

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

Collaborator No.: 2679571
Reference / Verwysing: Portion 4 (a Portion of Portion 1) of the Farm No 174 Woodville East
Date / Datum: 23 November 2023
Enquiries / Navrae: Primrose Nako

Email: janvrolijk@jvtownplanner.co.za

JAN VROLIJK TOWN PLANNER
P O BOX 710
GEORGE
6530

**APPLICATION FOR CONSENT USE: PORTION 4 (A PORTION OF PORTION 1) OF THE FARM
WOODVILLE 174, 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 2023 decided that an application for Consent Use, in terms of Section 15(2)(o) of the Land Use Planning By-law for George Municipality (2023), to allow for the following land uses on Portion 4 (a portion of Portion 1) of the Farm Woodville East No 174, Division George:

1. Four additional dwelling units;
2. A function venue; and
3. Tourist facilities (comprising a restaurant and curio shop);

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

REASONS

- (i) No negative impacts on bulk engineering services are foreseen.
- (ii) The proposed development does not contradict the spatial objectives for the area.
- (iii) The proposals were not opposed and from this perspective it can be derived that it does not affect public interest.
- (iv) The proposed development is an appropriate fit within the current and future land use planning contexts.
- (v) The proposal will not present negative impacts on surrounding property rights.

Subject to the following conditions imposed in terms of Sections 66 of the said By-law, namely:

CONDITIONS OF THE DIRECTORATE: HUMAN SETTLEMENTS, PLANNING AND DEVELOPMENT

Conditions applicable to the additional dwelling units:

1. That in terms of the provisions of the Land Use Planning By-law for the George Municipality (2023), the above-mentioned approval shall lapse if not implemented within a period of two (2) years from the date of when the approval comes into operation.

2. This approval shall be taken to cover only the Consent Use as applied for and indicated on Drawings numbered BA22-041 1-01 MS & BA22-041 1-02 MS (dated May 2022 & November 2022) drawn by Blue Architects 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. In accordance with Section 66(2)(z) of the Land Use Planning By-law for George Municipality (2015) a contravention levy of **R 71.01** VAT Included is payable on submission of building plans for the unauthorised structures.
4. The approval will be deemed implemented on the approval of building plans for the authorised structures.

Conditions applicable to the tourist facilities:

5. That in terms of the provisions of the Land Use Planning By-law for the George Municipality (2023), the above-mentioned approval 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.
6. This approval shall be taken to cover only the Consent Uses as applied for and indicated on Drawings numbered BA22-041 1-01 MS & BA22-041 1-02 MS (dated May 2022 & November 2022) drawn by Blue Architects 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.
7. A Site Development Plan (SDP), including comment from the Department of Infrastructure addressing the access, for the development must be submitted in accordance with Section 23 of the George Integrated Zoning Scheme Bylaw, 2023 to the satisfaction of the Directorate for consideration and approval, prior to the submission of building plans.
8. The tourist facilities are limited to a restaurant and a curio shop.
9. The approval will be deemed implemented on the commencement of works in accordance with approved building plans.

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

10. 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 18/07/2023 and are as follows:

Roads: R 48 412.19	Excluding VAT
Sewer: R 0	Excluding VAT
Water: R 0	Excluding VAT

Total: R 48 412.19 Excluding VAT

11. The total amount of the development charges of **R 48 412.19 (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.
12. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in condition 10 above, which might 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.
13. 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 R48 412.19 (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 11 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 to obtain a final calculation.

14. 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.
15. 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.
16. Any, and all, costs directly related to the development remain the developers' responsibility.
17. Only one connection permitted per registered erf (water and sewer connections). Condition 15 applies.
18. 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 15 applies).
19. 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 15 applies).
20. 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 15 applies).
21. 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.
22. 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.
23. 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.
24. No potable municipal water service is available at present. Should a municipal network in future be extended to this area, the owner will be compelled, at own cost, to connect to the network. A Development Charge for water will then become payable in accordance with the approved DC Guidelines at the time of connection.
25. No municipal waterborne sewer service is available at present. Should a municipal network in future be extended to this area, the owner will be compelled, at own cost, to connect to the network. A Development Charge for sewer will then become payable in accordance with the approved DC Guidelines at the time of connection.
26. A conservancy tank, or alternative approved sewer disposal method, must be installed at the Developer/owner's cost. The Developer/owner is to appoint a private contractor, at own expense, to service the tank, and the disposal of the content is to be via an approved disposal method. The installation of a septic tank may be considered if the required percolation tests are within the accepted norms.
27. No municipal road network is currently available. Should a municipal network in future be extended to this area, the owner will be compelled, at own cost, to link to the road network. A Development Charge for roads will then become payable in accordance with the approved DC Guidelines at the time of connection.
28. Public and private roads are to be clearly indicated on all layout plans submitted. The road reserves must be clearly indicated on all plans submitted for approval. The cadastral layout can only be approved if the road reserves have been included on plans and approved by CES.
29. Maintenance and/or upgrading of all private / servitude roads are the responsibility of all the owners who make use thereof.
30. The discharge of surface stormwater is to be addressed by the developer. Condition 15 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.

