

**Menslike Nedersettings, Beplanning en Ontwikkeling**  
**Human Settlements, Planning and Development**

Collaborator No.: 2477731  
Reference / Verwysing: Portion 246 of farm Klein Krantz No 192, Division George  
Date / Datum: 25 May 2023  
Enquiries / Navrae: Primrose Nako

Email: [marlize@mdbplanning.co.za](mailto:marlize@mdbplanning.co.za)

MARLIZE DE BRUYN  
P O BOX 2359  
GEORGE  
6530

**APPLICATION FOR CONSENT USE, PERMANENT DEPARTURE (BUILDING LINE RELAXATION)**  
**PORTION 246 OF THE FARM KLIEN KRANTZ NO 192, DIVISION GEORGE**

Your application in the above regard refers.

The Deputy Director: Planning (Authorised Official) has, under delegated authority, 4.16.18.1 of 30 June 2022 decided that the following applications applicable to Portion 246 of the Farm Klein Krantz No 192, Division George:

- a) Consent Use in terms of Section 15(2)(o) of the Land Use Planning By-law for George Municipality (2023) to allow for a second dwelling unit on Portion 246 of the Farm Klein Krantz No 192, Division George;
- b) Departure in terms of Section (15(2)(b) of the Land Use Planning By-law for George Municipality (2023) to allow for the following on Portion 246 of the Farm Klein Krantz No 192, Division George:
  - 1. Increase the maximum floor space of the second dwelling unit from 150m<sup>2</sup> to ±169.5m<sup>2</sup>;
  - 2. Relaxation of the northern boundary building line from 10m to 5m for a double garage;

**BE APPROVED** in terms of Section 60 of the said By-law for the following reasons:

REASONS

- (i). The principle of a second dwelling unit is not in conflict with the spatial development objectives for the area (George MSDP 2019 & Wilderness-Lakes-Hoekwil LSDF 2015);
- (ii). No negative impacts on bulk engineering services are foreseen;
- (iii). There will be no negative impact on traffic in the area;
- (iv). The development proposal will not result in any significant negative changes to the bio-physical characteristics of the property; and
- (v). There will be no negative impacts on surrounding property rights, whatsoever.

Subject to the following conditions imposed in terms of Section 66 of said Planning By-law:

**CONDITIONS OF THE DIRECTORATE: HUMAN SETTLEMENTS, PLANNING AND DEVELOPMENT**

General:

1. That in terms of the provisions of the Land Use Planning By-Law for the George Municipality (2023), the above-mentioned approvals shall lapse if not implemented within a period of five (5) years from the date of when the approval comes into operation and/or if the following conditions are not adhered to.
2. This approval shall be taken to cover only the Consent Use and Departure as applied for as indicated on the Site Plan drawn by kwp CREATE plan no 22.26/101\_Rev02 dated 28/03/2023, attached as “**Annexure A**” which bears Council’s stamp and shall not be construed as to depart from any other Council requirements or legal provision.
3. The proposed structures must be constructed with dark natural colour materials and paint that will blend into the existing environment.
4. The landowner must contribute to biodiversity conservation and landscape functionality. This should be achieved through the clearing of alien plants and maintaining the high value biodiversity areas.
5. The approval will be deemed implemented on commencement of building works in accordance with the approved building plans.

#### **CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES**

6. The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By- Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make a development contribution, as follows:

The amounts of the development contributions are reflected on the attached (“**Annexure B**”) calculation sheet dated 02/02/2023 and are as follows:

Roads: R 0 Excluding VAT  
 Sewer: R 0 Excluding VAT  
 Water: R 0 Excluding VAT

Total: R 0 Excluding VAT

7. The total amount of the development charges of R 0 Excluding VAT shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
8. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in condition 6, above, which may lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.
9. As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R0 Excluding VAT shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms condition 7 above.

*Note: The Development Charges indicated above are based on the information available to the respective engineering departments at the time of approval. It is advised that the owners consult with these departments prior to submission of building plans for a final calculation.*

10. Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
11. All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered electrical contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.

12. Any, and all, costs directly related to the development remain the developers' responsibility.
13. Only one connection permitted per registered erf (water and sewer connections). Condition 11 applies.
14. Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf (condition applies 11).
15. Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned (condition 11 applies).
16. Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality (condition 11 applies).
17. Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
18. The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
19. No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
20. Municipal water is provided for potable use only. No irrigation water will be provided.
21. A water meter must be installed by the developer prior to construction to monitor water usage during the construction phase. The Dir: CES (Water section) is to be consulted by the developer, prior to installation, regarding the required specifications. Failure to complying with the water meter application process, will result in the developer being responsible for payment of penalties and/or an estimated non-metered water consumption by this department at a rate as per the applicable annual Tariff List. In this regard, transfers, building plan approval and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full. The water meter is to be removed on completion of construction if so required by the Dir: CES.
22. The developer / erf owner is to apply to the George Municipality for the installation of an individual erf water meter prior to any building work commencing on an erf.
23. The development, in its entirety or in phases, is subject to confirmation by the Dir. CES of the availability of Water and Sanitation bulk treatment capacity at the time of the development implementation, or if developed in phases before the commencement of each phase. A development/implementation program is to be provided by the Developer when requesting confirmation of this capacity from the Dir. CES. If the Developer does not adhere to the program the Dir. CES will be entitled to revise the availability of such bulk capacity.
24. The discharge of surface stormwater is to be addressed by the developer. Condition 11 applies. All related costs are for the developer. The developer is to consult with the Dir: CES to ensure that stormwater planning is done online with the available stormwater master plans.
25. Internal parking requirements (ie within the development area), position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic must be addressed and all measures indicated on plans and drawings submitted for approval.
26. Adequate parking with a hardened surface must be provided on the premises of the proposed development.
27. No private parking will be allowed in the road reserve.
28. A dimensioned layout plan indicating the proposed accesses onto private / servitude roads, must be submitted to the relevant departments for approval (condition 11 applies).
29. The approval of the layout of the development and accesses is subject to the George Roads Master Plan and approved by the Dir: CES. A site development plan is to be submitted to the Dir: CES, or any other relevant authority for approval prior to any construction work taking place.
30. Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.



