0.40. ALL GLAZING TO COMPLY TO SAFETY GLASS STANDARDS AS PER SANS10400 PART N AND COMPLY TO AAAMSA & SABS STANDARDS.	GLAZING TO HAVE U-VALUE 5.78 AND SHGC VALUE OF 0.40. ALL GLAZING TO COMPLY TO SAFETY GLASS STANDARDS AS PER SANS10400 PART N AND COMPLY TO AAAMSA & SABS STANDARDS.	NONE	GLAZING TO HAVE U-VALUE 5.78 AND SHGC VALUE OF 0.40. ALL GLAZING TO COMPLY TO SAFETY GLASS STANDARDS AS PER SANS10400 PART N AND COMPLY TO AAAMSA & SABS STANDARDS.	NONE	NONE	NONE	GLAZING TO HAVE U-VALUE 5.78 AND SHGC VALUE OF 0.40. ALL GLAZING TO COMPLY TO SAFETY GLASS STANDARDS AS PER SANS10400 PART N AND COMPLY TO AAAMSA & SABS STANDARDS.	GLAZING TO HAVE U-VALUE 5.78 AND SHGC VALUE OF 0.40. ALL GLAZING TO COMPLY TO SAFETY GLASS STANDARDS AS PER SANS10400 PART N AND COMPLY TO AAAMSA & SABS STANDARDS.	GLAZING TO HAVE U-VALUE 5.78 AND SHGC VALUE OF 0.40. ALL GLAZING TO COMPLY TO SAFETY GLASS STANDARDS AS PER SANS10400 PART N AND COMPLY TO AAAMSA & SABS STANDARDS.	NONE	NONE
Hardware	AS PER CLIENT.	AS PER MANUFACTURER	AS PER CLIENT.	AS PER MANUFACTURER	AS PER CLIENT.	AS PER CLIENT.	AS PER MANUFACTURER	AS PER MANUFACTURER	AS PER MANUFACTURER	AS PER MANUFACTURER	AS PER CLIENT.	AS PER CLIENT.
Door & Frame Finish	70 X 90MM HEAVY SECTION SQUARE DOOR FRAME WITH 44 X 13MM REBATE	ANODIZED ALUMINIUM WITH FACTORY APPLIED EPOXY COATING. COLANODIZED ALUMINIUM WITH FACTORY APPLIED EPOXY COATING. COLOUR: AS PER CLIENT.OUR: AS PER CLIENT.	70 X 90MM HEAVY SECTION SQUARE DOOR FRAME WITH 44 X 13MM REBATE	ANODIZED ALUMINIUM WITH FACTORY APPLIED EPOXY COATING. COLANODIZED ALUMINIUM WITH FACTORY APPLIED EPOXY COATING. COLOUR: AS PER CLIENT.OUR: AS PER CLIENT.	70 X 90MM HEAVY SECTION SQUARE DOOR FRAME WITH 44 X 13MM REBATE	AS PER MANUFACTURER .	HORIZONTAL SLATTED ALUMINIUM SECTIONAL OVERHEAD GARAGE DOOR. COLOUR: AS PER CLIENT	70 X 90MM HEAVY SECTION SQUARE DOOR FRAME WITH 44 X 13MM REBATE	ANODIZED ALUMINIUM WITH FACTORY APPLIED EPOXY COATING. COLANODIZED ALUMINIUM WITH FACTORY APPLIED EPOXY COATING. COLOUR: AS PER CLIENT.OUR: AS PER CLIENT.	ANODIZED ALUMINIUM WITH FACTORY APPLIED EPOXY COATING. COLOUR: AS PER CLIENT.	70 X 90MM HEAVY SECTION SQUARE DOOR FRAME WITH 44 X 13MM REBATE	AS PER MANUFACTURER.
General	WOOD PRESERVATIVE AS PER MANUFACTURER.	ALL ALUMINIUM WORK TO COMPLY WITH AAMSA . DRAUGHT SEALS AND WEATHER BAR TO ALL EXTERNAL DOORS. DOOR STOPS AND ACCESSORIES AS PER CLIENT.		ALL ALUMINIUM WORK TO COMPLY WITH AAMSA . DRAUGHT SEALS AND WEATHER BAR TO ALL EXTERNAL DOORS. DOOR STOPS AND ACCESSORIES AS PER CLIENT.	WOOD PRESERVATIVE AS PER MANUFACTURER.	WOOD PRESERVATIVE AS PER MANUFACTURER .	GARGAGE DOOR MOTOR	WOOD PRESERVATIVE AS PER MANUFACTURER.	ALL ALUMINIUM WORK TO COMPLY WITH AAMSA . DRAUGHT SEALS AND WEATHER BAR TO ALL EXTERNAL DOORS. DOOR STOPS AND ACCESSORIES AS PER CLIENT.		WOOD PRESERVATIVE AS PER MANUFACTURER.	WOOD PRESERVATIVE AS PER MANUFACTURER.
Quantity	1	1	1	1	7	1	2	1	1	1	5	1

FENESTRATION: Design

Buildings with Natural Environmental Control

Fenestration Constants

Conductance (C_U) constant	1.40
Solar Heat Gain (C_{SHGC}) constant	0.13

SANS 10400XA COMPLIANCE

Ground Storey

Net Floor Area of Storey / Room:	m^2	177.000
Fenestration Area of Storey / Room:	m^2	55.930
% Fenestration Area to Nett Floor Area:	%	31.599

DO NOT COMPLY: Where the total area of the glazing elements of a storey is greater than 15% of the nett floor area of the storey the requirements contained in SANS 204 shall be complied with.

SANS 204 COMPLIANCE

Ground Storey	ACHIEVED	ALLOWED	
Conductance (C_U) for Storey / Room:	236.584	247.800	Comply: refer SANS 204 (4.3.4)
Solar Heat Gain (C_{SHGC}) for Storey / Room:	22.600	23.010	Comply: refer SANS 204 (4.3.4)

SANS 10400 XA: CALCULATION REFERENCE TABLE

	Storey Level	Gazing Ref	Quantity	Width (m)	Height (m)	Area	Orientation
1	Ground Storey	W2	2	2.1	1.8	7.56	North
2	Ground Storey	W5	1	0.6	0.9	0.54	North
3	Ground Storey	W2	1	3.6	0.6	2.16	North
4	Ground Storey	W1	1	2.4	1.8	4.32	North
5	Ground Storey	D1	1	1	1	1	North
6	Ground Storey	W6	1	9.7	0.6	5.82	North
7	Ground Storey	W1	2	2.4	1.8	8.64	East
8	Ground Storey	W7	1	8.2	0.6	4.92	South
9	Ground Storey	D2	1	5.1	2.1	10.71	South
10	Ground Storey	W1	1	2.4	1.8	4.32	South
11	Ground Storey	W3	1	2.1	1.8	3.78	South
12	Ground Storey	W4	2	1.2	0.9	2.16	South

STOREY	Total
Ground Storey	55.93
First Storey	
Second Storey	

SANS 204: CALCULATION REFERENCE TABLE

	U-value	SHGC	Orientation	Projection (P)	Height 1 (m) (H)	Height 2(m) (G)	P/H	Factor (E)	Conductance	SHG
1	4.23	0.66	North	0.6	3.3	1.5	0.0909091	0.71	31.9788	3.542616
2	4.23	0.66	North	0.6	2.4	1.5	0.125	0.65	2.2842	0.23166
3	4.23	0.66	North	0.6	2.6	2	0.1153846	0.65	9.1368	0.92664
4	4.23	0.66	North	0.6	3.3	1.5	0.0909091	0.71	18.2736	2.024352
5	4.23	0.66	North	0.6	2.5	1.5	0.12	0.65	4.23	0.429
6	4.23	0.66	North	0.6	0.65	0.05	0.9230769	0.24	24.6186	0.921888
7	4.23	0.66	East	0.05	4.8	3	0.0052083	1.15	36.5472	6.55776
8	4.23	0.66	South	0.6	0.65	0.05	0.9230769	0.25	20.8116	0.8118
9	4.23	0.66	South	0.6	3.6	1.5	0.0833333	0.52	45.3033	3.675672
10	4.23	0.66	South	0.6	3.3	1.5	0.0909091	0.52	18.2736	1.482624
11	4.23	0.66	South	0.6	3.3	1.5	0.0909091	0.52	15.9894	1.297296
12	4.23	0.66	South	0.6	2.4	1.5	0.125	0.49	9.1368	0.698544

FENESTRATION CALCULATIONS MAIN DWELLING

FENESTRATION: Design

Buildings with Natural Environmental Control

Fenestration Constants

Conductance (C_U) constant	1.40
Solar Heat Gain (C_{SHGC}) constant	0.13

SANS 10400XA COMPLIANCE

Ground Storey

Net Floor Area of Storey / Room:	m^2	150.000
Fenestration Area of Storey / Room:	m^2	46.180
% Fenestration Area to Nett Floor Area:	%	30.787

DO NOT COMPLY: Where the total area of the glazing elements of a storey is greater than 15% of the nett floor area of the storey the requirements contained in SANS 204 shall be complied with.

