

Our Ref.: 1188/GEO/21
Your Ref.: Erf 1058, Blanco

28 March 2025

The Municipal Manager
George Municipality
PO Box 19
GEORGE
6530

ATTENTION: MS. ILANÉ HUYSER

BY HAND

Dear Ms. Huyser,

**PROPOSED SUBDIVISION, REZONING AND ADMINISTRATOR'S CONSENT ON ERF 1058, BLANCO,
GEORGE MUNICIPALITY AND DIVISION**

1. The above matter refers.
2. Attached hereto find the following:
 - A copy of the required documentation;
 - Pre-application form, application form and motivation report;
 - Power of Attorney, Title Deed, Bondholder's consent and SG Plans;
 - Locality plan, previously approved building plans, proposed building plan;
3. We hope that you will be able to process the application as soon as possible.

Yours Faithfully
DELplan Consulting



DELAREY VILJOEN Pr. Pln

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Cc: KILOCEL PROPERTIES (PTY) LTD

**PROPOSED SUBDIVISION, REZONING AND ADMINISTRATOR'S CONSENT ON ERF
1058, BLANCO, GEORGE MUNICIPALITY AND DIVISION**



FOR: KILOCEL PROPERTIES (PTY) LTD



URBAN & REGIONAL PLANNERS

DEVELOPMENT ENVIRONMENT LINK

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PROPOSED REZONING, SUBDIVISION, DEPARTURE AND ADMINISTRATOR'S CONSENT ON ERF 1058, SOETEWEIDE ROAD, BLANCO, GEORGE MUNICIPALITY AND DIVISION

1. INTRODUCTION

Erf 1058, Blanco, is hereafter referred to as "the subject property". The property is vacant to its current extent. The owner of the subject property would like to rezone and subdivide the property to allow the development of 3 group housing units. The development can be seen as new phase of the Hibiscus Close development. The subject property will have access to a private road as well as private open space via the latter development. DELPLAN Consulting was appointed by the registered owner of Erf 1058, to prepare and submit the required land use application. A copy of the Power of Attorney to submit this land use application is attached as **Annexure 1**.

1.1 Title Deed

The subject property and adjacent properties are registered in the name of Kilocel Properties (PTY) LTD according to Title Deed 3206/2025. The Title deed describes the property as 1050m². The title deed is attached as **Annexure 2** and the accompanying SG diagram is attached as **Annexure 3**. There are title deed restrictions relevant to this application as confirmed by the conveyancer's certificate attached as **Annexure 4**. The relevant restrictions apply to section C (V) (a & b) of the title deed for the subject erf. The sections state that the property is only to be used for multiple dwelling units with the consent of the administrator and specifies a 5m street, 3m rear and 1,5m side building line which requires the administrator's consent if deviated from. As the development proposal constitutes a 3m street building line and group housing with multiple dwelling units, the administrator's consent is being applied for.

1.2 Land Use Application

This land use application entails the following.

1. **Subdivision** in terms of Section 15(2)(d) of the George Municipality: Land Use Planning By-Law, 2023 of the Erf into four portions namely, Portion 1 (±235m²), Portion 2 (±318m²), Portion 3 (±312m²) and Portion 4 (±188m²)
2. **Rezoning** in terms of Section 15(2)(a) of the George Municipality: Land Use Planning By-Law, 2023 to a Subdivisional Area for a Group Housing site comprising:
 - Portions 1 – 3 from "*Single Residential I*" to "*General Residential II*" Group housing
 - Portion 4 from "*Single Residential I*" to "*Transport Zone III*" Private Road

3. **Departure** in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-Law, 2023 on Portions 1-3 (units 10-12) for:
 - a garage setback of 3,2m & 2,04m in lieu of 5m on the internal road
4. **Administrator's consent** in terms of Section 39(4) of the Western Cape Land Use Planning Act (2014) on Erf 1058, Blanco to:
 - Allow more than one dwelling unit on Erf 1058, Blanco
 - Allow a 3m street building line in lieu of 5m for the proposed development
5. **Permission required in terms of the zoning scheme**, in terms of Section 15(2)(g) of the George Municipality: Land Use Planning By-Law, 2023 to submit an SDP for Erf 1058, Blanco.

2. CONTEXTUAL INFORMATION

2.1 The Locality of the Subject Property

The subject property is located on the western side of Blanco at Soeteweide Road in Ward 26. Figure 1 provides the location of the subject property in relation to other surrounding properties, the rest of Blanco as well as the R404 (Montagu Street). Figure 2 provides a closer visual of the subject property in relation to immediate surroundings, it can be seen that properties to the south and west of the property are vacant. A locality plan is attached as **Annexure 5**.



Figure 1: The location of the subject property in relation to surrounding land uses and Montagu Street (R404)



Figure 2: Detailed view of subject properties and immediate surrounding land uses

2.2 Existing Land Uses and Character of the Area



Figure 3: A photograph of the property with surrounding buildings, taken from Soeteweide Road

The subject property is vacant in its current extent as can be seen in Figure 3. The subject area is predominantly characterised by residential dwellings as the property is located within a residential suburb. The proposed development will not have a negative impact on the character of the area since residential units are being proposed. Abutting Erven 1059 – 1061 have already been rezoned for group housing by the same owner, the development on the subject property will connect with the existing development on the beforementioned erven (as Phase 2), thus its impact is no more than what was already approved.

The approval on the beforementioned erven is attached as **Annexure 6**. The proposed development will fit in with the character of the subject area. Additionally, the subject area has a lot of vacant spaces. A complete land use plan is attached as **Annexure 7**.

2.3 Zoning



Figure 4: Current zoning of Erf 1058

Figure 4 illustrates the current zoning of the subject property as well as the surrounding area. The zoning of the subject property is "Single Residential I" according to the George Integrated Zoning Scheme By-Law. Furthermore, as can be seen in the figure, General Residential II properties can be found on the northern, eastern and southern sides of the property. The current zoning map is attached as **Annexure 8** and the proposed zoning map is attached as **Annexure 9**.

The proposed units comply with the development parameters for group housing. Proposed erven will measure only slightly more than 300m², and the 8,5m height requirement is also met as a maximum of 7,5m is proposed. More detailed information regarding the zoning scheme parameters can be found in the table below.

Parameters	Allowable	Proposed
Group housing	35/ha	3 units (Double story) - Complies
Height (roof ridge)	Max 8,5m	7,5m - Complies
Building lines (within the site) - Garage setback distance	5m	3,2m & 2,04m - Departure
Title deed building line	5m	3m - Departure
IZS building line external street	3m	3m - Complies

As shown in the table above, the proposed development adheres to the parameters for group housing, except for the 3,2m & 2,04m garage setback in lieu of 5m.

3. DEVELOPMENT PROPOSAL

3.1 Proposed Development

The owner of the subject property wishes to rezone the property from *Single Residential I* to *General Residential II*. Furthermore, the client would like to subdivide the property into four portions (1 road and 3 group housing erven) for group housing to connect to the development on the abutting erven (previously erven 1059-1061). The proposed development will form part of a proposed Phase 2 for the development on these erven. Three of the portions will be utilised for residential units and one portion will be utilised as a private road. A subdivision plan is hereafter attached as **Annexure 10**. Figure 5a provides a visual of the complete proposed development and the site plan is attached herewith as **Annexure 11**. The development has to abide by certain parameters to ensure integration with the surrounding developments and the character of the area. The Architectural Guidelines for the development (of which the subject erf forms part of) is already approved. The current development follows the same architectural styling as it forms part of the initial development.

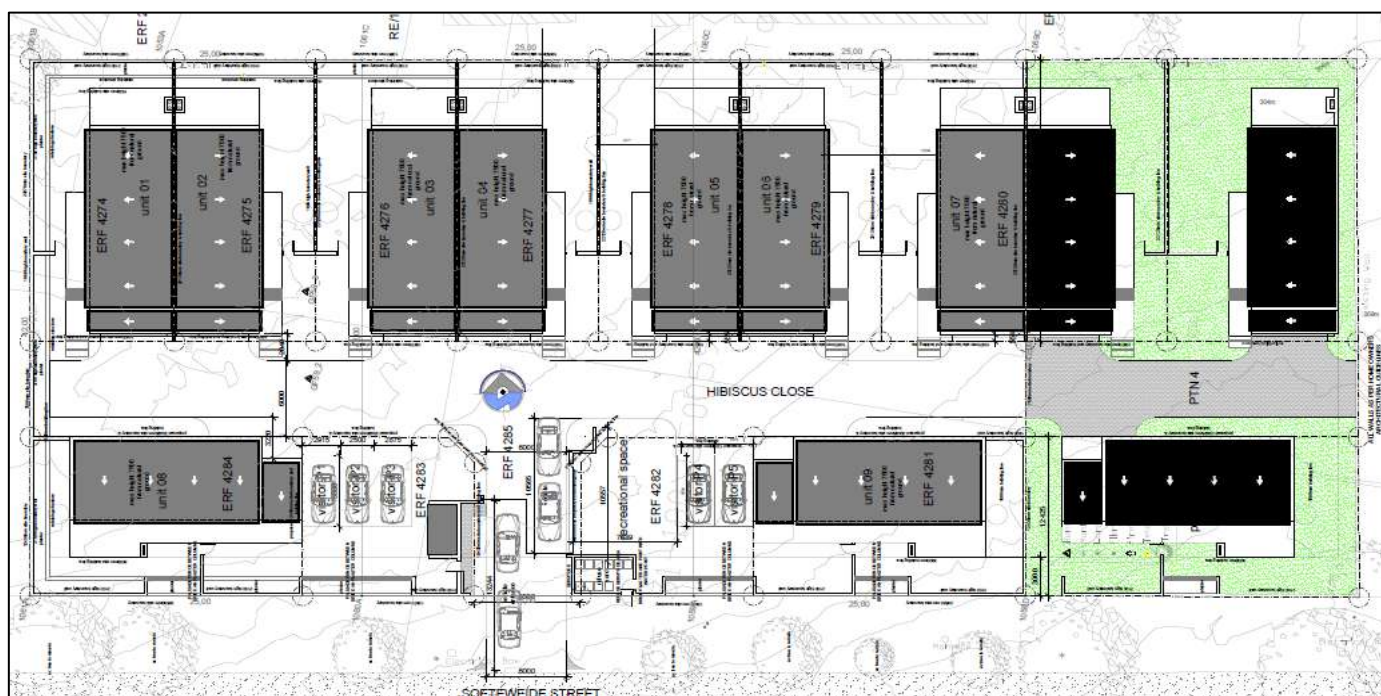


Figure 5a: Full Site Plan of the complete development over all four erven (1058 – 1061)

Figure 5b indicates the enlarged development on Erf 1058 only, it features the same design and layout as the approved developments on Erven 1059 – 1061 and connects to the road network on these erven.

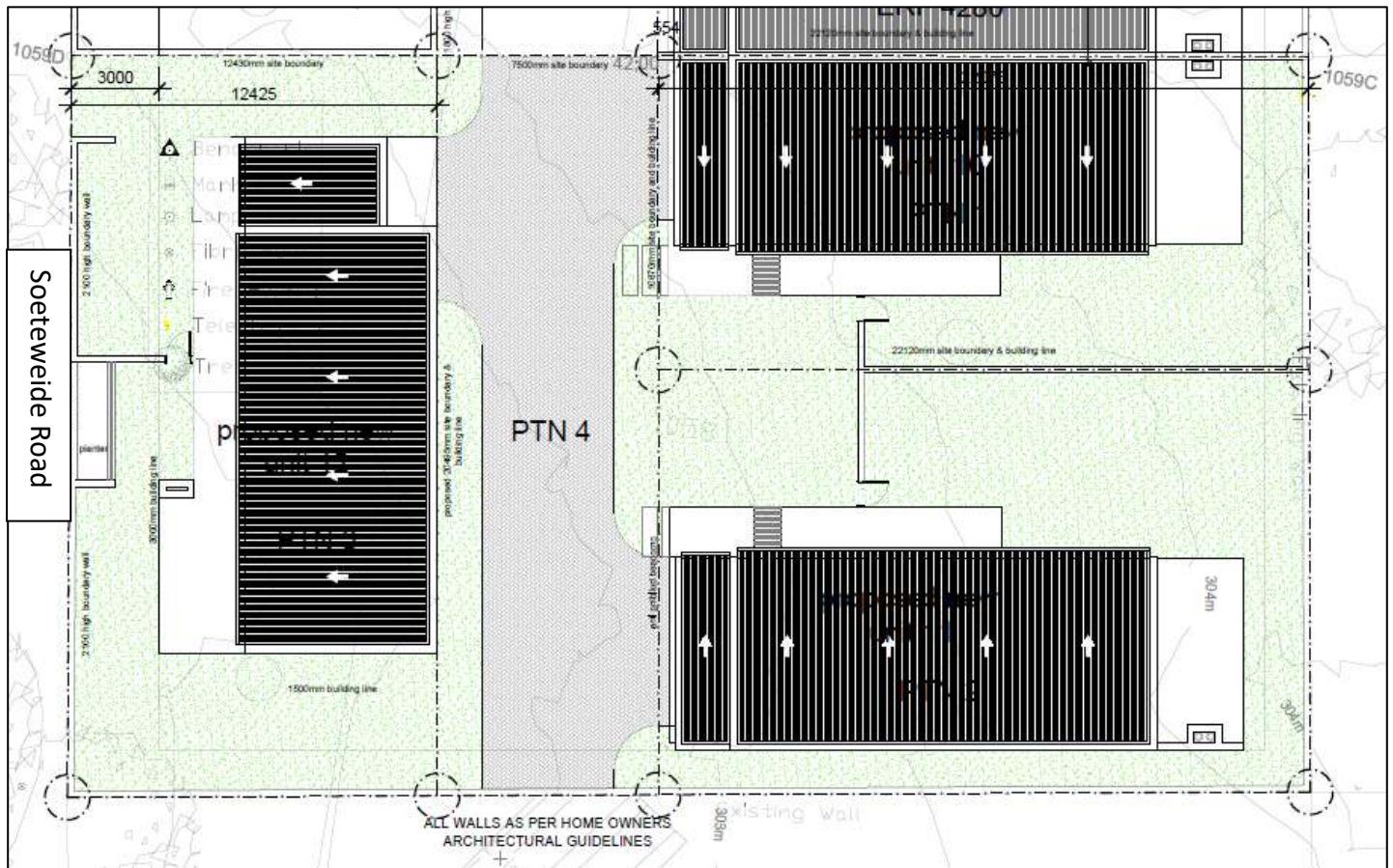


Figure 5b: Enlarged figure of development on Erf 1058

As can be seen, no external building lines are encroached, the exception being the title deed building line measuring 5m, whereas the zoning scheme allows 3m. The impact of the new proposal is no more than the development already approved on the abutting erven. An application to allow the setback from the garage to be 3,2m & 2,04m in lieu of 5m on the internal road is also being applied for, as with the development proposal on Erven 1059 – 1061.

3.2 Accessibility

The property will use, and connect to, the private road, Hibiscus Close, that is provided by the adjacent property (consolidated Erven 1050 – 1061), which gains access off Soeteweide Road with a 6m wide entrance. The proposed entrance is already approved in an appropriate position, away from possible danger zones such as intersections or difficult road curvatures (blind corners). No negative influence on pedestrians or traffic flow is foreseen.

3.3 Engineering Services

The property is in an already developed and serviced residential area, however, the relevant service requirements will be provided in accordance with municipal guidelines and infrastructure costs will be covered by the developer. Service reports were already completed for the development as a whole for Erven 1059 – 1061 and updated to include Erf 1058. The full civil engineering services report is attached as **Annexure 12** and electro technical report as **Annexure 13**. The new addition will use the extended connections of the existing development.

3.4 Pre-Application

A Pre-application consultation session was held regarding this property in in 2024 and is attached as attached as **Annexure 14**.

1. Comments from the first Pre-App held on 5 August 2024:

Town Planning:

- The development to link in with the approved development on Erf 1059-1061, Blanco in terms of style and character. Necessary conditions may be imposed.

Noted, the development will form part of the same architectural guidelines.

- All measurements and dimensions to be indicated on the site layout plan.
- Indicate width of the internal road on the site layout plan (hard surface and side walk), to link in with neighbouring approved private road as mentioned above.
- Take note of development parameter (f) street boundary building lines on internal roads are 0 metres; provided that any garage door facing the road must be set back at least 5 metres from the kerb of such internal road. Applicable departures to be applied for in terms of this parameter, similar to the development of Erf 1059-1061, George. Dimensions to be indicated on plan.
- To provide parking and access as per the requirements set in Section 42 and 45 of the George Integrated Zoning Scheme. May link in with visitors parking in the development of Erf 1059-1061.

Noted all additions, indicated.

- Application for PT1 parking may be supported.

Not currently being applied for.

- To provide functional recreational open space within the development (to be shown on the site layout plan). Landscape plan will be required.

To be adhered to.

- Need to address compliance with MSDF, LSDF, SPLUMA, Zoning Scheme etc.
- All dimensions to be illustrated on the layout plan including access width, building lines (Parameters (e) & (f), parking, manoeuvrability, refuse area, subdivision lines.

Noted.

- It is our understanding that the following application may be applicable (may vary):
Rezoning to subdivisional area...

Subdivide into ...

Departure (if required) ...

- Subdivision plan, site layout plan, zoning plan to be submitted with the application.

Noted.

- Updated Engineering services reports may be required.

Updated reports are attached as Annexure 12

CES

- To discuss requirements with CES.
- Updated Engineering services reports may be required.

Updated reports are attached as Annexure 12

ETS

- Updated Electrical Report will be required.

The updated report is attached as Annexure 13

3.5 Site Development Plan

Permission required in terms of the zoning scheme, in terms of Section 15(2)(g) of the George Municipality: Land Use Planning By-Law, 2023 to submit an SDP for Erf 1058, Blanco.

The property is currently zoned as Single Residential Zone I. The proposed development involves subdividing the property into four portions. Three of these portions are intended to be rezoned to General Residential Zone II to accommodate higher-density residential use, while the remaining portion is proposed to be rezoned to Transport Zone III. The subject property forms part of a broader

development, and the adjacent property has already received approval. As such, the Site Development Plan (SDP) is being submitted as part of this land use application.

- 1) The Site Development Plan (see attached) complies with Section 23(2) of the George Integrated Zoning Scheme Bylaw. The following is indicated on the SDP as required by Section 23(2):
 - a) Existing biophysical characteristics of the property – The contours and trees are indicated on the SDP; no trees are located on the property.
 - b) Existing and proposed cadastral boundaries – The existing cadastral boundaries are indicated on the SDP.
 - c) The layout of the property, indicating that use of different portions of the property – This is indicated on the SDP.
 - d) The massing, position, use and extent of buildings – This is also indicated on the SDP, the property is currently vacant and does not have any structure upon it.
 - e) Sketch plans and elevations of the proposed structures, including information about their external appearance – This is attached with the SDP.
 - f) Cross-sections of the site and buildings on site – Attached with the SDP.
 - g) The alignment and general specification of vehicle access, roads, parking areas, loading areas, pedestrian flow and footpaths – These are all indicated on the SDP.
 - h) Any measures of access control to and reservation of parking/areas – This is indicated on the SDP.
 - i) The position and extent of private, public and communal space – This is indicated on the SDP.
 - j) Typical details of fencing or walls around the perimeter of the land unit within the property – The proposed fence connecting to the previous remains unchanged and is indicated on the SDP. The owner of the property will construct a fence once the development is underway.
 - k) Electricity supply and external lighting proposals – These details will be indicated on the building plan. Electricity layouts are included in the typical units.
 - l) Provisions for the supply of water, management of stormwater, and disposal of sewerage and refuse – This layout is included with the typical units, attached with the SDP. Refuse accounted for as part of the broader development.
 - m) External signage details – Not applicable.
 - n) General landscaping proposals, including vegetation to be preserved, removed or to be planted, external paving, and measures for stabilising outdoor areas where applicable – This is illustrated on the SDP, there are no trees located on the subject property.
 - o) The phasing of the development – Not a phased development. Development on Erf 1058 whilst connecting to the development on the abutting erf is not a second phase to the broader development.
 - p) The proposed development in relation to existing and finished ground levels including excavation, cut and fill – This is attached with the SDP.

- q) Statistical information about the extent of the proposed development, floor area allocations and parking supply – This is indicated on the building plans.
- r) Relationship of the proposed development to the quality, safety and amenity of the surrounding public environment – The size of the surrounding developments in relation to the proposed development is indicated on the SDP, furthermore, the property will be separated from the surrounding area; therefore, ensure safety for the residents.
- s) Relationship of the proposed development to adjacent sites, especially with respect to access, overshadowing and scale – The surrounding developments and scale are visible on the SDP.
- t) Illustrations in a three-dimensional form depicting visual impacts of the proposed development on the site and in relation to surrounding sites – This is included with the SDP; sections are also included.
- u) Any other details as may reasonably be required by the municipality – No further details were required.

The proposed development is in full compliance with the HOA Constitution, attached as **Annexure 15**. The subject property features a design and layout consistent with the approved developments on Erven 1059 – 1061 and integrates seamlessly with the existing road network serving these erven. Additionally, the architectural guidelines applicable to the development are included as **Annexure 16**.

4. RELEVANT SPATIAL PLANNING POLICIES

This section briefly addresses the relevant spatial policy frameworks that provide guidance to development proposals in general and their applicability to this proposed development. These include:

4.1 George Municipal Spatial Development Framework (GMSDF) (2023)

This spatial document does not specifically address the subject property. Figure 6 provides a visual of the proximate area of the proposed development (location shown with red arrow) falls within the urban edge and is not proposed within a discouraged growth area or ecologically sensitive area. Additionally, densification on underutilised and undeveloped sites needs to be promoted to halt urban sprawl.

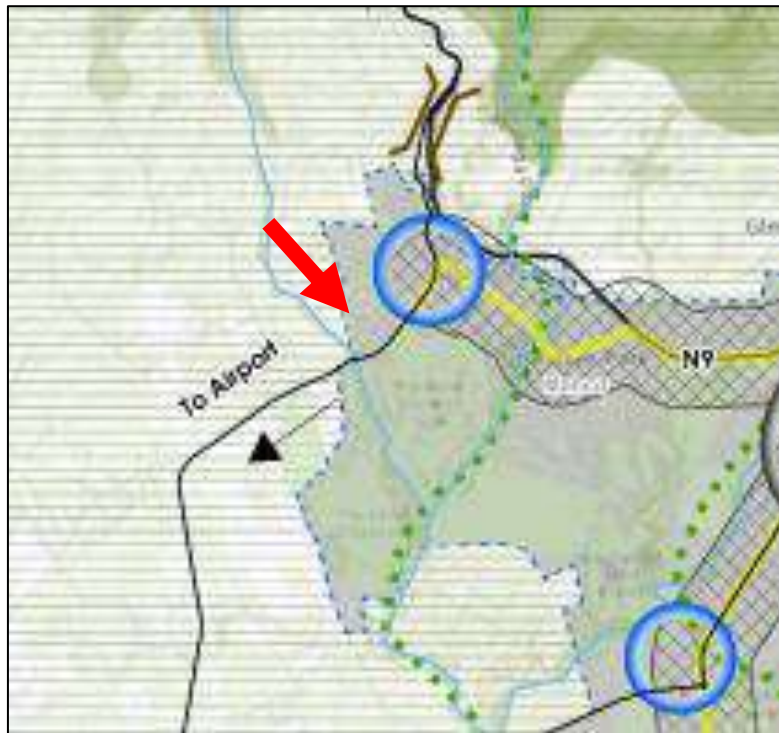


Figure 6:GMSDF extract

The proposed rezoning is therefore in line with the densification policy for the area and the application adheres to parameters set forth by the GMSDF.

4.2 Blanco Spatial Development Framework (2015)

The Blanco SDF does not address the subject property specifically, however, the LSDF states the following:

- Permit-sensitive mixed-use development and densification along major routes (George Street and Montagu Street), including tourism-related facilities.

The subject property is located along Soeteweide Road, however, Soeteweide Road is connected to Montagu Street. This bullet point implies the following, more efficient use of land through taller buildings or closely packed structures while ensuring that all changes comply with specific guidelines to benefit the community and support sustainable growth. Figure 7 provides a visual presentation of the proximate area of the subject property. Furthermore, the national and provincial governments aim to densify the urban areas to encourage densification of residential development in urban areas.



Figure 7: Blanco SDF extract

The development of vacant properties will contribute positively to the densification of the area. Predominantly single residential use with a minimum erf size of 400m². However, several structures in the area are smaller than the minimum size as seen in figure 8. The proposed development has been carefully designed to minimize its aesthetic impact on the surrounding neighbourhood. Being a group housing site, the dwelling units are interconnected by shared boundary walls, creating the impression of larger, cohesive structures rather than small, individual units. Adherence to relevant architectural guidelines will further ensure that the development seamlessly integrates with the surrounding area, enhancing its aesthetic appeal. The chosen typology prioritizes medium densification over high densification.



Figure 8: Surrounding properties under 400m²

Furthermore, the development is planned on a vacant erf, which means the additional population introduced to the neighbourhood will be lower compared to densifying already developed areas. The project will be thoughtfully planned with all necessary amenities and bulk services to ensure it does not negatively affect the surrounding community.

The abutting erven as well as other surrounding erven are already part of the densification in the area as can be seen in figure 9a and 9b. The current proposal merely links to the development that was already approved on the abutting erven, therefore its impact on the environment (with the addition of 3 housing units) is not significant.



Figure 9: (a) Group housing sites and (b) zonings for these sites

As illustrated in Figure 8 & 9a, other properties fail to meet the 400m² standard, and as shown in Figure 9b, all of these properties are zoned for group housing.

5. STATUTORY FRAMEWORKS

Following the most recent legislative and procedural changes that have become applicable to the management of land use planning in South Africa and consequently the Western Cape Province, it is considered necessary to summarise the implications of the current statutory framework within the context of this land-use planning application. Below are a set of principles and ethical conventions related to this application.

5.1 Spatial Planning and Land Use Management Act, 2013 (ACT 16 OF 2013) (SPLUMA)

The nature of this land use application only partially affects the five development principles of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA). Only the most relevant aspects are addressed below.

5.1.1 Development Principles

1) Spatial Justice

This principle refers to the need for improved access and use of land in order to readdress past spatial - and development imbalances as well as the need for SDFs and relevant planning policies, spatial planning mechanisms, land use management systems and land development procedures to address these imbalances.

- *No reference is made to the property in the MSDF or Blanco SDF specifically. Group housing does, however, make it more accessible for different income groups to stay in the area as opposed to single residential houses which could be completely unaffordable in many cases. This provides a better opportunity for more equal land access.*

2) Spatial Sustainability

This principle refers to the need for spatial planning and land use management systems to promote land development that is viable and feasible within a South African context, to ensure the protection of agricultural land and to maintain environmental management mechanisms. It furthermore relates to the need to promote effective/ equitable land markets, whilst considering the cost implications of future development on infrastructure and social services as well as the need to limit urban sprawl and ensure viable communities.

- *This land-use application does not affect prime - or unique agricultural land, nor does it influence any environmental management mechanisms. The property is situated in an already developed area and will not negatively affect the efficient and equitable functioning of land markets.*
- *The proposed development will have a limited impact on the provision of infrastructure and will not require any additional social services outside the development itself. Relevant engineering services will be accounted for.*
- *The subject property is situated within the urban edge and will utilise vacant and underutilised land, thus supporting densification and not urban sprawl. The approval of the application will allow for the optimal utilisation of the subject property.*

3) Spatial Efficiency

This principle relates to the need for optimal use of existing resources and infrastructure as well as decision-making that minimises negative financial, social, economic or environmental impacts and development application procedures that are efficient and streamlined.

- *As mentioned above, the proposed development is situated in an already serviced area. The proposed development will therefore utilise the existing resources and infrastructure available whilst promoting the optimal use of an underutilised site.*
- *Capital contributions will also be paid, and it is not anticipated that the proposed application will have negative financial, social, economic or environmental impacts.*

4) Spatial Resilience

This principle refers to the extent to which spatial plans, policies and land use management systems are flexible and accommodating to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.

- *The development proposal does not undermine the aim of any relevant spatial plan. The addition of a smaller housing typology could speak to a higher degree of income inclusiveness in the area that is more flexible. Other aspects of spatial resilience are, however, not considered relevant to this application.*

5) Good Administration

This principle refers to the obligation of all spheres of government to ensure the implementation of the above as efficiently, responsibly, and transparently as possible.

- *The application as set forth, aligns with all relevant principles and frameworks. George Municipality should consider the application within the prescribed timeframes and efficiently follow due process. Public participation must – and will be transparent regarding the relevant policies and legislation as procedures should be clear to inform and empower members of the public regarding new developments.*

5.2 Public Interest

As there are no significant public interests currently vested in this site, the proposed rezoning will have little impact on such interests. Neighbouring buildings are fenced-in behind existing high boundary walls, thus no problems regarding aesthetics will occur. The 3-m building line will be maintained next to the adjacent erven. As the proposal includes double-story developments, a property setback distance is enforced to ensure that surrounding properties are not blocked or negatively influenced by noise pollution or sun blockage. The proposed development will adhere to all relevant frameworks and parameters to ensure that surrounding properties are minimally influenced, should development occur. The proposed application will allow the property owner to develop the property for group housing purposes.

Approval of the application will increase the density of the area and will match already existing residential developments that surround it in terms of land use as well as the existing development on the abutting Erven 1059 -1061. The approval of the application will therefore not have an additional impact on the surrounding property owners.

5.2.1 Environmental Legislation

As the site falls within the urban edge, an already serviced area that is not utilised for any agricultural purposes and no relevant vegetation such as existing trees or critical biodiversity exists, no listed activities as contemplated by the National Environmental Management Act, 1998 (as amended) (NEMA) are triggered by this application.

5.2 Land Use Planning Act (LUPA)

The development objectives entrenched in SPLUMA have been assimilated into the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) and set out a basis for the adjudication of land use planning applications in the province. It requires that local municipalities have due regard to at least the following when doing so:

- Applicable spatial development frameworks;
- Applicable structure plans;
- Land use planning principles referred to in Chapter VI (Section 59);
- The desirability of the proposed land use; and
- Guidelines that may be issued by the Provincial Minister regarding the desirability of proposed land use.

The land-use planning principles of LUPA (Section 59) are, in essence, the expansion of the five development principles of SPLUMA listed above. Spatial resilience and - justice has very few associations with this application. The principles of sustainability, efficiency and good administration all have relative bearing with regard to this application and have been included in the framework analysis under subsection 5.1.1.

5.2.1 Compliance/Consistency with Spatial Policy Directives

Section 19(1) and (2) of LUPA states that the following:

“(1) If a spatial development framework or structure plan specifically provides for the utilisation or development of land as proposed in a land use application or a land development application, the

proposed utilisation or development is regarded as complying with that spatial development framework or structure plan;

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

Given the nature of this land use application and its location within George, this proposal is consistent with the GSDF.

5.2.2 Need and Desirability

The concept of "desirability" in land use planning refers to how acceptable a proposed development is in its context. This section discusses the desirability of the proposed rezoning by aligning it with the principles and criteria of the statutory planning framework while also considering the broader public interest. An initial review suggests there are no clear negative impacts associated with the proposal.

Currently, there is a strong focus on densifying underutilized areas within the urban edge. Making use of vacant and underused properties supports efficient densification and limits urban sprawl that could threaten the urban edge. Formalizing the use of the property would discourage unauthorized activities that might harm the character of the area or the surrounding properties, thereby reinforcing the appeal of this development.

In addition, the desirability of this proposal is emphasized by its alignment with similar land use and typologies in the vicinity, ensuring that it integrates well with nearby developments. As outlined in subsection 2.2, the proposed rezoning and development maintain residential use without disrupting the character of the area. The application aligns with spatial policies and poses no additional risks or burdens to neighbouring properties.

6. CONCLUSION

We believe that the abovementioned principles, considerations, and guidelines for this land use application for Erf 1058, Blanco satisfies the applicable legislation. As a result, it is trusted that this application can be finalised successfully.



DELAREY VILJOEN Pr. Pln

JUNE 2025

ANNEXURE 1

COMPANY RESOLUTION

KILOCEL PROPERTIES (PTY) LTD

RESOLUTION PASSED ON 27/03/2025

It was resolved that **Johannes Michiel Combrink** be appointed as representative for the above entity and can sign documentation on behalf of the company.

This decision was approved by all parties concerned.



Pieter Francois Theron Burger



Pieter Johannes Kloppers

I, **Johannes Michiel Combrink**, hereby accept my appointment as representative of the above entity without any objections.



Johannes Michiel Combrink

POWER OF ATTORNEY

I, **Johannes Michiel Combrink**, as mandated by **Kilocel Properties (Pty) Ltd**, the owner of **Erf 1058, Blanco, George Municipality and Division, Western Cape Province**, hereby instruct **Delarey Viljoen** of **DELPLAN Consulting** to submit the necessary land use application in terms of the George Municipality By-Law on Municipal Land Use Planning, 2023.



JM Combrink

Date 31/03/25

Witnesses:

1. 

2. 

**Certificate issued by the Commissioner of Companies & Intellectual
Property Commission on Monday, July 26, 2021 at 11:26**



Disclosure Certificate: Companies and Close Corporations

Registration Number: 2008 / 023089 / 07
Enterprise Name: KILOCEL PROPERTIES

ENTERPRISE INFORMATION

Registration Number: 2008 / 023089 / 07
Enterprise Name: KILOCEL PROPERTIES (PTY) LTD
Registration Date: 02/10/2008
Business Start Date: 02/10/2008
Enterprise Type: Private Company
Enterprise Status: In Business
Compliance Notice Status: NONE
Financial Year End: August
TAX Number: 9412582166

Addresses: **POSTAL ADDRESS**
PO BOX 9525
MEERENSEE
RICHARDS BAY
KWA-ZULU NATAL
3901

ADDRESS OF REGISTERED OFFICE
SUITE 20 QUAYWALK BUILDING
PIONEER ROAD
MEERENSEE
KWA-ZULU NATAL
3901

ACTIVE MEMBERS / DIRECTORS

Surname and First Names	Type	ID Number / Date of Birth	Contrib. (R)	Interest (%)	Appoint. Date	Address
BURGER, PIETER FRANCOIS THERON	Director	6303165123086	0.00	0.00	22/07/2021	Postal: 9 DU LOT STREET, GROENVLEI, PAARL, WESTERN CAPE, 7646 Residential: 9 DU LOT STREET, GROENVLEI, PAARL, WESTERN CAPE, 7646
KLOPPERS, PIETER JOHANNES	Director	6409265011087	0.00	0.00	18/08/2014	Postal: PO BOX 20544, DURBAN NORTH, DURBAN NORTH, KWA-ZULU NATAL, 4016 Residential: 338 LILLIAN NGOYI ROAD, DURBAN, DURBAN, KWA-ZULU NATAL, 4001

AUDITOR DETAILS

Auditor Name	Type	Status	Appointment Date	Resignation Date	Email Address
LSG INTEGRATED	Auditor	Resign		2016-02-01	
Profession Number: 955361					
MARNUS STEENKAMP & ASSOCIATES	Auditor	Current	2021-04-09	ACTIVE	marnus@psg.co.za
Profession Number: 924930					
STEENKAMP MARNUS T I H	Designated Auditor	Current	2021-04-09	ACTIVE	marnus@psg.co.za
Profession Number: 502690					



**Certificate issued by the Commissioner of Companies & Intellectual
Property Commission on Monday, July 26, 2021 at 11:26**

Registration Number: 2008 / 023089 / 07
Enterprise Name: KILOCEL PROPERTIES

CHANGE SUMMARY

01/10/2018 Email Notification that Annual Return is due was sent on 01/10/2018.
E-Mail sent to PIETER JOHANNES KLOPPERS for 2018

02/10/2019 Email Notification that Annual Return is due was sent on 02/10/2019.
E-Mail sent to ARNO DE GOEDE for 2019

04/10/2020 Email Notification that Annual Return is due was sent on 04/10/2020.
E-Mail sent to ARNO DE GOEDE for 2020

02/10/2016 Email Notification that Annual Return is due was sent on 02/10/2016.
E-Mail sent to ARNO DE GOEDE for 2016

01/10/2017 Email Notification that Annual Return is due was sent on 01/10/2017.
E-Mail sent to ARNO DE GOEDE for 2017

02/10/2019 Email Notification that Annual Return is due was sent on 02/10/2019.
E-Mail sent to PIETER JOHANNES KLOPPERS for 2019

04/10/2020 Email Notification that Annual Return is due was sent on 04/10/2020.
E-Mail sent to PIETER JOHANNES KLOPPERS for 2020

02/10/2016 Email Notification that Annual Return is due was sent on 02/10/2016.
E-Mail sent to PIETER JOHANNES KLOPPERS for 2016

01/10/2017 Email Notification that Annual Return is due was sent on 01/10/2017.
E-Mail sent to PIETER JOHANNES KLOPPERS for 2017

01/10/2018 Email Notification that Annual Return is due was sent on 01/10/2018.
E-Mail sent to ARNO DE GOEDE for 2018

02/10/2008 Registration of CC/CO on 02/10/2008.

14/10/2008 Member Change on 14/10/2008.
Surname=HEATH
Full ForeNames=MARIUS
Id No=7806305159082
Status :ACTIVENature of Change=NEW APPOINTMENT

14/10/2008 Member Change on 14/10/2008.
Surname=GOUWS
Full ForeNames=CHRISTIAN
Id No=5908285147087
Status :ACTIVENature of Change=RESIGNED

14/10/2008 Member Change on 14/10/2008.
Surname=HEATH
Full ForeNames=WILLEM HENDRIK
Id No=7305235130081
Status :ACTIVENature of Change=NEW APPOINTMENT

14/10/2008 Member Change on 14/10/2008.
Surname=HEATH
Full ForeNames=WILLEM HENDRIK
Id No=4501135013087
Status :ACTIVENature of Change=NEW APPOINTMENT

14/10/2008 Member Change on 13/10/2008.
Surname=GOUWS
Full ForeNames=CHRISTIAN
Id No=5908285147087
Status :RESIGNEDNature of Change=DIRECTOR RESIGNED

14/10/2008 Member Change on 14/10/2008.
Surname=HEATH
Full ForeNames=WILLEM HENDRIK
Id No=4501135013087
Status :ACTIVENature of Change=NEW APPOINTMENT

**Certificate issued by the Commissioner of Companies & Intellectual
Property Commission on Monday, July 26, 2021 at 11:26**



Disclosure Certificate: Companies and Close Corporations

Registration Number: **2008 / 023089 / 07**
Enterprise Name: **KILOCEL PROPERTIES**

14/10/2008 Member Change on 14/10/2008.
Surname=HEATH
Full ForeNames=MARIUS
Id No=7806305159082
Status :ACTIVENature of Change=NEW APPOINTMENT

14/10/2008 Member Change on 14/10/2008.
Surname=HEATH
Full ForeNames=WILLEM HENDRIK
Id No=7305235130081
Status :ACTIVENature of Change=NEW APPOINTMENT

14/10/2008 Registered Address Change on 04/11/2008.
TUDOR PLACE 2
283 DURBAN ROAD
TYGER VALLEY
7530

14/10/2008 Postal Address Change on 04/11/2008.
P O BOX 4925
TYGER VALLEY
7536

19/10/2010 Status changed to Annual Return In De-registration on 19/10/2010.
DEREGISTRATION FOR ANNUAL RETURN NON COMPLIANCE. REGISTRATION MONTH = 10 - AR NON COMPLIANCE DATE =
01/12/2009 - 6 MONTHS AFTER = 03/08/2010.