31. Minimum required off-street parking provided, must be provided in terms of the George Integrated Zoning Scheme 2017 parking requirements and vehicles must, in terms of Clause 46(b) readily leave the site without reversing across the sidewalk.

**CONDITIONS OF THE DIRECTORATE: ELECTROTECHNICAL SERVICES**

32. The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:

The amounts of the development contributions are reflected on the attached ("**Annexure B**") calculation sheet dated 31/01/2023 and are as follows:

Electricity: R 16 719,63     Excluding VAT

33. The total amount of the development charges of **R 16 719,63 Excluding VAT** shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
34. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in condition 32 above, which may lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.
35. As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R 16 719,63 Excluding VAT shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of condition 33 above.

*Note: The Development Charges indicated above are based on the information available to the respective engineering departments at the time of approval. It is advised that the owners consult with these departments prior to submission of building plans for a final calculation.*

36. Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
37. All services - internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority (hard copy and electronically), for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered electrical contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.
38. Should more than two developments/properties be party to or share any service, the Dir: CES & ETS will in conjunction with the parties determine the pro-rata contributions payable.
39. Any, and all, costs directly related to the development remain the developers' responsibility.
40. Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 37 applies.
41. Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf (condition 37 applies).
42. Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned (condition 37 applies).

43. Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality (condition 37 applies).
44. Should it be required, a services agreement is to be drawn up between the developer and the George Municipality, by an attorney acceptable to the Municipal Manager. All expenses will be for the developer.
45. Suitable servitudes must be registered for any municipal service not positioned within the normal building lines. Servitudes must be registered for all electrical services traversing erven.
46. Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
47. The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
48. No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
49. In all cases, where individual customer apply for a supply capacity exceeding that provided for in the calculation of DCs and for the developer paid, will be subject to additional DCs based on the rates applicable at the time.
50. Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
51. Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
52. The developer and/or an owner of an erf shall see to it that no Small Scale Embedded Generation (SSEG) are installed on an erf, any portion of an erf or the development, without prior approval from the ETS. Should any SSEG be installed within any part of the development the Electrotechnical Services will within their discretion either implement applicable penalties and/or disconnect the relevant point of supply.
53. Installation of ripple relays are compulsory for all geysers with electrical elements.
54. No electricity may be consumed within, or by any part of the development, without the consumption of the supply being metered and billed by a municipal meter (prepaid or credit). All cost, installation and consumption, will be for the cost of the developer. Standard application process will apply.
55. All electrical infrastructure downstream of the electrical supply point, the LV breaker in the low-voltage kiosk, will remain the responsibility of the various owners/developer. The electrical network above the LV breaker will be deemed part of the George Municipality distribution network and will be transferred to the municipality at no cost, who will assume responsibility for the maintenance thereof.

*Notes:*

1. *It is incumbent on the owners / developers to ensure compliance with the approvals, permissions and authorisations granted by the respective provincial and national authorities – i.e., Environmental authorizations.*
2. *Building plans must be submitted to and approved by the George Municipality before any site and construction works may commence.*
3. *Stormwater must be dispersed responsibly, and the stormwater management and retention measures must be addressed on building plans.*
4. *The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.*
5. *Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Community Services.*
6. *The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.*
7. *No development may take place within the 1:100 year flood line or on slopes steeper than 1:4.*

You have the right to appeal to the Appeal Authority against the decision of the Authorised Employee in terms of Section 79(2) of the Land Use Planning By-Law for George Municipality, 2023.

A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Human Settlements, Planning and Development, P O Box 19, George, 6530 or Directorate: Human Settlements, Planning and Development, 5th floor, Civic Centre, York Street, George **on or before 15 JUNE 2023** and simultaneously submit a copy of the appeal on any person who commented, made representations

or objected to the application in the above regard. Please also note that the appeal must be e-mailed to the administrative officer mentioned above.

An appeal that is not lodged within the applicable period mentioned above or that does not comply with Section 79 of the Land Use Planning By-Law for George Municipality, 2023, will be deemed invalid in terms of Section 80 of said By-Law.

Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

Please also note that in terms of Section 80(14) of the Land Use Planning By-Law for George Municipality, 2023, the above decision is suspended until such time as the period for lodging an/appeal(s) has lapsed, any appeal(s) has been finalised and you have been advised accordingly.