SANS 204 COMPLIANCE

Ground Storey	ACHIEVED	ALLOWED	
Conductance (C_U) for Storey / Room:	195.341	210.000	Comply: refer SANS 204 (4.3.4)
Solar Heat Gain (C_{SHGC}) for Storey / Room:	13.214	19.500	Comply: refer SANS 204 (4.3.4)

SANS 10400 XA: CALCULATION REFERENCE TABLE

	Storey Level	Gazing Ref	Quantity	Width (m)	Height (m)	Area	Orientation
1	Ground Storey	SW5	2	2.1	1.8	7.56	North
2	Ground Storey	SW4	1	3.3	0.6	1.98	North
3	Ground Storey	SW2	1	1.2	1.8	2.16	North
4	Ground Storey	SW8	1	6.9	0.6	4.14	North
5	Ground Storey	SD1	1	1	1	1	North
6	Ground Storey	SW1	2	2.4	1.8	8.64	East
7	Ground Storey	SW1	1	2.4	1.8	4.32	South
8	Ground Storey	SW5	1	2.1	1.8	3.78	South
9	Ground Storey	SW6	2	1.2	0.9	2.16	South
10	Ground Storey	SD2	1	3	2.1	6.3	South
11	Ground Storey	SW8	1	6	0.6	3.6	South
12	Ground Storey	SW7	1	0.6	0.9	0.54	North

STOREY	Total
Ground Storey	46.18
First Storey	
Second Storey	

SANS 204: CALCULATION REFERENCE TABLE

	U-value	SHGC	Orientation	Projection (m) (P)	Height 1 (m) (H)	Height 2(m) (G)	P/H	Factor (E)	Conductance	SHG
1	4.23	0.66	North	1.5	2.4	0.6	0.3125	0.44	31.9788	2.195424
2	4.23	0.66	North	2	1.2	0.6	0.8333333	0.26	8.3754	0.339768
3	4.23	0.66	North	1.5	2.4	0.6	0.3125	0.44	9.1368	0.627264
4	4.23	0.66	North	0.05	1.2	0.6	0.0208333	0.84	17.5122	2.295216
5	4.23	0.66	North	1.5	1.6	0.6	0.46875	0.36	4.23	0.2376
6	4.23	0.66	East	3	1.85	0.05	1.6216216	0.28	36.5472	1.596672
7	4.23	0.66	South	1.5	2.4	0.6	0.3125	0.4	18.2736	1.14048
8	4.23	0.66	South	1.5	2.4	0.6	0.3125	0.4	15.9894	0.99792
9	4.23	0.66	South	1.5	1.5	0.6	0.5	0.33	9.1368	0.470448
10	4.23	0.66	South	1.5	2.7	0.6	0.2777778	0.42	26.649	1.74636
11	4.23	0.66	South	0.05	1.2	0.6	0.0208333	0.61	15.228	1.44936
12	4.23	0.66	North	1.5	1.5	0.6	0.5	0.33	2.2842	0.117612

FENESTRATION CALCULATIONS SECOND DWELLING

NBR NOTES:

GENERAL: All work is to be in accordance with the National Building Regulations SANS 10400 code of practice. The contractor is to verify all levels, measurements and notes before construction proceeds or any work commences. Drawings are not to be used to any other purpose other than intended for. All work and specifications are to be executed exactly as per plan. Any errors, discrepancies or omissions to be reported to the architect's immediately. All levels, dimensions, positions and no of steps to be checked on site before any work commences. No drawings must be scaled. Drawings are to be read in conjunction with engineers and consultant's plans were applicable. Contractors will be held responsible for the correct setting out of works and any doubts as to the accuracy of boundary pegs or lines are to be reported to the architect immediately. No part of the building may encroach the boundary lines.

B: STRUCTURAL DESIGN

The structural system of the building to comply with the details of part H,J,K,L,M,N of SANS 1400 or in the case of timber buildings with the requirements of SANS 10082. A competent person (structures) to design and inspect the structure.

Competent person (civil engineering) to design and inspect the services in dolomite land.

CONCRETE WORKS:

All concrete slabs, floor, beams etc. are to be specified and inspected by a professional registered engineer. All structural designs are to be accordance with SANS 10400 Part B.

D: PUBLIC SAFETY

A change in level, the design of ramps and driveways, or access to swimming pools and swimming baths to be in accordance with the detailed requirements of SANS 10400-D.

F: SITE OPERATIONS

Sanitary facilities to be in accordance with the detailed requirements of SANS 10400-F

G: EXCAVATIONS

The excavation relating to the building less than 3.0 m deep to be in accordance with the detailed requirements of SANS1400-G.

Deeper excavations as per engineer. - N/A

H: FOUNDATIONS

Geotechnical investigation as per Engineer.

The foundation for the building to be in accordance with SANS 10400-B.

The foundation to a extension/addition to an existing building to be the same as the existing foundations if performing satisfactorily.

Competent person to be appointed by client in respect of deep footings, soil rafts, compaction of in-situ soil or sub-surface drainage.

Competent person (geotechnical) to be appointed by client in respect of geotechnical solution or soil improvements that are required.

K: WALLS:

The structure, strength and stability of all walls as per engineer, SANS1040-B, SANS 10400-T and the detailed requirements of SANS 10400-K. - RATIONAL DESIGN AS PER ENG

The roof fixing to be in accordance with SANS10400-B and the detailed requirements of SANS10400-K. - AS PER SPECIALIST

Water penetration through a wall to be accordance with the detailed requirements of SANS10400-K.

Roof coverings and waterproofing systems to be accordance with the detailed requirements SANS10400-L

All external brick walls to have a 50 mm air cavity. The walls to have min. R-value of 0.35. Non-masonry external walls must have a r-value of 1.9.

Brick force reinforcing to be installed in substructure brick-work every five courses. Two courses of brick force reinforcing to be installed above widow and door openings. Provide damp-proof courses to walls at slab level and under all sills.

Provide vertical damps-proof to all changes in floor levels and in external walls where the ground level is higher than the internal floor level.

All work to be in accordance with SANS 10400 part K.

J: FLOOR:

Floors in any laundry, kitchen, shower room, bathroom or room containing toilet pan or urinal to be in accordance with the detailed requirements of SANS 10400-J. These floors to be waterproof.

Suspended floors to be accordance with engineers design.

Slab supported on the ground to be in accordance with SANS10400-B and SANS10400-H.

A competent person (engineers) to be appointed in respect of the slabs or fills . Where the floor area is less than 500m2, ground floor slabs must have insulation installed around the vertical edge of its perimeter which must have an r-value of not less than 1.0 and resist water absorption in order to retain its thermal insulation properties and be continuous from the adjacent finished ground level to a depth of not less than 500mm or for the full depth of the vertical edge or the concrete slab on ground.

Where an under floor heating system is installed the heating system must be insulted underneath the slab with insulation that has a minimum r-value of not less than 1.0.

Floor level to be 150mm minimum above the adjoining ground level.

All work to be in accordance with SANS 10400 part J.