04/11/2010 Status changed to Cancellation of Annual Return De-registration Process on 04/11/2010.
Annual Return Non Compliance - Cancellation of Deregistration

17/02/2012 Member Change on 17/02/2012.
Authorising Director DetailsDirector Full ForeNames=willem hendrik
Surname=heath
ID Number=4501135013087
Customer Details
Director Full ForeNames=marius
Surname=heath
ID Number=7806305159082

17/02/2012 Member Change on 17/02/2012.
Authorising Director DetailsDirector Full ForeNames=willem hendrik
Surname=heath
ID Number=4501135013087

03/02/2014 Annual Return completed on 03/02/2014.
Company / Close Corporation AR Filing - Web Services : Ref No. : 58073200

11/02/2014 Member Change on 11/02/2014.
Authorising Director DetailsDirector Full ForeNames=WILLEM HENDRIK
Surname=HEATH
ID Number=4501135013087
Customer Details
Director Full ForeNames=NATASHIA
Surname=MUNNIK
ID Number=8107210008087

11/02/2014 Member Change on 11/02/2014.
Authorising Director DetailsDirector Full ForeNames=WILLEM HENDRIK
Surname=HEATH
ID Number=4501135013087

12/02/2014 Member Change on 12/02/2014.
Unlock PasswordUnlocked byGBI39Password successfully sent to nrinserv@gmail.com

12/02/2014 Member Change on 12/02/2014.
Unlock PasswordUnlocked byGBI39Password successfully sent to janlo@iaconsult.co.za

13/02/2014 Member Change on 14/10/2008.



**Certificate issued by the Commissioner of Companies & Intellectual
Property Commission on Monday, July 26, 2021 at 11:26**



Disclosure Certificate: Companies and Close Corporations

Registration Number: **2008 / 023089 / 07**
Enterprise Name: **KILOCEL PROPERTIES**

Full ForeNames=WILLEM HENDRIK
Surname=HEATH
AppointmentDate=14/10/2008
Status=B
13/02/2014 Member Change on 13/02/2014.

Full ForeNames=ANTONET
Surname=KNOETZE
AppointmentDate=13/02/2014
Status=A
13/02/2014 Member Change on 14/10/2008.

Full ForeNames=WILLEM HENDRIK
Surname=HEATH
AppointmentDate=14/10/2008
Status=C
13/02/2014 Member Change on 13/02/2014.

Full ForeNames=ARNO
Surname=DE GOEDE
AppointmentDate=13/02/2014
Status=A
13/02/2014 Member Change on 14/10/2008.

Full ForeNames=MARIUS
Surname=HEATH
AppointmentDate=14/10/2008
Status=C
12/06/2014 Member Change on 12/06/2014.

Authorising Director DetailsDirector Full ForeNames=ANTONET
Surname=KNOETZE
ID Number=7804010001087
Customer Details
Director Full ForeNames=SHERYL
Surname=BOSWELL
ID Number=6010260041085
12/06/2014 Member Change on 12/06/2014.

Authorising Director DetailsDirector Full ForeNames=ANTONET
Surname=KNOETZE
ID Number=7804010001087
16/01/2019 Annual Return completed on 16/01/2019.
Company / Close Corporation AR Filing - Web Services : Ref No. : 5159035518

01/11/2019 Annual Return completed on 01/11/2019.
Company / Close Corporation AR Filing - Web Services : Ref No. : 5209894643

09/04/2015 Member Change on 09/04/2015.
Director PIETER JOHANNES KLOPPERS was added

09/04/2015 Member Change on 09/04/2015.
Director ARNO DE GOEDE details was Changed

09/04/2015 Member Change on 09/04/2015.
Director ANTONET KNOETZE details was Changed

20/05/2015 Change of Financial Year End on 20/05/2015.
The financial year end was changed from February 2016 to August 2015

29/06/2015 Annual Return completed on 29/06/2015.
Company / Close Corporation AR Filing - Web Services : Ref No. : 527582321

16/02/2016 Member Change on 16/02/2016.
Director PIETER JOHANNES KLOPPERS details was Changed

16/02/2016 Member Change on 16/02/2016.
Director ARNO DE GOEDE details was Changed

16/02/2016 Member Change on 16/02/2016.
Director ANTONET KNOETZE details was Changed



**Certificate issued by the Commissioner of Companies & Intellectual
Property Commission on Monday, July 26, 2021 at 11:26**



Disclosure Certificate: Companies and Close Corporations

Registration Number: **2008 / 023089 / 07**
Enterprise Name: **KILOCEL PROPERTIES**

12/02/2016 Annual Return completed on 12/02/2016.
Company / Close Corporation AR Filing - Web Services : Ref No. : 532370544

25/02/2016 Accounting Officer Change on 25/02/2016.
Notice of change of Auditor and LSG INTEGRATED - Resigned

04/12/2020 Annual Return completed on 04/12/2020.
Company / Close Corporation AR Filing - Web Services : Ref No. : 5327500402

15/04/2021 Registered Address Change on 15/04/2021.
SUITE 20 QUAYWALK BUILDING PIONEER ROAD MEERENSEE KWA-ZULU NATAL3901

09/04/2021 Accounting Officer Change on 09/04/2021.
Notice of change of auditors: MARNUS STEENKAMP & ASSOCIATES appointed.

09/04/2021 Accounting Officer Change on 09/04/2021.
Notice of change of auditors: STEENKAMP MARNUS T I H appointed.

11/05/2021 Member Change on 11/05/2021.
Director ARNO DE GOEDE - Change was made.
- Director / member status changed from Active to Resigned.

11/05/2021 Member Change on 11/05/2021.
Director PIETER JOHANNES KLOPPERS - Change was made.

23/07/2021 Member Change on 23/07/2021.
Director PIETER JOHANNES KLOPPERS - Change was made.

23/07/2021 Member Change on 23/07/2021.
Director PIETER FRANCOIS THERON BURGER was added

26/11/2013 Status changed to Annual Return In De-registration on 26/11/2013.
Annual Return Non Compliance - In Process of Deregistration Last Payment for AR Year/Month is 2010/10.

24/01/2017 Annual Return completed on 24/01/2017.
Company / Close Corporation AR Filing - Web Services : Ref No. : 561855292

09/10/2017 Annual Return completed on 09/10/2017.
Company / Close Corporation AR Filing - Web Services : Ref No. : 587116566



COR39



Companies and Intellectual
Property Commission
a division of the dti group

Date: 22/07/2021

Our Reference: 9349691124

PETER HARDING
E-mail: ADMIN@INTEGRITASACC.CO.ZA
PO BOX 9525
TUZI GAZI
3901

RE: Amendment to Company Information
Company Number: 2008/023089/07
Company Name: KILOCEL PROPERTIES (PTY) LTD

We have received a COR39 (Notice of change of company directors) from you dated 22/07/2021.

The COR39 was accepted and placed on file.

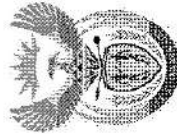
The following change was effected to Director/Secretary/Officer:
Director PIETER FRANCOIS THERON BURGER was added
The following change was effected to Director/Secretary/Officer:
Director PIETER JOHANNES KLOPPERS - Change was made.

Yours truly

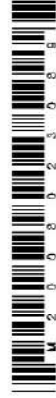
Commissioner: CIPC

Please Note:

The attached certificate can be validated on the CIPC web site at www.cipc.co.za.
The contents of the attached certificate was electronically transmitted to the South African Revenue Services.



The Companies and Intellectual Property Commission
of South Africa
P.O. BOX 429, PRETORIA, 0001, Republic of South Africa. Dorex 266, PRETORIA.
Call Centre Tel 086 100 2472. Website www.cipc.co.za



**Certificate issued by the Companies and Intellectual
Commission on Monday, July 26, 2021 08:57
Certificate of Confirmation**



Companies and Intellectual
Property Commission
a member of the dti group

Registration number 2008 / 023089 / 07

Enterprise Name KILOCEL PROPERTIES (PTY) LTD

Enterprise Shortened Name None provided.

Enterprise Translated Name None provided.

Registration Date 02/10/2008

Business Start Date 02/10/2008

Enterprise Type Private Company

Enterprise Status In Business

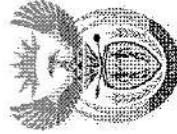
Financial year end August

Main Business/Main Object

INVESTMENT IN MOVABLE AND IMMOVABLE PROPERTIES

Postal address
PO BOX 9525
MEERENSEE
RICHARDS BAY
KWA-ZULU NATAL
3901

Address of registered office
SUITE 20 QUAYWALK BUILDING
PIONEER ROAD
MEERENSEE
KWA-ZULU NATAL
3901



The Companies and Intellectual Property Commission
of South Africa
P.O. BOX 428, PRETORIA, 0001, Republic of South Africa. Dorex 256, PRETORIA.
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Certificate issued by the Companies and Intellectual Property Commission on Monday, July 26, 2021 08:57
Certificate of Confirmation



Companies and Intellectual
Property Commission
a member of the dti group

Registration number 2008/023089/07

Enterprise Name KILOCEL PROPERTIES (PTY) LTD

Auditor

Name

MARNUS STEENKAMP & ASSOCIATES

Postal Address

P O BOX 1026
VRYHEID
3100

Designated Auditor

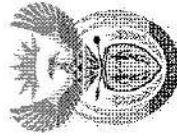
Name

STEENKAMP MARNUS T I H

Postal Address

Active Directors / Officers

Surname and first names	ID number or date of birth	Director type	Appointment date	Addresses
BURGER, PIETER FRANCOIS THERON	6303165123086	Director	22/07/2021	Postal: 9 DU LOT STREET, GROENVLEI, PAARL, WESTERN CAPE, 7646 Residential: 9 DU LOT STREET, GROENVLEI, PAARL, WESTERN CAPE, 7646
KLOPPERS, PIETER JOHANNES	6409265011087	Director	18/08/2014	Postal: PO BOX 20544, DURBAN NORTH, DURBAN NORTH, KWA-ZULU NATAL, 4016 Residential: 338 LILLIAN NGOYI ROAD, DURBAN, DURBAN, KWA-ZULU NATAL, 4001



The Companies and Intellectual Property Commission
of South Africa

P.O. BOX 429, PRETORIA, 0001, Republic of South Africa. Docex 266, PRETORIA.

Call Centre Tel 086 100 2472, Website www.cipc.co.za



ANNEXURE 2

Stadler & Swart Ingelyf
Donerailestraat 1
GEORGE
6529

Opgestel deur my



TRANSPORTBESORGER
THERESA CAMPHER WALDER (01272)

ZENARIAH POOLE
(LPCM 96698)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 150 000,00	R. 154,00
Reason for exemption	Category Exemption	Exemption i.o. Sec/Reg. Act/Proc.



T000003206 / 2025

TRANSPORTAKTE

HIERBY WORD BEKEND GEMAAK DAT

SHAMEEMAH NAIDOO-BRENNER
(91986)

voor my verskyn het, REGISTRATEUR VAN AKTES: WES KAAP te KAAPSTAD, hy/sy die genoemde komparant synde behoorlik daartoe gemagtig kragtens 'n Volmag aan hom/haar verleen deur

KENNETH LANGEVELDT

Identiteitsnommer 580316 5158 08 2

en

NICOLENE ERICA LANGEVELDT

Identiteitsnommer 650809 0123 08 0

Getroud binne gemeenskap van goed met mekaar

wat Volmag geteken te GEORGE op 02 DESEMBER 2024

Lexis® Convey 18.5.1.9

En genoemde Komparant het verklaar dat sy/haar prinsipaal, op 1 Oktober 2024, waarlik en wettiglik verkoop by Privaat ooreenkoms, en dat hy/sy, in sy/haar voorgenoemde hoedanigheid hierby seeder en transporteer aan en ten gunste van

KILOCEL PROPERTIES (PTY) LTD
Registration Number 2008/023089/07

diese Opvolgers in titel of Regverkrygendes, in volkome en vrye eiendom

ERF 1058 BLANCO
IN DIE MUNISIPALITEIT EN AFDELING GEORGE
PROVINSIE WES-KAAP

GROOT 1050 (EEN DUISEND EN VYFTIG) Vierkante meter

AANVANKLIK OORGEDRA en steeds gehou kragtens Transportakte Nommer T6509/2001 met Algemene Plan Nommer 11066 wat daarop betrekking het.

- A. ONDERHEWIG aan die voorwaardes verwys na in Sertifikaat van Gewysigde Akte Nr. 6396/1986
- B. ONDERHEWIG VERDER aan die volgende endossement vervat in Sertifikaat van Geregistreerde Titel Nommer T13095/86 wat as volg lees:

"RESTANT PARA 4

ONDERHEWIG VERDER aan die volgende voorwaardes opgelê deur die Administrateur van die Kaapprovinsie in terme van Artikel 9 van Ordonnansie 33 van 1934 by goedkeuring van die onderverdeling van Erf 1082 Blanco naamlik:

1. Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding, toe te laat dat hoofgasleidings, elektrisiteits-, telefoon- en televisiekabels en/of drade, hoof- en ander waterpype en die rioolvuil en dreinerings, insluitende stormwater van eniger ander erf of erwe, oor hierdie erf gevoer word en dat bopgrondse installasies soos mini-substasies, meter kisks en dienspale daarop geïnstalleer word, indien dit deur die plaaslike owerheid nodige geag word, en wel op die wyse en plek wat van tyd tot tyd redelikerwys vereis word. Dit sluit die reg op toegang te alle redelike tye tot die eiendom in met die doel om enige werk met betrekking tot bogenoemde aan te lê, te wysig, te verwyder of te inspekteer.
2. Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die materiaal te ontvang of uitgrawings op die erf toe te laat al na vereis word, sodat die volle breedte van die straat gebruik kan word weens die verskil tussen die hoogte van die straat soos finaal aangelê en die erf tensy hy verkies om steunmure te bou tot genoeë van en binne 'n tydperk wat die plaaslike owerheid bepaal.

- C. ONDERHEWIG kragtens Transportakte Nommer T6509/2001 aan die volgende voorwaardes opgelê deur die Administrateur kragtens Ordonnansie 33 van 1934 tydens goedkeuring van die stigting van die Fancourt Dorpsgebied naamlik:

- (i) "Alle woorde en uitdrukkings wat in die volgende voorwaardes gebesig word, het dieselfde betekenis as wat daaraan geheg word by die regulasies afgekondig by Provinsiale Kennisgewing no. 383 van 13 Junie 1958.

- (ii) Ingeval 'n dorpsaanlegskema of enige gedeelte daarvan op hierdie erf van toepassing is of daarop van toepassing gemaak word, sal enige bepalings daarvan wat meer beperkend is as enige voorwaardes moet nie opgevat word as sou dit die bepalings van Artikel 146 van Ordonnansie No. 15 van 1952, soos gewysig, vervang nie.
- (iii) Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding, toe te laat dat elektrisiteitskabels of -drade en hoofstromwater van enige ander erf of erwe, binne of buite hierdie dorp, oor hierdie erf gevoer word indien dit deur die plaaslike owerheid nodig geag word, en wel op die wyse en plek wat van tyd tot tyd redelikerwys vereis word. Dit sluit die reg op toegang te alle redelike tye tot die eiendom in met doel om enige werke met betrekking tot bogenoemde aan te le, te wysig, te verwyder of te inspekteer.
- (iv) Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die materiaal te ontvang of uitgrawings op die erf toe te laat al na vereis word sodat die volle breedte van die straat gebruik kan word en die wal veilig en behoorlik skuins gemaak kan word omrede van die verskil tussen die hoogte van die straat soos finaal aangelê en die erf tensy hy verkies om steunmure te bou tot genoeë van en binne 'n tydperk wat die plaaslike owerheid bepaal.
- (v) Geen gebou op hierdie erf mag gebruik word of van gebruik verander word vir 'n ander doel as wat volgens hierdie voorwaardes toegelaat word nie.
 - (a) Hierdie erf mag alleenlik gebruik word vir die oprigting daarop van een woning of ander geboue vir die doeleindes wat die Administrateur van tyd tot tyd na oorleg met die Dorpekommissie van die plaaslike owerheid, goedkeur, met dien verstande dat, indien die erf in die gebied van 'n dorpsaanlegskema ingesluit is, die plaaslike owerheid enige ander geboue wat deur die skema toegelaat word, kan toelaat onderworpe aan die voorwaardes en beperkings wat in die skema bepaal word.
 - (b) Geen geboue of struktuur of enige gedeelte daarvan, behalwe grensmure en heinings, mag behalwe met die toestemming van die Administrateur nader as 5 meter van die straatlyn wat in grens van hierdie erf uitmaak, asook nie binne 3 meter van die agtergrens of 1,5 meteres van die sygrens gemeen aan enige aangrensende erf opgerig word nie, met dien verstande dat met die toestemming van die plaaslike owerheid.
 - (i) 'n buitegebou wat uitsluitende vir die stalling van motorvoertuie gebruik word en hoogstens 3 meter hoog is, gemeet aan die vloer van die buitegebou tot by die muurplaat daarvan, binne sodanige sy- en agterruimtes opgerig mag word, en enige ander buitegebou van dieselfde hoogte binne die agterruimte en syruimte opgerig mag word vir 'n afstand van 12 meter gemeet van die agtergrens van die erf, met dien verstande dat ingeval van 'n hoekerf die afstand van 12 meter gemeet moet word van die punt wat die verste is van die strate wat die erf begrens.
 - (ii) 'n buitegebou ingevolge subparagraaf (i) slegs nader aan 'n sygrens of agtergrens van 'n perseel as die afstand hierbo voorgeskryf, opgerig mag word indien geen vensters of deure in enige muur, wat op sodanige grens front, aangebring word nie.
 - (c) By die konsolidasie van hierdie erf of enige gedeelte daarvan met enige aangrensende erf wat onderworpe is aan dieselfde

voorwaardes as die wat hierin uiteengesit word, is hierdie voorwaardes op die gekonsolideerde eiendom van toepassing asof dit een erf is.

- (d) Ingeval hierdie erf onderverdeel word, is elke onderverdeelte gedeelte, uitgesonder 'n gedeelte afgesny vir pad- of dergelike doeleindes, onderworpe aan die voowaardes hierin uiteengesit asof dit die oorspronklike erf is".

For Information Only

✓
✱

✱

WESHALWE die komparant afstand doen van al die regte en titel wat

**KENNETH LANGEVELDT en NICOLENE ERICA LANGEVELDT, Getroud soos
vermeld**

voorheen op genoemde eiendom gehad het, en gevolglik ook erken het dat hulle geheel en
al van die besit daarvan onthef en nie meer daartoe geregtig is nie en dat, kragtens hierdie
akte, bogenoemde

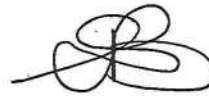
KILOCEL PROPERTIES (PTY) LTD Registration Number 2008/023089/07

diese Opvolgers in titel of Regverkrygendes, tans en voortaan daartoe geregtig is,
ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en ten slotte erken dit
dat die verkoopprijs die bedrag van R1 500 000,00 (EEN MILJOEN VYF HONDERD
DUISEND RAND) beloop.

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

ALDUS GEDOEN EN VERLY op die Kantoer van die REGISTRATEUR VAN AKTES: WES
KAAP te KAAPSTAD op hede die

28 JAN 2025



q.q.

In my teenwoordigheid



REGISTRATEUR VAN AKTES

ANNEXURE 3

C
GENERAL PLAN No. 11066

Situate in Fancourt Garden Township, Blanco in the Municipality and Administrative District of George Province of Cape of Good Hope

SCALE 1:750



S.G. No. 5507 - 85
APPROVED
[Signature]
SURVEYOR - GENERAL
28-10-1985



C

GENERAL PLAN No. 11066

OF THE SUBDIVISION OF

1. The figure A1 B1 C1 D1 E1 F1 G1 H1 representing Erf 1079 , Blanco
Vide Diagram No. 5502 /1985 CRT. 1986- 13085
2. The figure A2 B2 C2 D2 E2 F2 G2 H2 J2 representing Erf 1080, Blanco
Vide Diagram No. 5503 /1985 CRT. 1986- 13095
3. The figure A3 B3 C3 D3 E3 F3 G3 H3 J3 K3 L3 M3 N3 O3 P3 Q3 R3 S3
representing Erf 1081, Blanco
Vide Diagram No. 5504 /1985 CRT. 1986- 13098
4. The figure A4 B4 C4 D4 E4 F4 G4 H4 J4 K4 L4 representing Erf 1082, Blanco
Vide Diagram No. 5505 /1985 CRT. 1986- 13095
5. The figure A5 B5 C5 D5 E5 F5 G5 H5 J5 K5 L5 M5 representing Erf 1083, Blanco
Vide Diagram No. 5506 /1985 CRT. 1986- 13095
- Situate in Fancourt Garden Township in the Municipality and Administrative
District of George, Province of the Cape of Good Hope



CO - ORDINATES										SYSTEM Lo. 23°																						
CONSTANTS					Y ± 0,00					X + 3 700 000,00																						
MAIN FIGURES										BLOCK CORNERS																						
SIDES METRES		ANGLES OF DIRECTION		Y ALL PLUS X						Y ALL PLUS X																						
A1 B1	278,16	275 06 10	A1	55 167,77	57 770,38	1032 d	54 854,78	57 839,76	1033 c	54 838,04	57 837,74	1033 d	54 850,99	57 836,59	1034 e	54 834,86	57 841,54	1035 a	54 836,02	57 854,49	1035 f	54 839,82	57 857,66	1036 b	54 855,94	57 852,71	1036 c	54 852,77	57 856,51	1036 x	54 886,17	57 860,01
A2 B2	103,46	275 06 10	A2	54 875,55	57 796,47	REFERENCE MARKS										RM 10	54 965,42	58 093,78	RM 11	55 067,82	58 108,29	RM 12	55 140,90	57 848,02								
B2 C2	177,31	36 26 50	B2	54 772,49	57 805,67																											
C2 D2	40,00	126 26 50	C2	54 877,82	57 948,30																											
D2 E2	7,07	171 26 50	D2	54 910,00	57 924,53																											
E2 F2	34,00	216 26 50	E2	54 911,05	57 917,54	TRIGONOMETRICAL BEACONS										△ Geo 9	50 788,32	55 472,51	△ Oud 7	56 603,60	51 940,04											
F2 G2	53,46	186 38 40	F2	54 890,85	57 890,19																											
G2 H2	9,01	128 47 30	G2	54 884,67	57 837,09																											
H2 J2	14,98	185 06 10	H2	54 891,69	57 831,45																											
J2 A2	24,93	216 26 50	J2	54 890,36	57 816,53																											
A3 B3	40,00	306 26 50	A3	54 917,72	57 934,99																											
B3 C3	46,38	36 26 50	B3	54 885,55	57 958,76																											
C3 D3	102,03	306 26 50	C3	54 913,10	57 996,07																											
D3 E3	13,00	36 26 50	D3	54 831,03	58 056,68																											
E3 F3	19,90	306 26 50	E3	54 838,75	58 067,14																											
F3 G3	35,97	49 51 30	F3	54 822,74	58 078,96																											
G3 H3	33,00	49 03 40	G3	54 850,24	58 102,15																											
H3 J3	54,37	128 51 20	H3	54 875,17	58 123,77																											
J3 K3	36,00	260 40 00	J3	54 917,50	58 089,66																											
K3 L3	13,81	216 26 50	K3	54 881,98	58 083,82																											
L3 M3	30,00	126 26 50	L3	54 873,77	58 072,71																											
M3 N3	26,00	36 26 50	M3	54 897,90	58 054,89																											
N3 O3	43,00	80 40 00	N3	54 913,35	58 075,81																											
O3 P3	7,07	125 40 00	O3	54 955,78	58 082,78																											
P3 Q3	66,90	170 40 00	P3	54 961,53	58 078,66																											
Q3 R3	18,43	193 33 30	Q3	54 972,38	58 012,64																											
R3 S3	72,96	216 26 50	R3	54 968,06	57 994,73																											
S3 A3	7,07	261 26 50	S3	54 924,71	57 936,04																											
A4 B4	28,53	252 10 40	A4	55 071,40	57 947,26																											
B4 C4	58,74	275 06 10	B4	55 044,24	57 938,53																											
C4 D4	26,50	306 26 50	C4	54 985,73	57 943,75																											
D4 E4	7,07	351 26 50	D4	54 964,41	57 959,49																											
E4 F4	41,00	36 26 50	E4	54 963,36	57 966,49																											
F4 G4	82,39	350 40 00	F4	54 987,71	57 999,47																											
G4 H4	7,07	35 40 00	G4	54 974,35	58 080,76																											
H4 J4	69,00	80 40 00	H4	54 978,48	58 086,51																											
J4 K4	14,14	125 40 00	J4	55 046,56	58 097,70																											
K4 L4	131,00	170 40 00	K4	55 058,05	58 089,45																											
L4 A4	15,15	211 25 20	L4	55 079,30	57 960,19																											
A5 B5	28,35	243 41 30	A5	55 120,24	57 843,94																											
B5 C5	184,00	275 06 10	B5	55 094,83	57 831,38																											
C5 D5	6,98	320 52 20	C5	54 911,57	57 847,74																											
D5 E5	44,53	6 38 40	D5	54 907,17	57 853,15																											
E5 F5	62,91	36 26 50	E5	54 912,32	57 897,38																											
F5 G5	7,07	81 26 50	F5	54 949,69	57 947,99																											
G5 H5	30,15	126 26 50	G5	54 956,69	57 949,04																											
H5 J5	65,03	95 06 10	H5	54 980,94	57 931,13																											
J5 K5	31,19	72 10 40	J5	55 045,71	57 925,34																											
K5 L5	15,15	112 56 00	K5	55 079,40	57 934,89																											
L5 M5	79,93	153 41 30	L5	55 089,35	57 928,99																											
M5 A5	14,14	198 41 30	M5	55 124,77	57 857,34																											

ANNEXURE 4

CONVEYANCER CERTIFICATE

I, the undersigned, **CHRISTIAAN FREDERIK LOMBARD** in my capacity as Conveyancer practicing as such at Kloppers Cape Inc, do hereby certify that I have inspected the records of the Deeds Registry in Cape Town in respect of the following property:

ERF 1058 BLANCO

IN THE MUNICIPALITY OF GEORGE

DIVISION GEORGE

IN THE WESTERN CAPE PROVINCE

IN EXTENT 1050 (ONE THOUSAND AND FIFTY) HECTARES

HELD BY DEED OF TRANSFER NO. T3206/2025 (attached hereto)

The information and conditions below is a certified record of the restrictive conditions affecting or impacting the development of the above property:

1. Condition C(v)(a) on page 3:

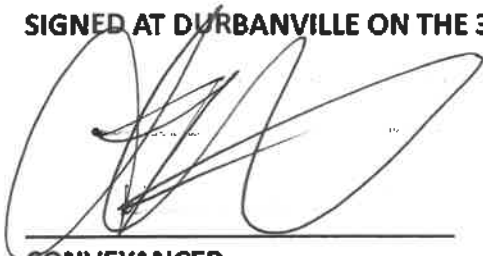
The property is limited to one building

2. Condition C(v)(b)(i) & (ii) on page 3:

Building line and height restrictions. Buildings and structures may not be closer than 5 metres from the adjacent street line, not closer than 3 metres of the rear boundary line and 1.5 metres from side boundary lines to adjacent erven.

Outbuildings used for parking of vehicles restricted to height of 3 metres.

SIGNED AT DURBANVILLE ON THE 30TH DAY OF APRIL 2025.



**CONVEYANCER
CF LOMBARD**

Stadler & Swart Ingelyf
Donerailestraat 1
GEORGE
6529

Opgestel deur my


TRANSPORTBESORGER

HERESA CAMPHER-WALDER (01272)

ZENARIAH POOLE
(LPCM 96698)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 150 000,00	R. 154,00
Reason for exemption	Category Exemption	Exemption i/c. Sec/Reg. Act/Proc.

DATA / VERIFY
30 JAN 2025
Anitha Manyisana

T000003206 / 2025

TRANSPORTAKTE

HIERBY WORD BEKEND GEMAAK DAT

SHAMEEMAH NAIDOO-BRENNER
(91986)

voor my verskyn het, REGISTRATEUR VAN AKTES: WES KAAP te KAAPSTAD, hy/sy die genoemde komparant synde behoorlik daartoe gemagtig kragtens 'n Volmag aan hom/haar verleen deur

KENNETH LANGEVELDT
Identiteitsnommer 580316 5158 08 2
en

NICOLENE ERICA LANGEVELDT
Identiteitsnommer 650809 0123 08 0
Getroud binne gemeenskap van goed met mekaar

wat Volmag geteken te GEORGE op 02 DESEMBER 2024

Lexis® Convey 18.5.1.9

En genoemde Komparant het verklaar dat sy/haar prinsipaal, op 1 Oktober 2024, waarlik en wettiglik verkoop by Privaat ooreenkoms, en dat hy/sy, in sy/haar voorgenoemde hoedanigheid hierby sedgeer en transporteer aan en ten gunste van

KILOCEL PROPERTIES (PTY) LTD
Registration Number 2008/023089/07

diese Opvolgers in titel of Regverkrygendes, in volkome en vrye eiendom

ERF 1058 BLANCO
IN DIE MUNISIPALITEIT EN AFDELING GEORGE
PROVINSIE WES-KAAP

GROOT 1050 (EEN DUISEND EN VYFTIG) Vierkante meter

AANVANKLIK OORGEDRA en steeds gehou kragtens Transportakte Nommer T6509/2001 met Algemene Plan Nommer 11066 wat daarop betrekking het.

- A. **ONDERHEWIG** aan die voorwaardes verwys na in Sertifikaat van Gewysigde Akte Nr. 6396/1986
- B. **ONDERHEWIG VERDER** aan die volgende endossement vervat in Sertifikaat van Geregistreerde-Titel Nommer T13095/86 wat as volg lees:

***RESTANT PARA 4**

ONDERHEWIG VERDER aan die volgende voorwaardes opgelê deur die Administrateur van die Kaapprovinsie in terme van Artikel 9 van Ordonnansie 33 van 1934 by goedkeuring van die onderverdeling van Erf 1082 Blanco naamlik:

1. Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding, toe te laat dat hoofgasleidings, elektrisiteits-, telefoon- en televisiekabels en/of drade, hoof- en ander waterpype en die rioolvuil en dreinerings, insluitende stormwater van eniger ander erf of erwe, oor hierdie erf gevoer word en dat bopgrondse installasies soos mini-substasies, meter kisks en dienspale daarop geïnstalleer word, indien dit deur die plaaslike owerheid nodige geag word, en wel op die wyse en plek wat van tyd tot tyd redelikerwys vereis word. Dit sluit die reg op toegang te alle redelike tye tot die eiendom in met die doel om enige werk met betrekking tot bogenoemde aan te lê, te wysig, te verwyder of te inspekteer.
2. Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die materiaal te ontvang of uitgrawings op die erf toe te laat al na vereis word, sodat die volle breedte van die straat gebruik kan word weens die verskil tussen die hoogte van die straat soos finaal aangelê en die erf tensy hy verkies om steunmure te bou tot genoeë van en binne 'n tydperk wat die plaaslike owerheid bepaal.

- C. **ONDERHEWIG** kragtens Transportakte Nommer T6509/2001 aan die volgende voorwaardes opgelê deur die Administrateur kragtens Ordonnansie 33 van 1934 tydens goedkeuring van die stigting van die Fancourt Dorpsgebied naamlik:

- (i) "Alle woorde en uitdrukkings wat in die volgende voorwaardes gebesig word, het dieselfde betekenis as wat daaraan geheg word by die regulasies afgekondig by Provinsiale Kennisgewing no. 383 van 13 Junie 1958.

- (ii) Ingeval 'n dorpsaanlegskema of enige gedeelte daarvan op hierdie erf van toepassing is of daarop van toepassing gemaak word, sal enige bepalings daarvan wat meer beperkend is as enige voorwaardes moet nie opgevat word as sou dit die bepalings van Artikel 146 van Ordonnansie No. 15 van 1952, soos gewysig, vervang nie.
- (iii) Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding, toe te laat dat elektrisiteitskabels of -drade en hoofstromwater van enige ander erf of erwe, binne of buite hierdie dorp, oor hierdie erf gevoer word indien dit deur die plaaslike owerheid nodig geag word, en wel op die wyse en plek wat van tyd tot tyd redelikerwys vereis word. Dit sluit die reg op toegang te alle redelike tye tot die eiendom in met doel om enige werke met betrekking tot bogenoemde aan te le, te wysig, te verwyder of te inspekteer.
- (iv) Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die materiaal te ontvang of uitgrawings op die erf toe te laat al na vereis word sodat die volle breedte van die straat gebruik kan word en die wal veilig en behoorlik skuins gemaak kan word omrede van die verskil tussen die hoogte van die straat soos finaal aangelê en die erf tensy hy verkies om steunmure te bou tot genoeë van en binne 'n tydperk wat die plaaslike owerheid bepaal.
- (v) Geen gebou op hierdie erf mag gebruik word of van gebruik verander word vir 'n ander doel as wat volgens hierdie voorwaardes toegelaat word nie.
 - (a) Hierdie erf mag alleenlik gebruik word vir die oprigting daarop van een woning of ander geboue vir die doeleindes wat die Administrateur van tyd tot tyd na oorleg met die Dorpekommissie van die plaaslike owerheid, goedkeur, met dien verstande dat, indien die erf in die gebied van 'n dorpsaanlegskema ingesluit is, die plaaslike owerheid enige ander geboue wat deur die skema toegelaat word, kan toelaat onderworpe aan die voorwaardes en beperkings wat in die skema bepaal word.
 - (b) Geen geboue of struktuur of enige gedeelte daarvan, behalwe grensmure en heinings, mag behalwe met die toestemming van die Administrateur nader as 5 meter van die straatlyn wat in grens van hierdie erf uitmaak, asook nie binne 3 meter van die agtergrens of 1,5 meteres van die sygrens gemeen aan enige aangrensende erf opgerig word nie, met dien verstande dat met die toestemming van die plaaslike owerheid.
- (i) 'n buitegebou wat uitsluitende vir die stalling van motorvoertuie gebruik word en hoogstens 3 meter hoog is, gemeet aan die vloer van die buitegebou tot by die muurplaat daarvan, binne sodanige sy- en agterruimtes opgerig mag word, en enige ander buitegebou van dieselfde hoogte binne die agterruimte en syruimte opgerig mag word vir 'n afstand van 12 meter gemeet van die agtergrens van die erf, met dien verstande dat ingeval van 'n hoekerf die afstand van 12 meter gemeet moet word van die punt wat die verste is van die strate wat die erf begrens.
- (ii) 'n buitegebou ingevolge subparagraaf (i) slegs nader aan 'n sygrens of agtergrens van 'n perseel as die afstand hierbo voorgeskryf, opgerig mag word indien geen vensters of deure in enige muur, wat op sodanige grens front, aangebring word nie.
- (c) By die konsolidasie van hierdie erf of enige gedeelte daarvan met enige aangrensende erf wat onderworpe is aan dieselfde

voorwaardes as die wat hierin uiteengesit word, is hierdie voorwaardes op die gekonsolideerde eiendom van toepassing asof dit een erf is.

- (d) Ingeval hierdie erf onderverdeel word, is elke onderverdeelte gedeelte, uitgesonder 'n gedeelte afgesny vir pad- of dergelike doeleindes, onderworpe aan die voorwaardes hierin uiteengesit asof dit die oorspronklike erf is".

N

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WESHALWE die komparant afstand doen van al die regte en titel wat

**KENNETH LANGEVELDT en NICOLENE ERICA LANGEVELDT, Getroud soos
vermeld**

voorheen op genoemde eiendom gehad het, en gevolglik ook erken het dat hulle geheel en
al van die besit daarvan onthef en nie meer daartoe geregtig is nie en dat, kragtens hierdie
akte, bogenoemde

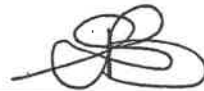
KILOCEL PROPERTIES (PTY) LTD Registration Number 2008/023089/07

diese Opvolgers in titel of Regverkrygendes, tans en voortaan daartoe geregtig is,
ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en ten slotte erken dit
dat die verkoopprijs die bedrag van R1 500 000,00 (EEN MILJOEN VYF HONDERD
DUISEND RAND) beloop.

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

ALDUS GEDOEN EN VERLY op die Kantoor van die REGISTRATEUR VAN AKTES: WES
KAAP te KAAPSTAD op hede die

28-JAN 2025



q.q.

In my teenwoordigheid


REGISTRATEUR VAN AKTES

ANNEXURE 5

ANNEXURE 6

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

Collaborator No.: 2385629
Reference / Verwysing: Erven 1059, 1060 and 1061, Blanco
Date / Datum: 15 June 2023
Enquiries / Navrae: Marisa Arries

Email: planning@delplan.co.za

DELPLAN
PO BOX 9956
GEORGE
6530

**APPLICATION FOR CONSOLIDATION, REZONING, SUBDIVISION AND DEPARTURE:
ERVEN 1059, 1060 AND 1061, BLANCO**

Your application in the above refers.