Yours faithfully

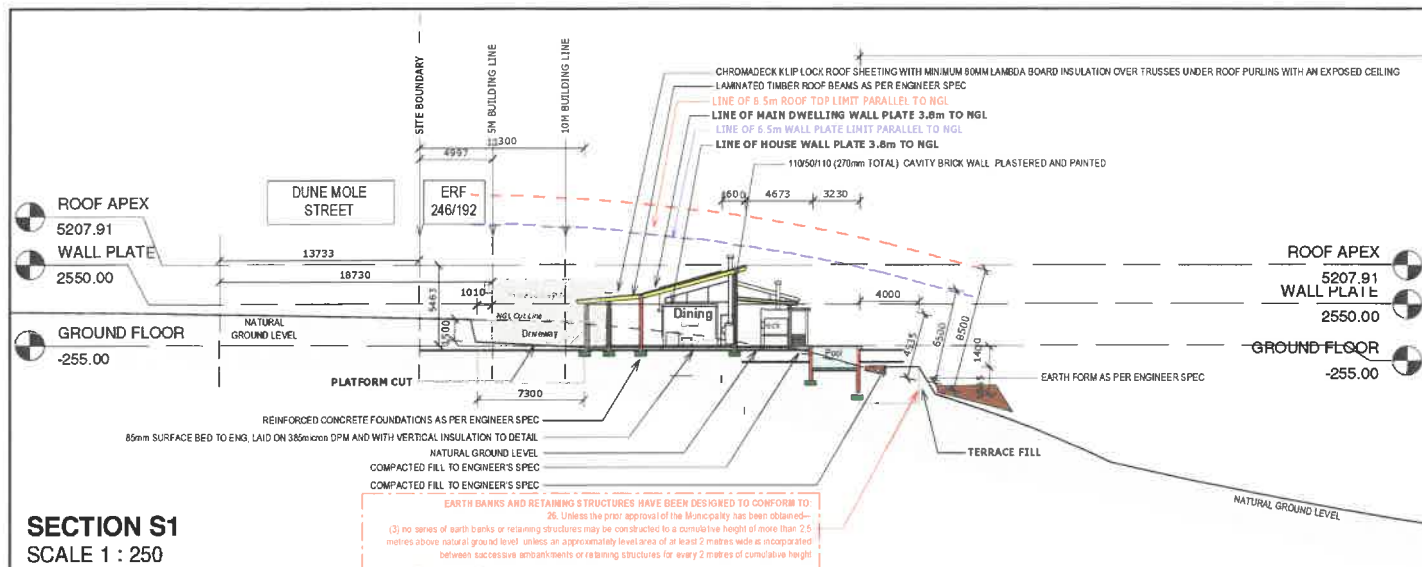


**C. PETERSEN**

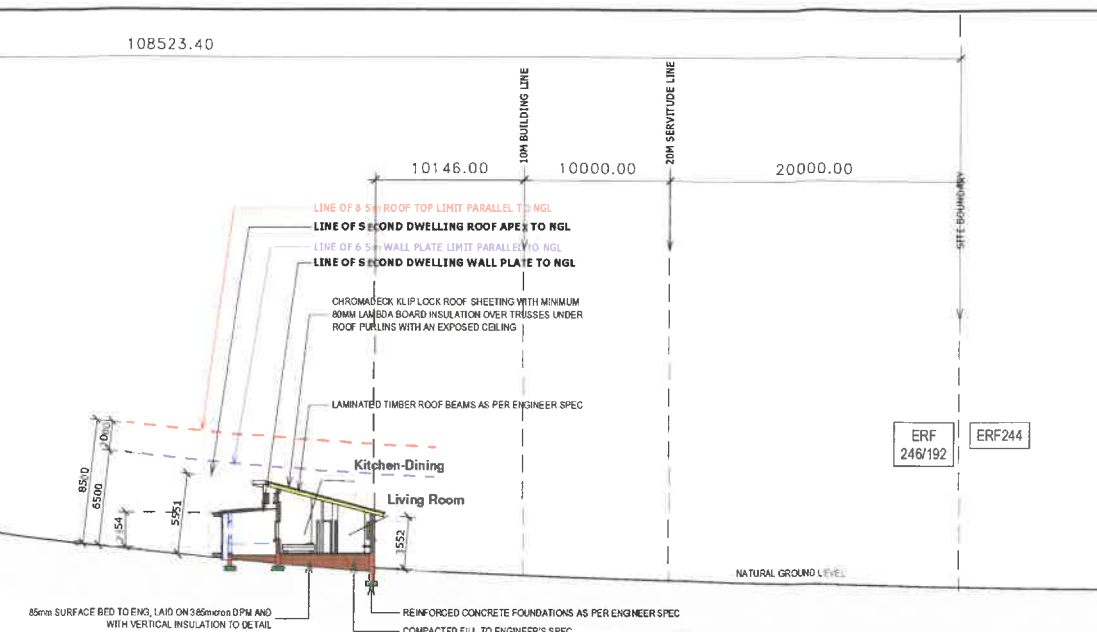
**SENIOR MANAGER: TOWN PLANNING**

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SECTION S1  
SCALE 1 : 250

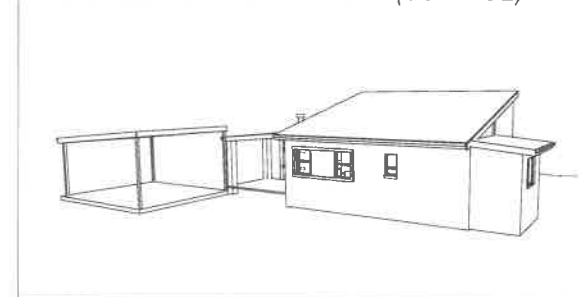


**MUNICIPALITY OF GEORGE**  
Approved in terms of Section 80, of the George Municipality:  
Land Use Planning By-Law (2023) subject to the conditions  
contained in the covering letter.  
DATE: 25/05/2023  
SENIOR MANAGER: TOWNPLANNING  
SENIOR RESTITUTOR: STADS BEPLANNING