L: ROOFS:

The roof fixing to be accordance with SANS10400-B the detailed requirements of SANS10400-K. STRUCTURAL DESIGN OF ROOF AS PER ENG

Roof coverings and waterproofing systems to be accordance with the detailed requirements of SANS10400-L.

Flats roof or related gutters to be in accordance with the detailed requirements of SANS10400-L. Rational design or rational assessment (or both) as per engineer.

The roof assembly and any ceiling assembly, in addition to complying with the requirements of SANS10400-C has to be accordance with the detailed requirements of SANS10400-L.

Roof assembly supported on walls to comply with the requirements of SANS 10400 and in accordance with SANS10400-B and SANS10400-L.

Gutters and downpipes, if any, to be sized in accordance with the requirement of SANS10400-R as per engineers design.

The fire resistance and combustibility of the roof assembly or any ceiling assembly to be in accordance with the detailed requirements SANS 10400-L and SANS 10400-T

ROOF INSULATION NOTES:

- Insulation shall overlap or abut adjoining insulation or be sealed
- Must form a continuous barrier with ceilings, walls, bulkheads or floors than contribute to the thermal barrier
- Must not affect the safe or effective operation of services installation, equipment or fittings.
- Must be either non-combustible when tested in accordance with SANS 10177-5
- Or as combustible in accordance with SANS 10177-5, and shall be tested and classified in accordance with SANA 428 for its use and application.
- Reflective insulation must be installed and supported.
- With the reflective insulation fitted tightly and taped against any penetration, door or window opening, and
- Overlap by not less than 100mm or
- Be taped together
- Must form a continuous barrier with ceiling, walls, bulkheads
- Reflectivity of foil surface=0.95 (facing up)
- Emissivity of foil surface=0.05 (facing down)
- It is the contractors responsibility to report any changes to the roof assembly to the architect immediately

M: STAIRWAYS

Stairways to be In accordance with SANS 10400-B, SANS 10400-T and the detailed requirement of SANS 10400-M.

Walls, screens, railings or balustrades to such stairways to be in accordance with the requirements of SANS 10400-B, SANS 10400-T, SANS 10400-K and SANS 10400-T

N: GLAZING

The type and fixing of glazing to be in accordance with SANS 10400-B and the detailed requirements of SANS 10400-N.

A competent aluminium supplier to issue COC on full glazing and aluminium on completion. Aluminium supplier to complete FORM 3 on completion.

The selection of the glazing to be in accordance with the detailed requirements of SANS10400-N

O: LIGHTING AND VENTILATION

The lighting in a habitable room, bathroom, shower room and room containing a toilet pan to comply with the requirements of SANS 10400-T and the detailed requirement of SANS 10400-O.

The ventilation to be accordance with the requirements of SANS 10400-T and the detailed requirements of SANS 10400-O.

P: DRAINAGE

The design of the drainage system to be in in accordance with the detailed requirements of SANS1400-P. Registered Plumber to complete Form 3 on completion.

R: STORMWATER DISPOSAL

The means for the control and disposal of stormwater as per engineers design in accordance with the detailed requirements of SANS10400-R.

The means for control and disposal of stormwater in interconnected complexes as per engineers design.

S: PERSON WITH DISABILITIES

The means for providing facilities for person with disabilities to be in accordance with the detailed requirement of SANS10400-S

T: FIRE PROTECTION

The fire protection measures provided to be in accordance with the detailed requirement of SANS 10400-T

V: SPACE HEATING

The provision of space heating to be accordance with the detailed requirement of SANS10400-V

W: FIRE INSTALLATION

The fire installation to be comply with the detailed requirements of SANS10400-W.

The supply of water to be in accordance with the detailed requirements of SANS 10400-W.

XA: ENERGY EFFICIENCY IN BUILDING

External walls to be in accordance with the detailed requirements of SANS 10400-XA. Fenestration to be in accordance with SANS10400-XA.

Roof assembly construction to be in accordance with SANS 10400-XA .

Floors with slab heating to be in accordance with SANS10400-XA.

Services that use energy or control the use of energy to be in accordance with SANS204.

Hot water system to be in accordance with SANS 10400-XA.

A competent person to certify the fenestration is in accordance with SANS 204.

BUILDING ENVELOPE :

- Wall plates and roof junctions must be sealed.
- All tiles roofs must have a tile underlay or radiant barrier and the joint must be sealed.
- The joint in sheeted roofs must be sealed.
- All glazing sealing as per glazing notes.
- Chimneys or flues of an open solid-fuel burning appliances must be approved with a damper or flap that can close the chimney/flue.
- Roof lights and skylights must be sealed or capable of being sealed.
- Roof lights and skylight must be contracted with a compressible seal if they are openable.

A seal to restrict air leakage must be fitted to each edge of an external door and other such opening so that,

- It served a conditioned space or
- it serves a habitable room

The seal may be a foam or rubber compressible strip or a fibrous seal.

- External swing doors must be fitted with a draught protection device to the bottom edge of each leaf

An exhaust fan must be fitted with sealing device such as a self-closing damper or filter when serving,

- A conditioned space or
- A habitable room

Roofs, external wall, external floors and any openings such as glazing or door in the external fabric must be constructed to minimize air leakage when forming part of the external fabric of

- A conditioned space or
- A habitable room

GENERAL NOTES

- All building work to comply with SABS 0400
- No dimensions to be scaled or scanned from drawing
- All dimensions to be checked on site before any work commences.
- Where applicable the contractor is to check on site the size of components to be manufactured prior to installation.
- Contractor is responsible for correct setting out of the buildings, all external and internal walls with particular reference to boundaries, building lines, etc.
- Contractor to verify all levels, heights and dimensions on site and to check the same against the drawings before any work in hand.
- Contractor is to locate and identify existing services on the site and protect these from damage throughout the duration of the works.
- Any errors, discrepancies or omissions to be reported immediately.
- Any queries arising from all the above must be reported and clarified before any work is put in hand.
- This drawing to be read in conjunction engineers drawings when applicable.
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- No reproductions are permitted without written consent.
- The client accept the responsibility of materials, content and statement.

Revision History

RevID	Issue Date	Comment

ALL LEVELS TO BE CHECKED AND CONFIRMED ON SITE. ANY CHANGES IN THE PLAN AS SHOWN TO BE RELAYED TO ARTECH DESIGN AND ENGINEER FOR ADVISEMENT. ALL STRUCTURAL WORK AS PER ENGINEER.

AREA SHEDULE:

ERF:	13584m²
COVERED AREAS	
GROUND STOREY A:	177m²
GARAGE:	60m²
GROUND STOREY B:	150m²
TOTAL:	387m²
FOOTPRINT:	457m²
COVERAGE:	3%

Company Title

ARTECHDESIGN
ARCHITECTURAL TECHNOLOGISTS

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Project Name

New House Casa Tranquilla, Portion 255 of Farm 192, Kleinkrantz, Wilderness

Drawing Name

Window and Doors, XA

Drawing Status

Stage 4.1 Municipal Approval

Modified by	Date
MH	15/09/2022
Checked by	Date
MH	15/09/2022

Drawing Scale

As Shown

Layout ID	Revision
200	**0**

ANNEXURE "C": LOCALITY PLAN

Portion 255 of the Farm Klein Krantz 192

0 0.325 0.65 1.3 km

1:9,028

Date: 10/19/2022

Disclaimer:
The George Municipality accepts no responsibility for and will not be liable for any errors or omissions contained herein.