The Deputy Director: Town Planning (Authorised Official) has, under delegated authority, 4.16.18.1 of 30 June 2022 decided the following:

- A. That the application for Administrators Consent in terms of Section 39(4) of the Western Cape Land Use Planning Act (2014) in terms of conditions 6(b) in title deeds T9034/2022, T9044/2022 and T9045/2022 applicable to Erven 1059, 1060 and 1061, Blanco respectively to allow for a 3m street building line in lieu of 5m for the proposed group housing site as indicated on the site layout plan drawing no. BA21-043 1-01 MS drawn by "Riaan Le Roux" of "Blue Architects" dated February 2022 attached as "Annexure C" which bears Council's stamp, **BE APPROVED**;
- B. That the following applications applicable to Erven 1059, 1060 & 1061, Blanco:
1. Consolidation in terms of Section 15(2)(e) of the Land Use Planning By-Law for George Municipality, 2023 of Erven 1059, 1060 and 1061, Blanco;
 2. Rezoning in terms of Section 15(a) of the Land Use Planning By-Law for George Municipality, 2023 of the consolidated erf from "Single Residential Zone I" to a "Subdivisional Area" for a group housing site (gross density of 28.6du/ha) consisting of:
 - a) 1 x "Transport Zone III" erf;
 - b) 2 x "Open Space Zone II" erven; and
 - c) 9 x "General Residential Zone II" erven;
 3. Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-Law for George Municipality, 2023 of the "Subdivisional Area" into:
 - a) 1 x "Transport Zone III" erf;
 - b) 2 x "Open Space Zone II" erven; and
 - c) 9 x "General Residential Zone II" erven;
 4. Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for the following:

- a) Relaxation of development parameter (f)(i) to allow a setback of 3.22m and 2.04m respectively instead of 5m for a garage door facing an internal road within the group housing site;
- b) Departure from the external street building line from 5m to 3m.

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

REASONS FOR DECISION

- (i) The proposed development is deemed to not be in conflict with the spatial planning policies and guidelines for the area.
- (ii) The proposed development will not have a significant adverse impact on surrounding neighbours' rights and amenity in terms of privacy, views or sunlight.
- (iii) The subject property is located within walking distance of public transport facilities ("bus stops") and supports the efficiency of public transport systems and transport-orientated developments.
- (iv) The development conforms to the principle of walkability and is within easy walking distance of schools, medical facilities, churches, shops, parks and other facilities and services required for convenient residential living.
- (v) The proposed development will satisfy the demand for affordable housing opportunities in an area where such densification is needed and duly supported by the required infrastructure and amenities to render such development sustainable.

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

General

1. That in terms of the Land Use Planning By-law for the George Municipality, 2023, the applications shall respectively lapse if not implemented within a period of five (5) years from the date it comes into operation.
2. This approval shall be taken to cover only the Consolidation, Rezoning and Subdivision as applied for as indicated on the Consolidation Plan with Plan no. CONSOL1 attached as "Annexure A" and Subdivision Plan with Plan no. SUB1 attached as "Annexure B" drawn by "Delplan Consulting" dated June 2022.
3. This approval shall be taken to cover only the departures as applied for as indicated on the site layout plan drawing no. BA21-043 1-01 MS drawn by "Riaan Le Roux" of "Blue Architects" dated February 2022 attached as "Annexure C" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision.

Implementation of Rights

4. A site development plan (SDP) for the proposed development must be submitted to the satisfaction of the Directorate: Human Settlements, Planning and Development, in accordance with the provisions of Section 23 of the George Zoning Scheme By-Law, 2017, applicable land use descriptions, the conditions of approval, prior to submission of building plans.
5. A separate landscape plan to be submitted with the SDP indicating all the indigenous vegetation and trees to be planted. At least 1x 100L indigenous tree to be planted for every 2 units.
6. That all property owners within the development shall become members of a Home Owners' Association. The Home Owners' Association is to be constituted in terms of Section 29 of the Land Use Planning By-Law for George Municipality, 2015. The HOA constitution must comply with the provisions of Section 29(3) and is to be submitted to the Directorate for approval. No individual erven will be transferred prior to the approval of the Constitution and Architectural Guidelines.
7. Architectural Guidelines must be submitted to the Directorate for approval. The HOA shall be responsible for compliance with these guidelines.
8. That no building plans or amendments to building plans be approved by the municipality unless first approved by the Home Owners' Association.
9. That until the establishment of the HOA, the developer shall assume the responsibilities of the HOA.
10. The applicant must submit an application for the approval of a street name for the internal private street in the development. The street name must be shown on the General Plan before it is submitted to the Surveyor General.



11. The approved Consolidation Plan and General Plan must be submitted to the Directorate's GIS Section for information purposes prior to transfer of a portion.
12. The approval will only be regarded as implemented on the transfer of at least 1st subdivided portion in terms of the Deeds Registries Act.

Notes:

- a) *The landscape plan to be submitted with the SDP should indicate all hard and soft landscaping elements to be incorporated into the development.*
- b) *A building plan be submitted for approval in accordance with the National Building Regulations (NBR) after approval of the SDP.*
- c) *Stormwater must be dispersed responsibly, and the stormwater management, retention and erosion prevention measures must be addressed on the SDP and building plans.*
- d) *Provisions for the removal of solid waste is to be addressed in conjunction with the Directorate: Community Services.*
- e) *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.*

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

13. 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:
14. The amounts of the development contributions are reflected on the attached (Annexure D)- calculation sheet dated 21/09/2022 and are as follows:

Roads	R 38 666,41	Excluding VAT
Sewer	R 51 229,20	Excluding VAT
Water	R 11 774,58	Excluding VAT

Total R 101 670,19 Excluding VAT

15. The total amount of the development charges of **R 101 670,19 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.
16. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in **condition 14** 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.
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 transfer of a portion for a final calculation.
17. 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 101 670,19 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 15** above.
18. 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.
19. 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.
20. Any, and all, costs directly related to the development remain the developers' responsibility.
21. Only one connection permitted per registered erf (water and sewer connections). **Condition 19** applies.



22. 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 19** applicable)
23. 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 19** applicable)
24. 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 19** applicable)
25. A homeowners' association/must be established incorporating all erven within the development. The private roads and the related stormwater and light poles infrastructure, and private open spaces within the development must be transferred by the developer to the homeowners' association who will assume responsibility for the maintenance thereof.
26. 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.
27. 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.
28. 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.
29. Municipal water is provided for potable use only. No irrigation water will be provided.
30. 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.
31. 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.
32. 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.
33. 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.
34. The private roads and the associated stormwater and private open spaces are to be registered as private and transferred to the HOA. Public streets must be transferred to the George Municipality.
35. The discharge of surface stormwater is to be addressed by the developer. **Condition 19** 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.
36. 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.
37. Adequate parking with a hardened surface must be provided on the premises of the proposed development.
38. No private parking will be allowed in the road reserve.

39. A dimensioned layout plan indicating the proposed accesses onto private / servitude roads, must be submitted to the relevant departments for approval. **Condition 19** applies.
40. 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.
41. Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
42. 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

43. 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:
44. The amounts of the development contributions are reflected on the attached calculation sheet (**Annexure D**) dated 04/10/2022 and are as follows:
Electricity: **R 48 075,22 Excluding VAT** (Refer to attached DC calculation sheet)
45. The total amount of the development charges of **R 48 075,22 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.
46. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in **condition 44** 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.
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 transfer of a portion for a final calculation.
47. 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 48 075,22 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 45** above.
48. 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.
49. 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.
50. 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.
51. Any, and all, costs directly related to the development remain the developers' responsibility.
52. Only one connection permitted per registered erf (Electrical, water and sewer connections). **Condition 49** applies.
53. 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 49** applicable)
54. 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 49 applicable)

55. 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 49 applicable)
56. No development may take place within the 1:100 year flood line or on slopes steeper than 1:4.
57. 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.
58. 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.
59. The HOA shall see to it that the officials and contractors of the Municipality shall at all times have access to any portion of the development that may otherwise not be generally accessible to the general public due to security measures, including guarded entrances, electronic gates or booms. For the avoidance of doubt, it is agreed that this requirement relates to the Municipality's emergency services, entry for normal maintenance and replacement, meter reading and inspection and refuse removal. If access to the development is denied to the Municipality or a contractor appointed by the Municipality, the developer and the association will jointly and severally be liable for the full cost of the municipal infrastructure repairs and any damages the Municipality may suffer as a result thereof and will be billed for any water losses or loss in electrical sales from the system.
60. 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.
61. 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.
62. 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.
63. 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.
64. Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
65. Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
66. 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.
67. Where DCs have been applied for a particular section of the network, but the developer is requested to install and fund a part of the section of network, such work will be credited against DCs calculated.
68. Installation of ripple relays are compulsory for all geysers with electrical elements.
69. All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.
70. A detailed energy efficiency and demand side management plan to be implemented in the development to provide to the municipality.
71. All LV work must be installed and be funded by the developer / customer.
72. In all cases, the circuit breaker capacity (pre-payment meter limit) must match the ADMD figures used for each of the various types of customers. For example, an ADMD of 2.17kVA equates to a 30 Amp circuit breaker. $240V \times 30A / (3 \text{diversity}) / 1000 = \text{kVA (ADMD)}$
73. 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.
74. All pump stations constructed as part of this development and associated works, must be equipped with an approved and registered electrical meter. All cost, installation and consumption, will be for the cost of the developer. No electricity may be consumed without it being metered by a registered municipal

electrical meter. Standard application process will apply. It will be the responsibility of the developer to install the relevant electrical meters.

75. Each new portion created must have separate electrical connection and it may not cross any other portion. Each consumer will have to enter into a separate supply agreement with the Municipality. For new consolidated erven it will be the responsibility of the owner/developer to make the necessary arrangements with the Electrotechnical Services Department to remove all the unused electrical services. All costs will be for the owner/developer.
76. The Electrotechnical Services will not be responsible for the installation, maintenance, energy consumption or any other costs related to streetlights, or other lighting, within the development or along any other private road.
77. All streetlights along municipal public roads are to be designed by a registered consulting engineer in accordance with Council specifications. 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.
78. The developer will be responsible to arrange with a professional land surveyor to indicate those services traversing erven on the relevant erf's SG diagram. The ETS can insist that an electrical servitude be registered if services traverse other properties. All cost related to the above will be for the developer
79. Neither the Developer or the HOA or a property owner are allowed to distribute electricity across property boundaries.
80. 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.
81. It will not be the responsibility of the Municipality to maintain and protect any service cables installed by the developer, but not used, i.e. not being metered and not consuming electricity. Should a future owner purchase an erf within the development, the installation and connection of the service cable will be for the cost of the developer or new owner. The connection fee paid to the municipality will be solely for provision of the electrical meter and the cost associated with opening the customer account.
82. The developer will be responsible to submit an Electrical Services Report for the development for the approval by the ETS. All the required electrical upgrades required on the Municipal electrical distribution network must be listed within the Electrical Services Report and will be for the cost of the developer. The developer will have to adhere to the Electrical Services Report. However, the preliminary designs, followed by the detailed designs, will only be finalised once the site development plan is approved. **Condition 49** applies.
83. A temporary municipal metered construction supply can be installed, at a cost to be determine, prior to construction to monitor electrical consumption during the construction phase. All cost, installation and consumption, will be for the cost of the developer. No electricity may be consumed without it being metered by a registered municipal electrical meter. Standard application process will apply. Temporary supplies will only be made available on full payment of the DCs for the whole development.

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 06 JULY 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. RETERSEN

SENIOR MANAGER: TOWN PLANNING

C:\Marisa\Decisions_New By-Law Pro formas_(applicant)\Erven 1059, 1060 & 1061, Blanco((consolidation, rezoning, subdivision and departure approval)delplan.docx

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PROJECT:
Proposed consolidation & subdivision
for Kiloal Properties (Pty) Ltd

DESCRIPTION:
BESKRYWING:
Erven 1050 - 1061, Blanco, George

TITLE:
Subdivision plan

NOTES:
Subdivision of Portion A into:

PORTION	USE	ZONING
4284-4281	Residential	General Residential Zone II
4282-4283	Private open space	Open Space Zone II
4285	Private road	Transport Zone III

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 covering letter.

15/06/2023

DATE: 15/06/2023
DUTY: SENIOR MANAGER TOWN PLANNING
SIGNATURE: [Signature]

A3 Scale: 1:500

Tel: 044 873 4556 • Email: planning@delplan.co.za
www.delplan.co.za

DELPLAN CONSULTING
URBAN & REGIONAL PLANNERS

DESIGNED: DV
DRAWN: MV
CHECKED: [Signature]
DATE: JUNE 2022
PLAN NAME: ANNEXURE 8



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.

15/06/2023

DATE / ~~DATE~~ SENIOR MANAGER: TOWNPLANNING
 SENIOR BESTUURDER: STADS. BEPLANNING



SITE DEVELOPMENT PLAN - scale 1 : NTS

□ - Note - relaxations not applied for.

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[illegible][illegible]Kloccel Properties
(PTY) LTD

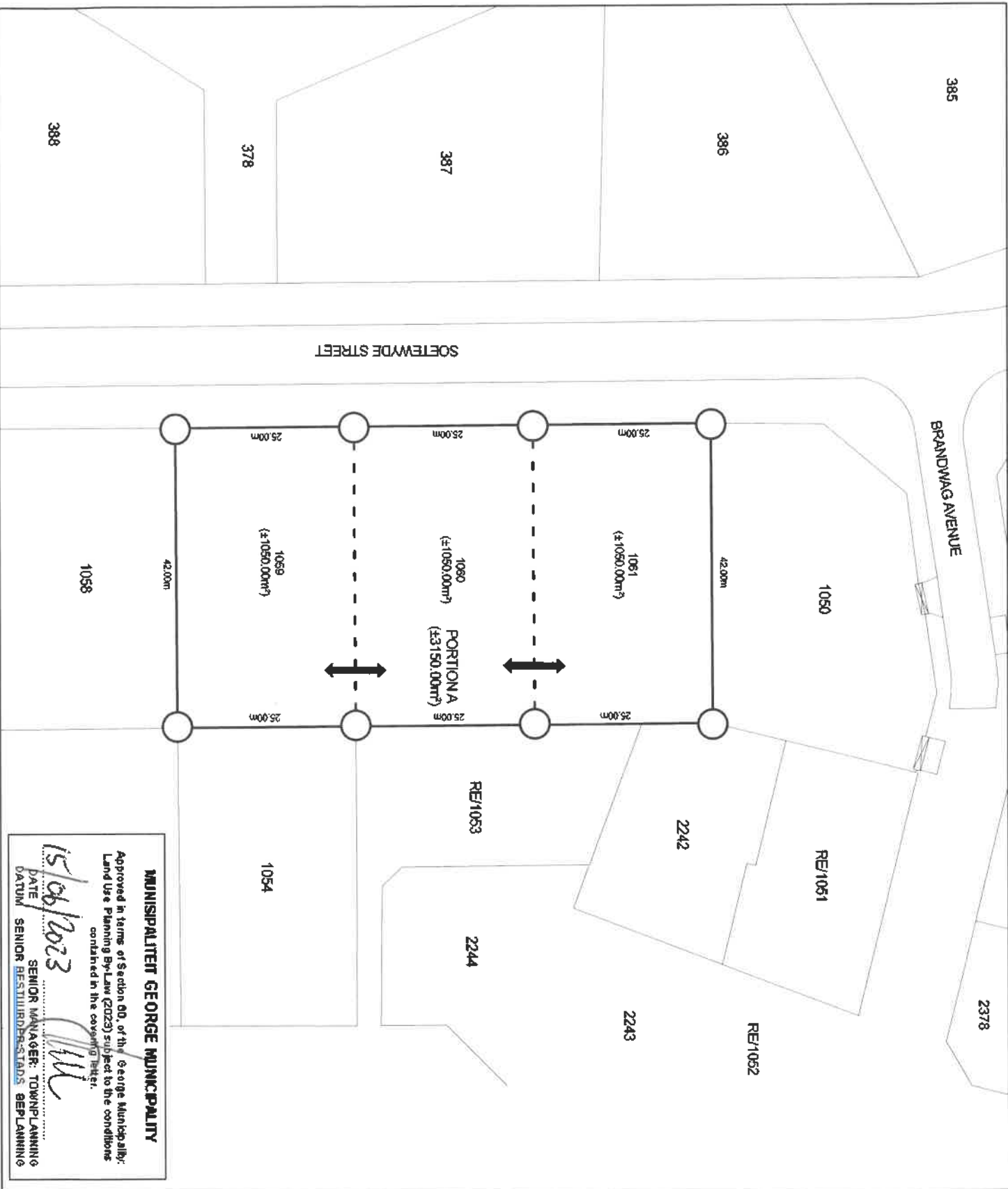
Proposed
Site Development Plan
Soetewyde
Street

FOR INFORMATION ONLY

2017-11-16 10:10:10

 REPUBLIQUE FRANÇAISE MINISTÈRE DE LA JUSTICE	PROFESSEUR DE DROIT REDACTEUR EN CHEF
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Estuaries and Coasts



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If an DELPLAN report is used.

PROJECT: PROJEK:
Proposed consolidation & subdivision
for Kooval Properties (Pty) Ltd

DESCRIPTION: BESKRYWING:
Erven 1059 - 1061, Blanco, George

TITLE: TITEL:
Consolidation plan

NOTES: NOTAS:
Consolidation of Erven 1059-1061, Blanco, mko:
Portion A: (3150.00m²)

A3 Scale:
1:500

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DELPLAN CONSULTING

DESIGNED: DV **DRAWN:** MV
FILE NAME: 1059GEORGELTENSKE
PLANNER: CONSULT
DATE: JUNE 2022
PLANNER: ANNEXURE 7

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 accompanying plan.
15/06/2023
DATE: 15/06/2023
SENIOR MANAGER: TOWNPLANNING
SENIOR BESTUURSBESLUIT: BEPLANNING

CES Development Charges Calculator				Version 3.00		June 2020		
		Erf Number	1059-1061					
		Allotment area	Blanco					
		Water & Sewer System	George System					
		Road network	Blanco					
		Developer/Owner	Kloof Properties Pty Ltd					
		Erf Size (ha)	3171					
Date (YYYY/MM/DD)	2022-09-21							
Current Financial Year	2022/2023							
Collaborator Application Reference	2385629							
Code	Land Use	Unit	Total Existing Right			Total New Right		
RESIDENTIAL			Units			Units		
	Single Res > 1000m² Erf (Upmarket)	unit			3			
	Group Housing > 200m²	unit						9
Please select								
Yes								
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	21,75	R 1 777,77	R 38 666,41		R 5 799,96	R 44 466,37	
Sewerage	M/day	1,32	R 38 810,00	R 51 229,20		R 7 684,38	R 58 913,58	
Water	M/day	0,30	R 38 860,00	R 11 774,58		R 1 765,19	R 13 540,77	
Total bulk engineering services component of Development Charge payable				R 101 670,19		R 15 250,53	R 116 920,72	
Link engineering services component of Development Charge Total Development Charge Payable								
City of George		Calculated (CES):			Developer/Owner			
								
Signature :		Date :			September 21, 2022			
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 / UKey number	Total
Roads	20220703048977	R 44 466,37
Sewerage	20220703048978	R 58 913,58
Water	20220703048981	R 13 540,77
		R 116 920,72



Erf Number: 1059 - 1061
Allotment area: Blanco
Elec DCs Area/Region: George Network
Elec Link Network: MV/LV
Elec Development Type: Normal
Developer/Owner: Kioel Properties Pty Ltd
Erf Size (ha): 3150
Date (YYYY/MM/DD): 2022-10-04
Current Financial Year: 2022/2023
Collaborator Application Reference: 2385629

Code	Land Use	Unit	Total Existing Right		Total New Right	

RESIDENTIAL		Units	Units	Units
	Single Res > 1000m² Erf (Upmarket)	unit	3	
	Group Housing > 200m²	unit		9
OTHERS		kVA		kVA

Is the development located within Public Transport (PT1) 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	17,34	26,01	R 5 545,40	R 48 075,22	R 7 211,28	R 55 286,50
Total bulk engineering services component of Development Charge payable					R 48 075,22	R 7 211,28	R 55 286,50

Link engineering services component of Development Charge
Total Development Charge Payable

City of George
Calculated (R\$): *P. Spies* C Spies
Signature :
Date : October 4, 2022

NOTE : In relation to the increase pursuant to section 56(5B)(b) of the Planning By-Law (as amended) in line with the consumer price index published by Statistic South Africa) using the data of approval as the base month

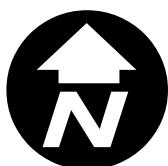
Notes:

Departmental Notes:

ANNEXURE 7



LEGEND:



A4 Scale:
1:2,500

PROJECT:

Proposed subdivision
for Kilocel Properties (Pty) Ltd

PROJEK:

DESCRIPTION:

Erven 1058, Blanco, George

BESKRYWING:

TITLE:

Land use plan

TITEL:

1188/GEO/21/GIS/LandUse_Jun25

DESIGNED: SG
ONTWERP:

DRAWN: MV
GETEKEN:

DATE: May 2025
DATUM:

PLAN NO: ANNEXURE 7
PLAN NR:

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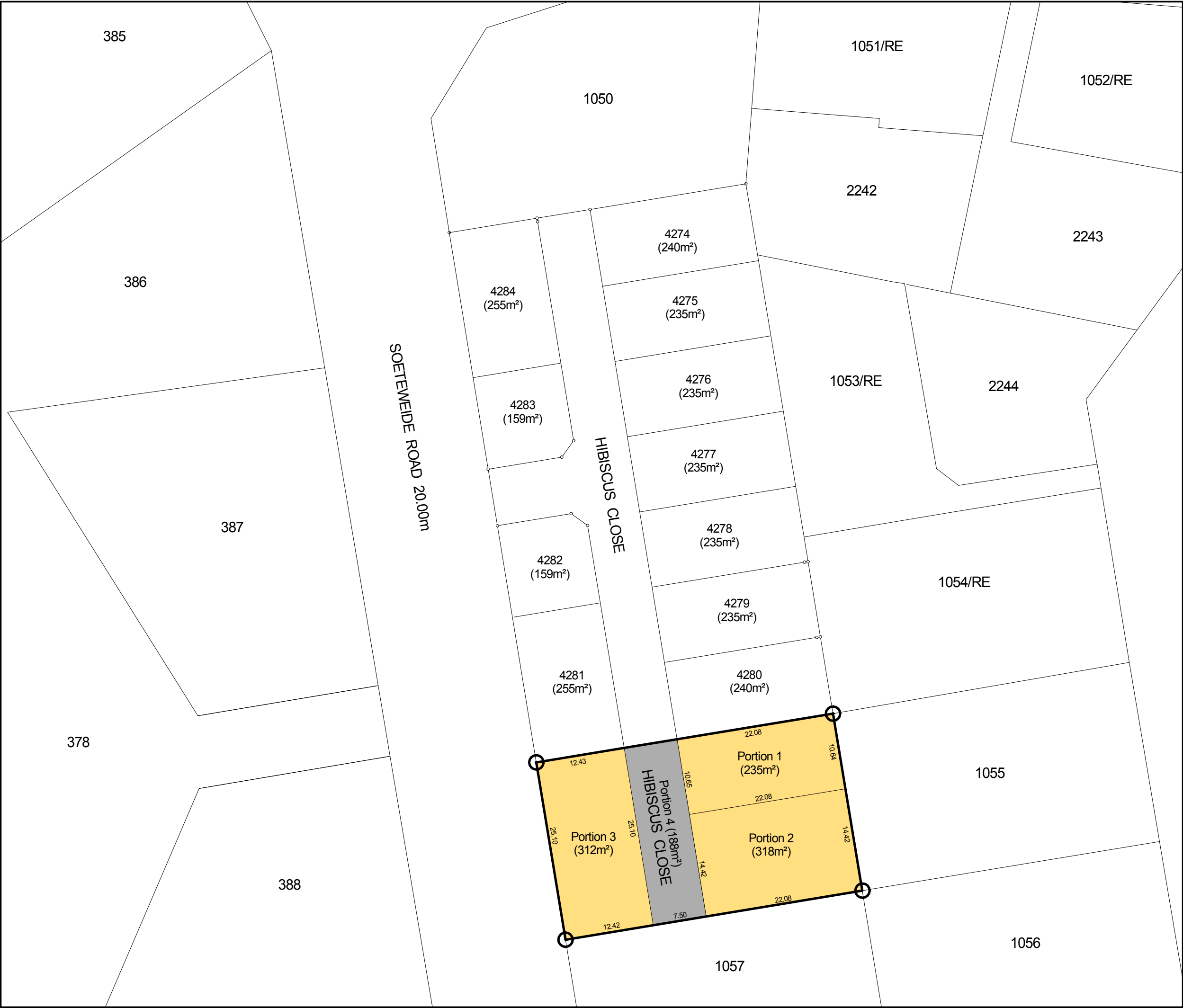
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ANNEXURE 8

ANNEXURE 9



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PROJECT:
Proposed consolidation & subdivision
for Kilocel Properties (Pty) Ltd

PROJEK:

DESCRIPTION:
Erf 1058, Blanco, George

BESKRYWING:

TITLE:
Zoning plan

TITEL:

NOTES:
Subdivision of Erf 1058, Blanco, into:

PROPOSED ZONINGS			
ZONING (Use)	ERVEN	AREA (m²)	%
General Residential Zone II (Group housing)	3 (Portions 1-3)	865.00	82
Transport Zone III (Private road)	1 (Portion 4)	188.00	18
TOTAL		1,053.00	100

A3 Scale:

1:500

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DELPLAN
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URBAN & REGIONAL PLANNERS

DESIGNED:
DESIGNED: DV

DRAWN:
GETEKEN: MV

FILE PATH: 1188/GEO/21/Tek/SKF
PLAN NO: ZON1_1

DATE:
DATUM: MAY 2025

PLAN NAME: ANNEXURE 9
PLAN NAAM:

ANNEXURE 10



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PROJECT: Proposed consolidation & subdivision for Kilocel Properties (Pty) Ltd

PROJEK:

DESCRIPTION: Erf 1058, Blanco, George

BESKRYWING:

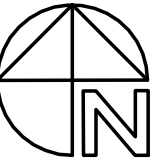
TITLE: Subdivision plan

TITEL:

NOTES: Subdivision of Erf 1058, Blanco, into:

NOTAS:

PROPOSED USES & ZONINGS		
PORTION	USE	ZONING
1 - 3	Group housing	General Residential Zone II
4	Private road	Transport Zone III

A3 Scale:  1:500

Tel: 044 873 4566 • Email: planning@delplan.co.za
www.delplan.co.za



DESIGNED: DV

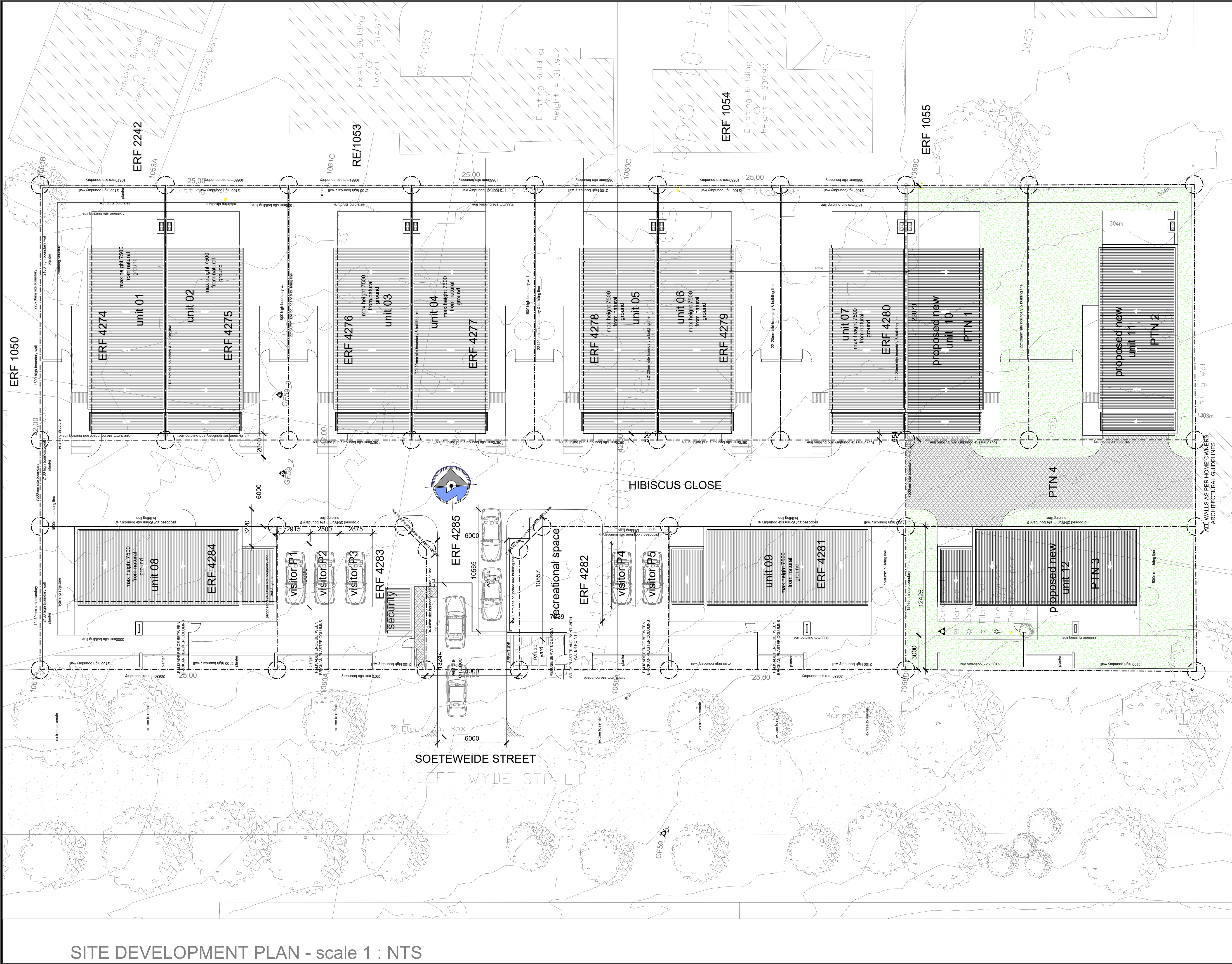
DRAWN: MV

FILE PATH: 1188/GEO/21/Tek/SKF
PLAN NO: SUB1_1

DATE: MAY 2025
DATUM:

PLAN NAME: ANNEXURE 10
PLAN NAAM:

ANNEXURE 11



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LEVELS AND DIMENSIONS.
THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIER MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE AND DESCRIPANCIES MUST BE REPORTED TO THE ARCHITECT BEFORE COMMENCING ANY SHOP DRAWING AND/OR WORK.
FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS AND LARGE SCALE DETAILS SUPSEDE SMALL SCALE DRAWINGS.

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



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Tel: +27 83 3953 089 • Fax: +27 86 6904 942 •
E-mail: riaan@b-a.co.za • Address: 120 York Street,
Lache House, George, 6529 • Postal:
P.O.Box 4232, George East, 6539

Client/Klient
Kilocel Properties (PTY)LTD

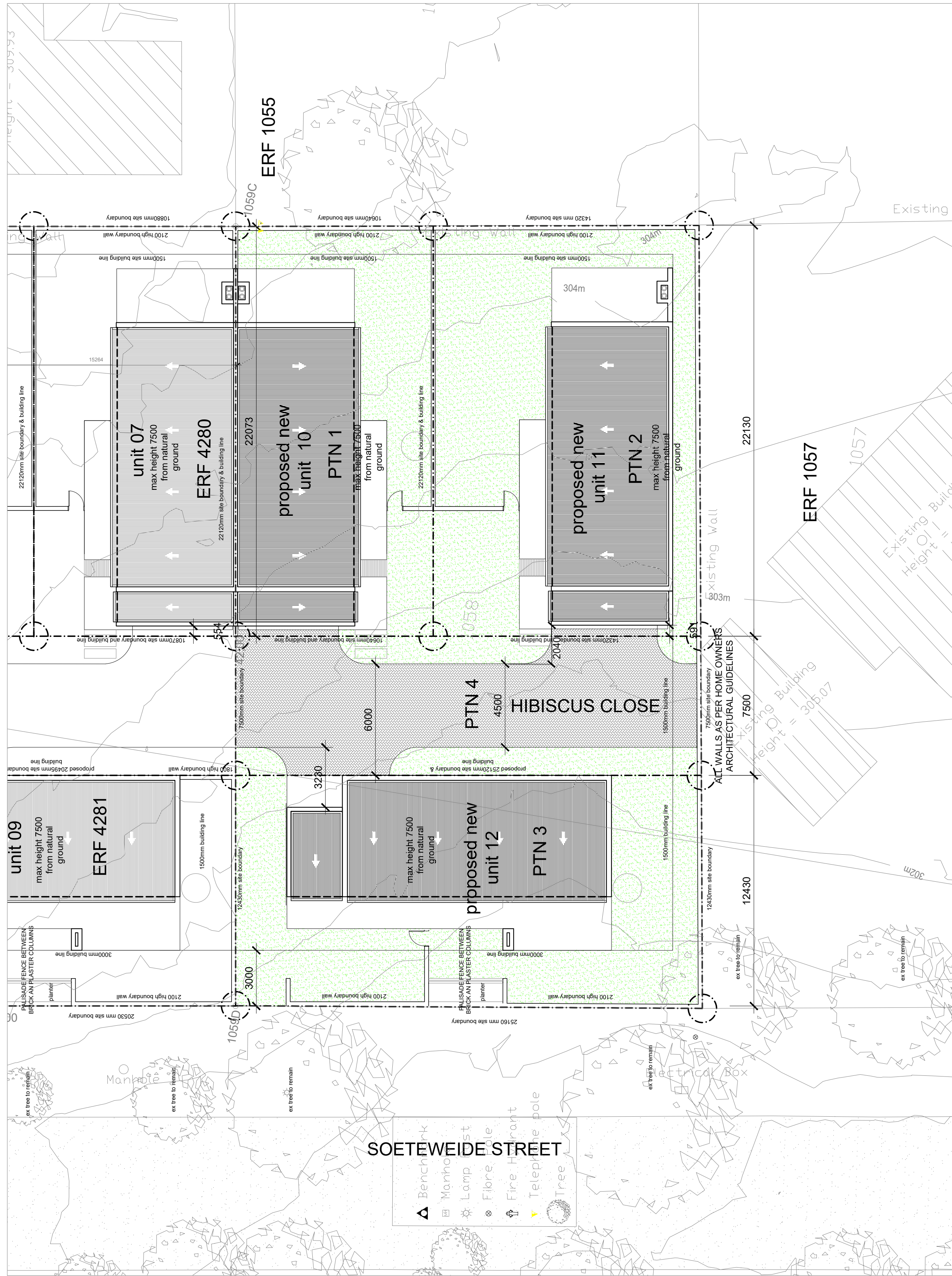
Project/Projek
Proposed New Site Development Plan Hibiscus Close Phase 2

Drawing Title/Tokening Titel
SITE DEVELOPMENT PLAN MUNICIPAL SUBMISSION

Drawing Number/Tokening Nommer BA21-043 1-01 MS	Wys Mr./Rev No. 0
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Scale/Skaal AS SHOWN	Designed/Ontwerp RIAAN LE ROUX
Date/Datum FEB 2022	Drawn/Geteken RIAAN LE ROUX
Checked/Nagesien RIAAN LE ROUX	
Op oorspronklike tekening On original drawing	

SITE DEVELOPMENT PLAN - scale 1 : NTS



SITE DEVELOPMENT PLAN - scale 1 : NTS



LANDSCAPE PLAN - scale 1 : NTS

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Revisions Wysigings



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P.O.Box 4232, George East, 6539

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Project/Projek
Proposed New Site Development and Landscape Plans Hibiscus Close Phase 2

Drawing Title/Tekening Titel
SITE DEVELOPMENT PLAN MUNICIPAL SUBMISSION

Drawing Number/Tekening Nommer
BA21-043 1-01 MS

Wys Mr./Rev. No.
0

Scale/Skaal
AS SHOWN

Designed/Ontwerp
RIAAN LE ROUX

Drawn/Geteken
RIAAN LE ROUX

Date/Datum
FEB 2022

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RIAAN LE ROUX

Op oorspronklike tekening
On original drawing

LEVELS AND DIMENSIONS.
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AREA SCHEDULE:	
DESCRIPTION	TOTAL
NEW UNIT 11	
HIBISCUS CLOSE	
NEW GROUND STOREY	111m²
NEW COVERED ENTRANCE	7m²
NEW COVERED PATIO	13m²
NEW FIRST STOREY	83m²
NEW OPEN BALCONY	17m²
TOTAL	214m²
GROUND STOREY:	
ERF AREA	233m²
NEW COVERAGE	131m²
TOTAL COVERAGE	56.22%

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Revisions		Wysigings	



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Client/Klient
KILOCEL PROPERTIES (PTY)LTD

Project/Projek
Proposed Unit 11 on Erf 4280 Hibiscus Close Blanco

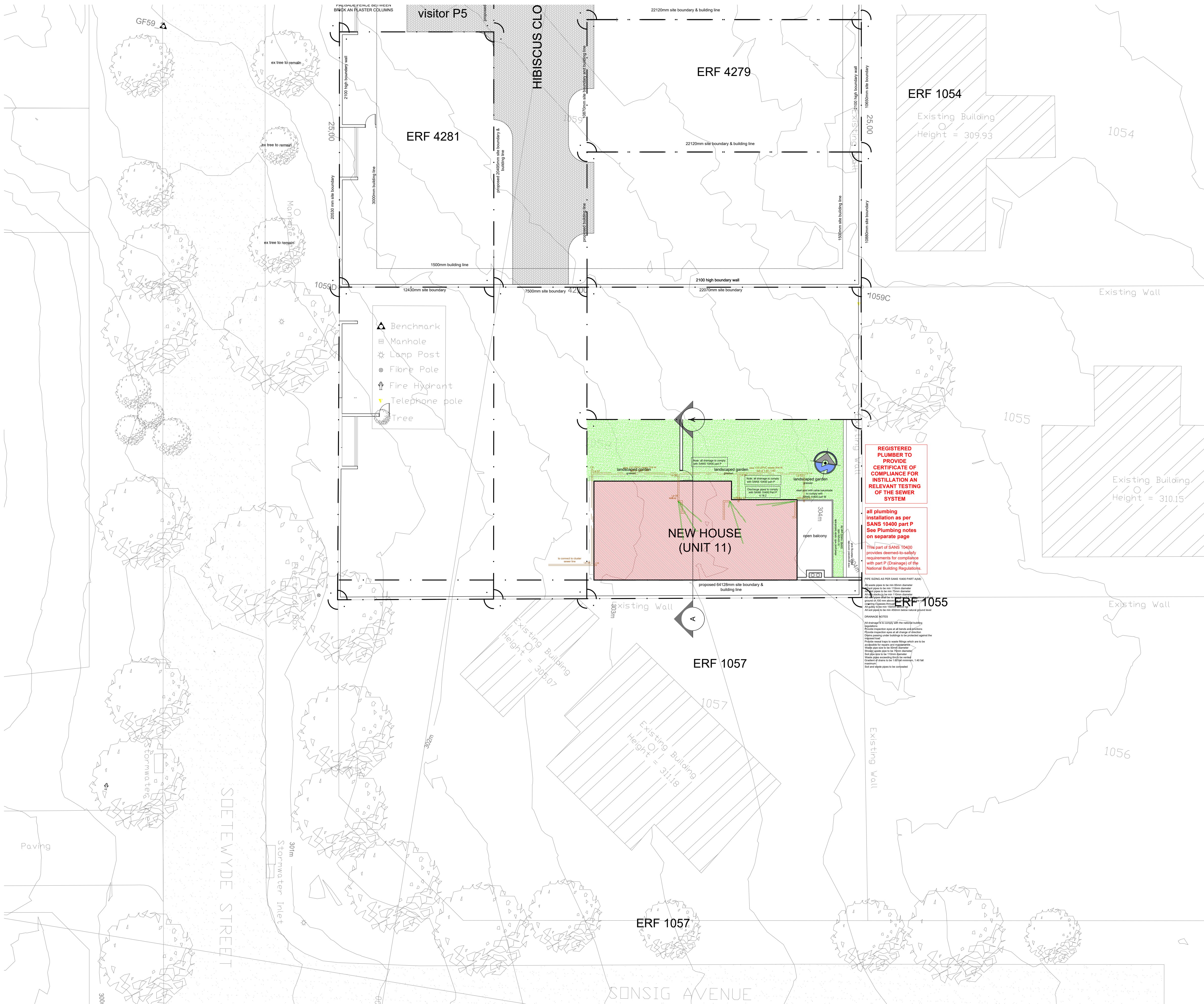
Drawing Title/Tekening Titel
SITE PLAN

Drawing Number/Tekening Nommer
BA21-037 1-01 MS

Wys Nr./Rev No.