#### PROPOSED PRIMARY DWELLING (MAIN HOUSE)



#### PROPOSED SECOND DWELLING (COTTAGE)



BUILDING TO LANDSCAPE SCHEDULE		m <sup>2</sup>
SITE	NATURAL VEGETATION AREA A: B: C: D	17 207.00m <sup>2</sup> (100%)
	PROPOSED PRIMARY DWELLING (MAIN HOUSE)	373.00m <sup>2</sup> (2.17%)
	PROPOSED DECK	33.00m <sup>2</sup> (0.19%)
	PROPOSED POOL	15.00m <sup>2</sup> (0.09%)
	PROPOSED GARDEN PATCH	300.00m <sup>2</sup> (1.74%)
	PROPOSED SMALL SCALE AGRICULTURAL ACTIVITIES	267.35m <sup>2</sup> (1.55%)
	RETAINING WALL & TERRACE	172.00m <sup>2</sup> (1.00%)
	MAIN HOUSE NATURAL AREA CLEARANCE	1640.21m <sup>2</sup> (9.53%)
	PROPOSED SECOND DWELLING (COTTAGE) PHASE 01 & 02 TOTAL	139.50m <sup>2</sup> (0.81%)
	PROPOSED CARPORT	30.00m <sup>2</sup> (0.17%)
PROPOSED COTTAGE	5M FIRE BREAK AROUND BOUNDARY	1385.00m <sup>2</sup> (8.05%)
	FILLING FROM ON SITE CUT MATERIAL AS PER ENGINEER'S SPECIFICATION	As Indicated
	COTTAGE NATURAL AREA CLEARANCE	373.13m <sup>2</sup> (2.17%)

**NOTE**  
1. ALL LEVELS AND DIMENSIONS TO BE CHECKED ON SITE PRIOR TO THE COMMENCING OF WORK.  
2. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS (SANS 10400) AND LOCAL AUTHORITY BY-LAWS.  
3. CONTRACTORS MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING OF WORK.  
4. THE ARCHITECT MUST BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.

No.	DATE	REVISION

**DRAINAGE NOTE:**  
BATH 50mm Ø WP  
SINK 50mm Ø WP  
WHB 40mm Ø WP, 2 x WHB 50mm Ø WP's  
SHOWER 50mm Ø WP  
WC 110mm Ø SP  
SEWER PIPES 110mm Ø AND 150mm Ø PVC  
FALL 1:60 TO MUNICIPAL CONNECTION POINT  
ALL CE'S TO GROUND LEVEL  
2-WAY VENT VALVES TO STUB STACKS  
ANTI-VAC TRAPS TO ALL FIRST FLOOR WHB  
ALL WORK TO COMPLY TO SABS 0400  
MINIMUM INVERT LEVEL = 450mm (MIN) BELOW NGL  
IE'S TO ALL SEWER PIPE TURNS AND BENDS  
DRAINAGE TO COMPLY WITH SANS 10400-P

**GAS NOTE:**  
GAS INSTALLATION TO COMPLY WITH SANS 10067 PART 1

**GLAZING NOTE:**  
NOMINAL GLASS THICKNESS: 3mm, 4mm, 5mm, 6mm  
MAXIMUM GLASS SIZE: 0.75 m<sup>2</sup>, 1.5 m<sup>2</sup>, 2.1 m<sup>2</sup>, 3.2 m<sup>2</sup>

GLAZING TO COMPLY WITH SANS 10400-N, 6mm SAFETY GLASS TO ALL GLASS DOORS, ALL SAFETY GLASS TO HAVE MARKERS, OBSCURE GLASS IN ALL BATHROOM WINDOWS

**GEYSER NOTE:**  
GEYSER INSTALLATION TO COMPLY WITH SANS 10254  
SOLAR HOT WATER HEATING SYSTEM TO COMPLY WITH SANS 10106 AND SANS 1307. THE INSTALLATION THEREOF TO COMPLY WITH SANS 10254

<b>AREAS:</b>	
<b>MAIN HOUSE:</b>	
PRIMARY DWELLING:	217.5m <sup>2</sup>
ENTRANCE:	4m <sup>2</sup>
PATIO:	42m <sup>2</sup>
GARAGE:	50.6m <sup>2</sup>
SUB TOTAL AREA:	317.2m <sup>2</sup>
HOUSE OCCUPATION:	55.8m <sup>2</sup>
PRIMARY TOTAL:	373.00m <sup>2</sup>
SECONDARY TOTAL:	139.5m <sup>2</sup>
(Cottage)	
GRAND TOTAL:	512.5m <sup>2</sup>
STAND AREA:	17 207m <sup>2</sup>

	ALLOWED	PROPOSED
COVERAGE	50 %	2.96%
F.A.R.	N/A	N/A
HEIGHT	8 m	6.5 m

BUILDING CLASSIFICATION AS PER SANS 10400-A: H4

project name	page type
DU PONTES	A1
Designer	
Engineer signature	Client signature

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**kwpCREATE**  
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urban designers  
landscape architects  
project managers & mentors