N

ANNEXURE "D": GENERAL PLAN

10830 (VEL 1)

KOORDINATE

HOOFFIGUUR

Stelsel Lo 23° (alles plus)

SYE	METERS	RIGTINGSHOEKE		Y	X
Konstantes				+ 0,00	+ 3700 000,00
AB	369,72	251 43 12	A	32 446,21	62 562,37
BC	1002,50	276 08 32	B	32 715,13	62 426,48
CD	914,77	286 33 28	C	30 818,06	62 520,36
DE	758,13	77 31 28	D	30 513,38	62 599,44
EF	835,82	86 33 55	E	30 741,68	63 322,48
FG	63,13	185 18 25	F	31 679,89	63 378,71
GH	76,98	135 32 51	G	31 675,82	63 332,76
HJ	159,43	182 58 44	H	31 728,82	63 279,83
JK	87,42	176 36 22	J	31 883,48	63 264,48
KL	58,29	126 02 22	K	31 968,42	63 285,64
LM	49,78	104 03 42	L	32 016,65	63 173,08
MN	20,83	121 37 59	M	32 064,38	63 187,11
NO	78,33	121 59 01	N	32 090,61	63 164,96
OP	81,03	131 38 49	O	32 157,85	63 187,43
PQ	38,29	65 29 48	P	32 203,87	63 060,56
QR	26,88	168 58 38	Q	32 248,71	63 078,42
RS	108,33	260 06 43	R	32 263,06	63 051,92
ST	142,37	142 43 07	S	32 150,76	62 999,27
TU	104,21	167 11 43	T	32 238,06	62 886,06
UV	52,92	145 16 38	U	32 259,46	62 786,32
VW	56,35	80 03 03	V	32 289,43	62 760,86
WX	145,69	166 08 03	W	32 343,56	62 758,23
XA	87,38	157 12 11	X	32 428,68	62 632,33

DRIEHOEKSMETINGBAKENS

Stelsel Lo 23° (alles plus)

		Y	X
Konstantes		+ 0,00	+ 3700 000,00
228 Kleys 31 (GK30)	Δ	31 442,81	61 320,67
229 Kleys 32 (GK30)	Δ	33 966,48	63 611,29
249 G.K.I. 17	Δ	32 120,38	62 457,03

BINNEFIGUUR

Stelsel Lo 23° (alles plus)
Konstantes +0,00 + 3700 000,00

	Y	X		Y	X
212b	32 352,27	62 504,73	263b	31 803,88	63 087,00
212c	32 325,68	62 598,85	263d	31 658,95	63 157,47
213b	32 257,32	62 673,36	241c	31 535,52	62 940,83
214c	32 228,68	62 567,42	241e	31 157,51	63 138,76
214b	32 162,27	62 441,89	243g	31 538,23	63 126,43
216c	32 152,88	62 538,88	243z	31 525,84	63 077,82
216e	32 062,36	62 431,87	267b	31 827,84	63 086,96
216x	32 068,47	62 544,28	267c	31 822,89	63 156,72
216z	32 037,31	62 632,63	267d	31 915,88	63 154,88
216d	31 967,59	62 438,34	267e	31 818,59	63 135,98
216j	31 934,87	62 553,19	268b	31 853,53	62 983,78
216d	32 044,43	62 564,78	268c	31 932,75	63 158,88
217b	31 837,82	62 445,86	268f	32 036,58	63 162,46
217c	31 865,31	62 562,49	268e	32 075,86	63 152,43
218b	31 768,08	62 451,54	269d	31 983,02	63 378,88
218c	31 775,75	62 571,39	269e	32 080,07	63 177,84
219b	31 678,29	62 458,06	269f	32 208,47	63 231,43
219c	31 686,78	62 582,28	251c	32 145,67	63 087,35
220a	31 588,53	62 464,34	250c	32 081,38	62 857,18
220c	31 596,83	62 589,18	251e	32 046,78	62 876,64
221b	31 488,76	62 473,84	252b	32 152,23	62 753,71
221c	31 492,15	62 598,58	252d	32 107,68	62 749,38
222b	31 409,88	62 477,56	252c	32 117,81	62 818,22
222c	31 402,39	62 608,63	252f	32 144,17	62 886,61
223b	31 319,23	62 484,86	254c	32 239,95	62 683,58
223c	31 313,63	62 617,35	254e	32 321,99	62 613,52
224b	31 229,47	62 492,56	256d	32 097,85	62 651,73
224c	31 223,67	62 628,24	256e	32 194,88	62 670,88
225b	31 139,78	62 497,86	256x	32 096,68	62 534,78
225c	31 133,87	62 635,76	256y	32 130,33	62 511,26
226b	31 043,86	62 503,54	257a	32 096,19	62 539,76
226c	31 044,33	62 644,83	257b	31 989,88	62 552,11
227a	30 958,33	62 510,11	257c	31 997,88	62 744,88
227b	30 978,85	62 658,56	257d	32 081,76	62 771,84
227e	30 883,27	62 617,03	257e	32 058,87	62 563,23
227c	30 957,89	62 574,48	257f	32 075,39	62 570,78
228a	30 937,73	62 531,67	258b	31 898,19	62 560,02
228c	30 869,38	62 683,15	258c	31 912,37	62 728,81
228e	30 963,36	62 839,07	258d	31 818,58	62 547,93
228g	30 930,61	62 858,47	258e	31 833,71	62 793,64
229e	30 738,26	62 547,17	260b	31 730,87	62 575,81
229c	30 785,00	62 712,30	260c	31 758,81	62 807,81
230b	30 608,36	62 559,27	261b	31 811,37	62 583,74
230c	30 738,38	62 735,42	261c	31 877,60	62 823,52
230d	30 755,88	62 728,38	262b	31 571,76	62 597,45
231b	30 680,68	62 576,81	262c	31 519,78	62 836,94
231c	30 657,92	62 758,31	263b	31 518,11	62 851,95
232b	30 572,10	62 785,61	263c	31 496,27	62 876,43
233b	30 629,33	62 868,59	264b	31 442,68	62 866,58
233c	30 715,13	62 939,68	264c	31 489,38	62 878,96
233e	30 863,62	62 762,81	264d	31 516,58	62 852,71
233f	30 882,44	62 772,61	265b	31 362,79	62 881,83
234c	30 686,52	63 147,77	265d	31 286,74	62 895,86
234d	30 787,83	63 106,37	266b	31 205,43	62 916,29
234e	30 756,05	63 125,19	266c	30 944,00	62 654,08
235b	30 837,87	63 320,17	266d	30 968,72	62 673,63
236a	30 898,86	63 085,38	266e	30 976,21	62 755,95
236b	30 772,35	63 120,67	269b	31 035,08	62 962,88
236c	30 828,08	63 156,88	269c	31 126,86	62 926,92
237a	30 897,42	63 159,72	270b	30 786,08	62 823,88
237c	30 873,42	63 336,44	270c	30 804,98	62 816,34
238a	31 062,39	63 162,55	270e	30 787,17	62 752,87
238b	31 044,87	63 168,48	270f	30 797,16	62 732,94
238c	31 142,96	63 364,48	271b	30 821,58	62 885,88
238f	31 120,88	63 320,88	271c	30 763,86	62 760,85
238g	31 187,88	63 262,88	272e	30 890,98	63 047,51
239a	31 075,88	63 236,88	273b	30 837,67	62 962,63
239b	31 220,82	63 168,17	273c	31 017,19	62 885,61
239c	31 220,78	63 351,43	274b	30 915,98	63 132,88
239d	31 096,88	63 168,12	274c	30 936,99	63 179,58
240a	31 170,85	63 368,16	275b	31 142,91	63 143,95
240b	31 138,41	63 378,73	275c	31 216,34	62 908,66
241a	31 125,08	63 258,85	276b	31 242,80	63 139,23
241b	31 097,44	63 225,32	276c	31 286,36	63 111,15
242a	31 082,52	63 167,08	277b	31 296,82	62 893,28
242b	31 337,55	63 326,18	277c	31 366,10	63 111,33
242c	31 288,08	63 337,08	278b	31 309,77	62 876,28
242d	31 328,52	63 357,42	278c	31 447,10	63 082,17
243a	31 368,08	63 158,72	279b	31 532,74	63 037,26
243b	31 527,08	63 158,08	279c	31 498,03	63 047,57
243c	31 488,38	63 380,09	280b	31 581,71	63 053,95
243e	31 483,27	63 367,51	280c	31 557,08	63 036,38
243f	31 563,18	63 371,82	281b	31 617,42	62 833,67
243g	31 486,75	63 071,68	281c	31 659,68	62 837,84
244a	31 585,08	63 081,43	282b	31 715,76	62 815,08
244b	31 675,08	63 157,08	282c	31 757,81	62 819,78
245a	31 761,75	63 033,09	283b	31 812,08	62 797,48