Scale/Skaal AS SHOWN	Designed/Ontwerp RIAAN LE ROUX
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SITE PLAN - scale 1 : 150

LEVELS AND DIMENSIONS.

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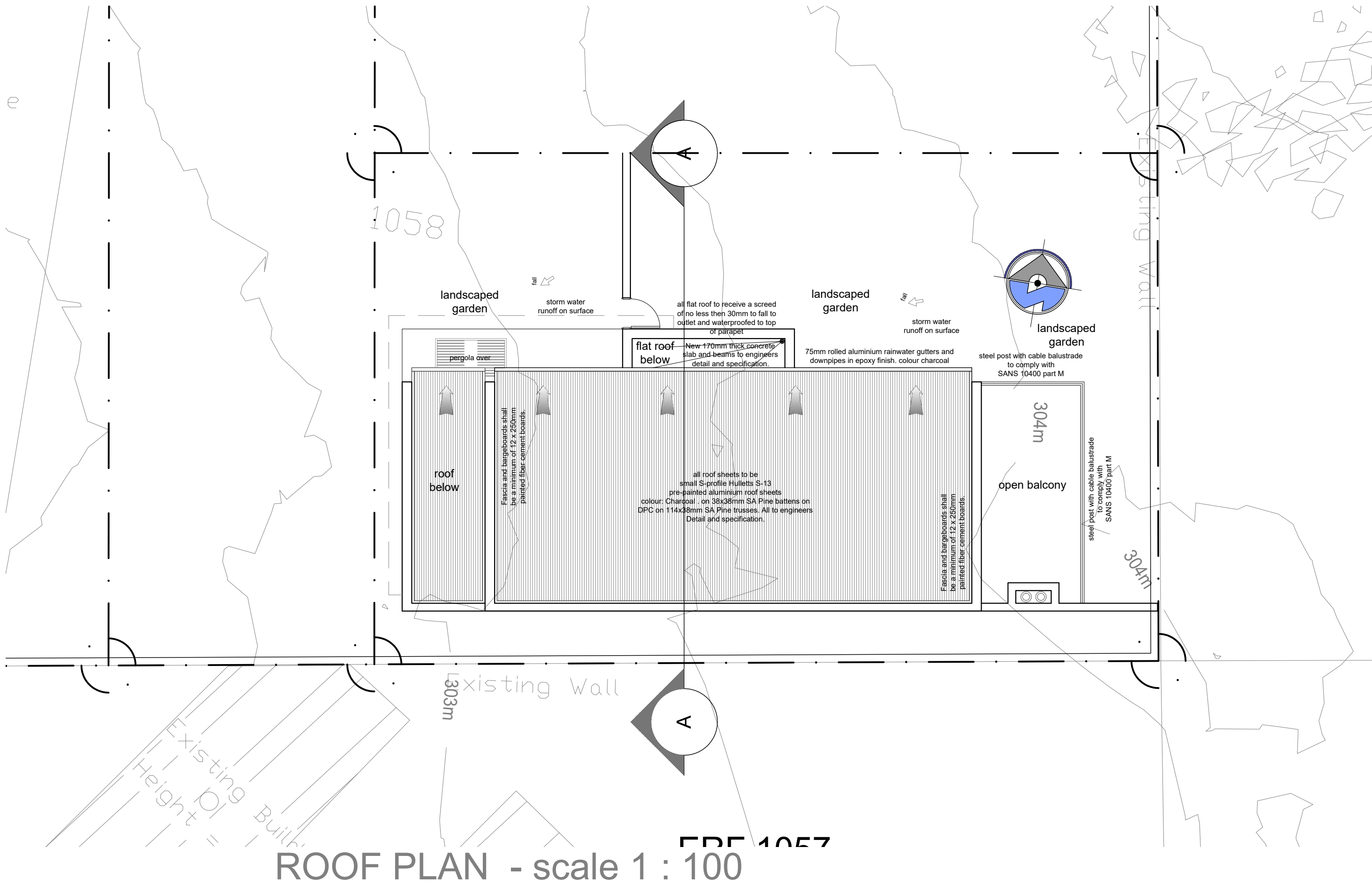
FIRST FLOOR - HEAT LOSS CALCULATIONS							
Window Number	Horizontal (m)	Vertical (m)	Area (m²)	Quantity	Total Area	U-Value (table 6)	Actual U-Value
W3	2,6	1,8	4,68	1	4,68	4,23	19,7964
W4	0,6	1,425	0,855	2	1,71	4,23	7,2333
W5	0,6	0,9	0,54	3	1,62	4,23	6,8526
W6	1,5	1,8	2,7	1	2,7	4,23	11,421
W7	0,6	1,8	1,08	1	1,08	4,23	4,5684
D6	2,877	2,125	6,113625	1	6,113625	4,23	25,86063375
Aggregate Conductance							75,73233375
Heat Loss Limit							116,2
Pass / fail							PASS

FIRST FLOOR - HEAT GAIN CALCULATIONS									
g	g-effect (0.5 or 1)	p	h	shading index	Orientation	E-factor	SHGC	Actual SHGC	
1,1	1,669	0,3	1,8	0,278166667	S	0,71	0,62	0,4686	
0,8	1,224	0,3	0,7	0,524571429	S	0,5	0,62	0,33	
0,6	2,4	0,3	0,7	1,028571429	N	0,5	0,62	0,33	
2200	0,5	0,05	1,4	0,017857143	W	0,71	0,62	0,4686	
2500	0,5	0,11	3,8	0,014473684	N	0,65	0,62	0,429	
900	0,5	0,11	2,28	0,024122807	N	0,49	0,62	0,3234	
Aggregate SHGC								2,3496	
Heat Gain Limit								10,79	
Pass / fail								PASS	

GROUND FLOOR - HEAT LOSS CALCULATIONS							
Window Number	Horizontal (m)	Vertical (m)	Area (m²)	Quantity	Total Area	U-Value (table 6)	Actual U-Value
W1	1,5	0,425	0,6375	1	0,6375	4,23	2,696625
W2	1,221	2,125	2,594625	1	2,594625	4,23	10,97526375
W8	1,92	1,8	3,456	1	3,456	4,23	14,61888
D3	4,8	2,125	10,2	2	20,4	4,23	86,292
Aggregate Conductance							114,5827688
Heat Loss Limit							183,4
Pass / fail							PASS

GROUND FLOOR - HEAT GAIN CALCULATIONS									
g	g-effect (0.5 or 1)	p	h	shading index	Orientation	E-factor	SHGC	Actual SHGC	
2200	0,5	0,05	1,4	0,017857143	W	0,71	0,62	0,4686	
2500	0,5	0,11	3,8	0,014473684	N	0,65	0,66	0,429	
900	0,5	0,11	2,28	0,024122807	N	0,49	0,66	0,3234	
2200	0,5	0,05	1,4	0,017857143	W	0,71	0,62	0,4686	
Aggregate SHGC								1,6896	
Heat Gain Limit								17,03	
Pass / fail								PASS	

HEAT LOSS & GAIN CALCULATIONS



ROOF PLAN - scale 1 : 100

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



Tel: +27 83 3953 089 • Fax: +27 86 6904 942 •
E-mail: riaan@b-a.co.za • Address: 120 York Street,
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Client/Klient
**KILOCEL
PROPERTIES
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Project/Projek
**Proposed Unit 11 on
Erf 4280
Hibiscus Close
Blanco**

Drawing Title/Tekening Titel
ROOF PLAN AND HEAT LOSS & GAIN CALCULATIONS

Drawing Number/Tekening Nommer	Wys Nr./Rev No.
BA21-037 1-02 MS	

Scale/Skaal AS SHOWN	Designed/Ontwerp RIAAN LE ROUX
	Drawn/Geteken RIAAN LE ROUX
Date/Datum AUG 2025	Checked/Nagesien RIAAN LE ROUX

Op oorspronklike tekening
On original drawing

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ERF 1057

304m²

flat roof below

New 170mm thick concrete slab and screem to engineers detail and specification.

all flat roof to receive a screed 40mm less than 30mm to fall to outlet and waterproofed to top air parge

steel post with cable balustrade to comply with part M SANS 10400

open balcony

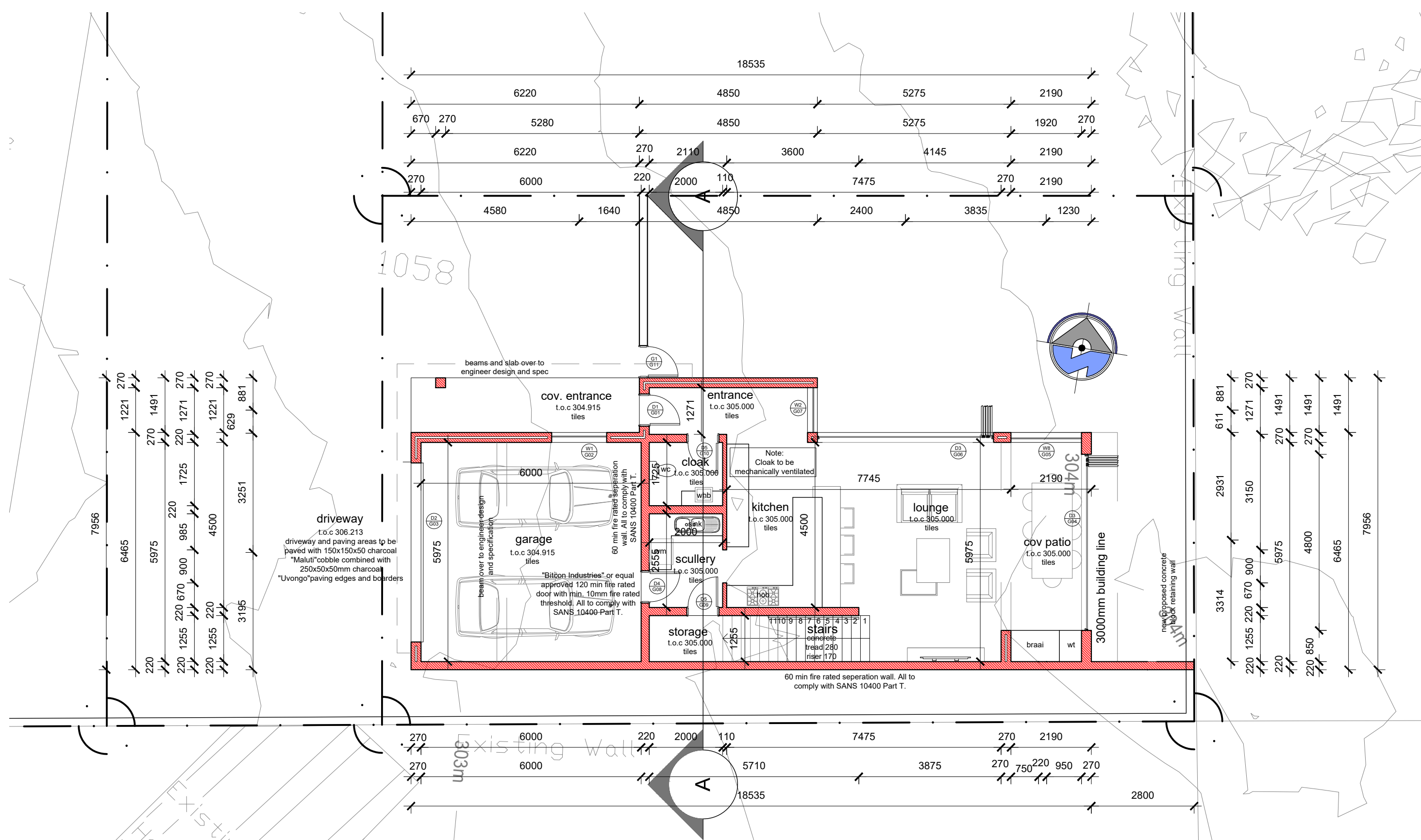
Loc 307 975

steel post with cable balustrade to comply with part M SANS 10400

60 min fire rated separation wall. All to comply with SANS 10400 Part T.

Existing Building Height = 30m

FIRST STOREY PLAN - scale 1 : 100



GROUND STOREY PLAN - scale 1 : 100



Tel: +27 83 3953 089 • Fax: +27 86 6904 942 •
E-mail: riaan@b-a.co.za • Address: 120 York Street,
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P.O.Box 4232, George East, 6539

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Proposed Unit 11 on
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Hibiscus Close
Blanco

Drawing Title/Tekening Tite

LOWER GROUND AND GROUND STOREY

Drawing Number/Tekening Nommer

BA21-037 2-01 MS

Scale/Skaal
AS SHOWN

Designed/Ontwerp
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RIAAN LE ROUX

Checked/Nagesien

Date/Datum
AUG 2025

Checked/Nagesien
RIAAN LE ROUX

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On original drawing

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This floor plan shows a rectangular house with a total area of 304m by 303m. The layout includes a study, two bedrooms, a bathroom, an en-suite, a main bedroom, and an open balcony. A green line with numbers 1 through 24 indicates a specific path through the house, starting from the study and ending in the main bedroom. Other features include a flat roof below, a roof below, and a pergola area. A compass rose is located in the top right corner.

ENERGY DEMAND (W/m)			
Class of Occupancy		H4	
Coverage:	table 12		
	Constant	Maximum Energy demand	
161	5	805	
Interior Lights:			
Quantity	Watts	Total	Description
3	14	42	14W Compact Fluorescent
8	10	80	10w lightpoint
0	10	0	10W low bulkhead
0	15	0	15W up down
42	10	420	10W down lights
Exterior Lights			
Quantity	Watts	Total	Description
3	10	30	10W low bulkhead
3	15	45	15W up down
TOTAL		572	
Maximum energy demand allowed (W/m)		805	
Maximum energy demand attained		572,00	
Demand in hand		233,00	Pass
Average W/M must be less than -	5	3,55	Pass

<u>Total Watts</u>	<u>Constant</u>	<u>Max KWh/m</u>
161	5	805
<u>Total Demand KW</u>	<u>Hours in use</u>	<u>Annual Energy Demand</u>
0,572	1820	1041,04
<u>Maximum Annual energy consumption allowed (KWh/m)</u>	805	
<u>Maximum Annual energy consumption attained (KWh/m)</u>	1041,04	
<u>Energy consumption in hand</u>	- 236,04	Pass

Architectural floor plan of a house. The plan includes the following rooms and features:

- Garage:** Located on the left side, containing two cars. It has a "cov. entrance" (covered entrance) and a "garage" label.
- Entrance:** The main entrance to the house, labeled "entrance".
- Cloak:** A small room adjacent to the entrance, labeled "cloak".
- Kitchen:** Located in the center, labeled "kitchen". It includes a "sink", "wc" (water closet), and "wm" (washing machine).
- Lounge:** A large room on the right side, labeled "lounge".
- Cov. patio:** A covered patio area on the right side, labeled "cov. patio".
- Storage:** A room located between the cloak and the kitchen, labeled "storage".
- Stairs:** A staircase located between the storage room and the lounge, labeled "stairs".
- Scullery:** A small room adjacent to the kitchen, labeled "scullery".

Dimensions and other details:

- The overall width of the house is 30.4m.
- The overall depth of the house is 30.3m.
- The plan includes a north arrow pointing towards the top right.
- There are various smaller labels and dimensions throughout the plan, such as "1100", "876", "54321", and "1100 high".

ELECTRICAL LEGEND	
	DISTRIBUTION BOARD
	LIGHT SWITCH
	2-WAY LIGHT SWITCH
	ISOLATOR SWITCH
	SHAVING SOCKET
	DOUBLE PLUG POINT (350 from ffl)
	WATER PROOF DOUBLE PLUG POINT
	BULKHEAD DOWNLIGHT @ 300 Above NGL
	POWER SKIRTING
	TELEVISION PLUG POINT
	TELEPHONE ADSL POINT
	STOVE PLUG POINT
	DOWNLIGHTER
	LIGHT POINT
	NIGHT LIGHT
	CEILING FAN & LIGHT
	SINGLE FLUORESCENT LIGHT
	DOUBLE FLUORESCENT LIGHT
	SUSPENDED CEILING FLUORESCENT LIGHT
	WATERPROOF FLUORESCENT LIGHT
	EXTERNAL UP/ DOWN LIGHT
	PHOTOCELL
	GEYSER VESSEL POSITION
	AIRCONDITIONING UNIT
	AIRCONDITIONING CONDENSER UNIT
	POOL LIGHT
	SPEAKER POINT
	GARDEN LIGHT
	INTERCOM POINT
	GATE MOTOR POINT
	SATELLITE DISH POSITION
	WATER FEATURE SWITCH

No. Nr.	Date Datum	Description Beskrywing	By Deur
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Proposed Unit 11 on
Erf 4280
Hibiscus Close
Blanco

GROUND AND FIRST STOREY ELECTRICAL LAYOUT

BA21-037 2-02 MS

Date/Datum	Checked/Nagesien
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Op oorspronkelijke tekening ☐

On original drawing

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PIPE SPECIFICATIONS

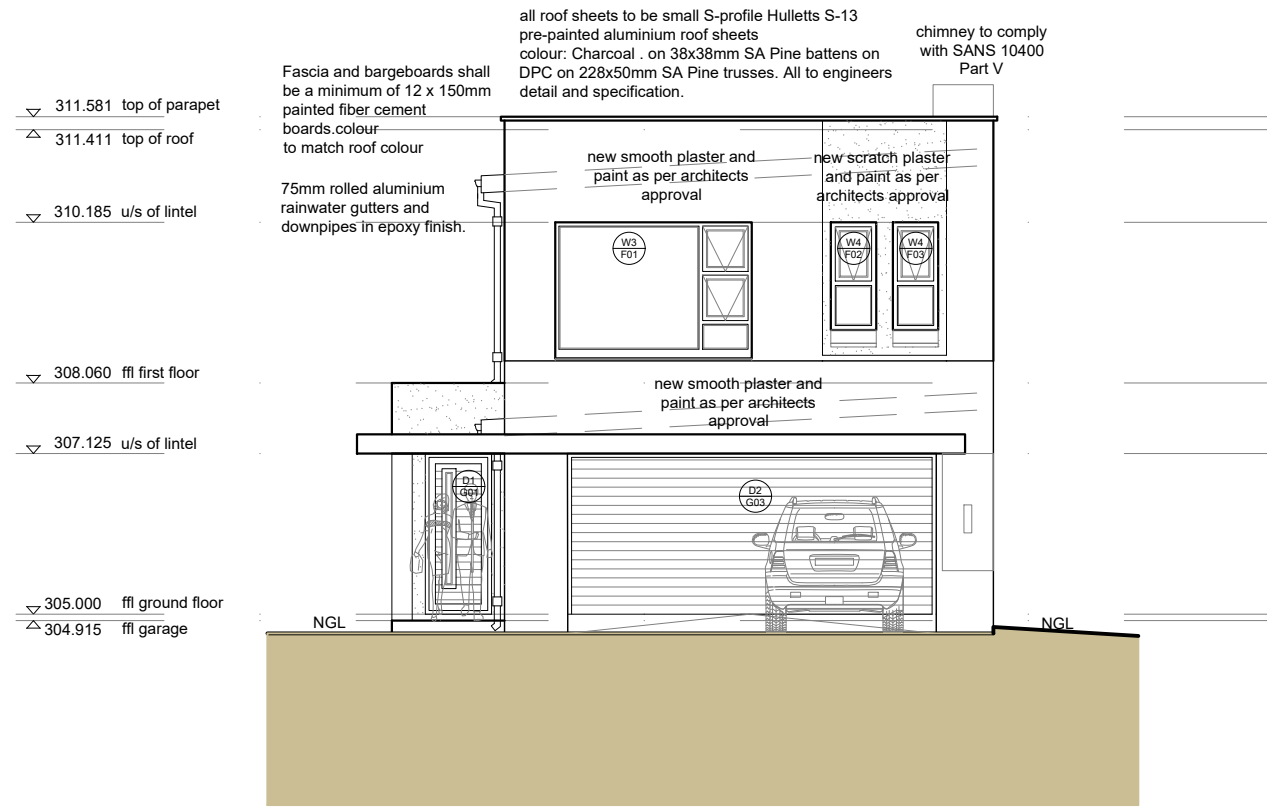


Op oorspronklike tekening
On original drawing

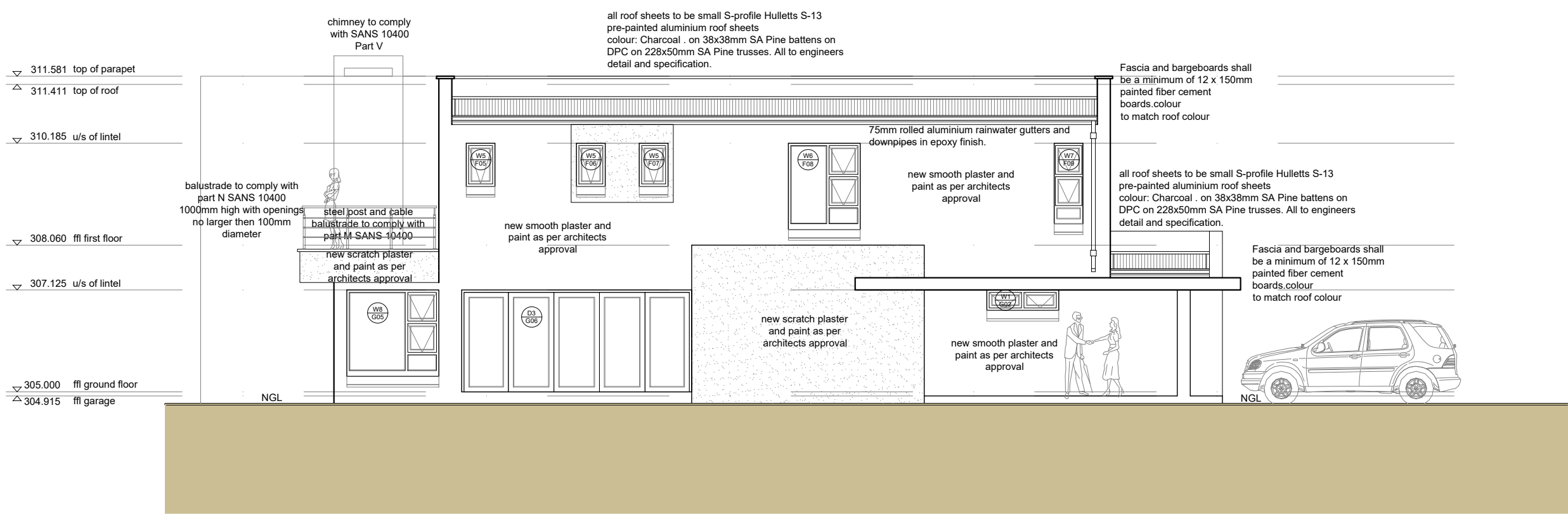
LEVELS AND DIMENSIONS.

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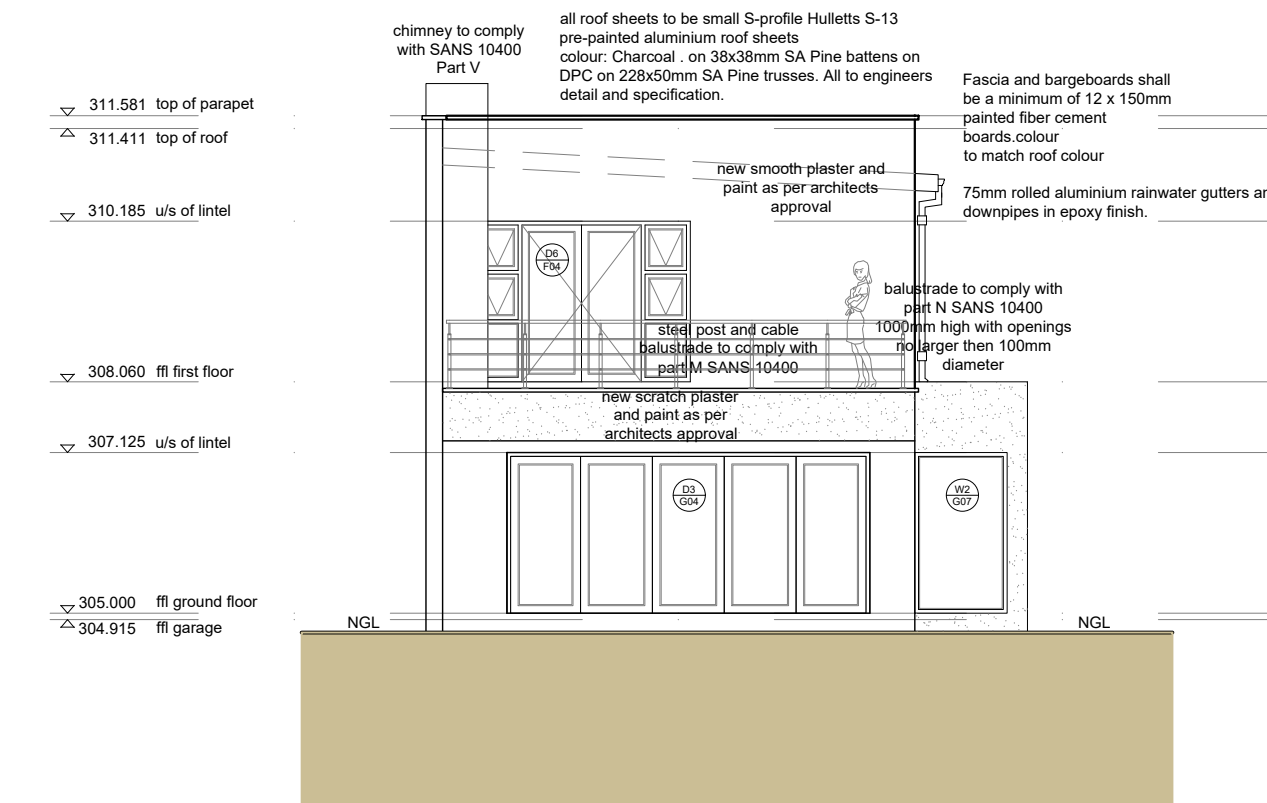
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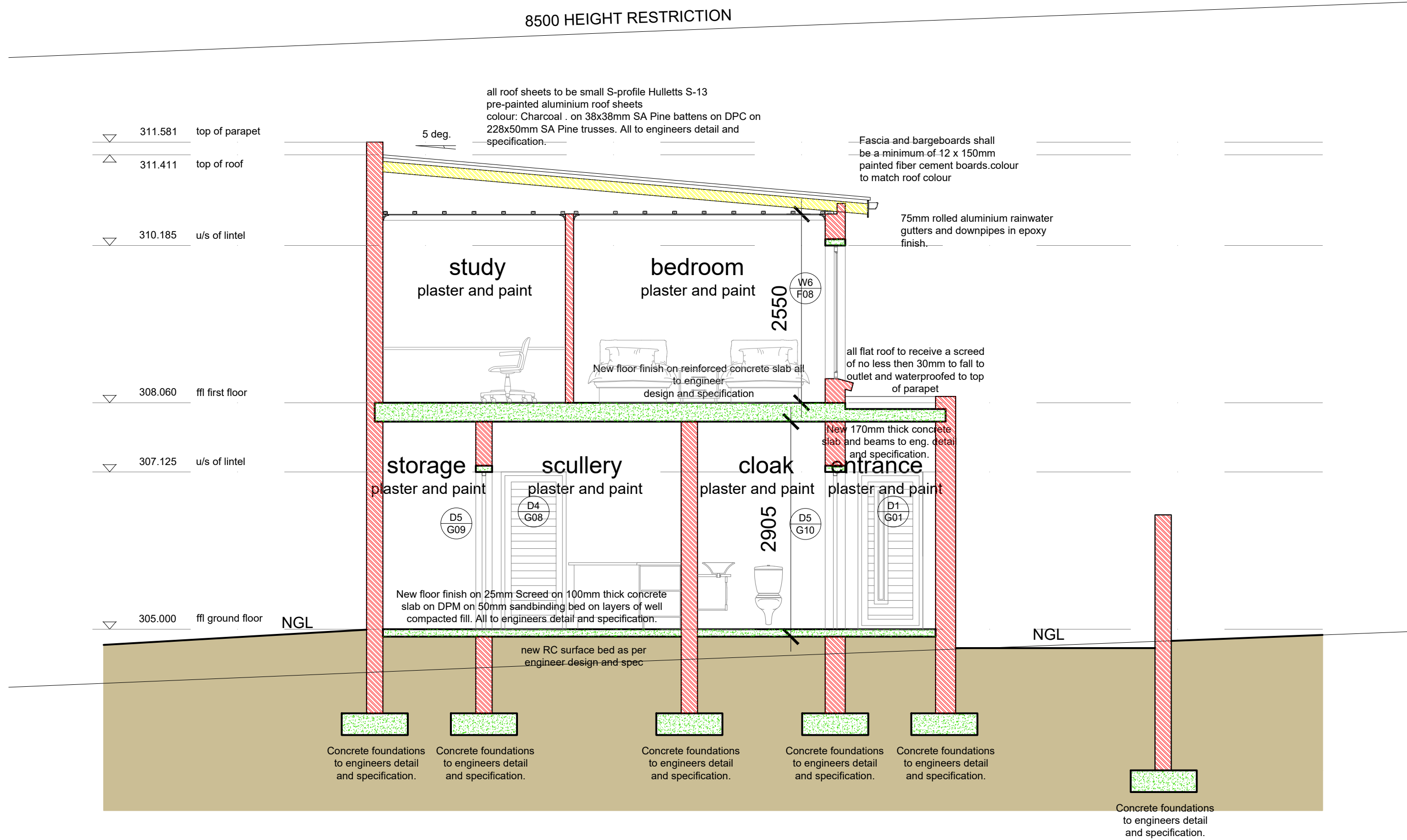
WEST ELEVATION - scale 1 : 100



NORTH ELEVATION - scale 1 : 100



EAST ELEVATION - scale 1 : 100



SECTION A - scale 1 : 100

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Revisions			Wysigings



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**Proposed Unit 11 on
Erf 4280
Hibiscus Close
Blanco**

Drawing Title/Tekening Titel
SECTION & ELEVATIONS

Drawing Number/Tekening Nommer
BA21-037 3-01 MS

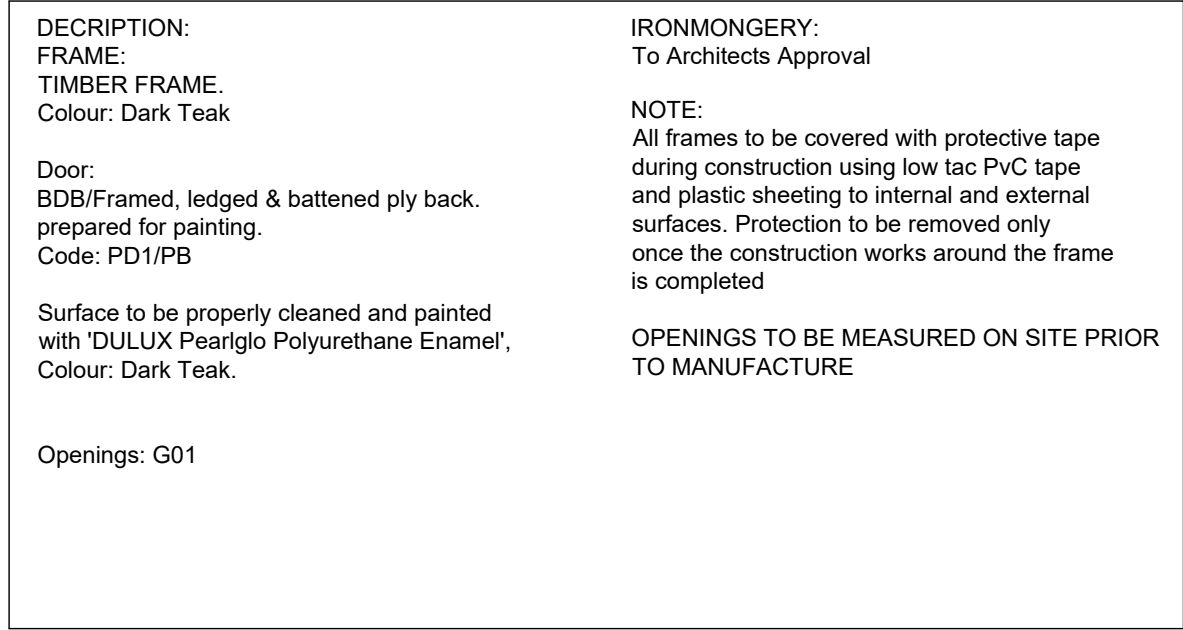
Scale/Skaal
AS SHOWN

Date/Datum
AUG 2025

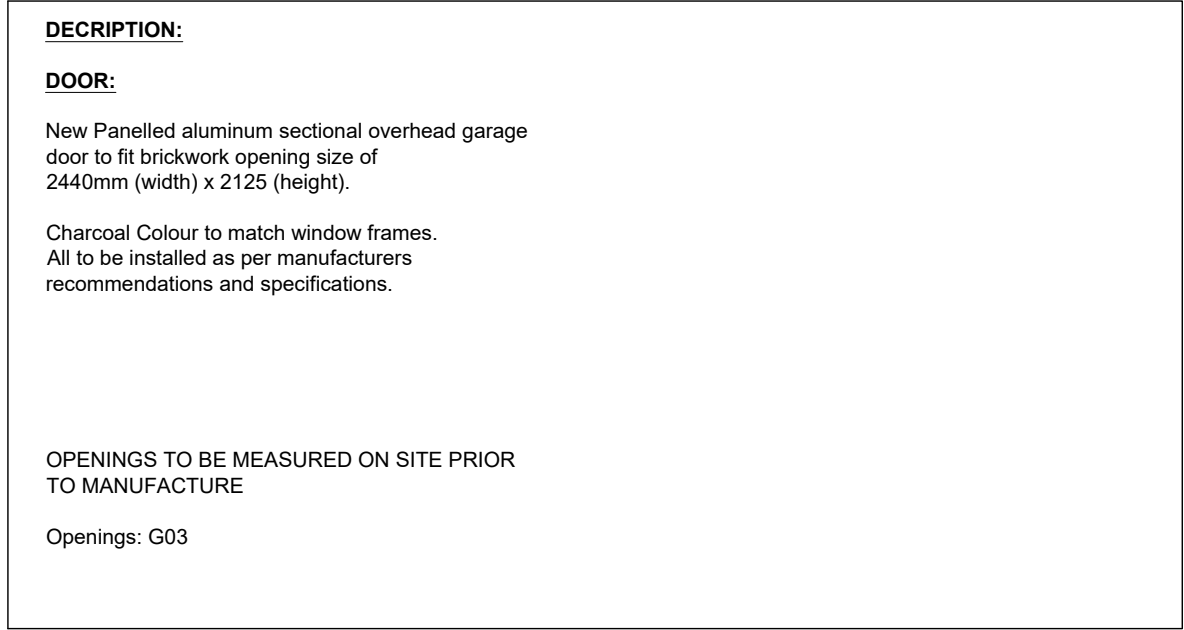
Op oorspronklike tekening
On original drawing