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Nelspruit 1200 Tel: +27(0) 13 741 2188 Fax: +27(0) 13 741 2188

**discipline**  
**ARCHITECTURE**

project description  
**PROPOSED NEW DWELLING FOR MR & MRS DU PONTES ON PTN 246/192 KLEIN KRANTZ, GEORGE MUNICIPALITY**

drawing name  
**SITE PLAN**

phase

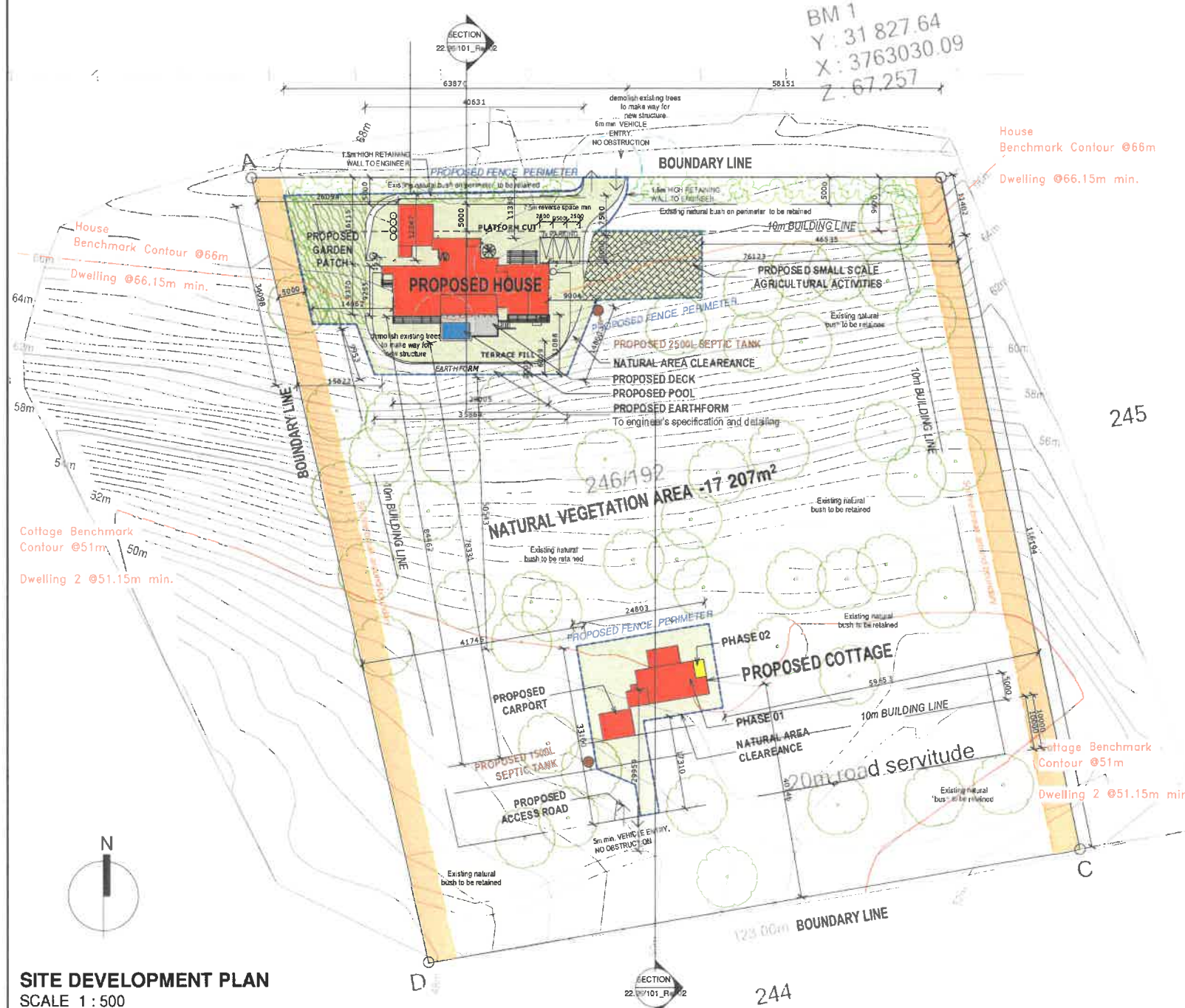
**APPROVAL DOCUMENTATION**

scale As indicated drawn MCN

date 28/03/2023 checked ADP

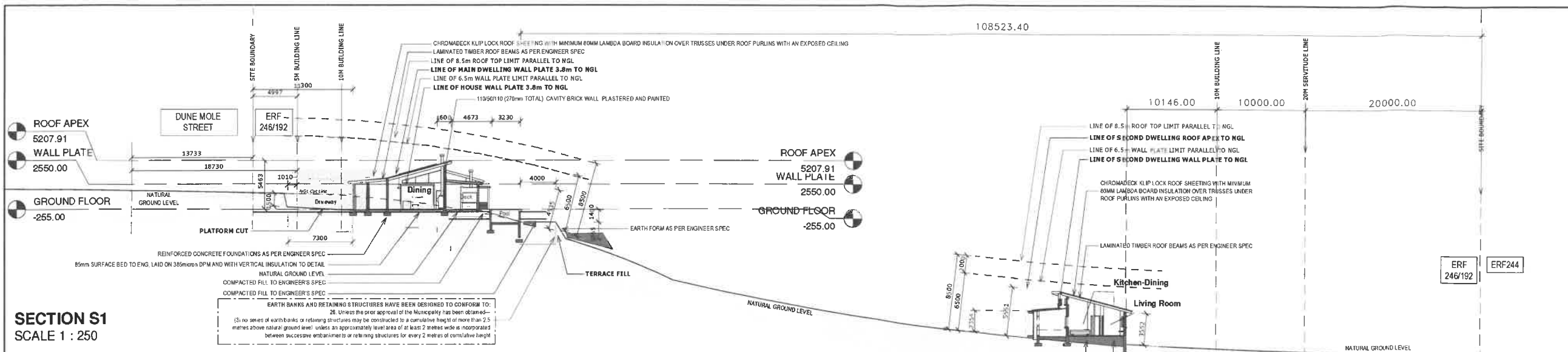
drawing number

22.26/101\_Rev02

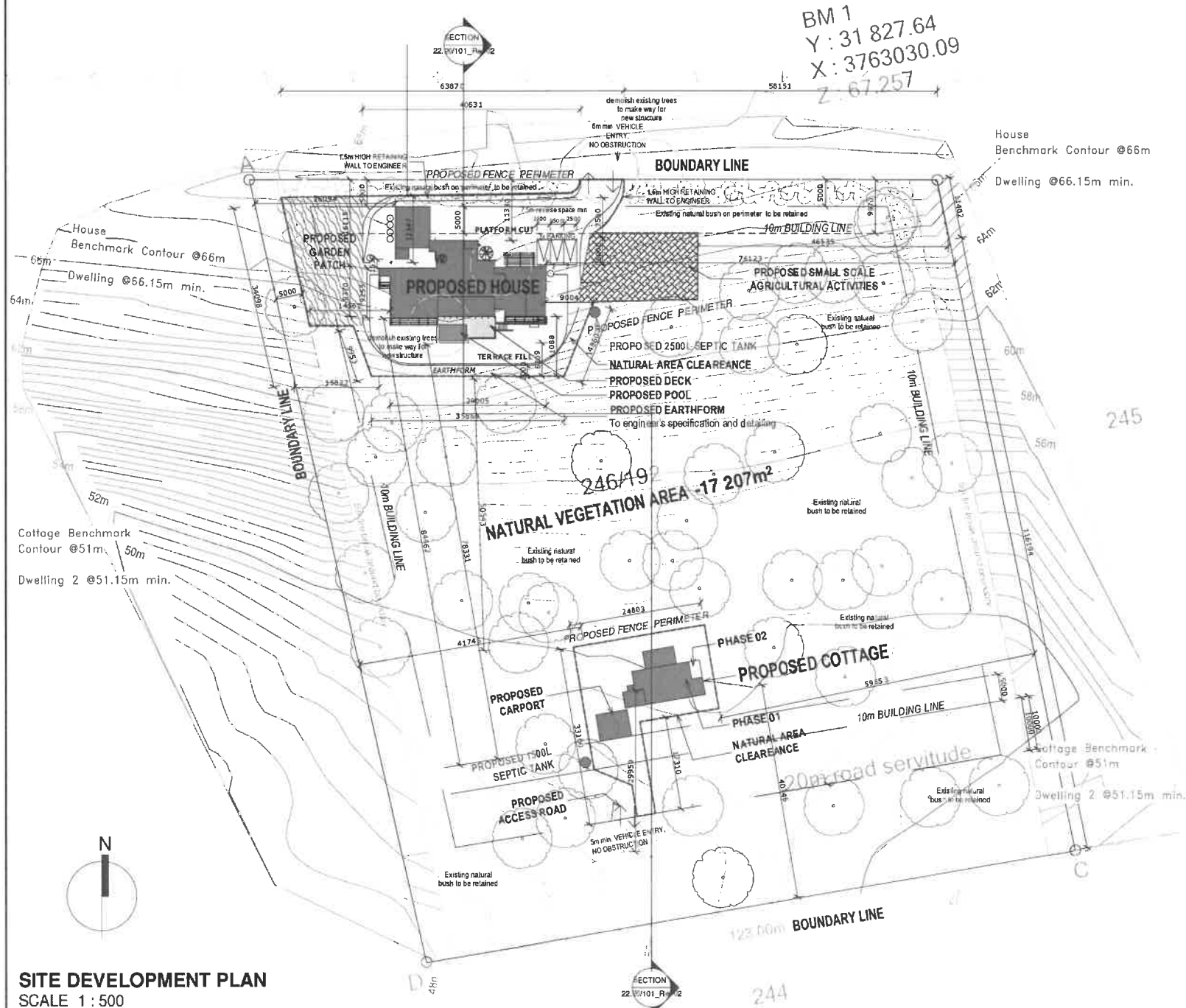


SITE DEVELOPMENT PLAN  
SCALE 1 : 500



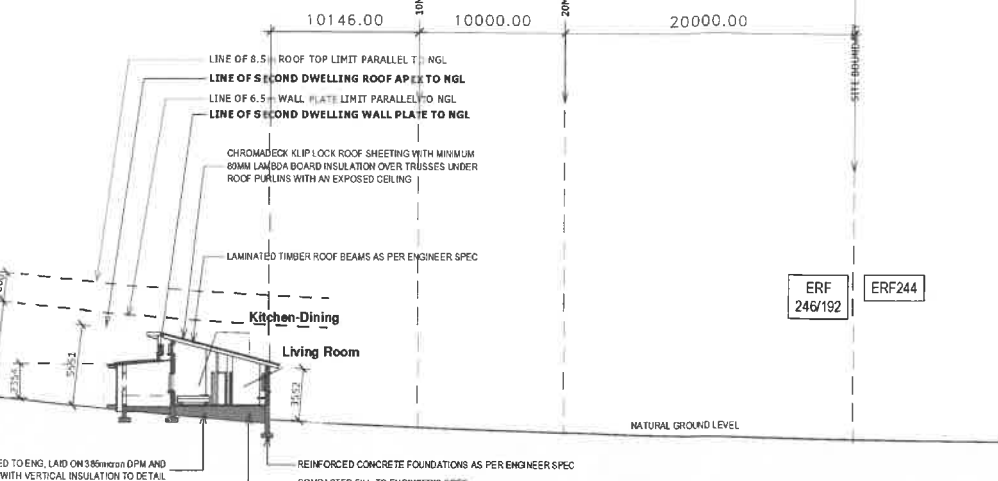


SECTION S1  
SCALE 1 : 250



SITE DEVELOPMENT PLAN  
SCALE 1 : 500

108523.40

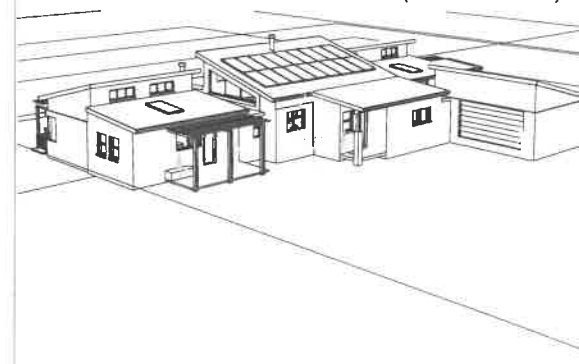


### MUNICIPALITEIT GEORGE MUNICIPALITY

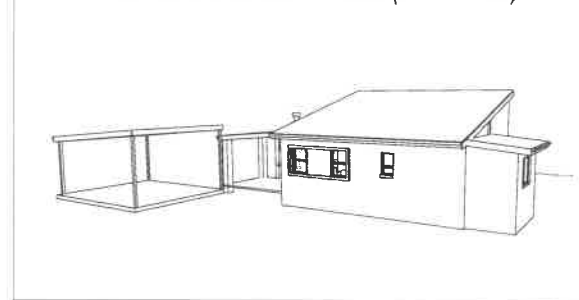
Approved in terms of Section 60, of the George Municipality:  