	Y	X
283c	31 853,18	63 021,67
284a	32 030,28	62 811,27
284b	31 973,93	62 918,76

SERWITUUTNOTAS

1. Die figuur 254a - 213c - 254x stel voor 'n serwituut Reg-van-weg soos aangetoon oor Gedeelte 254
2. Die figuur 213c - 213x - 253y - 254z stel voor 'n serwituut Reg-van-weg 15 meter wyd oor Gedeelte 255
3. Die figuur 213c - 214c - 257a - 258a - 258y - 257y stel voor 'n serwituut Reg-van-weg 15 meter wyd oor Gedeelte 256
4. Die figuur 215a - 216a - 218b - 215z stel voor 'n serwituut Reg-van-weg 5 meter wyd oor Gedeelte 215
5. Die figuur 257a - 257b - 257c - 257e - 257x - 257d - 252b stel voor 'n serwituut Reg-van-weg 20 meter wyd soos aangetoon oor Gedeelte 257
6. Die figuur 257b - 258b - 258y - 257y stel voor 'n serwituut Reg-van-Weg 20 meter wyd oor Gedeelte 258
7. Die figuur 258b - 259b - 259y - 258y stel voor 'n serwituut Reg-van-Weg 20 meter wyd oor Gedeelte 259
8. Die figuur 259b - 260b - 260y - 259y stel voor 'n serwituut Reg-van-Weg 20 meter wyd oor Gedeelte 260
9. Die figuur 260b - 261b - 261y - 260y stel voor 'n serwituut Reg-van-Weg 20 meter wyd oor Gedeelte 261
10. Die figuur 261b - 262b - 262y - 261y stel voor 'n serwituut Reg-van-Weg 20 meter wyd oor Gedeelte 262
11. Die figuur 262b - 221c - 263y - 262y stel voor 'n serwituut Reg-van-Weg 20 meter wyd oor Gedeelte 263
12. Die figuur 221c - 222c - 264a - 263y stel voor 'n serwituut Reg-van-Weg 20 meter wyd oor Gedeelte 264
13. Die figuur 222c - 223c - 265y - 264a stel voor 'n serwituut Reg-van-Weg 20 meter wyd oor Gedeelte 265
14. Die figuur 223c - 224c - 266y - 265y stel voor 'n serwituut Reg-van-Weg 20 meter wyd oor Gedeelte 266
15. Die figuur 224c - 225c - 267y - 266y stel voor 'n serwituut Reg-van-Weg 20 meter wyd oor Gedeelte 267
16. Die figuur 225c - 226c - 268y - 267y stel voor 'n serwituut Reg-van-Weg 20 meter wyd oor Gedeelte 268
17. Die figuur 226c - 269b - 269c - 268y stel voor 'n serwituut Reg-van-Weg 20 meter wyd oor Gedeelte 269
18. Die figuur 227c - 228a - 269b - 227x - 227y - 227z stel voor 'n serwituut Reg-van-Weg 20 meter wyd soos aangetoon oor Gedeelte 227
19. Die figuur 228a - 228y - 269b stel voor 'n serwituut Reg-van-Weg soos aangetoon oor Gedeelte 228
20. Die figuur 269b - 230d - 270c - 270x - 270x - 270y - 269c stel voor 'n serwituut Reg-van-Weg 20 meter wyd soos aangetoon oor Gedeelte 270
21. Die figuur 230d - 231c - 233y - 271c stel voor 'n serwituut Reg-van-Weg 15 meter wyd oor Gedeelte 271
22. Die figuur 231c - 233y - 233z stel voor 'n serwituut Reg-van-Weg soos aangetoon oor Gedeelte 233
23. Die figuur 230e - 273c - 273z - 274f stel voor 'n serwituut Reg-van-Weg 20 meter wyd oor Gedeelte 273
24. Die figuur 274f - 273f - 236d - 234b - 274a - 274y - 274z stel voor 'n serwituut Reg-van-Weg 20 meter wyd soos aangetoon oor Gedeelte 274
25. Die figuur 277a - 236a - 236b - 236a stel voor 'n serwituut Reg-van-Weg 15 meter wyd oor Gedeelte 237
26. Die figuur 236a - 236y - 236b stel voor 'n serwituut Reg-van-Weg soos aangetoon oor Gedeelte 236
27. Die figuur 275a - 274a - 238b - 276c stel voor 'n serwituut Reg-van-Weg 20 meter wyd oor Gedeelte 275
28. Die figuur 238c - 238b - 238a - 238m - 238g - 238f - 238e - 239c - 239e - 239k - 239y - 239z stel voor 'n serwituut Reg-van-Weg 20 meter wyd soos aangetoon oor Gedeelte 239
29. Die figuur 276a - 275a - 276c - 277c stel voor 'n serwituut Reg-van-Weg 20 meter wyd oor Gedeelte 276
30. Die figuur 277c - 277f - 276a - 277c - 243b - 278c stel voor 'n serwituut Reg-van-Weg 20 meter wyd oor Gedeelte 277
31. Die figuur 278a - 277y - 278c - 278c stel voor 'n serwituut Reg-van-Weg 20 meter wyd oor Gedeelte 278
32. Die figuur 280y - 279a - 279e - 279c - 243b - 280c stel voor 'n serwituut Reg-van-Weg 20 meter wyd oor Gedeelte 279
33. Die figuur 281y - 280y - 280c - 281c stel voor 'n serwituut Reg-van-Weg 20 meter wyd oor Gedeelte 280
34. Die figuur 282y - 281y - 281c - 282c stel voor 'n serwituut Reg-van-Weg 20 meter wyd oor Gedeelte 281
35. Die figuur 283y - 282y - 282c - 283c stel voor 'n serwituut Reg-van-Weg 20 meter wyd oor Gedeelte 282
36. Die figuur 284a - 283y - 283c - 248b stel voor 'n serwituut Reg-van-Weg 20 meter wyd oor Gedeelte 283
37. Die figuur 252b - 253d - 284a - 284x - 284w - 248b - 249y - 252z stel voor 'n serwituut Reg-van-Weg 20 meter wyd oor Gedeelte 284
38. Die figuur 263y - 264a - 264x - 264y - 263b stel voor 'n serwituut Reg-van-Weg 5 meter wyd oor Gedeelte 264
39. Die figuur 263c - 264y - 279c - 280y stel voor 'n serwituut Reg-van-Weg 5 meter wyd oor Gedeelte 279
40. Die figuur 243b - 243y - 243z stel voor 'n serwituut Reg-van-Weg soos aangetoon oor Gedeelte 243
41. Die figuur 243a - 243b - 243b - 243d - 243e - 243x - 243y - 243z stel voor 'n serwituut Reg-van-weg 20 meter wyd soos aangetoon oor Gedeelte 243
42. Die figuur 244a - 243a - 243d - 243c stel voor 'n serwituut Reg-van-Weg 20 meter wyd oor Gedeelte 244
43. Die figuur 247a - 247e - 246a - 247c - 247d - 248c stel voor 'n serwituut Reg-van-Weg 20 meter wyd oor Gedeelte 247
44. Die figuur 249e - 248f - 248c - 247c - 248c - L - M - N stel voor 'n serwituut Reg-van-Weg 20 meter wyd oor Gedeelte 248
45. Die figuur P - 249f - 249c - 249e - N - O - P - Q stel voor 'n serwituut Reg-van-Weg soos aangetoon oor Gedeelte 249