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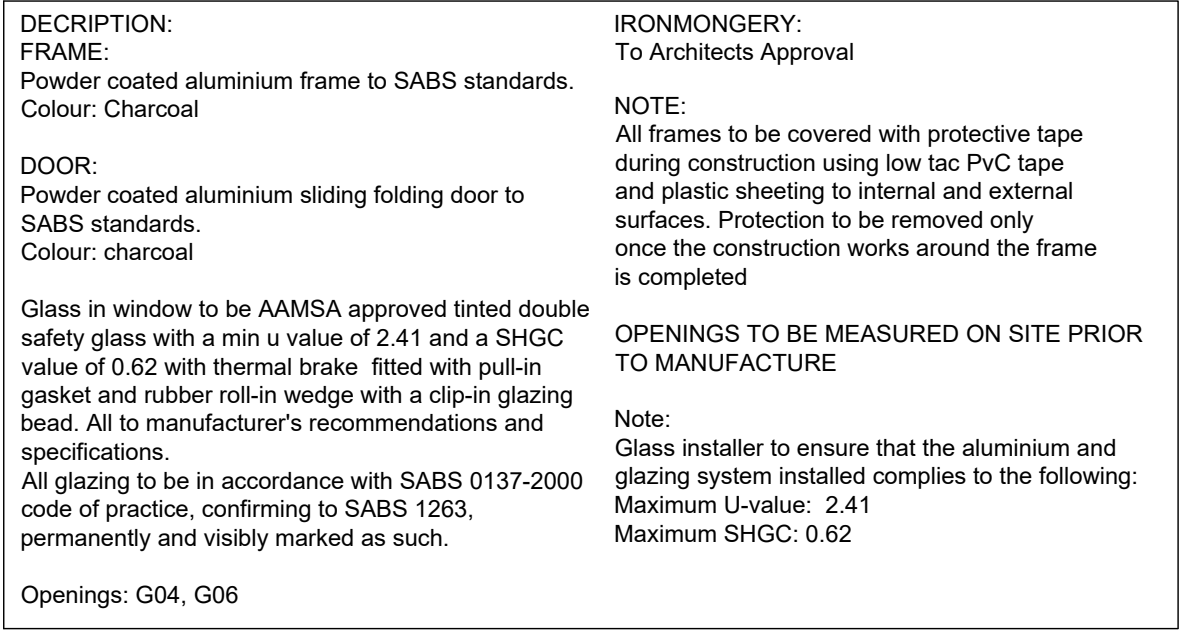
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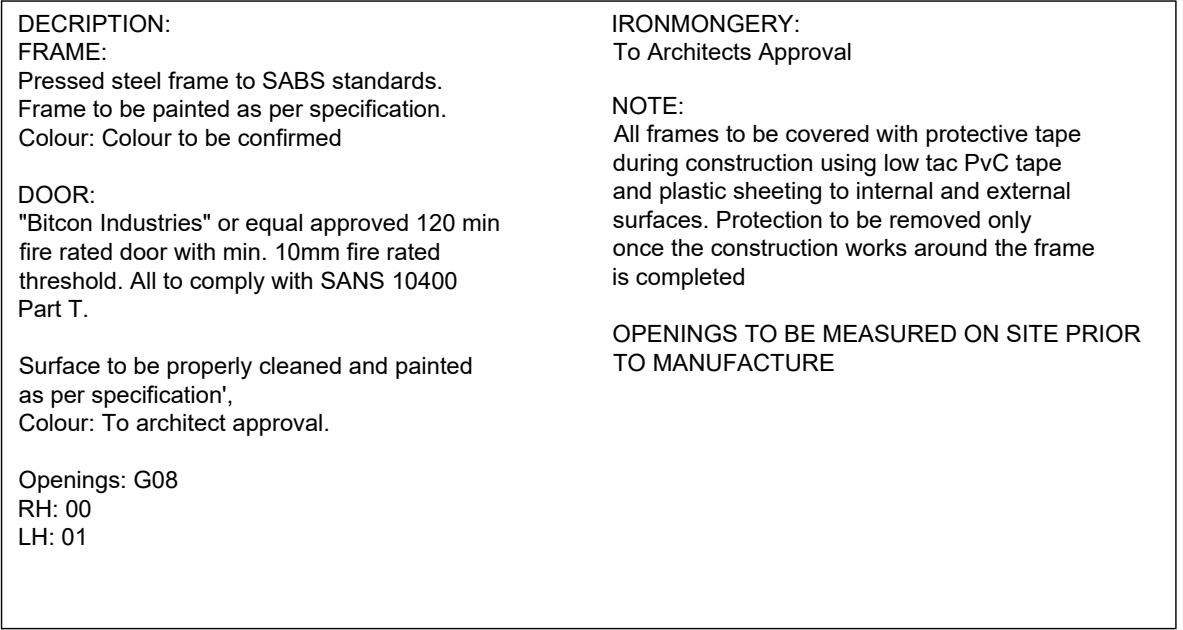
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	DESIGNED: RIAAN LE ROUX	DATE: AUG 2025
	DRAWN: RIAAN LE ROUX	PROJECT NO: BA21-037



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	DRAWING TITLE: DOOR SCHEDULE	REVISION: 0
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No. Nr.	Date Datum	Description Beskrywing	By Deur
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Proposed Unit 11 on
Erf 4280
Hibiscus Close
Blanco

DOOR SCHEDULE

BA21-037 5-01 MS

AS SHOWN

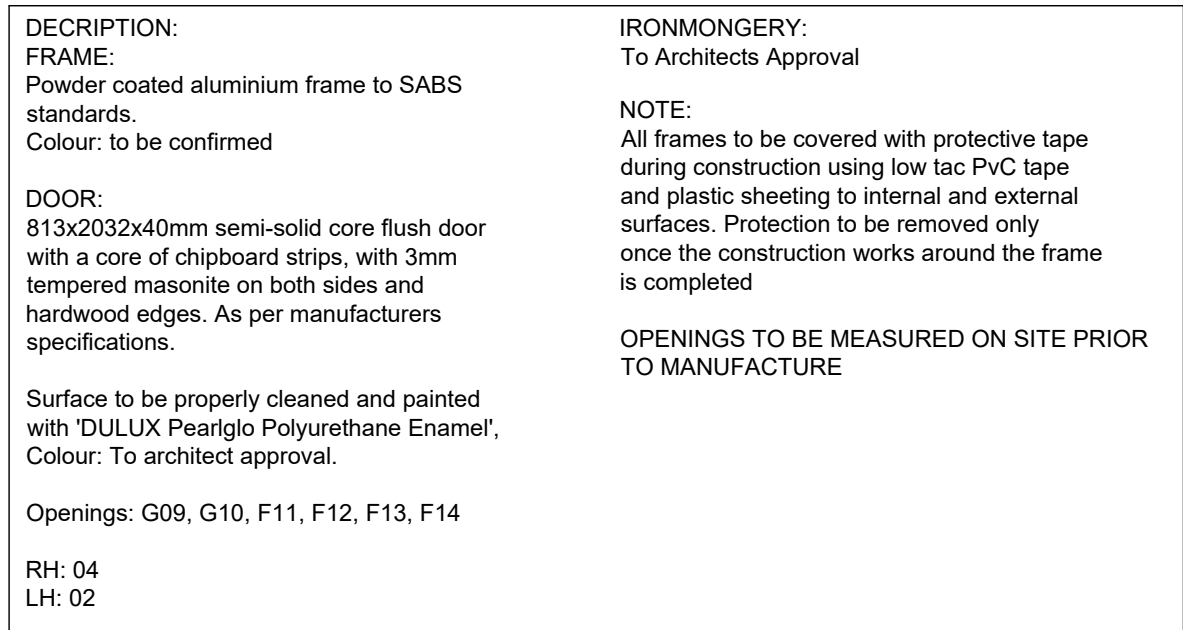
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AUG 2025

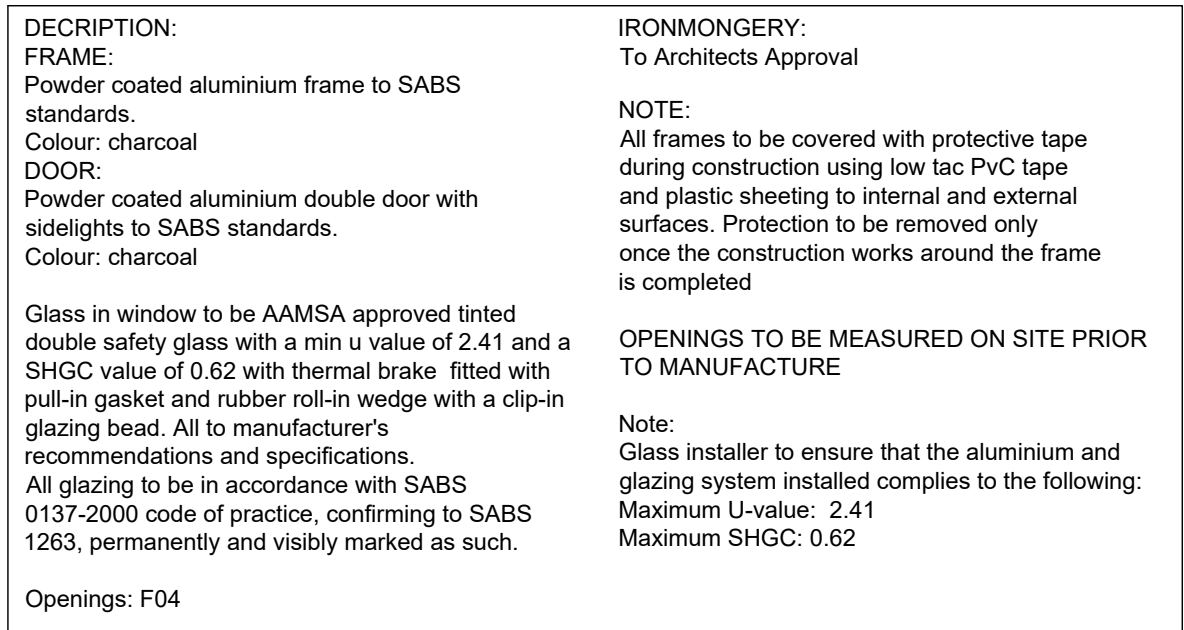
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PROJECT TITLE: UNIT 11 ON ERF 4280 SOETEWIJDSE CLOSE	
DRAWING TITLE: DOOR SCHEDULE	REVISION: 0
DESIGNED: RIAAN LE ROUX	DATE: AUG. 2025
DRAWN: RIAAN LE ROUX	PROJECT NO: BA21-037





PROJECT TITLE: UNIT 11 ON ERF 4280 SOETWEIDE CLOSE

DRAWING TITLE: DOOR SCHEDULE

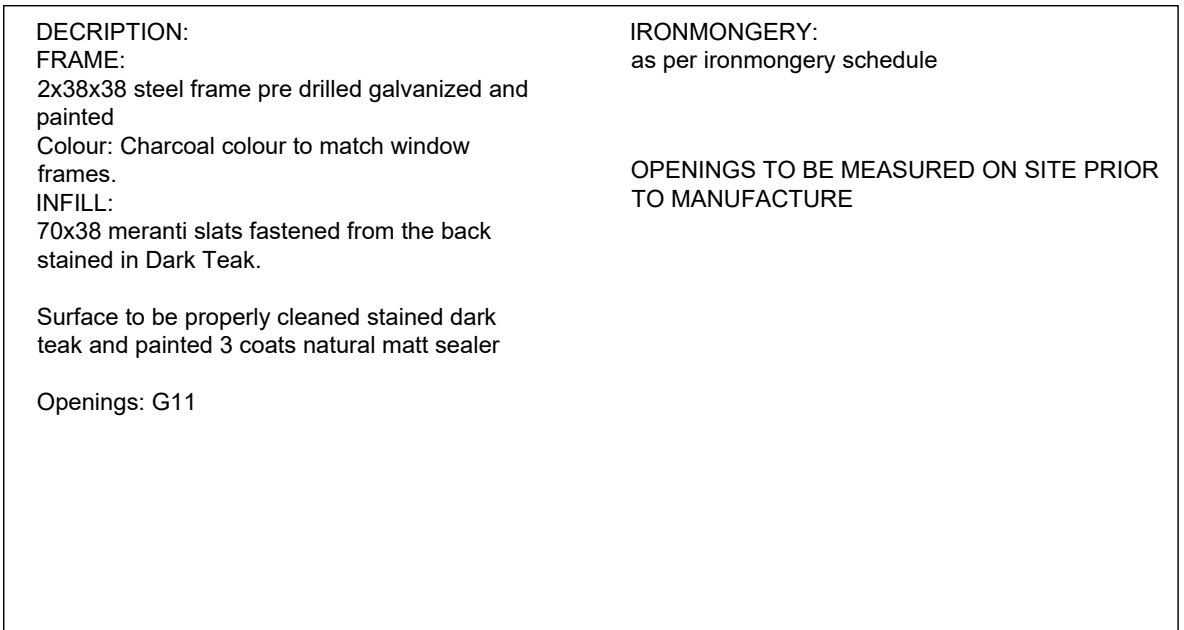
DESIGNED: RIAAN LE ROUX

DRAWN: RIAAN LE ROUX

REVISION: 0

DATE: AUG. 2025

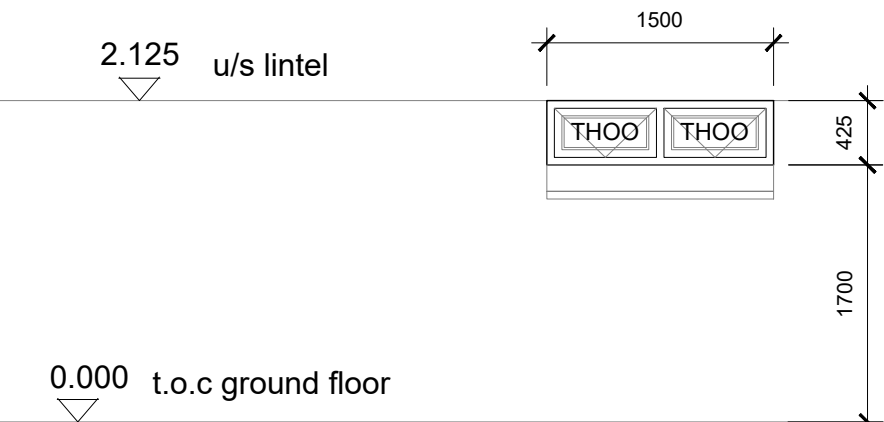
PROJECT NO: BA21-037



	PROJECT TITLE:		UNIT 11 ON ERF 4280 SOETEWIJDSE CLOSE	
	DRAWING TITLE:	DOOR SCHEDULE	REVISION:	0
	DESIGNED:	RIAAN LE ROUX	DATE:	AUG 2025
	DRAWN:	RIAAN LE ROUX	PROJECT NO.:	BA21-037

DOOR SCHEDULE - scale 1 : 50

NOTE: REFER TO GENERAL NOTES ON DRAWING.



SINGLE LOW E

DECRPTION:
FRAME:
Powder coated aluminium frame to SABS standards.
Colour: Charcoal

WINDOW:
Powder coated aluminium outward top hung opening windows to SABS standards.
Colour: charcoal

Glass in window to be AAMSA approved tinted double safety glass with a min u value of 2.41 and a SHGC value of 0.62 with thermal brake fitted with pull-in gasket and rubber roll-in wedge with a clip-in glazing bead. All to manufacturer's recommendations and specifications.
All glazing to be in accordance with SABS 0137-2000 code of practice, confirming to SABS 1263, permanently and visibly marked as such.

Openings: G02

IRONMONGERY:
To Architects Approval

NOTE:
All frames to be covered with protective tape during construction using low tac PVC tape and plastic sheeting to internal and external surfaces. Protection to be removed only once the construction works around the frame is completed

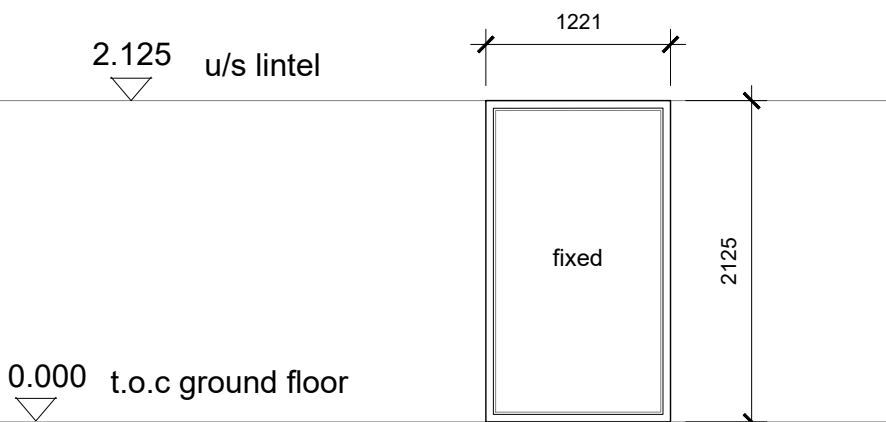
OPENINGS TO BE MEASURED ON SITE PRIOR TO MANUFACTURE
Note:
Glass installer to ensure that the aluminium and glazing system installed complies to the following:
Maximum U-value: 2.41
Maximum SHGC: 0.62

WINDOW NO:	W1	TOTAL REQD:	1	SCALE:	1:50
------------	----	-------------	---	--------	------



PROJECT TITLE:	UNIT 11 ON ERF 4280 SOETEWEIDE CLOSE				
DRAWING TITLE:	WINDOW SCHEDULE	REVISION:	0		
DESIGNED:	RIAAN LE ROUX	DATE:	AUG 2025		
DRAWN:	RIAAN LE ROUX	PROJECT NO:	BA21-037		

NOTE: REFER TO GENERAL NOTES ON DRAWING.



SINGLE LOW E

DECRPTION:
FRAME:
Powder coated aluminium frame to SABS standards.
Colour: Charcoal

WINDOW:
Powder coated aluminium fixed pane window to SABS standards.
Colour: charcoal

Glass in window to be AAMSA approved tinted double safety glass with a min u value of 2.41 and a SHGC value of 0.62 with thermal brake fitted with pull-in gasket and rubber roll-in wedge with a clip-in glazing bead. All to manufacturer's recommendations and specifications.
All glazing to be in accordance with SABS 0137-2000 code of practice, confirming to SABS 1263, permanently and visibly marked as such.

Openings: G07

IRONMONGERY:
To Architects Approval

NOTE:
All frames to be covered with protective tape during construction using low tac PVC tape and plastic sheeting to internal and external surfaces. Protection to be removed only once the construction works around the frame is completed

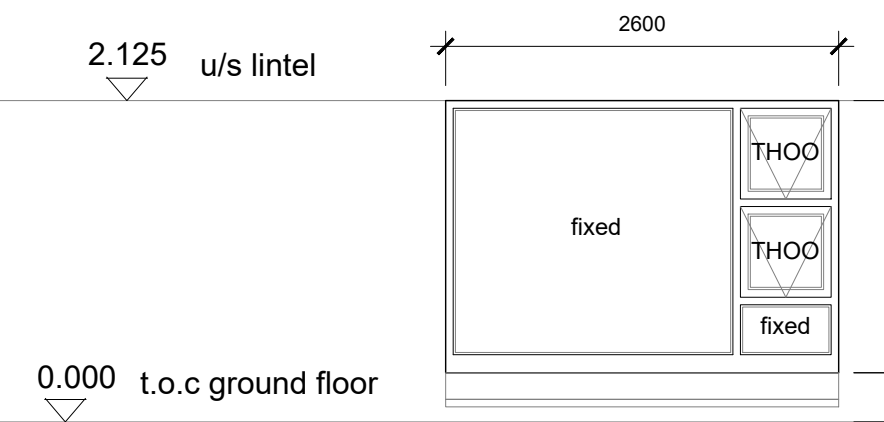
OPENINGS TO BE MEASURED ON SITE PRIOR TO MANUFACTURE
Note:
Glass installer to ensure that the aluminium and glazing system installed complies to the following:
Maximum U-value: 2.41
Maximum SHGC: 0.62

WINDOW NO:	W2	TOTAL REQD:	1	SCALE:	1:50
------------	----	-------------	---	--------	------



PROJECT TITLE:	UNIT 11 ON ERF 4280 SOETEWEIDE CLOSE				
DRAWING TITLE:	WINDOW SCHEDULE	REVISION:	0		
DESIGNED:	RIAAN LE ROUX	DATE:	AUG 2025		
DRAWN:	RIAAN LE ROUX	PROJECT NO:	BA21-037		

NOTE: REFER TO GENERAL NOTES ON DRAWING.



SINGLE LOW E

DECRPTION:
FRAME:
Powder coated aluminium frame to SABS standards.
Colour: Charcoal

WINDOW:
Powder coated aluminium outward top hung opening windows to SABS standards.
Colour: charcoal

Glass in window to be AAMSA approved tinted double safety glass with a min u value of 2.41 and a SHGC value of 0.62 with thermal brake fitted with pull-in gasket and rubber roll-in wedge with a clip-in glazing bead. All to manufacturer's recommendations and specifications.
All glazing to be in accordance with SABS 0137-2000 code of practice, confirming to SABS 1263, permanently and visibly marked as such.

Openings: F01

IRONMONGERY:
To Architects Approval

NOTE:
All frames to be covered with protective tape during construction using low tac PVC tape and plastic sheeting to internal and external surfaces. Protection to be removed only once the construction works around the frame is completed

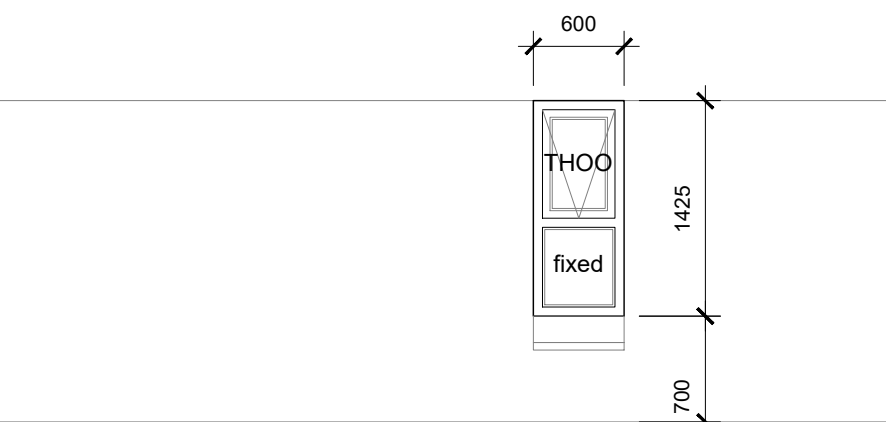
OPENINGS TO BE MEASURED ON SITE PRIOR TO MANUFACTURE
Note:
Glass installer to ensure that the aluminium and glazing system installed complies to the following:
Maximum U-value: 2.41
Maximum SHGC: 0.62

WINDOW NO:	W3	TOTAL REQD:	1	SCALE:	1:50
------------	----	-------------	---	--------	------



PROJECT TITLE:	UNIT 11 ON ERF 4280 SOETEWEIDE CLOSE				
DRAWING TITLE:	WINDOW SCHEDULE	REVISION:	0		
DESIGNED:	RIAAN LE ROUX	DATE:	AUG 2025		
DRAWN:	RIAAN LE ROUX	PROJECT NO:	BA21-037		

NOTE: REFER TO GENERAL NOTES ON DRAWING.



SINGLE LOW E

DECRPTION:
FRAME:
Powder coated aluminium frame to SABS standards.
Colour: Charcoal

WINDOW:
Powder coated aluminium outward top hung opening windows to SABS standards.
Colour: charcoal

Glass in window to be AAMSA approved tinted double safety glass with a min u value of 2.41 and a SHGC value of 0.62 with thermal brake fitted with pull-in gasket and rubber roll-in wedge with a clip-in glazing bead. All to manufacturer's recommendations and specifications.
All glazing to be in accordance with SABS 0137-2000 code of practice, confirming to SABS 1263, permanently and visibly marked as such.

Openings: F02, F03

IRONMONGERY:
To Architects Approval

NOTE:
All frames to be covered with protective tape during construction using low tac PVC tape and plastic sheeting to internal and external surfaces. Protection to be removed only once the construction works around the frame is completed

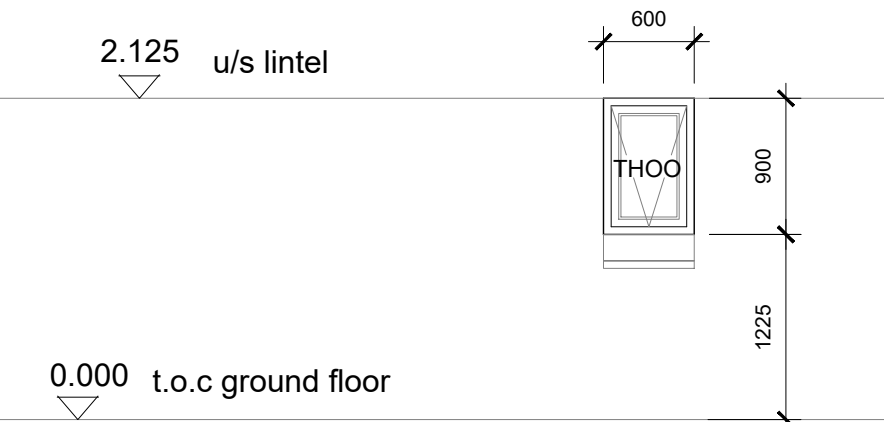
OPENINGS TO BE MEASURED ON SITE PRIOR TO MANUFACTURE
Note:
Glass installer to ensure that the aluminium and glazing system installed complies to the following:
Maximum U-value: 2.41
Maximum SHGC: 0.62

WINDOW NO:	W4	TOTAL REQD:	2	SCALE:	1:50
------------	----	-------------	---	--------	------



PROJECT TITLE:	UNIT 11 ON ERF 4280 SOETEWEIDE CLOSE				
DRAWING TITLE:	WINDOW SCHEDULE	REVISION:	0		
DESIGNED:	RIAAN LE ROUX	DATE:	AUG 2025		
DRAWN:	RIAAN LE ROUX	PROJECT NO:	BA21-037		

NOTE: REFER TO GENERAL NOTES ON DRAWING.



SINGLE LOW E

DECRPTION:
FRAME:
Powder coated aluminium frame to SABS standards.
Colour: Charcoal

WINDOW:
Powder coated aluminium outward top hung opening windows to SABS standards.
Colour: charcoal

Glass in window to be AAMSA approved tinted double safety glass with a min u value of 2.41 and a SHGC value of 0.62 with thermal brake fitted with pull-in gasket and rubber roll-in wedge with a clip-in glazing bead. All to manufacturer's recommendations and specifications.
All glazing to be in accordance with SABS 0137-2000 code of practice, confirming to SABS 1263, permanently and visibly marked as such.

Openings: F05, F06, F07

IRONMONGERY:
To Architects Approval

NOTE:
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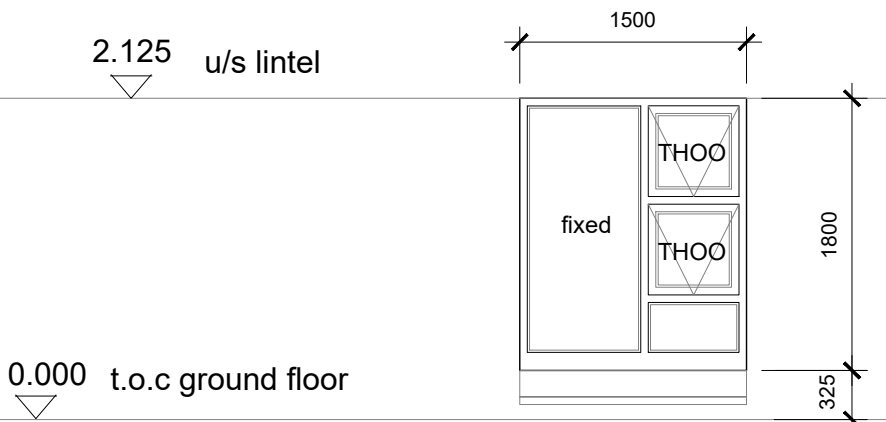
OPENINGS TO BE MEASURED ON SITE PRIOR TO MANUFACTURE
Note:
Glass installer to ensure that the aluminium and glazing system installed complies to the following:
Maximum U-value: 2.41
Maximum SHGC: 0.62

WINDOW NO:	W5	TOTAL REQD:	3	SCALE:	1:50
------------	----	-------------	---	--------	------



PROJECT TITLE:	UNIT 11 ON ERF 4280 SOETEWEIDE CLOSE				
DRAWING TITLE:	WINDOW SCHEDULE	REVISION:	0		
DESIGNED:	RIAAN LE ROUX	DATE:	AUG 2025		
DRAWN:	RIAAN LE ROUX	PROJECT NO:	BA21-037		

NOTE: REFER TO GENERAL NOTES ON DRAWING.



SINGLE LOW E

DECRPTION:
FRAME:
Powder coated aluminium frame to SABS standards.
Colour: Charcoal

WINDOW:
Powder coated aluminium outward top hung opening windows to SABS standards.
Colour: charcoal

Glass in window to be AAMSA approved tinted double safety glass with a min u value of 2.41 and a SHGC value of 0.62 with thermal brake fitted with pull-in gasket and rubber roll-in wedge with a clip-in glazing bead. All to manufacturer's recommendations and specifications.
All glazing to be in accordance with SABS 0137-2000 code of practice, confirming to SABS 1263, permanently and visibly marked as such.

Openings: F08

IRONMONGERY:
To Architects Approval

NOTE:
All frames to be covered with protective tape during construction using low tac PVC tape and plastic sheeting to internal and external surfaces. Protection to be removed only once the construction works around the frame is completed

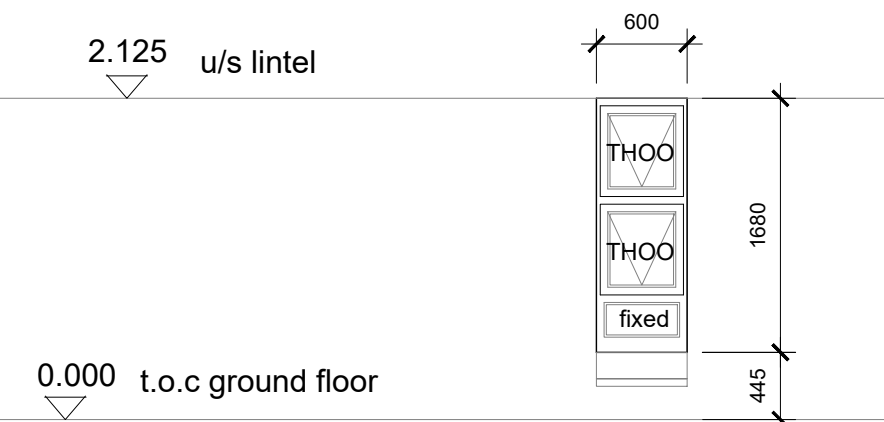
OPENINGS TO BE MEASURED ON SITE PRIOR TO MANUFACTURE
Note:
Glass installer to ensure that the aluminium and glazing system installed complies to the following:
Maximum U-value: 2.41
Maximum SHGC: 0.62

WINDOW NO:	W6	TOTAL REQD:	1	SCALE:	1:50
------------	----	-------------	---	--------	------



PROJECT TITLE:	UNIT 11 ON ERF 4280 SOETEWEIDE CLOSE				
DRAWING TITLE:	WINDOW SCHEDULE	REVISION:	0		
DESIGNED:	RIAAN LE ROUX	DATE:	AUG 2025		
DRAWN:	RIAAN LE ROUX	PROJECT NO:	BA21-037		

NOTE: REFER TO GENERAL NOTES ON DRAWING.



SINGLE LOW E

DECRPTION:
FRAME:
Powder coated aluminium frame to SABS standards.
Colour: Charcoal

WINDOW:
Powder coated aluminium outward top hung opening windows to SABS standards.
Colour: charcoal

Glass in window to be AAMSA approved tinted double safety glass with a min u value of 2.41 and a SHGC value of 0.62 with thermal brake fitted with pull-in gasket and rubber roll-in wedge with a clip-in glazing bead. All to manufacturer's recommendations and specifications.
All glazing to be in accordance with SABS 0137-2000 code of practice, confirming to SABS 1263, permanently and visibly marked as such.

Openings: F09

IRONMONGERY:
To Architects Approval

NOTE:
All frames to be covered with protective tape during construction using low tac PVC tape and plastic sheeting to internal and external surfaces. Protection to be removed only once the construction works around the frame is completed

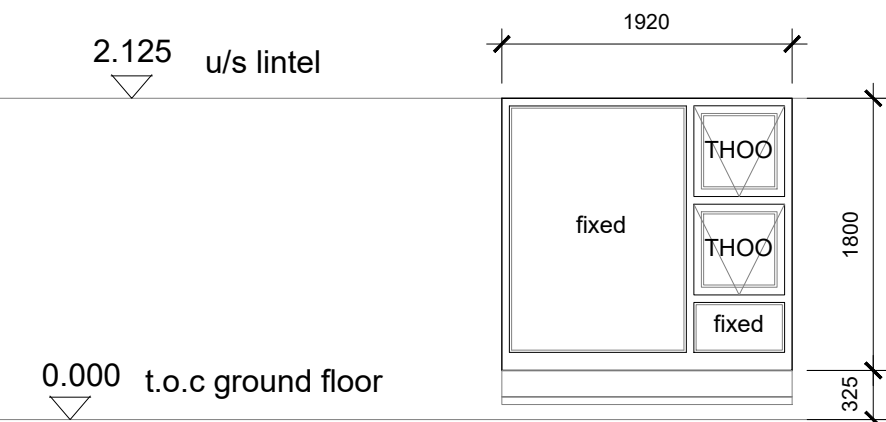
OPENINGS TO BE MEASURED ON SITE PRIOR TO MANUFACTURE
Note:
Glass installer to ensure that the aluminium and glazing system installed complies to the following:
Maximum U-value: 2.41
Maximum SHGC: 0.62

WINDOW NO:	W7	TOTAL REQD:	1	SCALE:	1:50
------------	----	-------------	---	--------	------



PROJECT TITLE:	UNIT 11 ON ERF 4280 SOETEWEIDE CLOSE				
DRAWING TITLE:	WINDOW SCHEDULE	REVISION:	0		
DESIGNED:	RIAAN LE ROUX	DATE:	AUG 2025		
DRAWN:	RIAAN LE ROUX	PROJECT NO:	BA21-037		

NOTE: REFER TO GENERAL NOTES ON DRAWING.



SINGLE LOW E

DECRPTION:
FRAME:
Powder coated aluminium frame to SABS standards.
Colour: Charcoal

WINDOW:
Powder coated aluminium outward top hung opening windows to SABS standards.
Colour: charcoal

Glass in window to be AAMSA approved tinted double safety glass with a min u value of 2.41 and a SHGC value of 0.62 with thermal brake fitted with pull-in gasket and rubber roll-in wedge with a clip-in glazing bead. All to manufacturer's recommendations and specifications.
All glazing to be in accordance with SABS 0137-2000 code of practice, confirming to SABS 1263, permanently and visibly marked as such.

Openings: G05

IRONMONGERY:
To Architects Approval

NOTE:
All frames to be covered with protective tape during construction using low tac PVC tape and plastic sheeting to internal and external surfaces. Protection to be removed only once the construction works around the frame is completed

OPENINGS TO BE MEASURED ON SITE PRIOR TO MANUFACTURE
Note:
Glass installer to ensure that the aluminium and glazing system installed complies to the following:
Maximum U-value: 2.41
Maximum SHGC: 0.62

WINDOW NO:	W8	TOTAL REQD:	1	SCALE:	1:50
------------	----	-------------	---	--------	------



PROJECT TITLE:	UNIT 11 ON ERF 4280 SOETEWEIDE CLOSE				
DRAWING TITLE:	WINDOW SCHEDULE	REVISION:	0		
DESIGNED:	RIAAN LE ROUX	DATE:	AUG 2025		
DRAWN:	RIAAN LE ROUX	PROJECT NO:	BA21-037		

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Outeursreg voorbehou deur BLUE ARCHITECTS

LEVELS AND DIMENSIONS.

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

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

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



Tel: +27 83 3953 089 • Fax: +27 86 6904 942 •
E-mail: riaan@b-a.co.za • Address: 120 York Street,
Lache House, George, 6529 • Postal:
P.O.Box 4232, George East, 6539

Client/Klient

KILOCEL
PROPERTIES
(PTY)LTD

Project/Projek

Proposed Unit 11 on
Erf 4280
Hibiscus Close
Blanco

Drawing Title/Tekening Titel

WINDOW SCHEDULE

Drawing Number/Tekening Nommer

BA21-037 5-50 MS

Wys Nr./Rev No.

Scale/Skaal
AS SHOWN

Designed/Ontwerp
RIAAN LE ROUX

Drawn/Geteken
RIAAN LE ROUX

Date/Datum
AUG 2025

Checked/Nagesien
RIAAN LE ROUX

Op oorspronklike tekening
On original drawing

WINDOW SCHEDULE - scale 1 : 50

LEVELS AND DIMENSIONS.
THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIER MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE AND DESCRIPANCIES MUST BE REPORTED TO THE ARCHITECT BEFORE COMMENCING ANY SHOP DRAWINGS AND/OR WORK.
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AREA SCHEDULE:	
DESCRIPTION	TOTAL
NEW UNIT 12 SOETWEIDE CLOSE	
NEW GROUND STOREY	125m²
NEW COVERED ENTRANCE	10m²
NEW COVERED PATIO	18m²
NEW FIRST STOREY	88m²
TOTAL	239m²
GROUND STOREY:	
ERF AREA	254m²
NEW COVERAGE	151m²
TOTAL COVERAGE	59.44%

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



Tel: +27 83 3953 089 • Fax: +27 86 6904 942 •
E-mail: riaan@b-a.co.za • Address: 120 York Street,
Lache House, George, 6529 • Postal:
P.O.Box 4232, George East, 6539

Client/Klient
**KILOCEL
PROPERTIES
(PTY)LTD**

Project/Projek
**Proposed Unit 12
Hibiscus Close
Blanco**

Drawing Title/Tekening Titel

SITE PLAN

Drawing Number/Tekening Nommer

BA21-037 1-01 MS

Wys Nr./Rev No.

Scale/Skaal

AS SHOWN

Designed/Ontwerp

RIAAN LE ROUX

Drawn/Geteken

RIAAN LE ROUX

Checked/Nagesien

RIAAN LE ROUX

Date/Datum

AUG 2025

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On original drawing

SITE PLAN - scale 1 : 150

LEVELS AND DIMENSIONS.