31. Internal parking requirements (i.e., 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.
32. Adequate parking with a hardened surface must be provided on the premises of the proposed development.
33. No private parking will be allowed in the road reserve. The developer will be required at own cost to install preventative measures to ensure compliance.
34. A dimensioned layout plan indicating the proposed accesses onto private / servitude roads, must be submitted to the relevant departments for approval. Condition 15 applies.
35. Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
36. Access to parking must confirm to George Integrated Zoning Scheme , and sufficient stacking distance should be allowed for, and indicated on the Site development Plan.
37. Minimum required off-street parking provided, must be provided in terms of the George Integrated Zoning Scheme parking requirements and vehicles must, in terms of Clause 46(1)(b) readily leave the site without reversing across the sidewalk. Alternative Parking may be supplied in terms Clause 44(1 & 2).

(The notes below have been inserted for explanatory purposes or to alert the applicant to legal requirements that should not be included as a condition of approval and thus should be read as conditions of approval.)

Notes:

1. *Building plans for the development may only be submitted for approval in accordance with the National Building Regulations (NBR).*
2. *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. Heritage, Environmental, Road access etc.*
3. *The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.*
4. *Provisions for the removal of solid waste is to be addressed in conjunction with the Directorate: Community Services.*
5. *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.*
6. *Comments from Heritage Western Cape and the Department of Infrastructure (WCG) must be submitted with the Site Development Plan.*
7. *In terms of the new GIZS By-law of 2023, a second dwelling is a primary right – replacing the 1st additional dwelling under the 2017 scheme. Thus, in effect, the above approval transitions from 4 additional dwelling units under the 2017 GIZS By-law to a second dwelling unit and 3 additional dwelling units under the 2023 GIZS By-law.*
8. *The contravention levy above excludes the floor space of the largest additional dwelling as it is now a primary right. The levy was thus calculated as follows:*
 - a. *401m² of the floor area of the property is used directly for unlawful additional dwellings;*
 - b. *The present municipal value of the property is R1 630 000;*
 - c. *The property area is 1 060 199 m²;*
 - d. *The m² value of the property is thus, R1.54/m².*
 - e. *The contravention levy payable by the owner in accordance with the municipality's tariff list is thus, 10% x R 1.54/m² x 401m² = R 61.75 plus 15% VAT = R 71.01 VAT Included*

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 14 DECEMBER 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

C:\scan\Portion 4 of farm 174 Woodville East (Consent Use_Approval)Jan Vrolijk.docx



Allocation area *	Rural area
Water & Sewer System *	George System
Road network *	Towns and settlements
Developer/Owner *	DLE Trustees indertyd van die
Eft Size (ha) *	106,03
Date (YYYY/MM/DD) *	2023-07-18
Current Financial Year	2023/2024
Application Reference	2679571

Code	Land Use	Unit	Total Existing Right	Total New Right
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RESIDENTIAL

TECHNOLOGY TYPE	UNIT	UNITS
Group Housing (133 – 200 m ²) Unit	unit	4
Rural Intensification / Amenity Subdivisions	unit	4

GENERAL BUSIN

[illegible]

Is the development located within Public Transport (PT1) zone?

Calculation of bulk engineering services component of Development Charge

Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total
Roads	trips/day	744,83	R 65,00	R 48 412,19	R 7 261,83	R 55 674,02
Sewerage	kl/day	2,36	R 44 780,00	R 0,00	R 0,00	R 0,00
Water	kl/day	2,59	R 42 320,00	R 0,00	R 0,00	R 0,00
Total bulk engineering services component of Development Charge payable				R 48 412,19	R 7 261,83	R 55 674,02

Link engineering services component of Development Charge
Total Development Charge Payable

City of George

Calculated (CES):

JM Fivaz

Signature :

Five JAC

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:

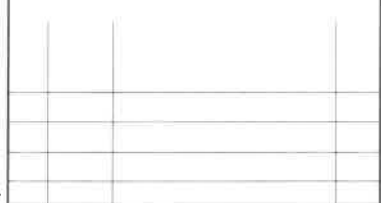
For the internal use of Finance only

Service	Financial code\Key number	Total
Roads	20220703048977	R 55 674,02
Sewerage	20220703048978	R 0,00
Water	20220703048981	R 0,00
		R 55 674,02

LEVELS AND DIMENSIONS.

THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIER MUST VERIFY DIMENSIONS AND LEVELS ON SITE AND DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT BEFORE COMMENCING ANY SHOP DRAW AND/OR WORK.

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS AND LARGE SCALE DETAILS SUPERSEDE SMALL SCALE DRAWINGS.