Land Use Planning By-Law (2023) subject to the conditions  
contained in the following letter.

DATE: 26/05/2023  
SENIOR MANAGER: TOWNPLANNING  
DATUM: SENIOR BESTUURDER-STADS BEPLANNING

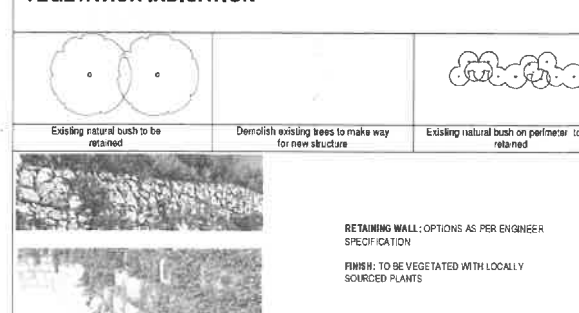
### PROPOSED PRIMARY DWELLING (MAIN HOUSE)



### PROPOSED SECOND DWELLING (COTTAGE)



### VEGETATION INDICATION



### TOTAL OVERALL CLEARANCE

BUILDING TO LANDSCAPE SCHEDULE		m²
SITE	SITE AREA	17 207.00m²
	NATURAL VEGETATION AREA A: B: C: D	(100%)
PROPOSED HOUSE	PROPOSED PRIMARY DWELLING (MAIN HOUSE)	373.00m² (2.17%)
	PROPOSED DECK	33.00m² (0.19%)
	PROPOSED POOL	15.00m² (0.09%)
	PROPOSED GARDEN PATCH	300.00m² (1.74%)
	PROPOSED SMALL SCALE AGRICULTURAL ACTIVITIES	267.35m² (1.55%)
	RETAINING WALL & TERRACE	172.00m² (1.00%)
	MAIN HOUSE NATURAL AREA CLEARANCE	1640.21m² (9.53%)
	PROPOSED SECOND DWELLING (COTTAGE) PHASE 01 & 02 TOTAL	139.50m² (0.81%)
	PROPOSED CARPORT	30.00m² (0.17%)
	5M FIRE BREAK AROUND BOUNDARY	1385.00m² (8.05%)
PROPOSED COTTAGE	FILLING FROM ON SITE CUT MATERIAL AS PER ENGINEER'S SPECIFICATION	As Indicated
	COTTAGE NATURAL AREA CLEARANCE	373.13m² (2.17%)

VEGETATION COVERAGE & RATIO		%
SITE AREA / NATURAL VEGETATION AREA		
5M FIRE BREAK AROUND BOUNDARY	SITE AREA / NATURAL VEGETATION AREA	8.85%
NATURAL CLEARANCE TOTAL AREA	SITE AREA / NATURAL VEGETATION AREA	
2011.50m²	17 207.00m²	11.69%
Dwellings, Garden Patch, Firebreak, Clearance, Terrace Access Roads	SITE AREA / NATURAL VEGETATION AREA	
3905.00m²	17 207.00m²	22.72%

### NOTE

1. ALL LEVELS AND DIMENSIONS TO BE CHECKED ON SITE PRIOR TO THE COMMENCING OF WORK.
2. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS (SANS 10400) AND LOCAL AUTHORITY BY-LAWS.
3. CONTRACTORS MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING OF WORK.
4. THE ARCHITECT MUST BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.