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

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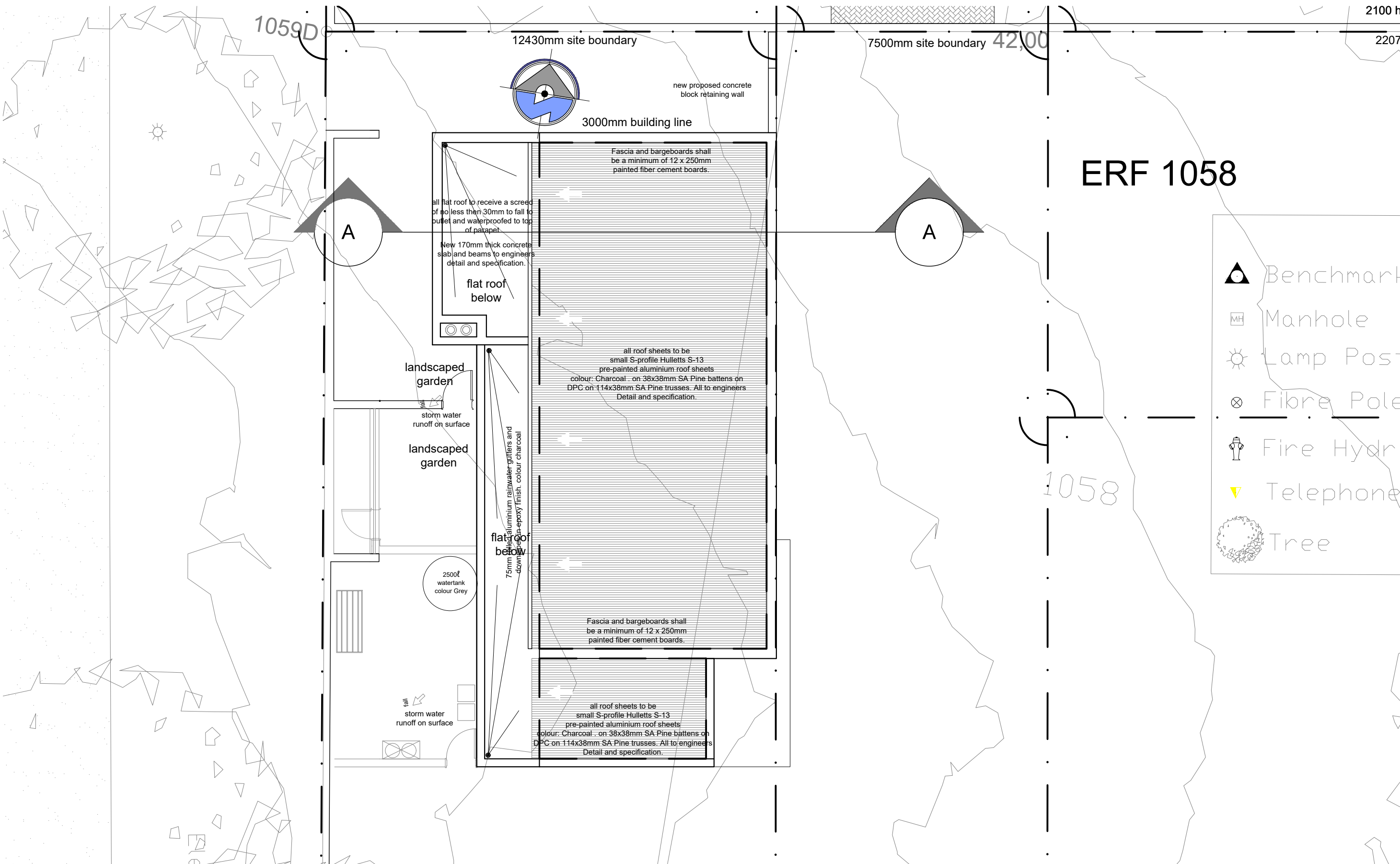
GROUND FLOOR - HEAT LOSS CALCULATIONS							
Window Number	Horizontal (m)	Vertical (m)	Area (m²)	Quantity	Total Area	U-Value (table 6)	Actual U-Value
W1	1,5	0,425	0,6375	1	0,6375	5,73	3,652875
W2	1,12	0,9	1,008	1	1,008	5,73	5,77584
W3	0,6	0,9	0,54	1	0,54	5,73	3,0842
W4	1,45	1,225	1,77625	1	1,77625	5,73	10,1779125
D3	4,8	2,125	10,2	2	20,4	5,73	116,892
Aggregate Conductance							139,5928275
Heat Loss Limit							211,4
Pass / fail							PASS

GROUND FLOOR - HEAT GAIN CALCULATIONS								
g	g-effect (0.5 or 1)	p	h	shading index	Orientation	E-factor	SHGC	Actual SHGC
2200	0,5	0,05	1,4	0,017857143	W	0,71	0,66	0,4686
2500	0,5	0,11	3,8	0,014473684	N	0,65	0,66	0,429
900	0,5	0,11	2,28	0,024122807	N	0,49	0,66	0,3294
0,8	1,224	0,3	0,7	0,524571429	S	0,5	0,66	0,33
0,6	2,4	0,3	0,7	1,028571429	N	0,5	0,66	0,33
Aggregate SHGC								1,881
Heat Gain Limit								19,63
Pass / fail								PASS

FIRST FLOOR - HEAT LOSS CALCULATIONS							
Window Number	Horizontal (m)	Vertical (m)	Area (m²)	Quantity	Total Area	U-Value (table 6)	Actual U-Value
W3	0,6	0,9	0,54	3	1,62	5,73	9,2826
W5	2,6	1,8	4,68	2	9,36	5,73	53,6328
W6	1,5	1,8	2,7	1	2,7	5,73	15,471
Aggregate Conductance							78,3864
Heat Loss Limit							123,2
Pass / fail							PASS

FIRST FLOOR - HEAT GAIN CALCULATIONS								
g	g-effect (0.5 or 1)	p	h	shading index	Orientation	E-factor	SHGC	Actual SHGC
1,1	1,669	0,3	1,8	0,278166667	S	0,71	0,66	0,4686
0,8	1,224	0,3	0,7	0,524571429	S	0,5	0,66	0,33
0,6	2,4	0,3	0,7	1,028571429	N	0,5	0,66	0,33
Aggregate SHGC								1,1286
Heat Gain Limit								11,44
Pass / fail								PASS

HEAT LOSS & GAIN CALCULATIONS



ROOF PLAN - scale 1 : 100

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



Tel: +27 83 3953 089 • Fax: +27 86 6904 942 •
E-mail: riaan@b-a.co.za • Address: 120 York Street,
Lache House, George, 6529 • Postal:
P.O.Box 4232, George East, 6539

Client/Klient

KILOCEL
PROPERTIES
(PTY)LTD

Project/Projek

Proposed Unit 12
Hibiscus Close
Blanco

Drawing Title/Tekening Titel

ROOF PLAN AND HEAT LOSS & GAIN CALCULATIONS

Drawing Number/Tekening Nommer

BA21-037 1-02 MS

Wys Nr./Rev No.

Scale/Skaal

AS SHOWN

Designed/Ontwerp

RIAAN LE ROUX

Drawn/Geteken

RIAAN LE ROUX

Date/Datum

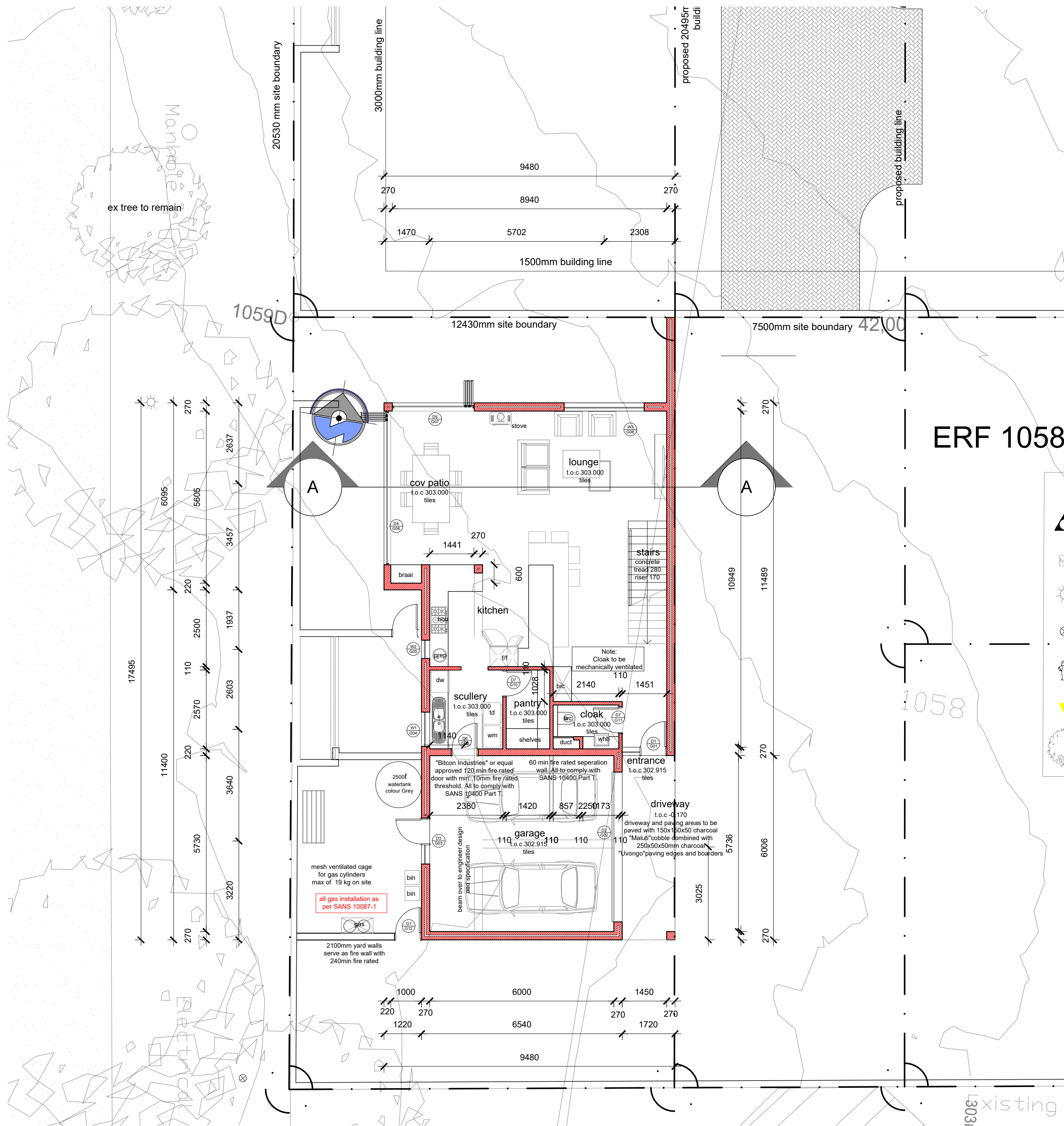
AUG 2025

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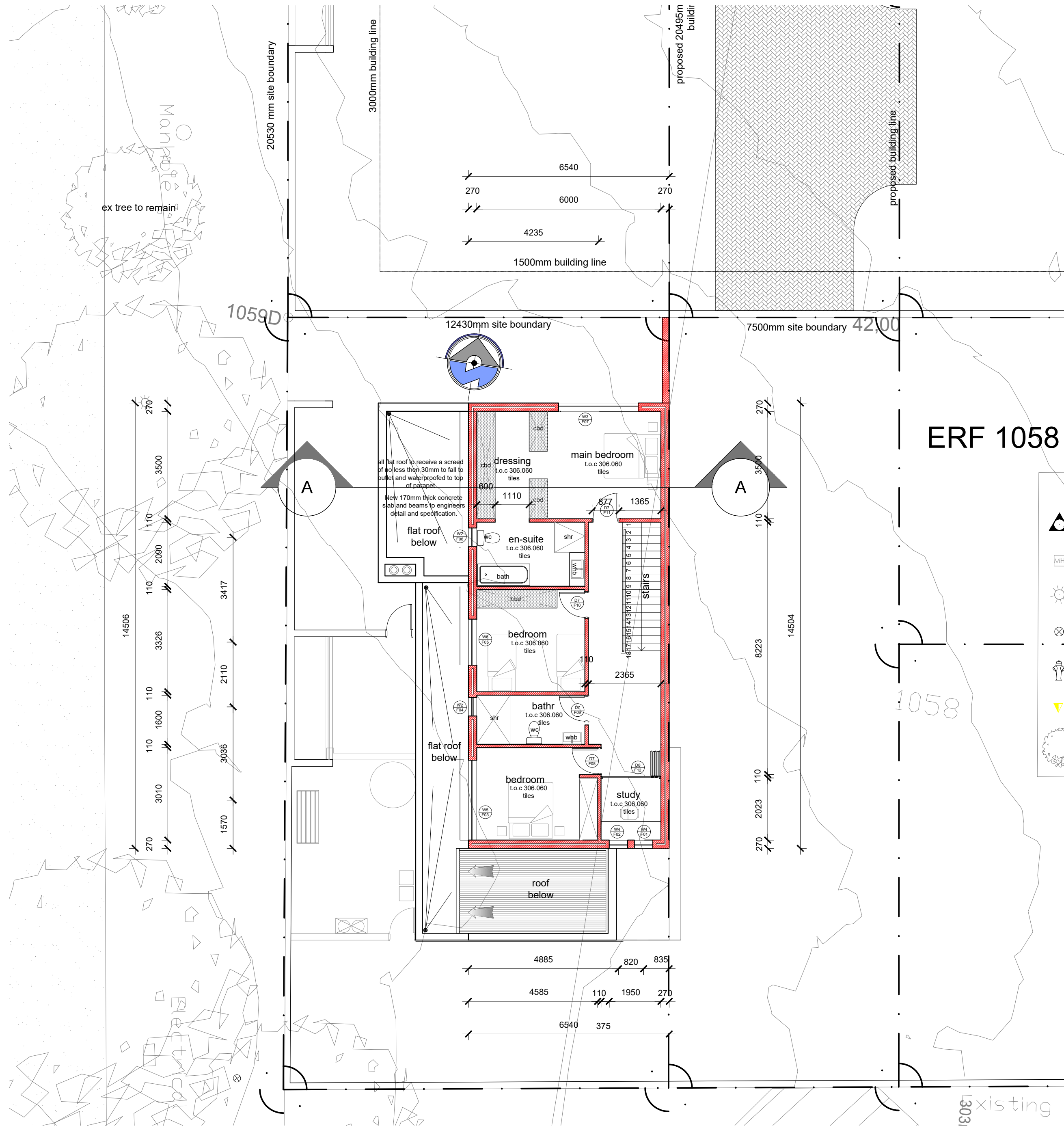
RIAAN LE ROUX

Op oorspronklike tekening
On original drawing

LEVELS AND DIMENSIONS.
THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIER MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE AND DESCRIPANCIES MUST BE REPORTED TO THE ARCHITECT BEFORE COMMENCING ANY SHOP DRAWINGS AND/OR WORK.
FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS AND LARGE SCALE DETAILS SUPERSEDE SMALL SCALE DRAWINGS.



GROUND STOREY PLAN - scale 1 : 100



FIRST STOREY PLAN - scale 1 : 100

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

BLUE ARCHITECTS

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E-mail: riaan@b-a.co.za • Address: 120 York Street,
Lache House, George, 6529 • Postal:
P.O.Box 4232, George East, 6539

Client/Klient

KILOCEL PROPERTIES (PTY)LTD

Project/Projek

Proposed Unit 12 Hibiscus Close Blanco

Drawing Title/Tekening Titel

LOWER GROUND AND GROUND STOREY

Drawing Number/Tekening Nommer

BA21-037 2-01 MS

Scale/Skaal
AS SHOWN

Designed/Ontwerp
RIAAN LE ROUX

Drawn/Geteken
RIAAN LE ROUX

Date/Datum
AUG 2025

Checked/Nagesien
RIAAN LE ROUX

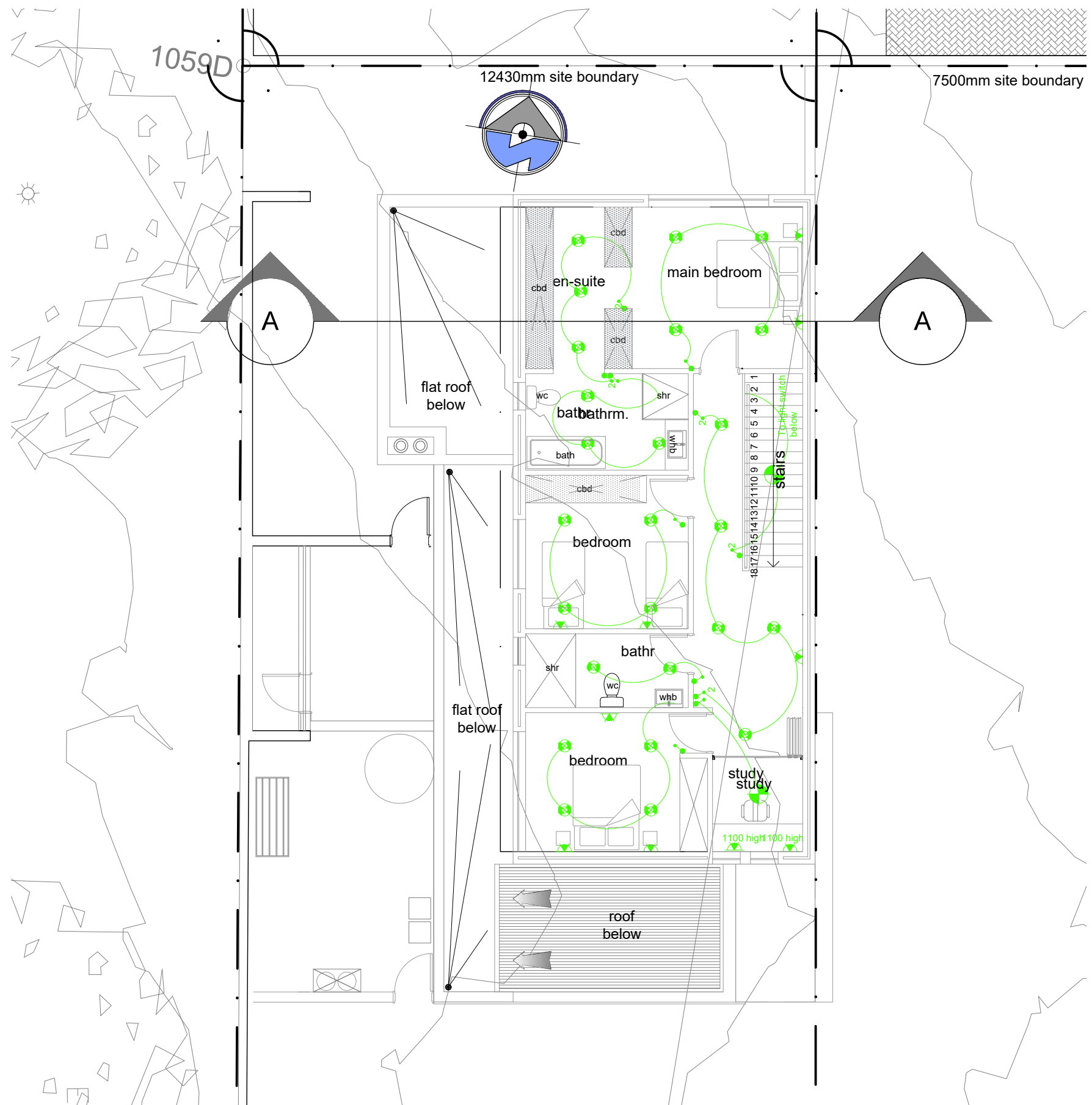
Op oorspronklike tekening
On original drawing

ELECTRICAL LEGEND	
	DISTRIBUTION BOARD
	LIGHT SWITCH
	DOUBLE PLUG POINT (350 from ff)
	TELEVISION PLUG POINT
	TELEPHONE ADSL POINT
	STOVE PLUG POINT
	CEILING MOUNTED LIGHT POINT
	DOWNLIGHTER
	DOUBLE FLUORESCENT LIGHT
	EXTERNAL BULKHEAD DOWNLIGHT
	BULKHEAD DOWNLIGHT @ 300 Above NGL
	GEYSER VESSEL POSITION
	INTERCOM POINT
	PRE-PAID METER
	WATER PROOF DOUBLE PLUG POINT

ELECTRICAL LEGEND



GROUND STOREY ELECTRICAL LAYOUT - scale 1 : 100



FIRST STOREY ELECTRICAL LAYOUT - scale 1 : 100

ENERGY DEMAND (W/m)			
Class of Occupancy		H4	
Coverage:	table 12		
	Constant		Maximum Energy demand
151	5	755	
Interior Lights:			
Quantity	Watts	Total	Description
3	14	42	14W Compact Fluorescent
7	10	70	10w lightpoint
0	10	0	10W low bulkhead
0	15	0	15W up down
44	10	440	10W down lights
Exterior Lights			
Quantity	Watts	Total	Description
2	10	20	10W low bulkhead
3	15	45	15W up down
TOTAL		572	
Maximum energy demand allowed (W/m)		755	
Maximum energy demand attained		572,00	
Demand in hand		183,00	Pass
Average W/M must be less than -		5	3,79 Pass

MAXIMUM ANNUAL ENERGY CONSUMPTION (KWh/m)			
Total Watts		Constant	Max KWh/m
151		5	755
Total Demand KW		Hours in use	Annual Energy Demand
0,572		1820	1041,04
Maximum Annual energy consumption allowed (KWh/m)		755	
Maximum Annual energy consumption attained (KWh/m)		1041,04	
Energy consumption in hand		-286,04	Pass

ENERGY DEMAND

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LEVELS AND DIMENSIONS.
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Revisions		Wysings	

Tel: +27 83 3953 089 • Fax: +27 86 6904 942 •
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Client/Klient
KILOCEL PROPERTIES (PTY)LTD

Project/Projek
Proposed Unit 12 Hibiscus Close Blanco

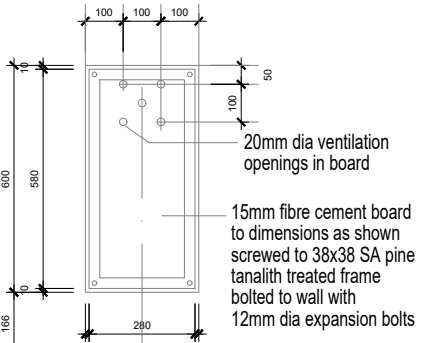
Drawing Title/Tekening Titel
LOWER GROUND AND GROUND STOREY

Drawing Number/Tekening Nommer BA21-037 2:02 MS	Wys Nr./Rev No.
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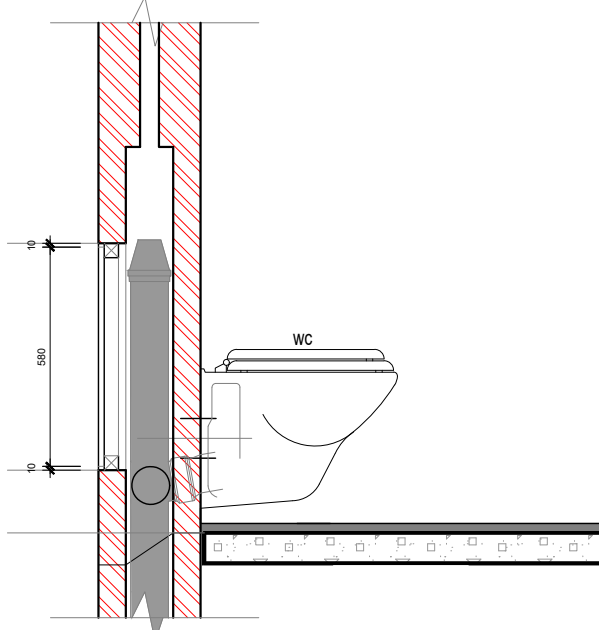
Scale/Skaal AS SHOWN	Designed/Ontwerp RIAAN LE ROUX
	Drawn/Geteken RIAAN LE ROUX
Date/Datum AUG 2025	Checked/Nagesien RIAAN LE ROUX
Op oorspronklike tekening On original drawing	

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

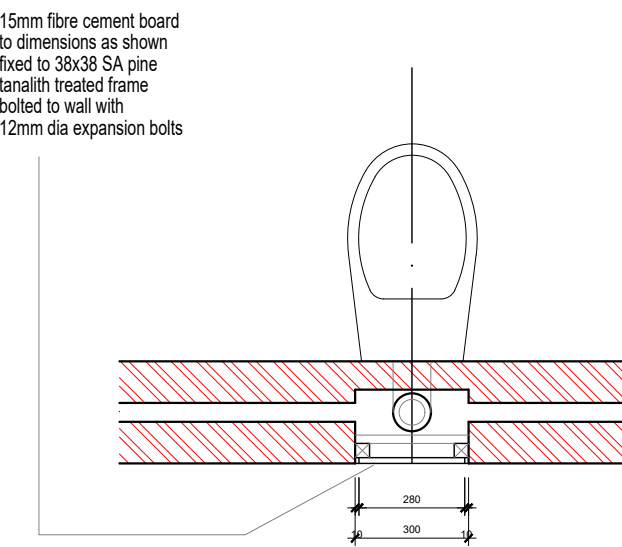
FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS AND LARGE SCALE DETAILS SUPERSEDE SMALL SCALE DRAWINGS.



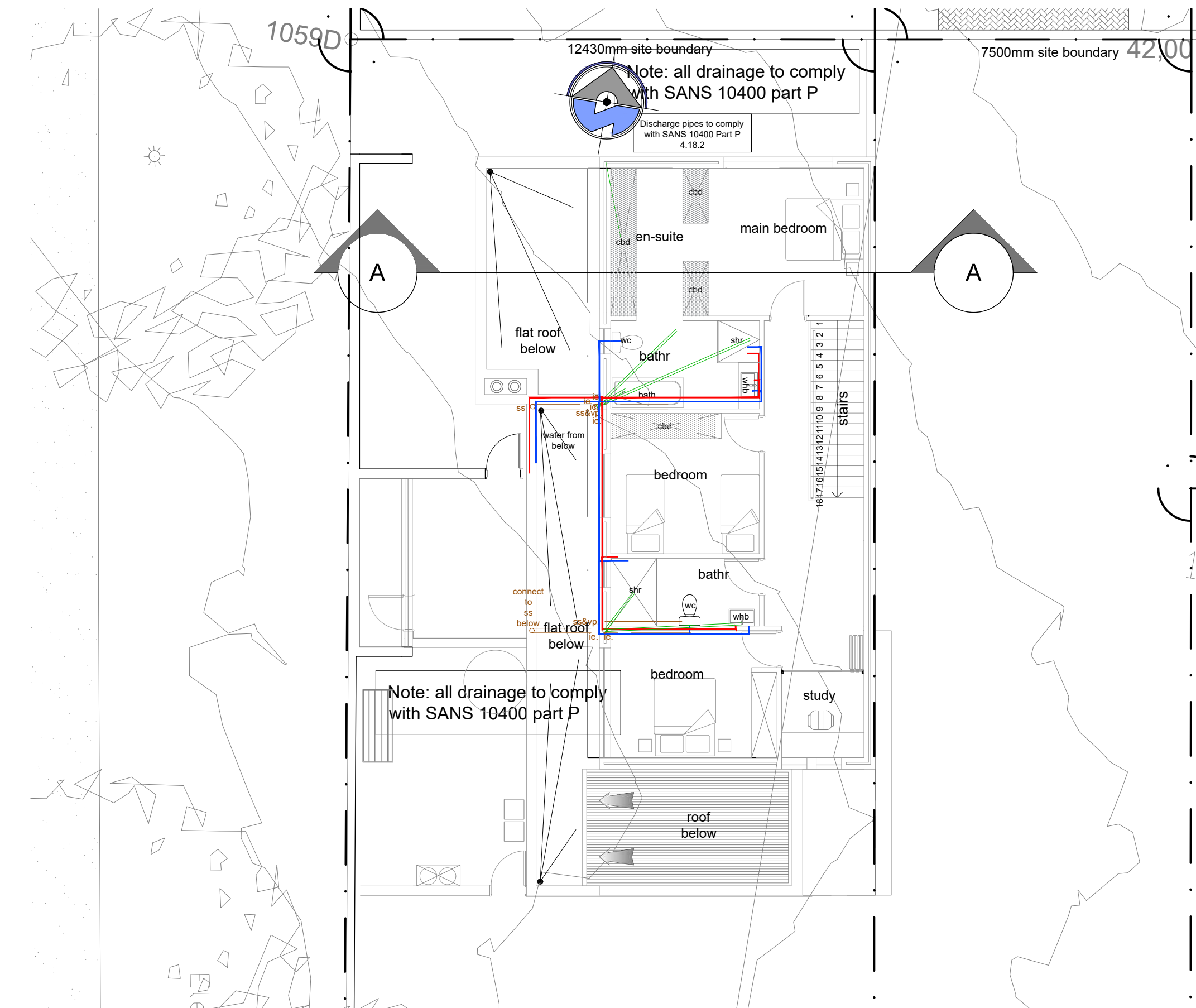
OPENING TO STACK
ELEVATION
SCALE 1:20



OPENING TO STACK SECTION
SCALE 1:20



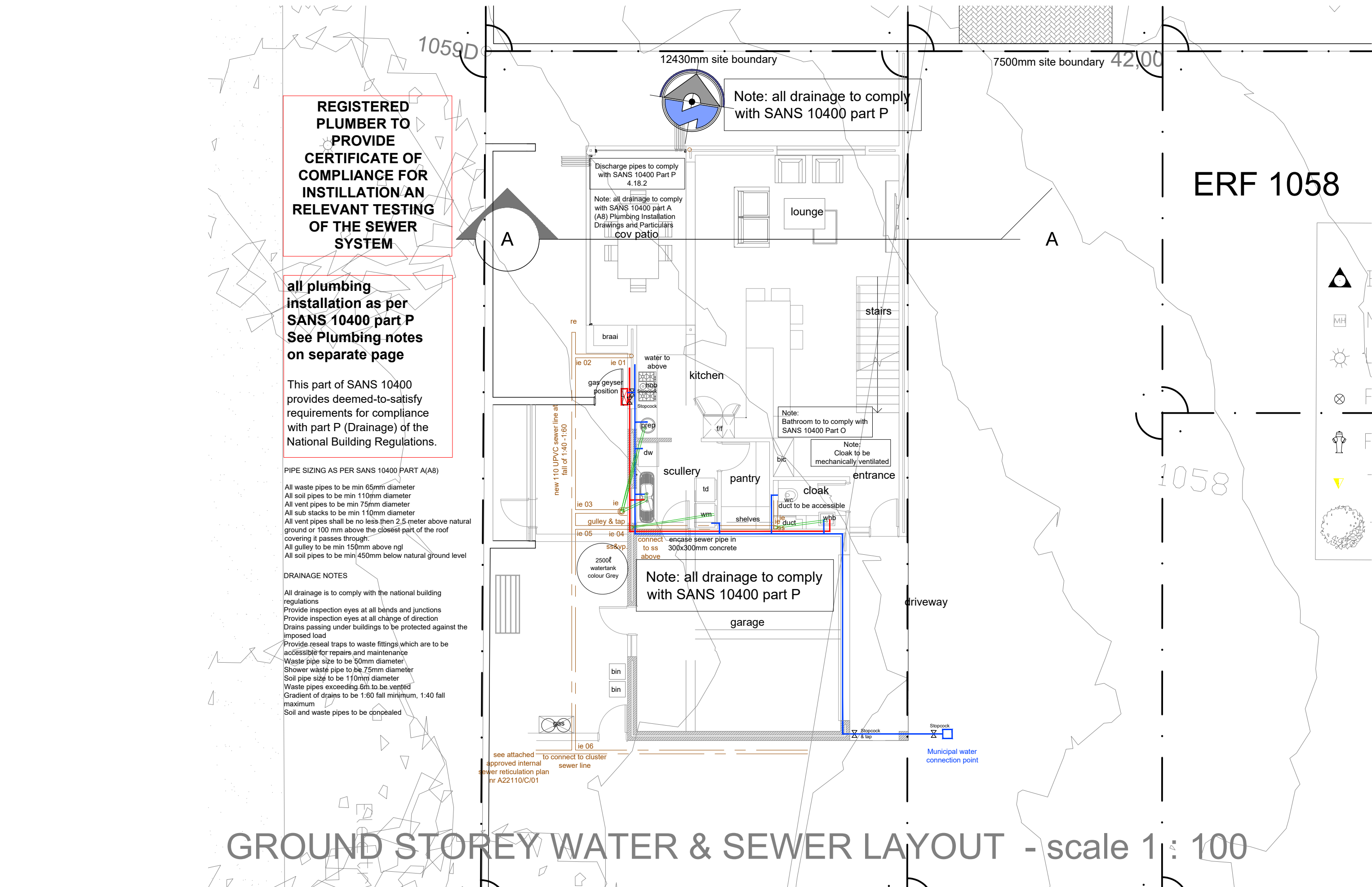
OPENING TO STACK
PLAN
SCALE 1:20



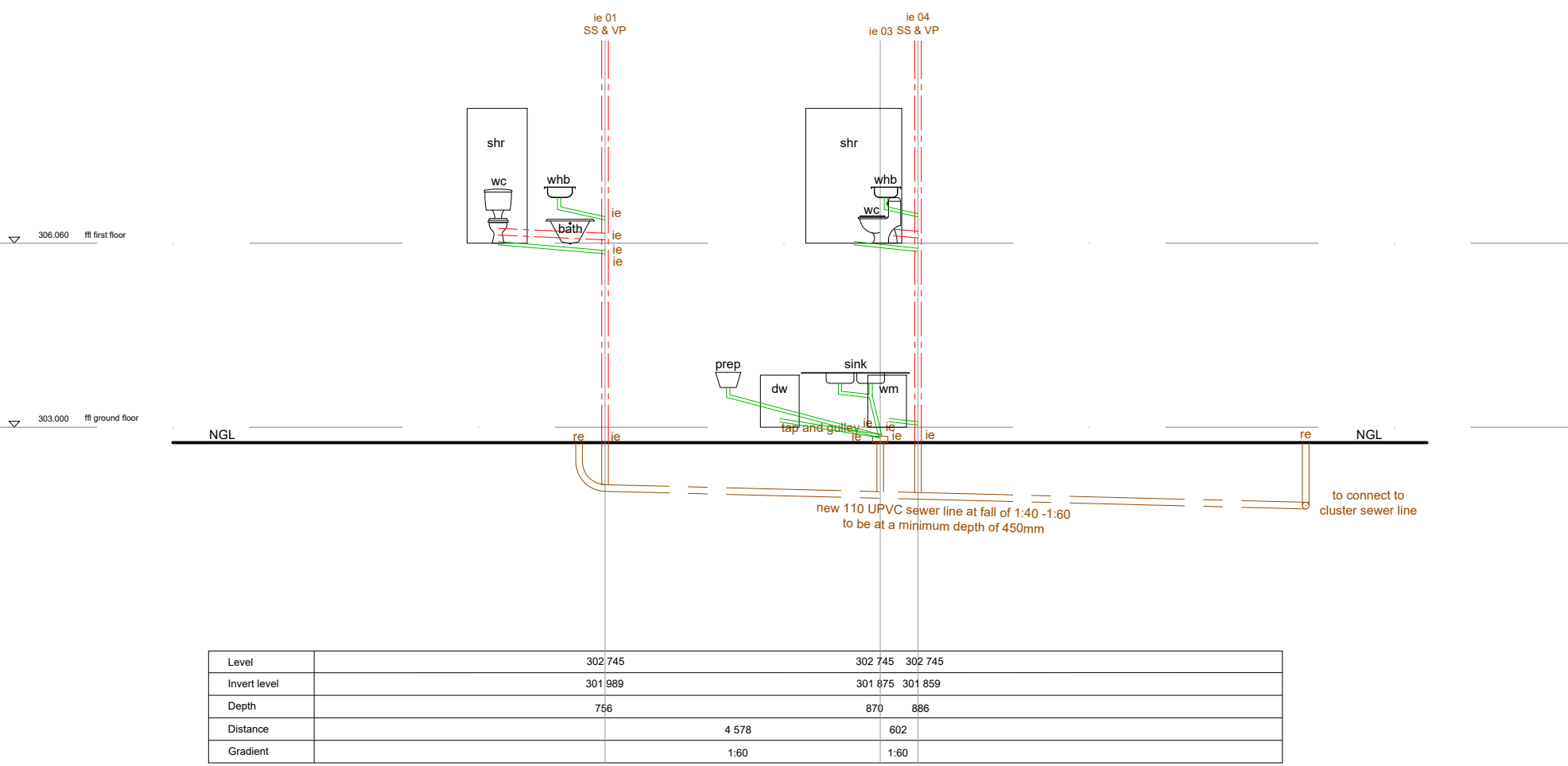
FIRST STOREY WATER & SEWER LAYOUT - scale 1 : 100

HOT WATER INSTALLATION:	
Hot water insulation to be as per SANS 10400 - XA.	
For hot water pipes that have an internal diameter of 80mm or less, the minimum R-value is to be 1,00.	
For hot water pipes that have an internal diameter of 80mm or more, the minimum R-value is to be 1,50.	
CEILING INSULATION:	
In areas that have nail up ceilings, the insulation is to be:	
115mm thick acorelle (with a R-value of 2,50 m ² /W).	
All to be installed as per manufacturers detail and specification.	
Concrete roofs to receive 100 mm polystyrene covered with natural stone sized no more than 5mm	
SYMBOL	WATER PIPE SIZES
	GEORGET Masonry Hot water pipe
	GEORGET Masonry Cold water pipe
	Recess
All plumbing and pipe sizes to be as per SANS 10400 and specialist detail and design.	