BLUEARCHITECTS

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 E-MAIL: info@bluearchitects.com • www.bluearchitects.com
 C/ALFONSO GARCÍA 14 • 28014 MADRID • SPAIN
 P. 0034 91 523 30 1300 • 0034 91 523 30 1301

ProjectProjek

PROPOSED
TOURISM FACILITY
PLANS

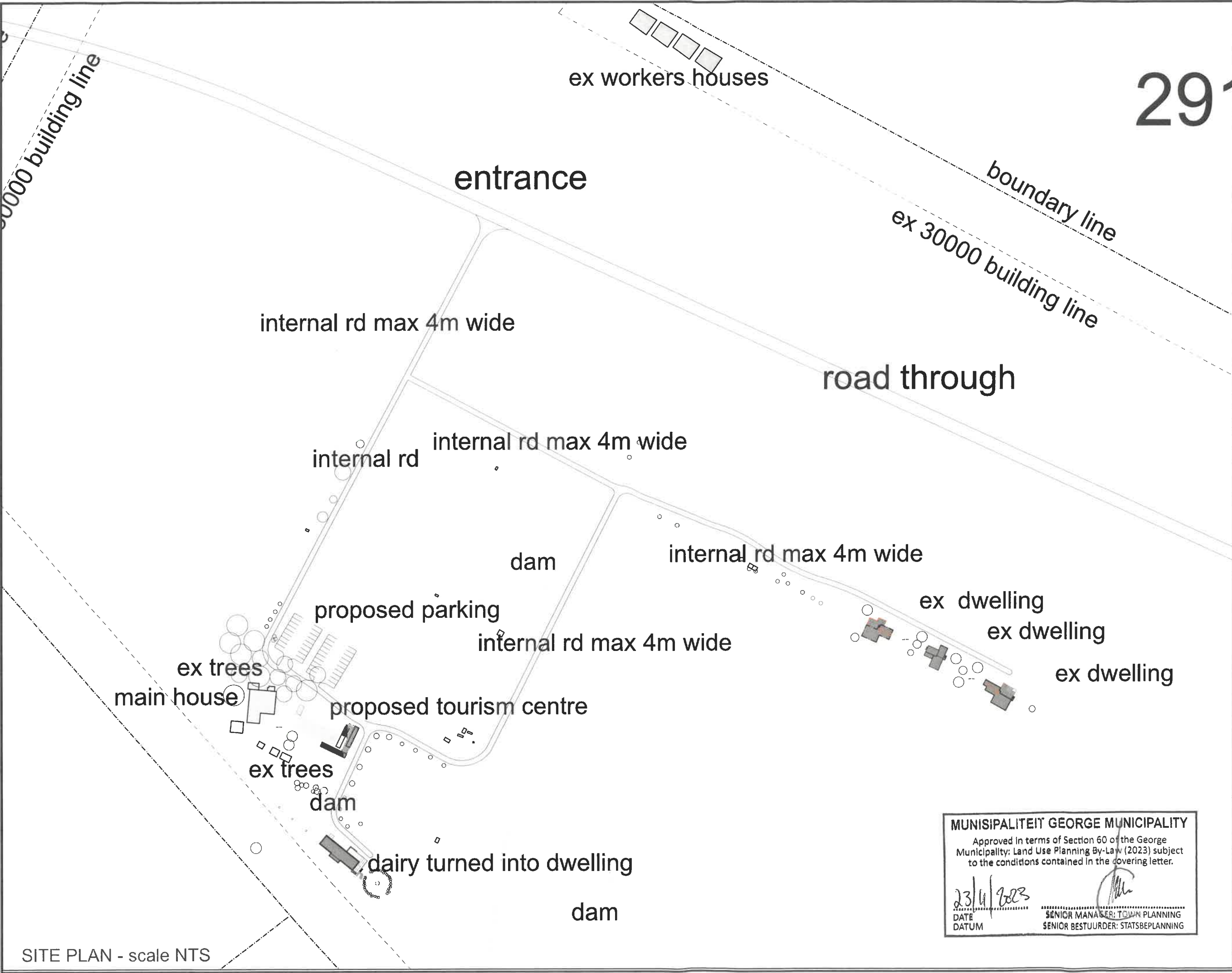
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BA22-041 1-01 MS	

Op oorspronkelijke tekening ☐

On original drawing ☐

23/11/2023

SITE PLAN - scale NTS



SITE PLAN - scale NTS

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No. Nr.	Date Datum	Description Beskrywing	By Deur
Revisions		Wysigings	



Client/Klient
SKUINSKRAAL TRUST T4685/98

Project/Projek
PROPOSED TOURISM FACILITY PLANS

Drawing Title/Tekening Titel
SITE PLAN

Drawing Number/Tekening Nommer
BA22-041 1-02 MS

Scale/Skaal AS SHOWN	Designed/Ontwerp RIAAN LE ROUX
Date/Datum NOV 2022	Drawn/Gestek RIAAN LE ROUX
	Checked/Nagesien RIAAN LE ROUX

MUNISIPALITEIT 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 covering letter.
23/11/2023
DATE DATUM
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING



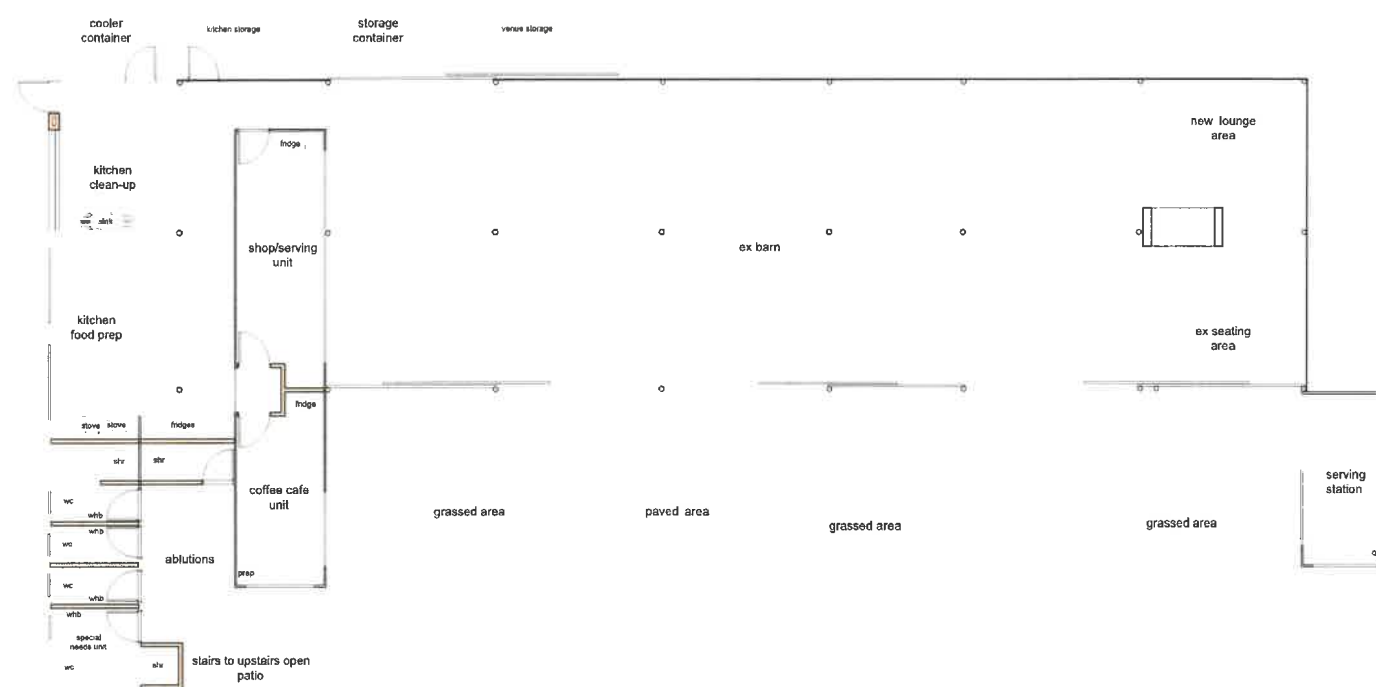
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area 370m/2

GROUND FLOOR PLAN - scale 1 : 100

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23 11 2020

DATE
DATUM

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SENIOR BESTUURDER: STATSBEPLANNING

Client/Client

SKUINSKRAAL
TRUST T4685/98

Project/Project

PROPOSED TOURISM FACILITY PLAN

Drawing Title/Tekening Titel

SITE PLAN

Drawing Number/Takening Number

BA22-041 1-02 MS

Wys Nr/Rev No.

Scale/Škal
AS SHOWN

Designed/Ontwerp
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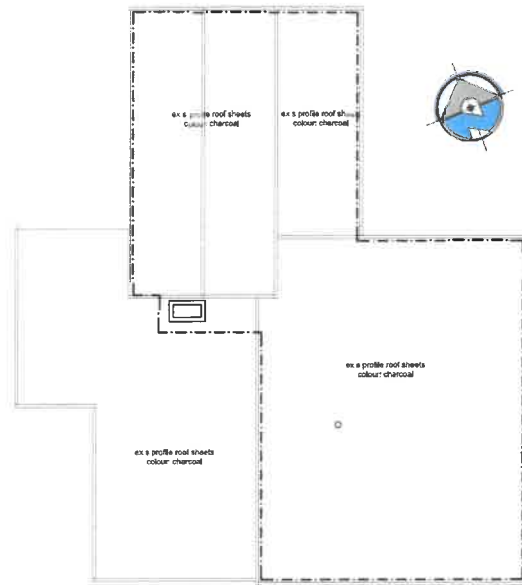
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Date/Datum	Checked/Nagesien
NOV 2022	RIAAAN LE ROUX

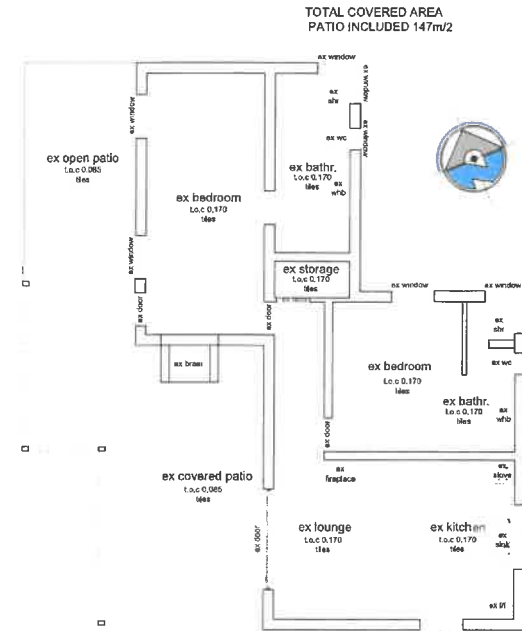
Op oorspronkelijke tekening
On original drawing