No.	DATE	REVISION

### DRAINAGE NOTE:

BATH 50mm Ø WP  
SINK 50mm Ø WP  
WHB 40mm Ø WP, 2 x WHB 50mm Ø WP's  
SHOWER 50mm Ø WP  
WC 110mm Ø SP  
SEWER PIPES 110mm Ø AND 150mm Ø PVC  
FALL 1:50 TO MUNICIPAL CONNECTION POINT  
ALL CE'S TO GROUND LEVEL  
2-WAY VENT VALVES TO STUB STACKS  
ANTI-VAC TRAPS TO ALL FIRST FLOOR WHB  
ALL WORK TO COMPLY TO SABS OAD  
MINIMUM INVERT LEVEL = 450mm (MIN) BELOW NGL  
IE'S TO ALL SEWER PIPE TURNS AND BENDS  
DRAINAGE TO COMPLY WITH SANS 10400-P

### GAS NOTE:

GAS INSTALLATION TO COMPLY WITH SANS 10087 PART 1

### GLAZING NOTE:

NOMINAL GLASS THICKNESS: 3mm - 0.75 m²  
4mm - 1.5 m²  
5mm - 2.1 m²  
6mm - 3.2 m²

GLAZING TO COMPLY WITH SANS 10400-N, 5mm SAFETY GLASS TO ALL GLASS DOORS, ALL SAFETY GLASS TO HAVE MARKERS, OBSCURE GLASS IN ALL BATHROOM WINDOWS

### GEYSER NOTE:

GEYSER INSTALLATION TO COMPLY WITH SANS 10254  
SOLAR HOT WATER HEATING SYSTEM TO COMPLY WITH SANS 10106 AND SANS 1307. THE INSTALLATION THEREOF TO COMPLY WITH SANS 10254

### AREAS:

#### MAIN HOUSE:

PRIMARY DWELLING: 217.5m²  
ENTRANCE: 4m²  
PATIO: 42m²  
GARAGE: 50.6m²  
SUB TOTAL AREA: 317.2m²  
HOME OCCUPATION: 55.8m²

PRIMARY TOTAL: 373.00m²  
SECONDARY TOTAL: 139.5m²  
(Cottage)

GRAND TOTAL: 512.5m²

STAND AREA: 17 207m²

	ALLOWED	PROPOSED
COVERAGE F.A.R.	50 %	2.96%
HEIGHT	N/A	N/A
	8 m	6.5 m

### BUILDING CLASSIFICATION AS PER SANS 10400-A: H4

project name	page type
DU PONTES	A1
Designer	
Engineer signature	Client signature

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**kwpCREATE**

architects  
urban designers  
landscape architects  
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Nelspruit 3 Zebra Crescent West Acres PO Box 1879  
Nelspruit 1200 Tel: +27(0)13 7412188 Fax: +27(0)13 7412188

### discipline

#### ARCHITECTURE

project description  
PROPOSED NEW DWELLING FOR  
MR & MRS DU PONTES ON  
PTN 246/192 KLEIN KRANTZ,  
GEORGE MUNICIPALITY

### drawing name

#### SITE PLAN

### phase

#### APPROVAL DOCUMENTATION


scale	As Indicated	drawn	MCN
date	28/03/2023	checked	ADP
drawing number	22.26/101_Rev02		





Development Charges Calculator

Version 1.002022/08/15



Erf Number

Allotment area

Elec DCs Area/Region

Elec Link Network

Elec Development Type

Developer/Owner

Erf Size (ha)

Date (YYYY/MM/DD)

Current Financial Year

Collaborator Application Reference

192/246 Landvie Dunes

Kleinkrantz

Wilderness Network

LV

Normal


A de Pontes & M T de Pontes

2,01

2023-01-31

2022/2023

2477731

Code	Land Use	Unit	Total Existing Right	Total New Right			
RESIDENTIAL			Units	Units			
	Second/Additional Dwelling	unit		1			
	Rural / Undetermined/Agricultural	unit	1	1			
OTHERS			kVA	kVA			
Is the development located within Public Transport (PTI) zone?			Please select Yes				
Calculation of bulk engineering services component of Development Charge							
Service	Units	Existing demand (ADMD)	New demand (ADMD)	Unit Cost	Amount	VAT	Total
Electricity	kVA	3,61	6,50	R 5 785,75	R 16 719,63	R 2 507,94	R 19 227,57
Total bulk engineering services component of Development Charge payable					R 16 719,63	R 2 507,94	R 19 227,57
Link engineering services component of Development Charge					Total Development Charge Payable		
City of George							
Calculated (ETS):							
Signature :							
Date :		January 31, 2023					
NOTE : In relation to the increase pursuant to section 66(5B)(b) of the Planning By-Law (as amended) in line with the consumer price Index published by Statistic South Africa) using the date of approval as the base month							
Notes:							
Departmental Notes:							

For the internal use of Finance only

Service	Financial code/Key number	Total
Electricity	20 220 703 048 979	R 19 227,57
		R 19 227,57