PIPE SPECIFICATIONS



GROUND STOREY WATER & SEWER LAYOUT - scale 1 : 100



DRAINAGE SECTION A - scale 1 : 100

Client/Klient
KILOCEL PROPERTIES (PTY)LTD

Project/Projek
Proposed Unit 12 Hibiscus Close Blanco

Drawing Title/Tekening Titel
LOWER GROUND AND GROUND STOREY

Drawing Number/Tekening Nommer
BA21-037 2-03 MS

Scale/Skaal
AS SHOWN

Designed/Ontwerp
RIAAN LE ROUX

Drawn/Geteken
RIAAN LE ROUX

Date/Datum
AUG 2025

Checked/Nagesien
RIAAN LE ROUX

Op oorspronklike tekening
On original drawing

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



No. Nr.	Date Datum	Description Beskrywing	By Deur
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KILOCEL
 PROPERTIES
 (PTY)LTD

Proposed Unit 12
Hibiscus Close
Blanco

SECTION & ELEVATIONS

BA21-037 3-01 MS

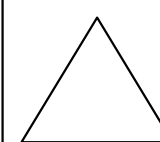
Designed/Ontwerp
RIAAN LEBOUX

Drawn/Geteken
RIAAN LE ROUX

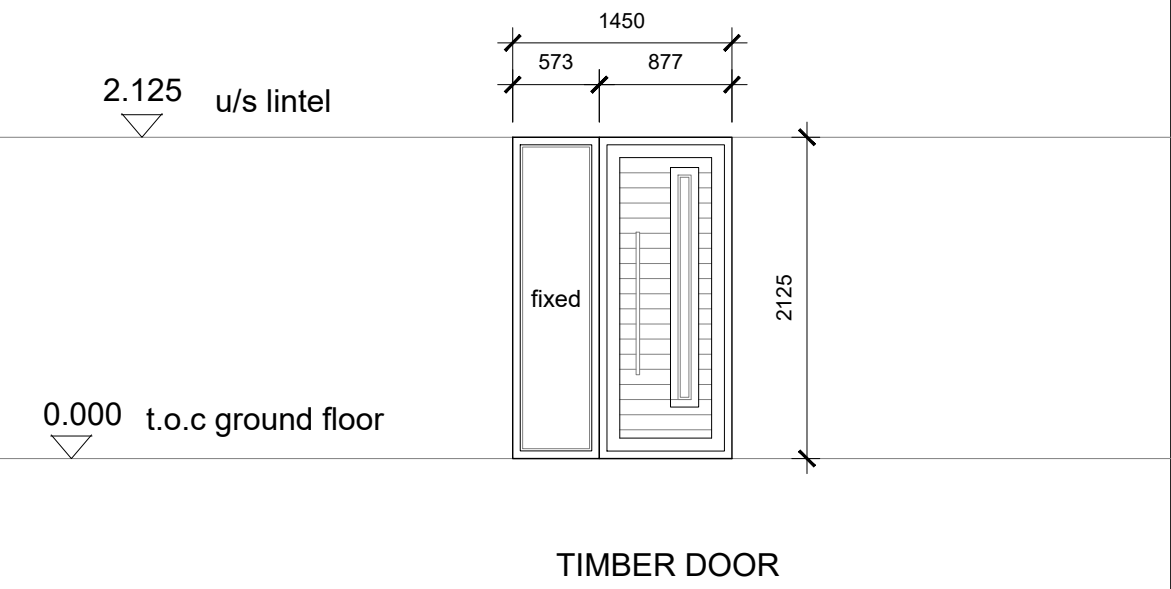
Date/Datum
AUG 2025

Checked/Nagesien
RIAAN LE ROUX

Op oorspronkelijke tekening
On original drawing



NOTE: REFER TO GENERAL NOTES ON DRAWING.



TIMBER DOOR

DECRPTION:
FRAME:
TIMBER FRAME.
Colour: Dark Teak

IRONMONGERY:
To Architects Approval

NOTE:
All frames to be covered with protective tape during construction using low tac PvC tape and plastic sheeting to internal and external surfaces. Protection to be removed only once the construction works around the frame is completed

Door:
BDB/Framed, ledged & battened ply back. prepared for painting.
Code: PD1/PB

Surface to be properly cleaned and painted with 'DULUX Pearlgló Polyurethane Enamel', Colour: Dark Teak.

OPENINGS TO BE MEASURED ON SITE PRIOR TO MANUFACTURE

Openings: G01

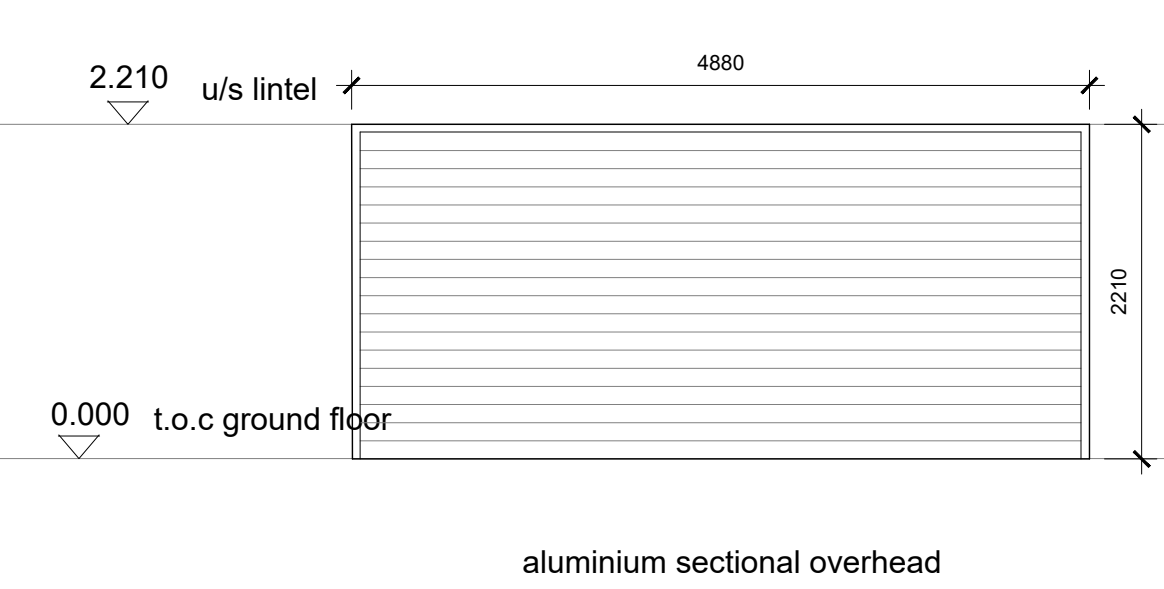
DOOR NO: D1 TOTAL REQD: 1 SCALE: 1:50



PROJECT TITLE:
UNIT 09 ON ERF 4281 SOETWEIDE CLOSE

DRAWING TITLE: DOOR SCHEDULE	REVISION: 0
DESIGNED: RIAAN LE ROUX	DATE: JUNE 2025
DRAWN: RIAAN LE ROUX	PROJECT NO: BA21-037

NOTE: REFER TO GENERAL NOTES ON DRAWING.



aluminium sectional overhead

DECRPTION:
FRAME:
Powder coated aluminium frame to SABS standards.
Colour: Matt Stone Grey

IRONMONGERY:
as per ironmongery schedule.

NOTE:
All frames to be covered with protective tape during construction using low tac PvC tape and plastic sheeting to internal and external surfaces. Protection to be removed only once the construction works around the frame is completed

Door:
Powder coated side hung door to SABS standards.
Colour: Matt Stone Grey

Glass in window to be AAMSA approved 6.38 mm low e glass fitted with pull-in gasket and rubber roll-in wedge with a clip-in glazing bead. All to manufacturer's recommendations and specifications. All glazing to be in accordance with SABS 0137-2000 code of practice, confirming to SABS 1263, permanently and visibly marked as such.

OPENINGS TO BE MEASURED ON SITE PRIOR TO MANUFACTURE

Openings: G02

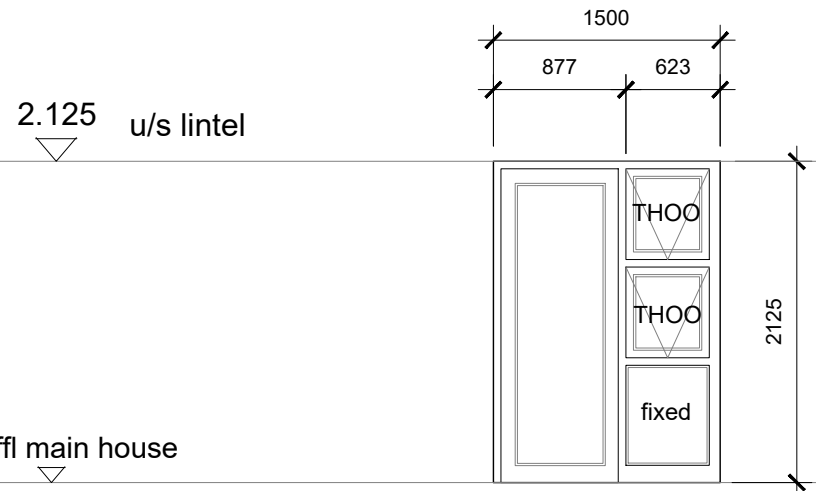
DOOR NO: D2 TOTAL REQD: 1 SCALE: 1:50



PROJECT TITLE:
UNIT 09 ON ERF 4281 SOETWEIDE CLOSE

DRAWING TITLE: DOOR SCHEDULE	REVISION: 0
DESIGNED: RIAAN LE ROUX	DATE: JUNE 2025
DRAWN: RIAAN LE ROUX	PROJECT NO: BA21-037

NOTE: REFER TO GENERAL NOTES ON DRAWING.



SINGLE LOW E

DECRPTION:
FRAME:
Powder coated aluminium frame to SABS standards.
Colour: Matt Stone Grey

IRONMONGERY:
as per ironmongery schedule.

NOTE:
All frames to be covered with protective tape during construction using low tac PvC tape and plastic sheeting to internal and external surfaces. Protection to be removed only once the construction works around the frame is completed

Door:
Powder coated side hung door to SABS standards.
Colour: Matt Stone Grey

Glass in window to be AAMSA approved 6.38 mm low e glass fitted with pull-in gasket and rubber roll-in wedge with a clip-in glazing bead. All to manufacturer's recommendations and specifications. All glazing to be in accordance with SABS 0137-2000 code of practice, confirming to SABS 1263, permanently and visibly marked as such.

OPENINGS TO BE MEASURED ON SITE PRIOR TO MANUFACTURE

Note:
Glass installer to ensure that the aluminium and glazing system installed complies to the following:
Maximum U-value: 3.4
Maximum SHGC: 0.66

Openings: G03

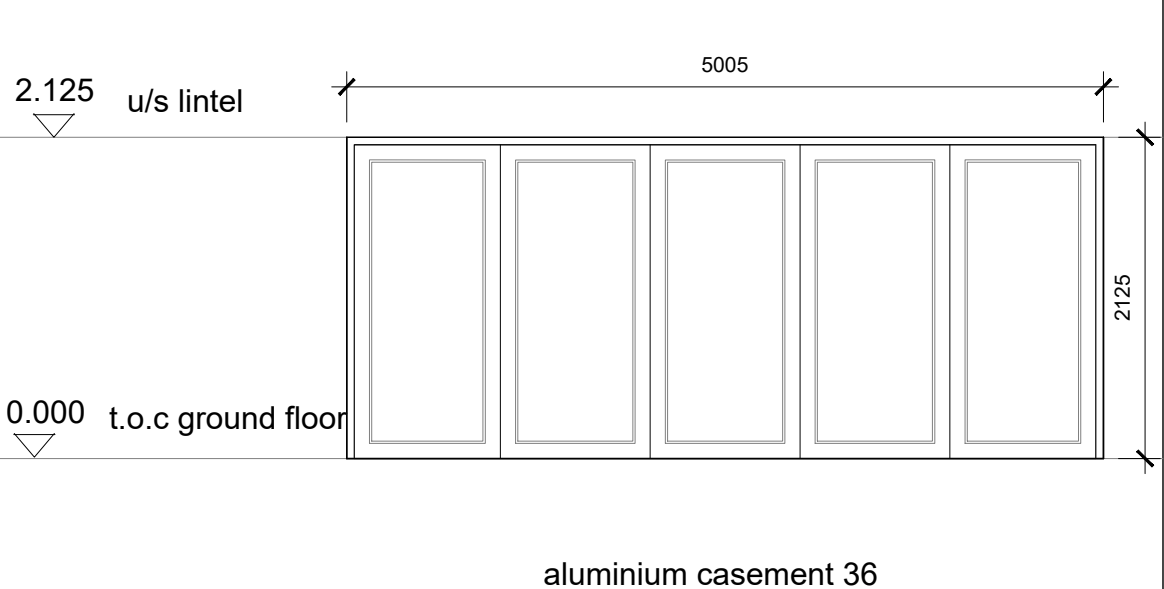
DOOR NO: D3 TOTAL REQD: 1 SCALE: 1:50



PROJECT TITLE:
UNIT 09 ON ERF 4281 SOETWEIDE CLOSE

DRAWING TITLE: DOOR SCHEDULE	REVISION: 0
DESIGNED: RIAAN LE ROUX	DATE: JUNE 2025
DRAWN: RIAAN LE ROUX	PROJECT NO: BA21-037

NOTE: REFER TO GENERAL NOTES ON DRAWING.



aluminium casement 36

DECRPTION:
FRAME:
Powder coated aluminium frame to SABS standards.
Colour: Charcoal

IRONMONGERY:
To Architects Approval

NOTE:
All frames to be covered with protective tape during construction using low tac PvC tape and plastic sheeting to internal and external surfaces. Protection to be removed only once the construction works around the frame is completed

Door:
Powder coated aluminium sliding folding door to SABS standards.
Colour: charcoal

Glass in window to be AAMSA approved 6.38 mm clear safety glass fitted with pull-in gasket and rubber roll-in wedge with a clip-in glazing bead. All to manufacturer's recommendations and specifications. All glazing to be in accordance with SABS 0137-2000 code of practice, confirming to SABS 1263, permanently and visibly marked as such.

OPENINGS TO BE MEASURED ON SITE PRIOR TO MANUFACTURE

Note:
Glass installer to ensure that the aluminium and glazing system installed complies to the following:
Maximum U-value: 5.73
Maximum SHGC: 0.66

Openings: G06

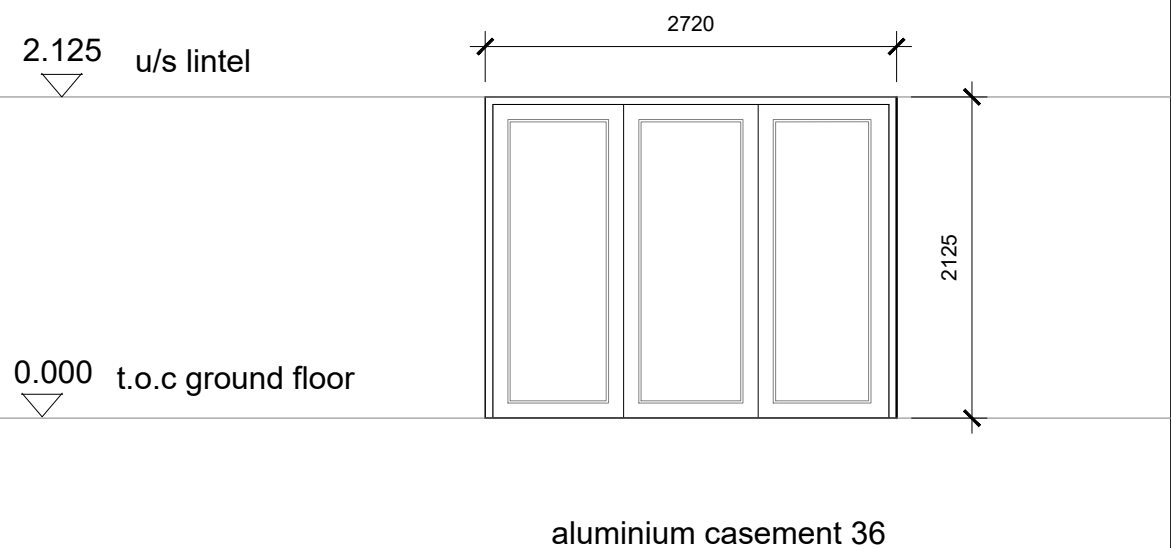
DOOR NO: D4 TOTAL REQD: 1 SCALE: 1:50



PROJECT TITLE:
UNIT 09 ON ERF 4281 SOETWEIDE CLOSE

DRAWING TITLE: DOOR SCHEDULE	REVISION: 0
DESIGNED: RIAAN LE ROUX	DATE: JUNE 2025
DRAWN: RIAAN LE ROUX	PROJECT NO: BA21-037

NOTE: REFER TO GENERAL NOTES ON DRAWING.



aluminium casement 36

DECRPTION:
FRAME:
Powder coated aluminium frame to SABS standards.
Colour: Charcoal

IRONMONGERY:
To Architects Approval

NOTE:
All frames to be covered with protective tape during construction using low tac PvC tape and plastic sheeting to internal and external surfaces. Protection to be removed only once the construction works around the frame is completed

Door:
Powder coated aluminium sliding folding door to SABS standards.
Colour: charcoal

Glass in window to be AAMSA approved 6.38 mm clear safety glass fitted with pull-in gasket and rubber roll-in wedge with a clip-in glazing bead. All to manufacturer's recommendations and specifications. All glazing to be in accordance with SABS 0137-2000 code of practice, confirming to SABS 1263, permanently and visibly marked as such.

OPENINGS TO BE MEASURED ON SITE PRIOR TO MANUFACTURE

Note:
Glass installer to ensure that the aluminium and glazing system installed complies to the following:
Maximum U-value: 5.73
Maximum SHGC: 0.66

Openings: G07

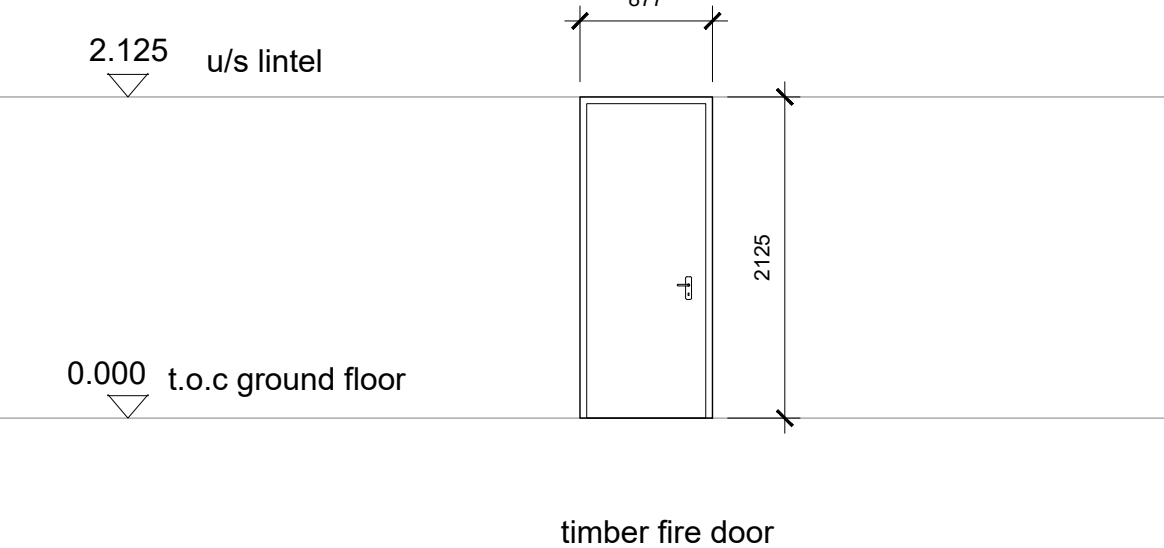
DOOR NO: D5 TOTAL REQD: 1 SCALE: 1:50



PROJECT TITLE:
UNIT 09 ON ERF 4281 SOETWEIDE CLOSE

DRAWING TITLE: DOOR SCHEDULE	REVISION: 0
DESIGNED: RIAAN LE ROUX	DATE: JUNE 2025
DRAWN: RIAAN LE ROUX	PROJECT NO: BA21-037

NOTE: REFER TO GENERAL NOTES ON DRAWING.



timber fire door

DECRPTION:
FRAME:
Pressed steel frame to SABS standards.
Frame to be painted as per specification.
Colour: Colour to be confirmed

IRONMONGERY:
To Architects Approval

NOTE:
All frames to be covered with protective tape during construction using low tac PvC tape and plastic sheeting to internal and external surfaces. Protection to be removed only once the construction works around the frame is completed

Door:
"Bitcon Industries" or equal approved 120 min fire rated door with min. 10mm fire rated threshold. All to comply with SANS 10400 Part 1.

Surface to be properly cleaned and painted as per specification'.
Colour: To architect approval.

Openings: G09
RH: 01
LH: 00

OPENINGS TO BE MEASURED ON SITE PRIOR TO MANUFACTURE

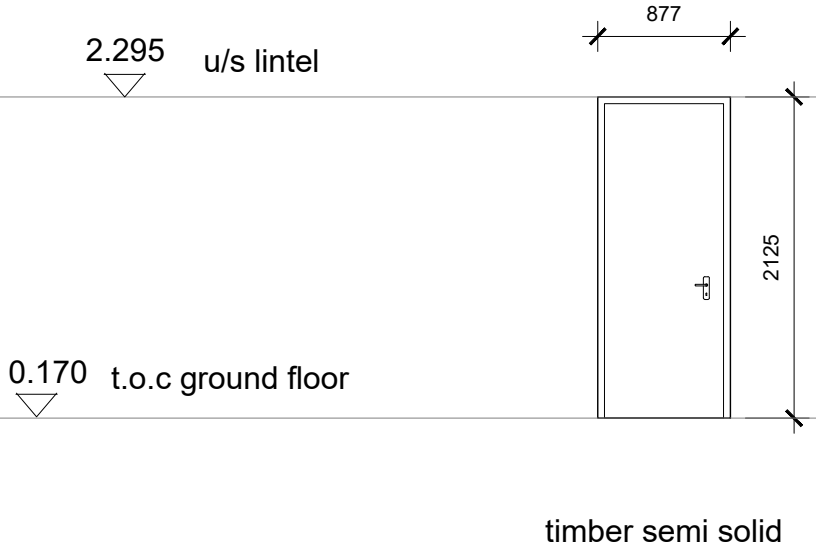
DOOR NO: D6 TOTAL REQD: 1 SCALE: 1:50



PROJECT TITLE:
UNIT 09 ON ERF 4281 SOETWEIDE CLOSE

DRAWING TITLE: DOOR SCHEDULE	REVISION: 0
DESIGNED: RIAAN LE ROUX	DATE: JUNE 2025
DRAWN: RIAAN LE ROUX	PROJECT NO: BA21-037

NOTE: REFER TO GENERAL NOTES ON DRAWING.



timber semi solid

DECRPTION:
FRAME:
Powder coated aluminium frame to SABS standards.
Colour: to be confirmed

IRONMONGERY:
To Architects Approval

NOTE:
All frames to be covered with protective tape during construction using low tac PvC tape and plastic sheeting to internal and external surfaces. Protection to be removed only once the construction works around the frame is completed

Door:
813x2032x40mm semi-solid core flush door with a core of chipboard strips, with 3mm tempered masonite on both sides and hardwood edges. As per manufacturers specifications.

Surface to be properly cleaned and painted with 'DULUX Pearlgló Polyurethane Enamel', Colour: To architect approval.

Openings: G10, G11, F08, F09, F10, F11

RH: 04
LH: 02

OPENINGS TO BE MEASURED ON SITE PRIOR TO MANUFACTURE

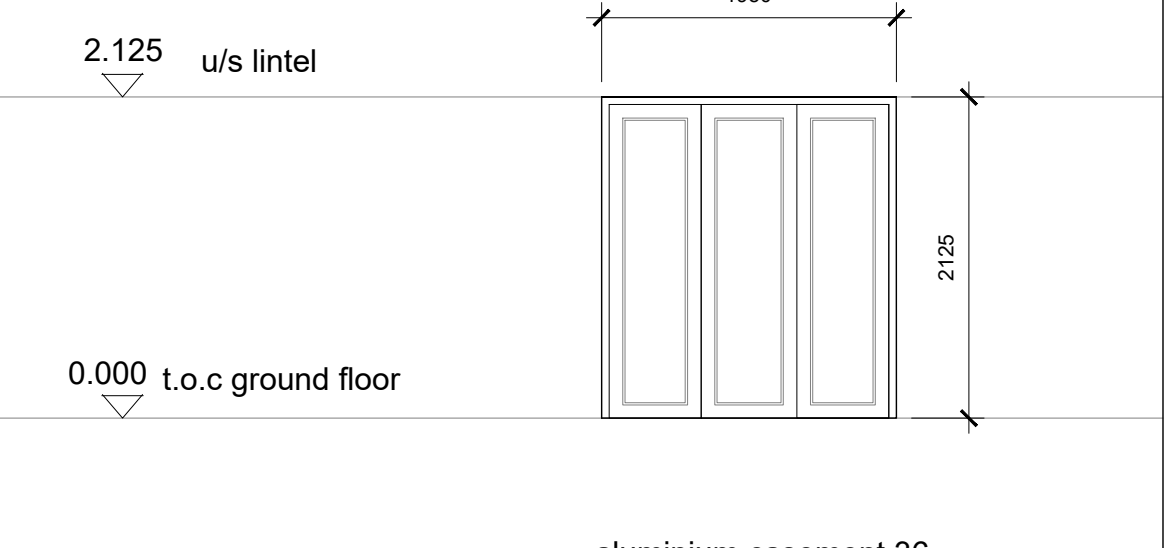
DOOR NO: D7 TOTAL REQD: 6 SCALE: 1:50



PROJECT TITLE:
UNIT 09 ON ERF 4281 SOETWEIDE CLOSE

DRAWING TITLE: DOOR SCHEDULE	REVISION: 0
DESIGNED: RIAAN LE ROUX	DATE: JUNE 2025
DRAWN: RIAAN LE ROUX	PROJECT NO: BA21-037

NOTE: REFER TO GENERAL NOTES ON DRAWING.



aluminium casement 36

DECRPTION:
FRAME:
Powder coated aluminium frame to SABS standards.
Colour: to be confirmed

IRONMONGERY:
To Architects Approval

NOTE:
All frames to be covered with protective tape during construction using low tac PvC tape and plastic sheeting to internal and external surfaces. Protection to be removed only once the construction works around the frame is completed

Door:
Powder coated aluminium sliding folding door to SABS standards.
Colour: charcoal

Glass in window to be AAMSA approved 6.38 mm double clear safety glass fitted with pull-in gasket and rubber roll-in wedge with a clip-in glazing bead. All to manufacturer's recommendations and specifications. All glazing to be in accordance with SABS 0137-2000 code of practice, confirming to SABS 1263, permanently and visibly marked as such.

OPENINGS TO BE MEASURED ON SITE PRIOR TO MANUFACTURE

Note:
Glass installer to ensure that the aluminium and glazing system installed complies to the following:
Maximum U-value: 5.73
Maximum SHGC: 0.66

Openings: F12

DOOR NO: D8 TOTAL REQD: 1 SCALE: 1:50



PROJECT TITLE:
UNIT 09 ON ERF 4281 SOETWEIDE CLOSE

DRAWING TITLE: DOOR SCHEDULE	REVISION: 0
DESIGNED: RIAAN LE ROUX	DATE: JUNE 2025
DRAWN: RIAAN LE ROUX	PROJECT NO: BA21-037

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Outeursreg voorbehou deur BLUE ARCHITECTS

LEVELS AND DIMENSIONS.

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

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

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



Tel: +27 83 3953 089 • Fax: +27 86 6904 942 •
E-mail: riaan@b-a.co.za • Address: 120 York Street,
Lache House, George, 6529 • Postal:
P.O.Box 4232, George East, 6539

Client/Klient

KILOCEL
PROPERTIES
(PTY)LTD

Project/Projek

Proposed Unit 12
Hibiscus Close
Blanco

Drawing Title/Tekening Titel

DOOR SCHEDULE

Drawing Number/Tekening Nommer

BA21-037 5-01 MS

Wys Nr./Rev No.

Scale/Skaal

AS SHOWN

Designed/Ontwerp

RIAAN LE ROUX

Drawn/Geteken

RIAAN LE ROUX

Date/Datum

AUG 2025

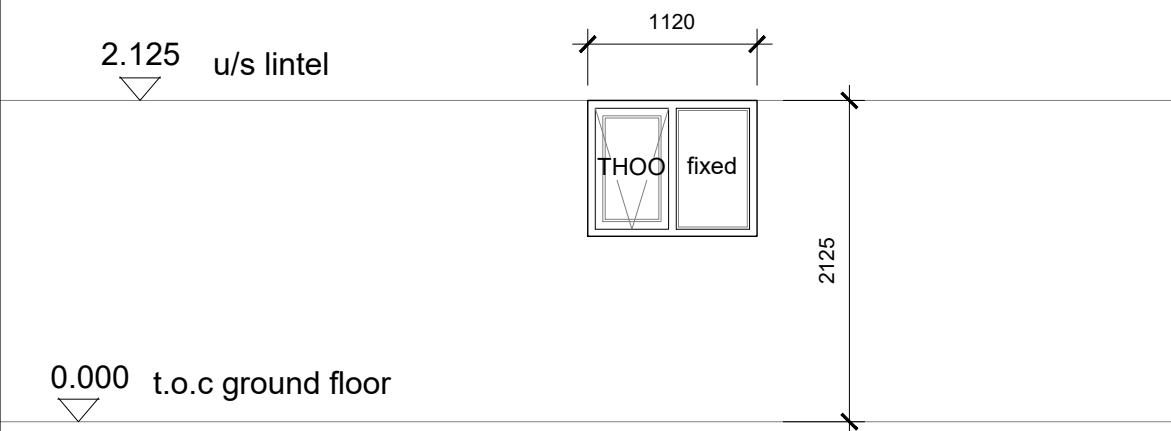
Checked/Nagesien

RIAAN LE ROUX

Op oorspronklike tekening
On original drawing

DOOR SCHEDULE - scale 1 : 50

NOTE: REFER TO GENERAL NOTES ON DRAWING.



SINGLE LOW E

DECRPTION:
FRAME:
Powder coated aluminium frame to SABS standards.
Colour: Charcoal

WINDOW:
Powder coated aluminium outward top hung opening windows to SABS standards.
Colour: charcoal

Glass in window to be AAMSA approved 6.38 mm low e glass fitted with pull-in gasket and rubber roll-in wedge with a clip-in glazing bead. All to manufacturer's recommendations and specifications. All glazing to be in accordance with SABS 0137-2000 code of practice, confirming to SABS 1263, permanently and visibly marked as such.

Openings: G04

IRONMONGERY:
To Architects Approval

NOTE:
All frames to be covered with protective tape during construction using low tac PVC tape and plastic sheeting to internal and external surfaces. Protection to be removed only once the construction works around the frame is completed

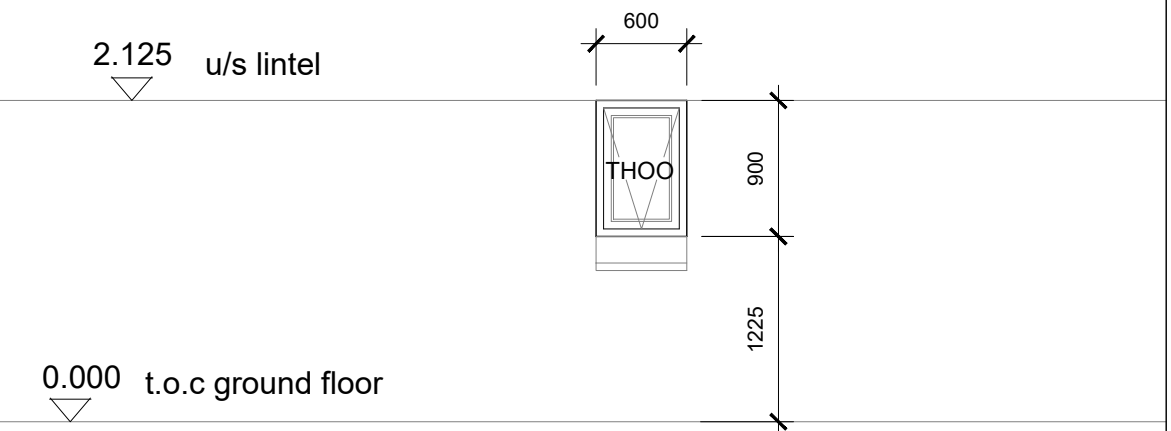
OPENINGS TO BE MEASURED ON SITE PRIOR TO MANUFACTURE
Note:
Glass installer to ensure that the aluminium and glazing system installed complies to the following:
Maximum U-value: 5.73
Maximum SHGC: 0.66

WINDOW NO:	W1	TOTAL REQD:	1	SCALE:	1:50
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PROJECT TITLE:		UNIT 09 ON ERF 4281 SOETWEIDE CLOSE	
DRAWING TITLE:	WINDOW SCHEDULE	REVISION:	0
DESIGNED:	RIAAN LE ROUX	DATE:	JUNE 2025
DRAWN:	RIAAN LE ROUX	PROJECT NO:	BA21-037

NOTE: REFER TO GENERAL NOTES ON DRAWING.



SINGLE LOW E

DECRPTION:
FRAME:
Powder coated aluminium frame to SABS standards.
Colour: Charcoal

WINDOW:
Powder coated aluminium outward top hung opening windows to SABS standards.
Colour: charcoal

Glass in window to be AAMSA approved 6.38 mm low e glass fitted with pull-in gasket and rubber roll-in wedge with a clip-in glazing bead. All to manufacturer's recommendations and specifications. All glazing to be in accordance with SABS 0137-2000 code of practice, confirming to SABS 1263, permanently and visibly marked as such.

Openings: G05, F04, F06

IRONMONGERY:
To Architects Approval

NOTE:
All frames to be covered with protective tape during construction using low tac PVC tape and plastic sheeting to internal and external surfaces. Protection to be removed only once the construction works around the frame is completed

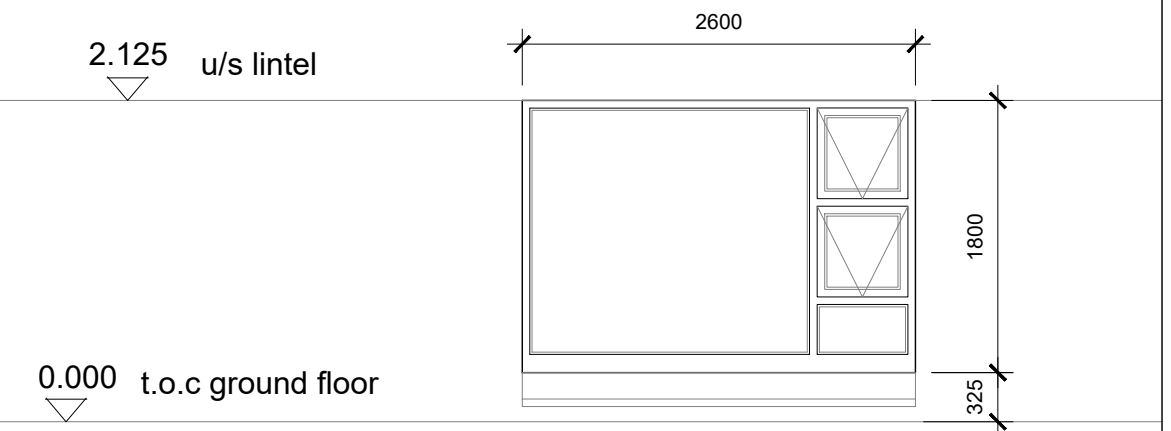
OPENINGS TO BE MEASURED ON SITE PRIOR TO MANUFACTURE
Note:
Glass installer to ensure that the aluminium and glazing system installed complies to the following:
Maximum U-value: 5.73
Maximum SHGC: 0.66

WINDOW NO:	W2	TOTAL REQD:	3	SCALE:	1:50
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PROJECT TITLE:		UNIT 09 ON ERF 4281 SOETWEIDE CLOSE	
DRAWING TITLE:	WINDOW SCHEDULE	REVISION:	0
DESIGNED:	RIAAN LE ROUX	DATE:	JUNE 2025
DRAWN:	RIAAN LE ROUX	PROJECT NO:	BA21-037

NOTE: REFER TO GENERAL NOTES ON DRAWING.



SINGLE LOW E

DECRPTION:
FRAME:
Powder coated aluminium frame to SABS standards.
Colour: Charcoal

WINDOW:
Powder coated aluminium outward top hung opening windows to SABS standards.
Colour: charcoal

Glass in window to be AAMSA approved 6.38 mm low e glass fitted with pull-in gasket and rubber roll-in wedge with a clip-in glazing bead. All to manufacturer's recommendations and specifications. All glazing to be in accordance with SABS 0137-2000 code of practice, confirming to SABS 1263, permanently and visibly marked as such.

Openings: G08, F08

IRONMONGERY:
To Architects Approval

NOTE:
All frames to be covered with protective tape during construction using low tac PVC tape and plastic sheeting to internal and external surfaces. Protection to be removed only once the construction works around the frame is completed

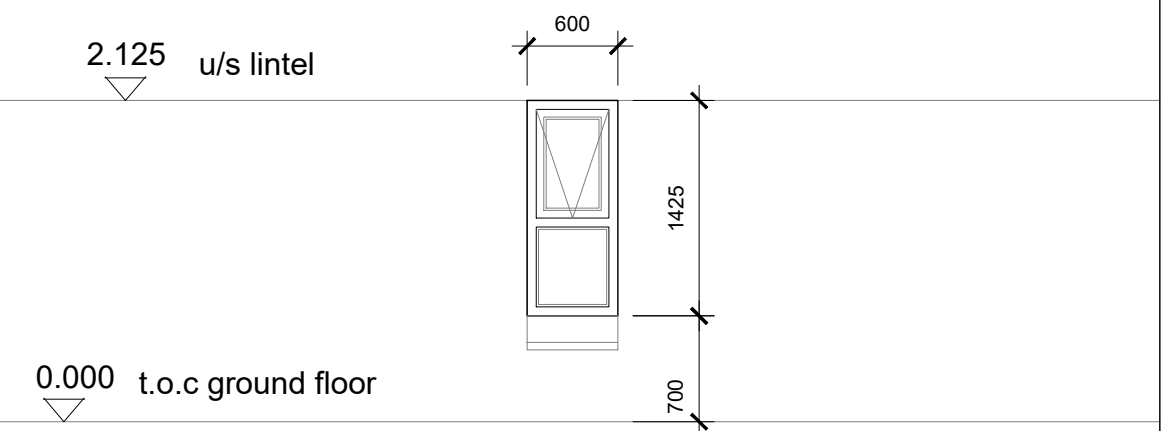
OPENINGS TO BE MEASURED ON SITE PRIOR TO MANUFACTURE
Note:
Glass installer to ensure that the aluminium and glazing system installed complies to the following:
Maximum U-value: 5.73
Maximum SHGC: 0.66

WINDOW NO:	W3	TOTAL REQD:	2	SCALE:	1:50
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PROJECT TITLE:		UNIT 09 ON ERF 4281 SOETWEIDE CLOSE	
DRAWING TITLE:	WINDOW SCHEDULE	REVISION:	0
DESIGNED:	RIAAN LE ROUX	DATE:	JUNE 2025
DRAWN:	RIAAN LE ROUX	PROJECT NO:	BA21-037

NOTE: REFER TO GENERAL NOTES ON DRAWING.