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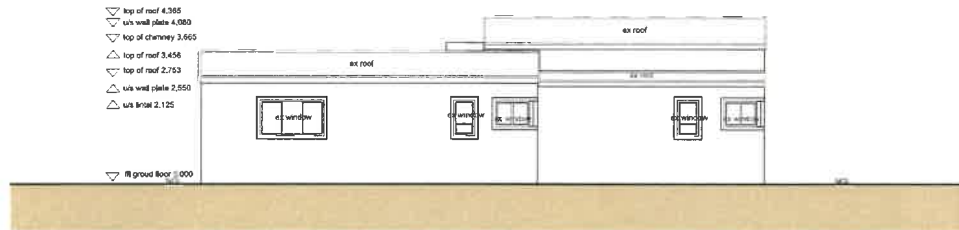
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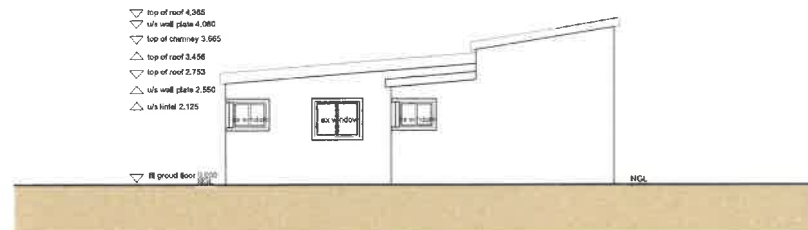
GROUND FLOOR PLAN - scale 1 : 100



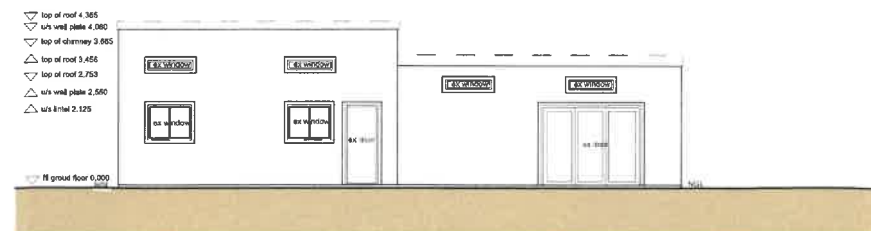
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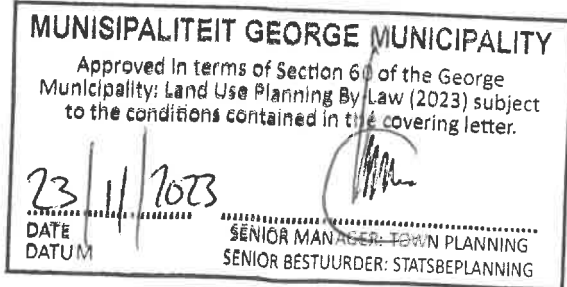
SOUTH ELEVATION - scale 1 : 100



EAST ELEVATION - scale 1 : 100



NORTH ELEVATION- scale 1 : 100



No. Nr.	Date Datum	Description Beskrywing	By Deur
Revisions		Wysigings	



Client/Klant
SKUINSKRAAL TRUST T4685/98

Project/Projek
As-built Ayrshire Cottage

Drawing Title/Tekening Titel
LOCATION PLAN

Drawing Number/Tekening Nommer
BA22-041 1-01 MS

Scale/Skaal
AS SHOWN

Designed/Ontwerp
RIAAN LE ROUX

Drawn/Gesken
RIAAN LE ROUX

Checked/Nagelees
RIAAN LE ROUX

Date/Datum
May 2022

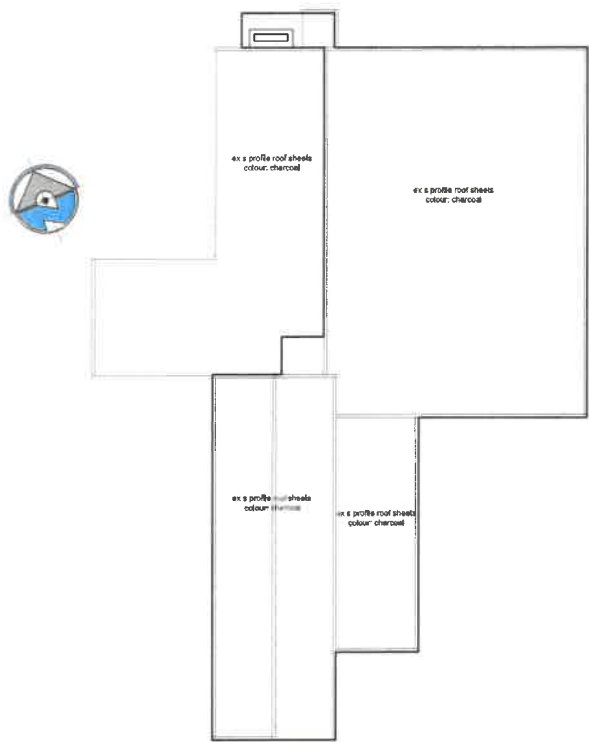
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On original drawing

LEVELS AND DIMENSIONS.