GROOTTES

GED. No.	OPPER-VLAKTE	KAART No.	TRANSPORT No.	
Ged 212	1,7119 ha	11148/84	/1984	3/34
Ged 213	9906 m²	11149/84	/1984	21/53
Ged 214	9938 m²	11150/84	/1984	2/37
Ged 215	1,3737 ha	11151/84	/1984	21/56
Ged 216	1,8284 ha	11152/84	/1984	3/37
Ged 217	1,0480 ha	11153/84	/1984	2/38
Ged 218	1,0697 ha	11154/84	/1984	2/43
Ged 219	1,0913 ha	11155/84	/1984	2/41
Ged 220	1,1129 ha	11156/84	/1984	2/40
Ged 221	1,2308 ha	11157/84	/1984	2/26
Ged 222	1,1588 ha	11158/84	/1984	6/27
Ged 223	1,1787 ha	11159/84	/1984	3/27
Ged 224	1,2013 ha	11160/84	/1984	3/23
Ged 225	1,2228 ha	11161/84	/1984	2/38
Ged 226	1,2443 ha	11162/84	/1984	2/44
Ged 227	1,5621 ha	11163/84	/1984	2/39
Ged 228	1,5361 ha	11164/84	/1984	2/31
Ged 229	1,4256 ha	11165/84	/1984	2/37
Ged 230	1,2928 ha	11166/84	/1984	2/41
Ged 231	1,3749 ha	11167/84	/1984	2/29
Ged 232	1,7339 ha	11168/84	/1984	2/17
Ged 233	1,7059 ha	11169/84	/1984	2/17
Ged 234	1,7100 ha	11170/84	/1984	2/13
Ged 235	1,8036 ha	11171/84	/1984	2/19
Ged 236	2,0161 ha	11172/84	/1984	2/19
Ged 237	1,8825 ha	11173/84	/1984	2/45
Ged 238	2,0063 ha	11174/84	/1984	2/41
Ged 239	2,3339 ha	11175/84	/1984	2/25
Ged 240	2,2585 ha	11176/84	/1984	2/23
Ged 241	2,0739 ha	11177/84	/1984	2/21
Ged 242	3,0068 ha	11178/84	/1984	2/21
Ged 243	2,4254 ha	11179/84	/1984	2/22
Ged 244	3,0863 ha	11180/84	/1984	2/22
Ged 245	2,0886 ha	11181/84	/1984	2/21
Ged 246	1,7207 ha	11182/84	/1984	2/32
Ged 247	1,8963 ha	11183/84	/1984	2/36
Ged 248	1,8567 ha	11184/84	/1984	2/39
Ged 249	2,2743 ha	11185/84	/1984	2/39
Ged 250	1,7644 ha	11186/84	/1984	2/35
Ged 251	1,4585 ha	11187/84	/1984	2/18
Ged 252	2606 m²	11188/84	/1984	10/37
Ged 253	1,8888 ha	11189/84	/1984	2/19
Ged 254	1,7644 ha	11190/84	/1984	2/22
Ged 255	1,2586 ha	11191/84	/1984	2/29
Ged 256	1,2083 ha	11192/84	/1984	2/26
Ged 257	2,4877 ha	11193/84	/1984	2/24
Ged 258	1,7397 ha	11194/84	/1984	2/33
Ged 259	1,7835 ha	11195/84	/1984	2/33
Ged 260	1,8268 ha	11196/84	/1984	2/21
Ged 261	1,8910 ha	11197/84	/1984	2/31
Ged 262	1,9338 ha	11198/84	/1984	2/43
Ged 263	2,0253 ha	11199/84	/1984	2/18
Ged 264	2,1858 ha	11200/84	/1984	2/19
Ged 265	2,2327 ha	11201/84	/1984	2/19
Ged 266	2,3068 ha	11202/84	/1984	2/23
Ged 267	2,3678 ha	11203/84	/1984	2/24
Ged 268	2,4289 ha	11204/84	/1984	2/47
Ged 269	2,8583 ha	11205/84	/1984	28/33
Ged 270	2,0676 ha	11206/84	/1984	2/41
Ged 271	2,0074 ha	11207/84	/1984	2/49
Ged 272	2,3605 ha	11208/84	/1984	2/37
Ged 273	2,6832 ha	11209/84	/1984	2/19
Ged 274	3,8587 ha	11210/84	/1984	2/28
Ged 275	2,0136 ha	11211/84	/1984	2/40
Ged 276	2,1270 ha	11212/84	/1984	2/33
Ged 277	2,4863 ha	11213/84	/1984	2/37
Ged 278	2,2558 ha	11214/84	/1984	2/37
Ged 279	2,3570 ha	11215/84	/1984	2/37
Ged 280	2,0833 ha	11216/84	/1984	2/33
Ged 281	2,0854 ha	11217/84	/1984	10/13
Ged 282	2,0561 ha	11218/84	/1984	2/43
Ged 283	2,1163 ha	11219/84	/1984	2/37
Ged 284	2,1169 ha	11220/84	/1984	2/33

GOEDGEKEUR KRAGTENS DIE WET OP REËLING VAN GRONDTITELS No. 34/1972 GEORGE

L. G. No. 11222-84

VEL No. 1

GOEDGEKEUR

[signature]

nms LANDMETER-GENERAAL 1984-11-16

ALGEMENE PLAN No. 10830

BESTAANDE UIT 2 VELLE

VAN ONDERVERDELINGS VAN

DIE RESTANT VAN DIE PLAAS KLEIN KRANTZ No. 192

ADMINISTRATIEWE DISTRIK VAN GEORGE
PROVINSIE KAAP DIE GOEIE HOOP

VIDE KAART No. 11221/84
GEHEG AAN Geo. O. 19 13

SKAAL 1 : 3000

OPGEMEET IN JULIE EN AUGUSTUS 1984

DEUR ONS [signature] Landmeter [signature] Landmeter

BAKENBESKRYWING

BUITEFIGUUR (Bakens as gevind aanvaar uit ms E 2257/1984)

A - D, F - X : 12mm ysterpen in 150 x 150mm beton baken wat 200mm uitsteek
E : 178 x 152mm beton baken wat 200mm uitsteek

BINNEFIGUUR

Alle bakens is 20 x 900mm ysterpen in beton

NOTA

Die afstande wat die hoeke van die Regte-van-Weg stomp sny is 15 meter

TREVOR & BAILEY LANDMETERS GEORGE

LÊER No. GEOR 192

MEETSTUKKE No. E 2257/84

KOMPILASIE BL-8CDC (4142)
BL-8CD/214 (1772)

10830 (VEL 2)