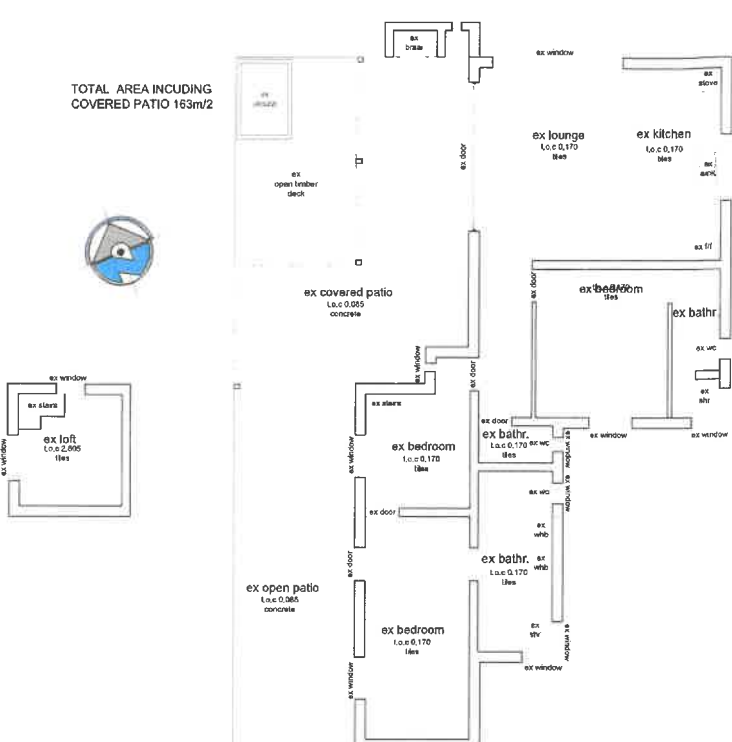
THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIER MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE AND DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT BEFORE COMMENCING ANY SHOP DRAWINGS AND/OR WORK.

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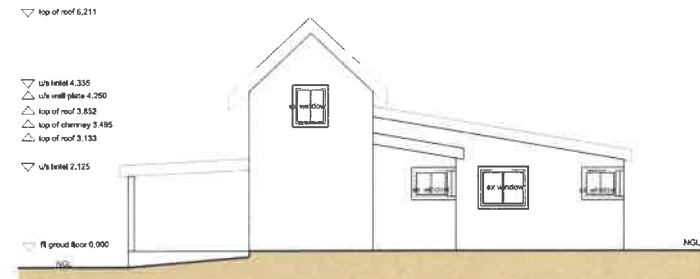
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23/11/2023
DATE
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SENIOR MANAGER: TOWN PLANNING
SENIOR DESIGNER: STATSBEPANNING



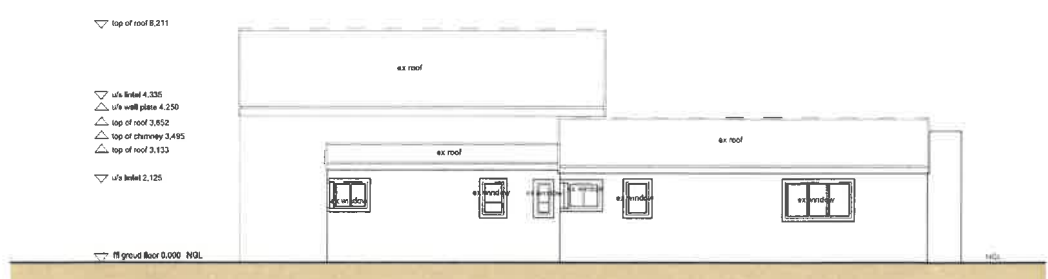
ROOF PLAN - scale 1 : 100



GROUND FLOOR PLAN - scale 1 : 100



WEST ELEVATION - scale 1 : 100



SOUTH ELEVATION - scale 1 : 100



EAST ELEVATION - scale 1 : 100



NORTH ELEVATION- scale 1 : 100

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Revisions		Wysings	



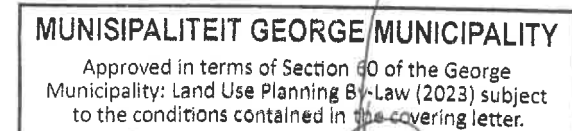
Client/Klant
SKUINSKRAAL TRUST T4685/98

Project/Projek
As-built Friesland Cottage

Drawing Title/Tekening Titel
LOCATION PLAN

Drawing Number/Tekening Nummer
BA22-041 1-01 MS

Scale/Skaal AS SHOWN	Designed/Ontwerp RIAAN LE ROUX
Date/Datum May 2022	Drawn/Gesken RIAAN LE ROUX
Checked/Gegeken RIAAN LE ROUX	
Op oorspronklike tekening On original drawing	



ba
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E: info@bluearchitects.co.uk W: www.bluearchitects.co.uk
100 Old Market Street, London EC1M 6JH
0131 662 3333 G: 07799 400000

SKUINSKRAAL
TRUST T4685/98

As-built Jersey Cottage

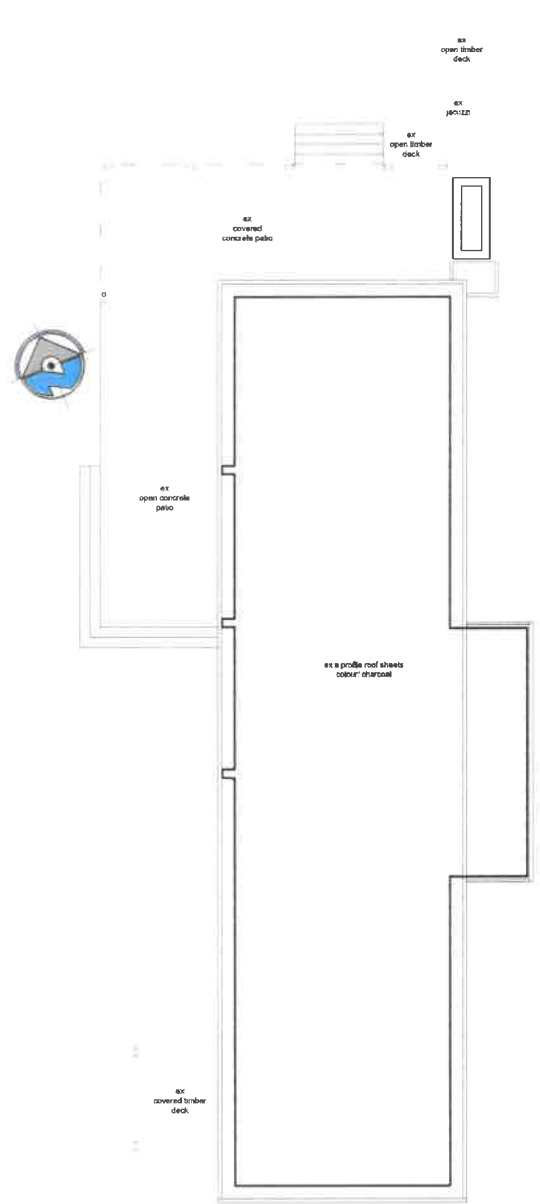
LOCATION PLAN

BA22-041 1-01 MS

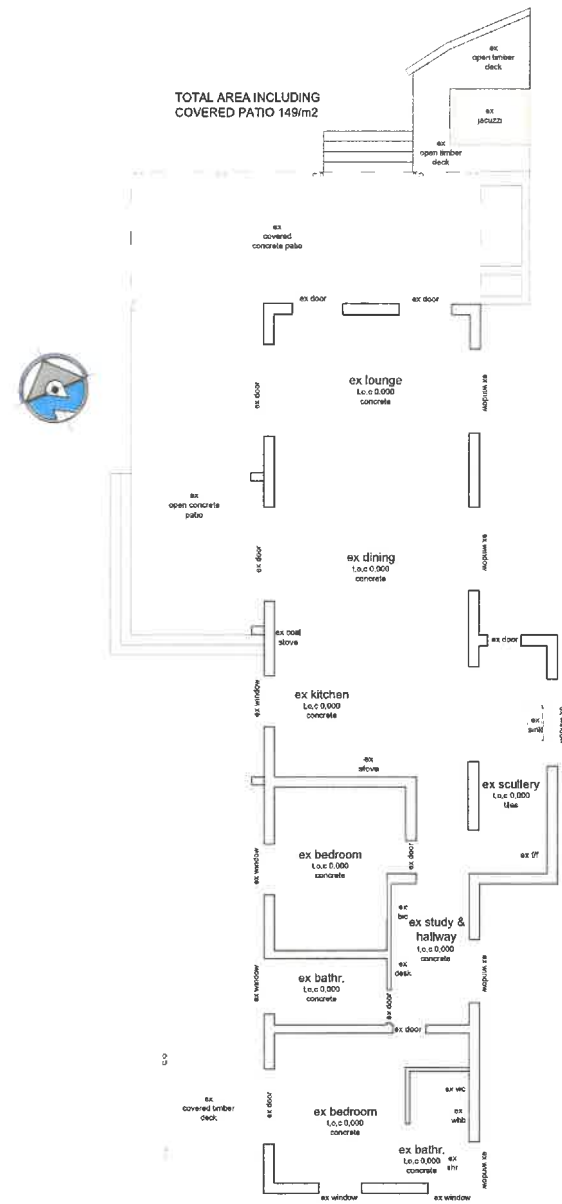
Drawn/Geteken	RIAAN LE ROUX
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Op oorspronklike tekening ☐
On original drawing ☐