CDR

ALGEMENE PLAN No. 10830

BESTAANDE UIT 2 VELLE

VAN ONDERVERDELING VAN

DIE RESTANT VAN DIE PLAAS KLEIN KRANTZ No. 192

SKAAL 1 : 3000

OPGEMEET IN JULIE EN AUGUSTUS 1984

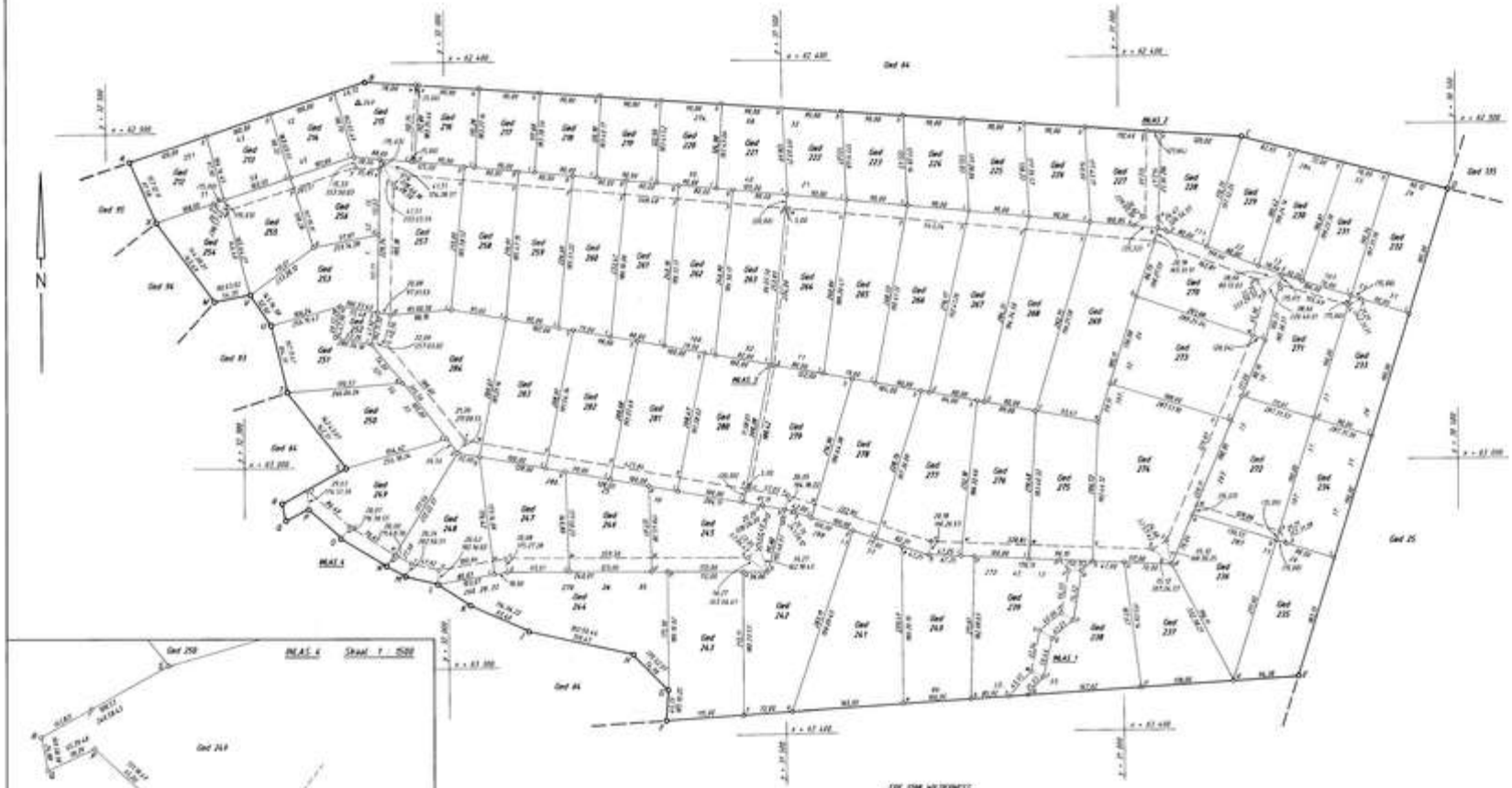
DEUR ONS _____ Landmeter _____ Landmeter

GOEDGEKEUR KRAGTENS DIE WET OP REGLING VAN GRONDTITELS No. 94/1972
GEORGE

L. G. No. 11222-84

VEL 2

GOEDGEKEUR
HOOF LANDMETER-GENERAAL (1985-01-15)



DIF SDM WILDERNESS

TREVOR & BAILEY LANDMETERS GEORGE

LEER No. GEOR 192

MEETSTUKKE No. E 2257/84

KOMPILASIE BL-BCDC (4742)
BL-BCD/ZTA (1772)

ANNEXURE "E": TITLE DEED

Ilse Pretorius Attorneys Inc Prokureur/Attorney
1083
TEL: 0723561795

DEED OF TRANSFER

in favour of

CASA TRANQUILLA PROPRIETARY LIMITED

over

PORTION 255 OF FARM KLEINKRANZT NUMBER 192

ILSE PRETORIUS ATTORNEYS INC
UNIT 18 BUILDING 4 MILKWOOD VILLAGE
BEACON ROAD
WILDERNESS
6560
Tel: 0723561795

Lexis® Convey 18.1.14.6

1083

Ilse Pretorius Attorney, Conveyancer &
Notary
Unit 18 Milkwood Village
Beacon Road
Wilderness
6560

Prepared by me

CONVEYANCER
ILSE PRETORIUS (LPC 93583)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R 1300 000,00	R 1283,00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

DATA / CAPTURE
01- 2022
ELIZABETH VAN TONDER

T 000064198 / 2021

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

EMILE GREYVENSTEIN
(LPC NUMBER 90318)

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

PIETER GERHARDUS LIEBENBERG
Identity Number 660806 5028 08 0
Married out of community of property

which said Power of Attorney was signed at WILDERNESS on11 October 2021

DATA / VERIFY
10 -01- 2022
FATGEYAH LARNEY

And the appearer declared that his/her said principal had, on 10 September 2021, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

CASA TRANQUILLA PROPRIETARY LIMITED
REGISTRATION NUMBER 2021/902324/07

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

PORTION 255 OF THE FARM KLEIN KRANTZ NUMBER 192
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT 1,3584 (ONE COMMA THREE FIVE EIGHT FOUR) Hectares

FIRST TRANSFERRED BY Deed of Transfer No. T2134/1986 with diagram No. 11191/84 relating thereto and held by Deed of Transfer No. T38344/2019.

A. **SUBJECT** to the conditions contained in Certificate of Amended Title dated 2nd August 1904 (George Quitrents Volume 14 No.15), Deeds of Transfer No.'s T7224/1911, T3198/1925, T5001/1947, T7228/1911, T4145/1917, T4716/1916, T7376/1920, T638/1957, T10192/1916, T10998/1961 and T9518/1911.

B. **ENTITLED** to the terms of the endorsement dated 22nd January 1980 on Deeds of Transfer namely:

No's T7222/1911, T7223/1911, T7225/1911, T7231/1911, T3198/1925, T14179/1943, T2386/1948, T1811/1952, T6142/1952, T17041/1953, T3020/1956, T639/1957, T1873/1961, T16144/1961, T10853/1962, T12623/1962, T8713/1964, T22939/1966, T22940/1966, T26868/1967, T9860/1968, T36262/1969, T12544/1971, T11472/1974, T9698/1978, T32145/1975, which endorsement reads as follows:

"RESTANT:

Kragtens Akte van Transport Nr. 854/80 hede gedateer is die restant van die binnegemelde eiendom groot 310,6506 ha

1. geregtig op 'n serwituutpad 20 meter wyd; die noord-oostelike grens van die serwituutpad aangetoon deur die lyne O6, P6, Q6 en Q6, R6 op kaart 7115/78 geheg aan bogemelde Transportakte;

2. geregtig op 'n serwituutpad 20 meter wyd; die noord- oostelike grens van die serwituutpad aangetoon deur die lyne A1 S6 en S6 T6 op kaart 7115/78 geheg aan die bogemelde Transportakte; oor ged. 64 van die Plaas Klein Krantz Nr. 192 groot 488.9102 ha, gehou kragtens bogemelde Transportakte.

Soos meer volledig sal blyk uit gesegde Transportakte."

C. **SUBJECT FURTHER** as contained in Deed of Transfer No. T2134/1986 to a servitude right of way in favour of the General Public as suggested by the figure A B y x on diagram Nr. 11191/84.

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

PIETER GERHARDUS LIEBENBERG, Married as aforesaid

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

CASA TRANQUILLA PROPRIETARY LIMITED
REGISTRATION NUMBER 2021/902324/07

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R1 300 000,00 (ONE MILLION THREE HUNDRED 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 20 DEC 2021 ~~2021~~

q.q.

In my presence

REGISTRAR OF DEEDS

ANNEXURE "F": CERTIFICATE OF DIRECTORS - CASA TRANQUILLA (PTY) LTD

Companies and Intellectual Property Commission
a member of the dti group

COMPANIES AND INTELLECTUAL PROPERTY COMMISSION
REPUBLIC OF SOUTH AFRICA

FORM COR 14.3 - REGISTRATION CERTIFICATE

Issue date:	29/09/2021
Print date:	29/09/2021
Customer code:	CHOHAN
Tracking number:	9353928089

Concerning

CASA TRANQUILLA (Pty) Ltd 2021/902324/07

The above company has been registered in terms of section 14 of the Companies Act, 2008.

In accordance with the Notice of Incorporation, the registration of the company takes effect on 29/09/2021.

In conjunction with this certificate, the Commission has not issued another notice contemplated in section 12 (3).