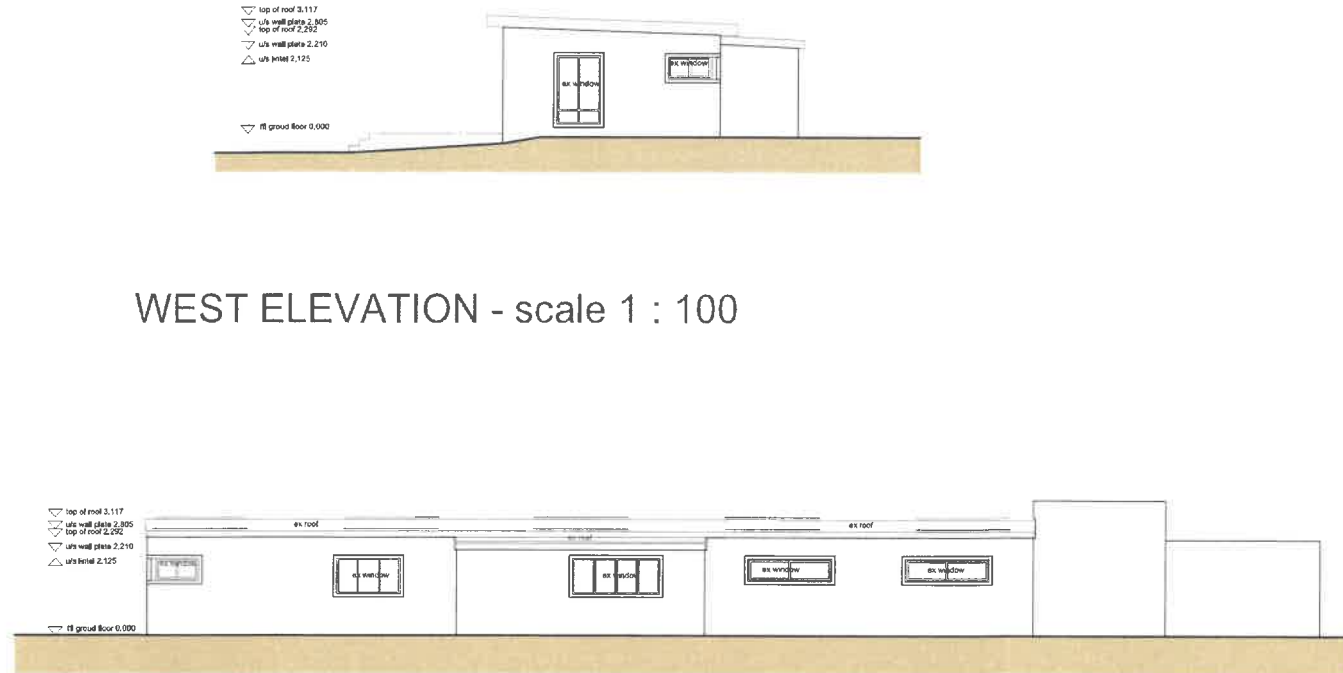
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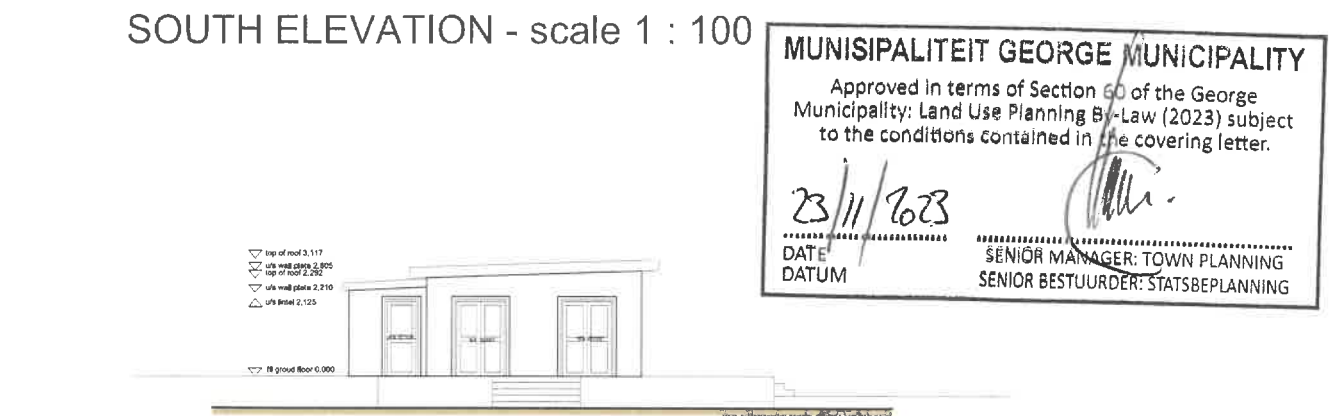
ROOF PLAN - scale 1 : 100



ROOF PLAN - scale 1 : 100



WEST ELEVATION - scale 1 : 100



SOUTH ELEVATION - scale 1 : 100



EAST ELEVATION - scale 1 : 100



NORTH ELEVATION- scale 1 : 100

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DUM
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING

No. Nr.	Date Datum	Description Beskrywing	By Deur
Revisions		Wysings	



Client/Klient
SKUINSKRAAL TRUST T4685/98

Project/Projek
As-built Dairy Cottage

Drawing Title/Tekening Titel
LOCATION PLAN

Drawing Number/Tekening Nommer
BA22-041 1-01 MS

Scale/Skaal AS SHOWN	Designed/Ontwerp RIAAAN LE ROUX
Date/Datum May 2022	Drawn/Getekes RIAAAN LE ROUX
	Checked/Nageken RIAAAN LE ROUX
	Op oorspronlike tekening On original drawing