Commissioner: CIPC

About this Notice

This Notice is issued in terms of section 14 of the Companies Act, 2008, and Regulation 14 of the Companies Regulations, 2011.
If the Commission has altered the name of the company, in terms of section 14 (2) (b), the company may file an amended Notice of Incorporation to change the name.
If the Commission has issued a Notice of a Potentially Contested Name in conjunction with the Certificate, the company must serve that Notice on each person identified in the Notice, and any such person has the right to challenge the use of the name, by the company.

The Companies and Intellectual Property Commission of South Africa
P.O. Box 429, Pretoria, 0001, Republic of South Africa
Docex 256, Pretoria
Contact centre 086 100 2472
www.cipc.co.za

K 2 0 2 1 9 0 2 3 2 4

9 3 5 3 9 2 8 0 8 9

Certificate issued by the Companies and Intellectual Property Commission on Wednesday, September 29, 2021 12:19
Registration Certificate

Companies and Intellectual Property Commission
a member of the dti group

Registration number	**2021 / 902324 / 07**
Enterprise name	**CASA TRANQUILLA (PTY) LTD**
Enterprise shortened name	**NOT APPLICABLE**
Enterprise translated name	**NOT APPLICABLE**
Registration date	**29/09/2021**
Business start date	**29/09/2021**
Enterprise type	**PRIVATE COMPANY**
Enterprise status	**IN BUSINESS**
Financial year end	**FEBRUARY**
Type of MOI	**STANDARD (COR15.1A)**
Main business/main object	**BUSINESS ACTIVITIES NOT RESTRICTED.**
Postal address	**197 KASTAIING ROAD** **WELTEVREDENPARK** **ROODEPOORT** **GAUTENG** **1709**
Address of registered office	**197 KASTAIING ROAD** **WELTEVREDENPARK** **ROODEPOORT** **GAUTENG** **1709**

The Companies and Intellectual Property Commission of South Africa
P.O. Box 429, Pretoria, 0001, Republic of South Africa
Docex 256, Pretoria
Contact centre 086 100 2472
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K 2 0 2 1 9 0 2 3 2 4

9 3 5 3 9 2 8 0 8 9

Certificate issued by the Companies and Intellectual Property Commission on Wednesday, September 29, 2021

Registration Certificate

Companies and Intellectual Property Commission
a member of the dti group

Registration number 2021/902324/07

Enterprise name CASA TRANQUILLA (PTY) LTD

Auditors

Directors

Surname and first names	Status	ID number or date of birth	Director type	Appointment date	Addresses
CAZZETTA, ANWEN	ACTIVE	7009040178083	DIRECTOR	29/09/2021	**Postal** 197 KASTAIING ROAD, WELTEVDENPARK, ROODEPOORT, GAUTENG, 1709 **Residential** 197 KASTAIING ROAD, WELTEVDENPARK, ROODEPOORT, GAUTENG, 1709
VICKERS, DIGBY ANDREW CHILTON	ACTIVE	6309045163085	DIRECTOR	29/09/2021	**Postal** 197 KASTAIING ROAD, WELTEVREDENPARK, ROODEPOORT, GAUTENG, 1709 **Residential** 197 KASTAIING ROAD, WELTEVREDENPARK, ROODEPOORT, GAUTENG, 1709

The Companies and Intellectual Property Commission of South Africa
P.O. Box 429, Pretoria, 0001, Republic of South Africa
Docex 256, Pretoria
Contact centre 086 100 2472
www.cipc.co.za

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9 3 5 3 9 2 8 0 8 9

ANNEXURE "G": COMPANY RESOLUTION

RESOLUTION PASSED AT THE MEETING OF THE DIRECTORS OF CASA TRANQUILLA PROPRIETARY LIMITED REGISTRATION NUMBER 2021/902324/07 ON 24 OCTOBER 2022 REGARDING THE DEVELOPMENT OF A SECOND DWELLING UNIT ON PORTION 255 OF THE FARM KLEIN KRANTZ 192, DISTRICT GEORGE.

RESOLVED THAT:

1. Digby Andrew Chilton Vickers, in his capacity as a Director of Casa Tranquilla Proprietary Limited Registration number 2021/902324/07 be authorized to appoint Jan Vrolijk Town Planner/Stadsbeplanner to prepare, sign and submit the following application to the George Municipality:

    - *An application in terms of Section 15(2)(o) of the Land Use Planning By-Law for the George Municipality, 2015 for the consent of the George Municipality to erect a second dwelling larger than 60m² on Portion 255 of the farm Klein Krantz 192.*

2. Digby Andrew Chilton Vickers, in his capacity as a Director of Casa Tranquilla Proprietary Limited Registration number 2021/902324/07 be authorized to sign any documents on behalf of the "Company" which need to accompany the application to be prepared by Jan Vrolijk Town Planner/Stadsbeplanner.

Signed at George on 24 October 2022

Digby Andrew Chilton Vickers

Anwen Cazetta

ANNEXURE "H": POWER OF ATTORNEY

POWER OF ATTORNEY

I, the undersigned

Digby Andrew Chilton Vickers

in my capacity as the nominated Director of

Casa Tranquilla Proprietary Limited Registration number 2021/902324/07

the registered owner of

Portion 255 of the farm Klein Krantz 192

do hereby appoint Jan Vrolijk Town Planner/Stadsbeplanner to prepare, sign and submit the following application to the George Municipality:

An application in terms of Section 15(2)(o) of the Land Use Planning By-Law for the George Municipality, 2015 for the consent of the George Municipality to erect a second dwelling larger than 60m² on Portion 255 of the farm Klein Krantz 192.

Signed at George on 24 October 2022

Digby Andrew Chilton Vickers

ANNEXURE "I": CONVEYANCER CERTIFICATE

CONVEYANCER'S CERTIFICATE

IN TERMS OF SECTION 38(1)(n) OF THE GEORGE MUNICIPALITY: LAND USE PLANNING BY LAW, 2015

PORTION 255 OF THE FARM KLEIN KRANTZ 192

APPLICATION DETAILS

An application in terms of Section 15(2)(o) of the Land Use Planning By-Law for the George Municipality, 2015 for the consent of the George Municipality to erect a second dwelling larger than 60m² on Portion 255 of the Farm Klein Krantz 192

APPLICATION DATE

October 2022

I, the undersigned

Francois Scholtz Bruwer a duly qualified and admitted Conveyancer, practicing at Scholtz Bruwer Attorneys / Conveyancers Incorporated, Millwood Building, cnr York & Victoria Streets, George

do hereby certify as follows:

1. I have perused the following title Deed/s and conducted a search behind the pivot of the said title deed/s at the Deeds Office, Cape Town:

   T64198/2021 (current Title Deed)

   in respect of:

   PORTION 174 OF THE FARM KRAAIBOSCH 195
   IN THE MUNICIPALITY AND DIVISION OF GEORGE
   WESTERN CAPE PROVINCE

   IN EXTENT: 1,3584 (ONE COMMA THREE FIVE EIGHT FOUR) HECTARES

HELD BY DEED OF TRANSFER NUMBER T64198/2021

REGISTERED in the name of

CASA TRANQUILLA PROPRIETARY LIMITED REGISTRATION NUMBER 2021/902324/07

2. I have appraised myself with the details of the abovementioned Land Development Application.

3. The abovementioned Title Deed contains no conditions restricting the contemplated Land Use in terms of the abovementioned Land Development Application.

4. There is a bond registered over the property.

SIGNED at GEORGE on 24 October 2022

CONVEYANCER

ANNEXURE "J": WILDERNESS – LAKES - HOEKWIL LOCAL SPATIAL DEVELOPMENT FRAMEWORK, 2015

Legend
- Local Municipality
- Public Access to Coast
- Secondary Roads
- Railway lines
- National Roads
- Duiwenhoks
- Kaaimansrivier
- Touwsrivier
- Cadastral
- Water bodies & River
- River Areas
- Agriculture
- Business Nodes
- Protected Areas
- Residential Areas
- Small Holdings

LOCAL SPATIAL DEVELOPMENT FRAMEWORK

FOR

WILDERNESS - THE LAKES - HOEKWIL

0 500 1 000 2 000 3 000 m

DATE : SEPTEMBER 2015

GEORGE
THE CITY FOR ALL REASONS