SINGLE LOW E

DECRPTION:
FRAME:
Powder coated aluminium frame to SABS standards.
Colour: Charcoal

WINDOW:
Powder coated aluminium outward top hung opening windows to SABS standards.
Colour: charcoal

Glass in window to be AAMSA approved 6.38 mm low e glass fitted with pull-in gasket and rubber roll-in wedge with a clip-in glazing bead. All to manufacturer's recommendations and specifications. All glazing to be in accordance with SABS 0137-2000 code of practice, confirming to SABS 1263, permanently and visibly marked as such.

Openings: F01, F02

IRONMONGERY:
To Architects Approval

NOTE:
All frames to be covered with protective tape during construction using low tac PVC tape and plastic sheeting to internal and external surfaces. Protection to be removed only once the construction works around the frame is completed

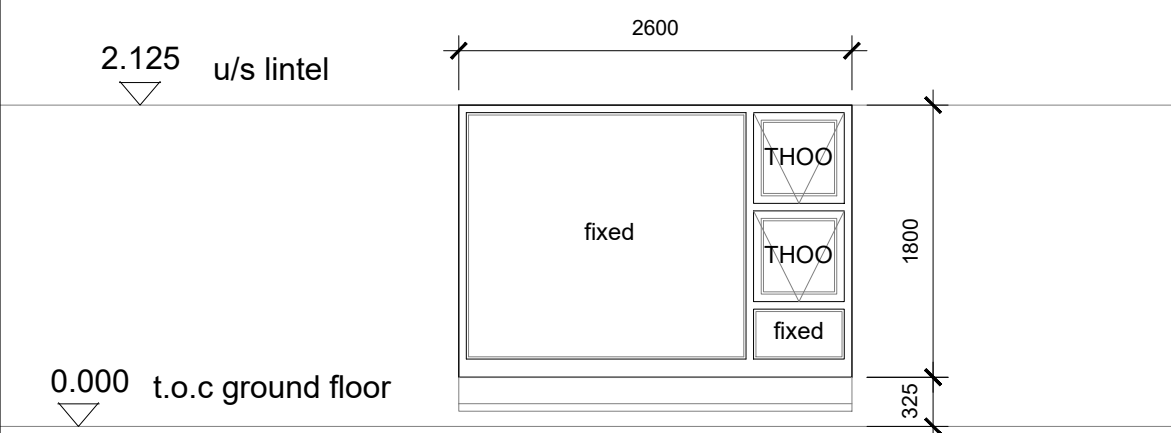
OPENINGS TO BE MEASURED ON SITE PRIOR TO MANUFACTURE
Note:
Glass installer to ensure that the aluminium and glazing system installed complies to the following:
Maximum U-value: 5.73
Maximum SHGC: 0.66

WINDOW NO:	W4	TOTAL REQD:	2	SCALE:	1:50
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PROJECT TITLE:		UNIT 09 ON ERF 4281 SOETWEIDE CLOSE	
DRAWING TITLE:		REVISION:	0
DESIGNED:		DATE:	JUNE 2025
DRAWN:		PROJECT NO:	BA21-037

NOTE: REFER TO GENERAL NOTES ON DRAWING.



SINGLE LOW E

DECRPTION:
FRAME:
Powder coated aluminium frame to SABS standards.
Colour: Charcoal

WINDOW:
Powder coated aluminium outward top hung opening windows to SABS standards.
Colour: charcoal

Glass in window to be AAMSA approved 6.38 mm low e glass fitted with pull-in gasket and rubber roll-in wedge with a clip-in glazing bead. All to manufacturer's recommendations and specifications. All glazing to be in accordance with SABS 0137-2000 code of practice, confirming to SABS 1263, permanently and visibly marked as such.

Openings: F03

IRONMONGERY:
To Architects Approval

NOTE:
All frames to be covered with protective tape during construction using low tac PVC tape and plastic sheeting to internal and external surfaces. Protection to be removed only once the construction works around the frame is completed

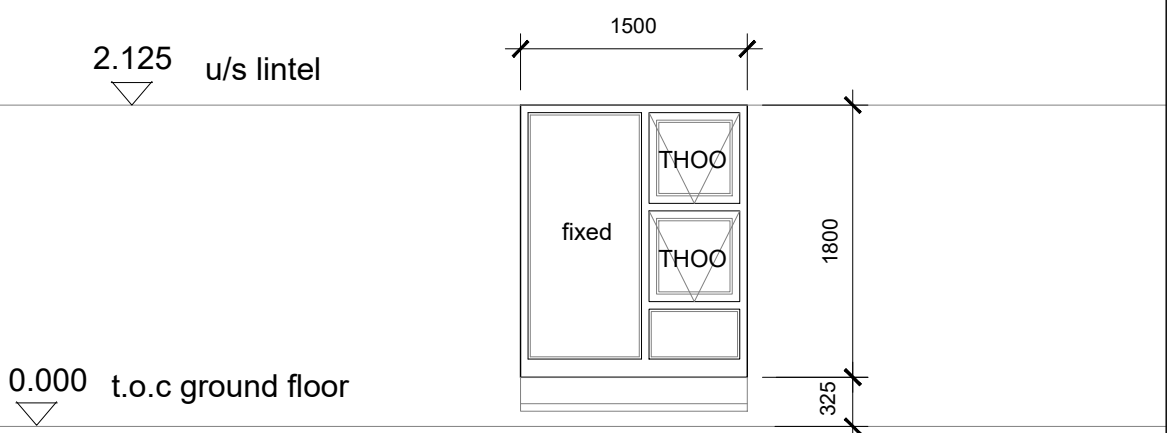
OPENINGS TO BE MEASURED ON SITE PRIOR TO MANUFACTURE
Note:
Glass installer to ensure that the aluminium and glazing system installed complies to the following:
Maximum U-value: 5.73
Maximum SHGC: 0.66

WINDOW NO:	W5	TOTAL REQD:	1	SCALE:	1:50
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PROJECT TITLE:		UNIT 09 ON ERF 4281 SOETWEIDE CLOSE	
DRAWING TITLE:	WINDOW SCHEDULE	REVISION:	0
DESIGNED:	RIAAN LE ROUX	DATE:	JUNE 2025
DRAWN:	RIAAN LE ROUX	PROJECT NO:	BA21-037

NOTE: REFER TO GENERAL NOTES ON DRAWING.



SINGLE LOW E

DECRPTION:
FRAME:
Powder coated aluminium frame to SABS standards.
Colour: Charcoal

WINDOW:
Powder coated aluminium outward top hung opening windows to SABS standards.
Colour: charcoal

Glass in window to be AAMSA approved 6.38 mm low e glass fitted with pull-in gasket and rubber roll-in wedge with a clip-in glazing bead. All to manufacturer's recommendations and specifications. All glazing to be in accordance with SABS 0137-2000 code of practice, confirming to SABS 1263, permanently and visibly marked as such.

Openings: F05

IRONMONGERY:
To Architects Approval

NOTE:
All frames to be covered with protective tape during construction using low tac PVC tape and plastic sheeting to internal and external surfaces. Protection to be removed only once the construction works around the frame is completed

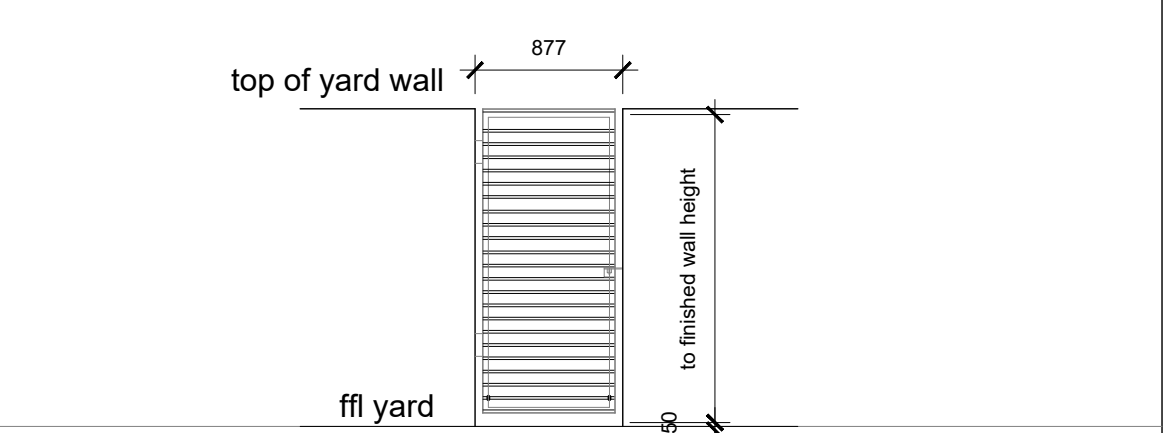
OPENINGS TO BE MEASURED ON SITE PRIOR TO MANUFACTURE
Note:
Glass installer to ensure that the aluminium and glazing system installed complies to the following:
Maximum U-value: 5.73
Maximum SHGC: 0.66

WINDOW NO:	W6	TOTAL REQD:	1	SCALE:	1:50
------------	----	-------------	---	--------	------



PROJECT TITLE:		UNIT 09 ON ERF 4281 SOETWEIDE CLOSE	
DRAWING TITLE:	WINDOW SCHEDULE	REVISION:	0
DESIGNED:	RIAAN LE ROUX	DATE:	JUNE 2025
DRAWN:	RIAAN LE ROUX	PROJECT NO:	BA21-037

NOTE: REFER TO GENERAL NOTES ON DRAWING.



galvanized frame painted with timber infill

DECRPTION:
FRAME:
2x38x38 steel frame pre drilled galvanized and painted
Colour: Charcoal colour to match window frames.
INFILL:
70x38 meranti slats fastened from the back stained in Dark Teak.

Surface to be properly cleaned stained dark teak and painted 3 coats natural matt sealer

Openings: G12, G13

IRONMONGERY:
as per ironmongery schedule

OPENINGS TO BE MEASURED ON SITE PRIOR TO MANUFACTURE

DOOR NO:	G1	TOTAL REQD:	2	SCALE:	1:50
----------	----	-------------	---	--------	------



PROJECT TITLE:		UNIT 09 ON ERF 4281 SOETWEIDE CLOSE	
DRAWING TITLE:	DOOR SCHEDULE	REVISION:	0
DESIGNED:	RIAAN LE ROUX	DATE:	JUNE 2025
DRAWN:	RIAAN LE ROUX	PROJECT NO:	BA21-037

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Outeursreg voorbehou deur BLUE ARCHITECTS

LEVELS AND DIMENSIONS.

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

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

No. Nr.	Date Datum	Description Beskrywing	By Deur
---------	------------	------------------------	---------

Revisions Wysigings



Tel: +27 83 3953 089 • Fax: +27 86 6904 942 •
E-mail: riaan@b-a.co.za • Address: 120 York Street,
Lache House, George, 6529 • Postal:
P.O.Box 4232, George East, 6539

Client/Klient

KILOCEL
PROPERTIES
(PTY)LTD

Project/Projek

Proposed Unit 12
Hibiscus Close
Blanco

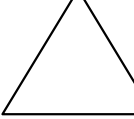
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WINDOW SCHEDULE

Drawing Number/Tekening Nommer

BA21-037 5-50 MS

Wys Nr./Rev No.



Scale/Skaal

AS SHOWN

Designed/Ontwerp

RIAAN LE ROUX

Drawn/Geteken

RIAAN LE ROUX

Date/Datum

AUG 2025

Checked/Nagesien

RIAAN LE ROUX

Op oorspronklike tekening

On original drawing





































ANNEXURE 12

ANNEXURE 13

Mossel Bay Office:
Kusweg 37
Reebok, Mossel Bay
6503

Cape Town Office:
Unit B1
Hi Park
Blackheath

e-mail: christiaan@primus-sa.co.za

Contact No: 082 563 9494



5 May 2025

ENGINEERING SERVICES REPORT FOR THE PROPOSED RESIDENTIAL DEVELOPMENT ON ERVEN 1058, 1059, 1060 & 1061 GEORGE, GEORGE MUNICIPAL AREA

A. INTRODUCTION

Background

Our offices were approached by Blue Architects to provide an Engineering Services report for the proposed residential development on erven 1058, 1059, 1060 & 1061 in George.

It was requested by the George Municipality that an Engineering Services report be submitted along with the site development plan submission.

Locality

The site is located in the Blanco suburb, within the George Municipal area. The site is bordered to the north, east and south by existing residential dwellings and to the west by Soeteweide Street.

The site

The site is currently undeveloped and vegetated with light bushes and grass. The site slopes from north east to south west at a gradient of 2.9%. The site is currently zoned for residential purposes.

Proposed development

The site will be consolidated to develop twelve residential units, each consisting of a dwelling, garage and parking area. Access to the site will be obtained by means of a 6.0m wide access road connecting to Soeteweide Street.

Please refer to **Annexure A** for the proposed site development plan of erven 1058, 1059, 1060 & 1061. Erven 1058, 1059, 1060 & 1061 will be referred to as the site for the remainder of this report.

B. ENGINEERING SERVICES

Water demand for proposed development

The water demand for the development is calculated (in accordance with the Guidelines for Human Settlement Planning and Design) as follows:

WATER DEMAND						
DEVELOPMENT	Units	l/ unit/ day	Area (m ²)	l/ 100m ²	TOTAL (l/d)	TOTAL (l/s)
Office space	12	500			6 000	0.069
TOTAL					6 000	0.069
Annual Average Daily Demand (AADD)		6 000 l/d 0.069 l/s				
Peak Factor		4.0				
Peak Demand		24 000 l/d 0.278 l/s				

The internal water reticulation network of the proposed development must comply with the minimum specifications as indicated in the “Red Book - Guidelines for Human Settlement Planning and Design”. It is proposed that a connection be made to the existing 150mm diameter AC water pipeline located in Soeteweide Street. Refer to **Annexure B** for the existing services layout.

From a fire water requirement perspective, the site is classified as low risk. Therefore a minimum total fire water flow of 15 l/s will be required for a design period of one hour.

Sewer run-off for the proposed development

The sewerage flow for the development is calculated (in accordance with the Guidelines for Human Settlement Planning and Design) as follows:

SEWER FLOW	
Average Dry Weather Flow (ADWF) (90% of annual average daily water demand)	5 400 l/d (0.0625 l/s)
Peak Factor	4.0
Peak Dry Weather Flow (PDWF)	0.250 l/s
Peak Wet Weather Flow (PWWF)	0.288 l/s

The internal sewer reticulation network of the proposed development must comply with the minimum specification as given in the “Red Book - Guidelines for Human Settlement Planning and Design”. It is proposed that a connection be made to the existing 150mm diameter sewer pipeline located in Soeteweide Street. Refer to **Annexure B** for the existing services layout.

Roads

It is proposed that the site is accessed from Soeteweide Street. The access road will be 6.0m wide. The internal roads will be 4.5m wide and only for residential traffic. A total of 5 visitors parking bays will be provided on site.

A refuse yard will be provided at the entrance to the development. This will be the central collection point for municipal refuse collection.

All internal roads to the proposed development must comply with the minimum specification as given in the “Red Book - Guidelines for Human Settlement Planning and Design”.

Stormwater run-off

It is proposed that the stormwater is collected by means of an underground drainage system. Stormwater will be piped towards the existing municipal stormwater system located in Soeteweide Street.

As per standard practise, the increased run-off from site will need to be treated on site (up to the 1: 2 year recurrence interval) and the run-off to the municipal system will be limited to those of predeveloped levels. During larger storm events, stormwater will escape overland into the new access road, from where it will drain to the existing Soeteweide Street stormwater network.

C. CONCLUSION

From the abovementioned it is clear that the site can be serviced from a Civil Engineering perspective.

We trust the abovementioned information provided will be sufficient for the purposes of the site development plan submission.

Please do not hesitate to contact the undersigned should you require any additional information.

Yours faithfully



Christiaan Mostert

ANNEXURE A

Site Development Plan

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.

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

Revisions			Wysigings	
no. nr.	Date Datum	Description Beskrywing	By Deur	



Tel: +27 83 3953 089 • Fax: +27 86 6904 942 •
E-mail: riaan@b-a.co.za • Address: 120 York Street,
Lache House, George, 6529 • Postal:
P.O.Box 4232, George East, 6539

Klient/Klient

Kilocal Properties
(PTY)LTD

roject\Projek

Proposed
New Site Development Plan
Hibiscus Close

rawing Title/Tekening Titel

SITE DEVELOPMENT PLAN
MUNICIPAL SUBMISSION

Drawing Number/Tekening Nummer

BA21-043 1-01

rs Nr./Rev No.

cale/Skaal

Scale/Skaal	Designed/Ontwerp
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	RIAAN LE ROUX
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FEB 2022

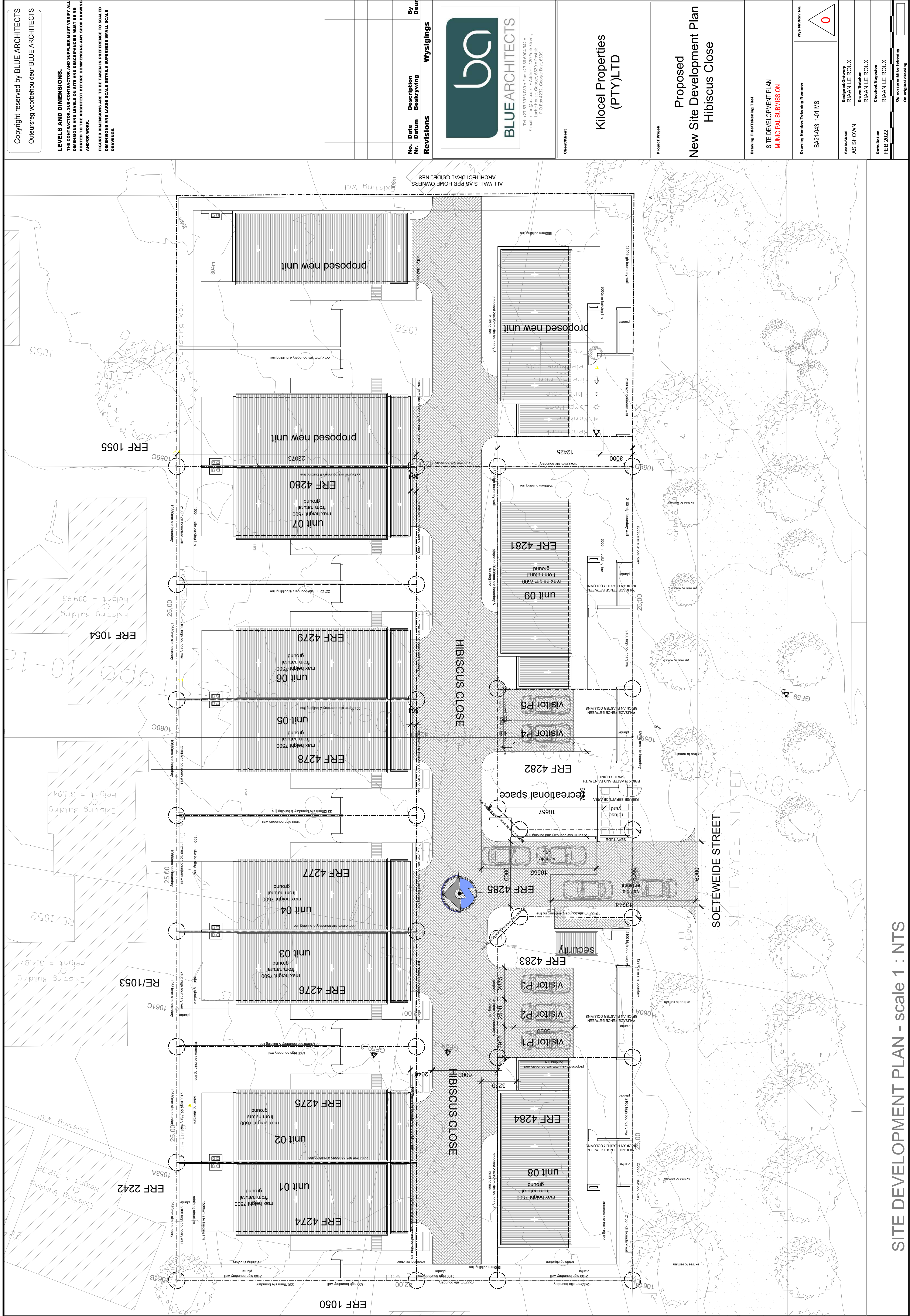
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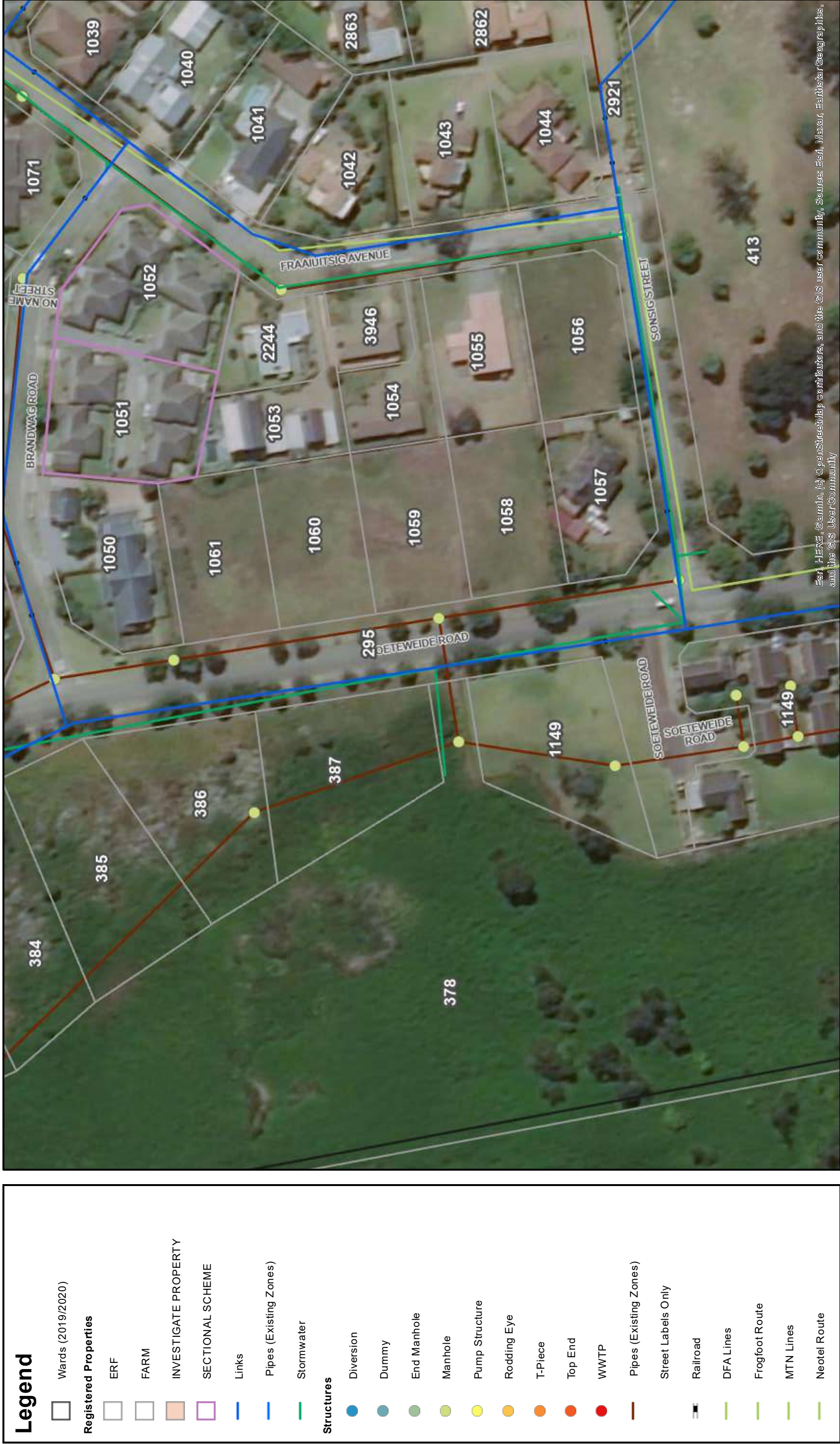
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ANNEXURE B

Existing Civil Engineering Services



ANNEXURE 14

LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

PLEASE NOTE:

Pre-application consultation is an advisory session and is required prior to submission of an application for rezoning, consent use, temporary departure and subdivision. It does not in any way pre-empt the outcome of any future application which may be submitted to the Municipality.

PART A: PARTICULARS

Reference number: **Collab no. 3255868**

Purpose of consultation: **To consult a Municipal town planner on their opinion on the said development**

Brief proposal: **Proposed Rezoning, Departure & Subdivision**

Property(ies) description: **Erf 1058, Blanco**

Date: **8 August 2024**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Robert Janse van Rensburg	George Municipality		rhjansevanrensburg@george.gov.za
Pre-applicant	Delarey Viljoen	DELplan Consulting	044 873 4566	planning@delplan.co.za

Documentation provided for discussion:

(Include document reference, document/plan dates and plan numbers where possible and attach to this form)

1. Title Deed;
2. Locality plan in text
3. SG

Has pre-application been undertaken for a Land Development application with the Department of Environmental Affairs & Development Planning (DEA&DP)?

(If so, please provide a copy of the minutes)

Comprehensive overview of proposal:

Erven 1059 – 1061, Blanco were rezoned to *General Residential Zone II* for 9 Group housing units called Hibiscus Close. The property owner wishes to develop Erf 1058 as a next phase with Erven 1059 to 1061, Blanco and rezone the property to *General Residential Zone II* (Group housing) to allow for the development of a maximum of 3 additional GH units as proposed phase 2 for the development. The image below indicates the subject properties with the new addition in highlighted in red. The new development will connect to the existing Hibicus Close Road.

YES	NO
-----	----



Figure 1: Locality

There are also title deed restrictions relevant to this erf, as with Erven 1059-1061.

1. Administrator's consent in terms of Section 39(4) of the Western Cape Land Use Planning Act (2014) on Erf 1058, Blanco to:

- Allow more than one dwelling unit on the erf;
- Allow for a 3-m street building line in lieu of 5-m for the proposed development.

The application would thus entail the following:

1. **Rezoning** in terms of Section 15(2) (a) of the George Municipality: Land Use Planning By-Law, 2023 of the consolidated Erf 1058, Blanco into a **Subdivisional Area** for a Group housing site.
2. **Subdivision** in terms of Section 15(2)(d) of the George Municipality: Land Use Planning By-Law, 2023 subdivision of the consolidated erf into the following portions.
 - 1 Private Road zoned erf as “Transport Zone III”
 - 3 Group housing erven zoned as “General Residential Zone II”

PART C: QUESTIONNAIRES

SECTION A:

DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES

Tick if relevant	What land use planning applications are required?	Application fees payable
X	2(a) a rezoning of land;	R
	2(b) a permanent departure from the development parameters of the zoning scheme;	R
	2(c) a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R
X	2(d) a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R
	2(e) a consolidation of land that is not exempted in terms of section 24;	R
	2(f) a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R
	2(g) a permission required in terms of the zoning scheme;	R
	2(h) an amendment, deletion or imposition of conditions in respect of an existing approval;	R
	2(i) an extension of the validity period of an approval;	R
	2(j) an approval of an overlay zone as contemplated in the zoning scheme;	R
	2(k) an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
	2(l) a permission required in terms of a condition of approval;	R
	2(m) A determination of a zoning;	R
	2(n) A closure of a public place or part thereof;	R
	2(o) a consent use contemplated in the zoning scheme;	R
	2(p) an occasional use of land;	R

	2(q)	to disestablish a home owner's association;	R
	2(r)	to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;	R
	2(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building	R
Tick if relevant		What prescribed notice and advertisement procedures will be required?	Advertising fees payable
Y	N	Serving of notices (i.e. registered letters etc.)	R
Y	N	Publication of notices (i.e. Provincial Gazette, Local Newspaper(s) etc.)	R
Y	N	Additional publication of notices (i.e. Site notice, public meeting, local radio, website, letters of consent etc.)	R
Y	N	Placing of final notice (i.e. Provincial Gazette etc.)	R
TOTAL APPLICATION FEE* (VAT excluded):			To be confirmed

PLEASE NOTE: * Application fees are estimated on the information discussed and are subject to change with submission of the formal application and/or yearly application fee increase.

SECTION B:

PROVISIONS IN TERMS OF THE RELEVANT PLANNING LEGISLATION / POLICIES / GUIDELINES

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?			X	
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]			Administrators consent required	Conveyancer certificate to confirm
Any other Municipal by-law that may be relevant to application? (If yes, specify)			X	
Zoning Scheme Regulation considerations: Which zoning scheme regulations apply to this site? GIZS _____ What is the current zoning of the property? Single Residential Zone I _____				

What is the proposed zoning of the property? General Residential Zone II _____ Does the proposal fall within the provisions/parameters of the zoning scheme? Yes _____ Are additional applications required to deviate from the zoning scheme? (if yes, specify) TBD _____	
---	--

QUESTIONS REGARDING OTHER PLANNING CONSIDERATIONS	YES	NO	TO BE DETERMINED	COMMENT
Is the proposal in line with the Provincial Spatial Development Framework (PSDF) and/or any other Provincial bylaws/policies/guidelines/documents?			X	
Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans?			X	

SECTION C:

CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Is/was the property(ies) utilised for agricultural purposes?		X		Western Cape Provincial Department of Agriculture
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		X		National Department of Agriculture
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?		X		Western Cape Provincial Department of Environmental Affairs & Development Planning (DEA&DP)
Will the proposal require authorisation in terms of Specific Environmental Management Act(s) (SEMA)? (National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003) (NEM:PAA) / National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004) (NEM:BA) / National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004) (NEM:AQA) / National Environmental Management: Integrated Coastal Management Act, 2008 (Act 24 of 2008)		X		National Department of Environmental Affairs (DEA) & DEA&DP

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
(NEM:ICM) / National Environmental Management: Waste Act, 2008 (Act 59 of 2008) (NEM:WA) (~~strikethrough irrelevant~~)				
Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?		X		National Department of Water & Sanitation (DWS)
Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?		X		South African Heritage Resources Agency (SAHRA) & Heritage Western Cape (HWC)
Will the proposal have an impact on any National or Provincial roads?		X		National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & Western Cape Provincial Department of Transport and Public Works (DTPW)
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		X		National Department of Labour (DL)
Will the proposal affect any Eskom owned land and/or servitudes?		X		Eskom
Will the proposal affect any Telkom owned land and/or servitudes?		X		Telkom
Will the proposal affect any Transnet owned land and/or servitudes?		X		Transnet
Is the property subject to a land / restitution claims?		X		National Department of Rural Development & Land Reform
Will the proposal require comments from SANParks and/or CapeNature?		X		SANParks / CapeNature
Will the proposal require comments from DEFF?		X		Department of Environment, Forestry and Fishery
Is the property subject to any existing mineral rights?		X		National Department of Mineral Resources
Does the proposal lead to densification to such an extent that the number of schools, healthcare facilities, libraries, safety services, etc. In the area may be impacted on? (~~strikethrough irrelevant~~)		X		Western Cape Provincial Departments of Cultural Affairs & Sport (DCAS), Education, Social Development,

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
				Health and Community Safety

SECTION D:

SERVICE REQUIREMENTS

DOES THE PROPOSAL REQUIRE THE FOLLOWING ADDITIONAL INFRASTRUCTURE / SERVICES?	YES	NO	TO BE DETERMINED	OBTAIN COMMENT FROM: (list internal department)
Electricity supply:			X	Directorate: Electro-technical Services
Water supply:			X	Directorate: Civil Engineering Services
Sewerage and waste water:			X	Directorate: Civil Engineering Services
Stormwater:			X	Directorate: Civil Engineering Services
Road network:			X	Directorate: Civil Engineering Services
Telecommunication services:			X	
Other services required? Please specify.			X	
Development charges:			X	

PART D: COPIES OF PLANS / DOCUMENTS TO BE SUBMITTED AS PART OF THE APPLICATION

COMPULSORY INFORMATION REQUIRED:					
Y	N	Power of Attorney / Owner's consent if applicant is not owner (if applicable)	Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Motivation report / letter	Y	N	Full copy of the Title Deed
Y	N	Locality Plan	Y	N	Site Layout Plan
Y	N	Proof of payment of fees	Y	N	Bondholder's consent (conveyance attorney to confirm)
MINIMUM AND ADDITIONAL REQUIREMENTS:					
Y	N	Site Development Plan	Y	N	Conveyancer's Certificate
Y	N	Land Use Plan	Y	N	Proposed Zoning plan
Y	N	Phasing Plan	Y	N	Consolidation Plan
Y	N	Abutting owner's consent	Y	N	Landscaping / Tree Plan
Y	N	Proposed Subdivision Plan (including street names and numbers)	Y	N	Copy of original approval letter (Erf 1059 – 1061, George as additional info)
Y	N	Services Report or indication of all municipal services / registered	Y	N	Home Owners' Association consent

		servitudes			
Y	N	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (~~strikethrough irrelevant~~)	Y	N	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	Other (specify) see below	Y	N	Required number of documentation copies

PART E: DISCUSSION

Pre-Application meeting dated 7 July 2024 with the applicant refers. No plan was submitted at the pre-application.

Town Planning:

- The development to link in with the approved development on Erf 1059-1061, Blanco in terms of style and character. Necessary conditions may be imposed.
- All measurements and dimensions to be indicated on the site layout plan.
- Indicate width of the internal road on the site layout plan (hard surface and side walk), to link in with neighbouring approved private road as mentioned above.
- Take note of development parameter (f) street boundary building lines on internal roads are 0 metres; provided that any garage door facing the road must be set back at least 5 metres from the kerb of such internal road. Applicable departures to be applied for in terms of this parameter, similar to the development of Erf 1059-1061, George. Dimensions to be indicated on plan.
- To provide parking and access as per the requirements set in Section 42 and 45 of the George Integrated Zoning Scheme. May link in with visitors parking in the development of Erf 1059-1061.
- Application for PT1 parking may be supported.
- To provide functional recreational open space within the development (to be shown on the site layout plan). Landscape plan will be required.
- Need to address compliance with MSDF, LSDF, SPLUMA, Zoning Scheme etc.
- All dimensions to be illustrated on the layout plan including access width, building lines (Parameters (e) & (f), parking, manoeuvrability, refuse area, subdivision lines.
- It is our understanding that the following application may be applicable (may vary):

- Rezoning to subdivisional area...
- Subdivide into ...
- Departure (if required) ...
- subdivision plan, site layout plan, zoning plan to be submitted with the application.
- Updated Engineering services reports may be required.

CES

- To discuss requirements with CES.
- Updated Engineering services reports may be required.

ETS

- Updated Electrical Report will be required.

ART F: SUMMARY / WAY FORWARD

Refer to the comments in part E.

OFFICIAL: **Robert Janse van Rensburg**
(Acting Senior Town Planner)



SIGNED: _____

DATE: 20/04/2022

PRE-APPLICANT: **Delarey Viljoen**

(FULL



SIGNED: _____

DATE: 5/08/2024

**Please note that the above comments are subject to the documents and information available to us at the time of the pre-application meeting and we reserve our rights to elaborate on this matter further and/or request more information/documents should it deemed necessary.*

ANNEXURE 15

ANNEXURE 16

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

Collaborator No.: 2753686
Reference / Verwysing: Erven 1059, 1060 and 1061, Blanco
Date / Datum: 02 August 2024
Enquiries / Navrae: Marisa Arries

Email: planning@delplan.co.za

DELPLAN
PO BOX 9956
GEORGE
6530

**APPLICATION FOR SITE DEVELOPMENT PLAN, HOA CONSTITUTION AND ARCHITECTURAL
GUIDELINES: ERVEN 1059, 1060 AND 1061, BLANCO**

Your application in the above regard refers.

The Senior Manager: Spatial Planning (Authorised Official) has, under delegated authority, 4.17.1.24 of 30 June 2022 decided that the following applications applicable to on Erven 1059, 1060 and 1061, Blanco;

That the application in terms of Sections 15(2)(I) of the Land Use Planning By-Law for George Municipality, 2023 for Hibiscus Close Home Owners Association Constitution, attached as **Annexure A**, Architectural Guidelines attached as **Annexure B**, and Site Development Plan, Plan no. BA21-043 1-01 MS (SDP), BA21-037 1-01 MS, BA21-037 1-02 MS, BA21-037 2-01 MS, BA21-037 2-02 MS, BA21-037 2-03 MS, BA21-037 3-01 MS, BA21-037 5-01MS, BA21-037 5-50 MS (unit type 1), BA21-037 1-01 MS, BA21-037 1-02 MS, BA21-037 2-01 MS, BA21-037 2-02 MS, BA21-037 2-03 MS, BA21-037 3-01 MS, BA21-037 5-01MS, BA21-037 5-50 MS (unit type 8) dated January 2023 drawn by Blue Architects and Landscape Plan, plan no L01 dated 19 October 2023 drawn by Beleaf Landscape Design as **Annexure C** on consolidated Erven 1059, 1060 and 1061, Blanco in terms of Conditions 4, 5, 6 and 7 of the approval letter dated 15 June 2023;

BE APPROVED in terms of Section 65 of the said By-law for the following reasons:

REASONS FOR DECISION

- (i). The proposed SDP is in line with the George Integrated Zoning Scheme By-Law, 2023, approved development rights and Architectural Guidelines.
- (ii). The proposed SDP and Architectural Guidelines meets the requirements of Section 65 of the Land Use Planning Bylaw for George Municipality, 2023.

- (iii). The Site Development Plan (SDP), Architectural Guidelines, and Home Owners Association (HOA) comply with the conditions of approval dated 15 June 2023.
- (iv). The HOA constitution complies with the requirements in terms of Section 29 of the Land Use Planning Bylaw for George Municipality, 2023.

Yours faithfully



C. PETERSEN

SENIOR MANAGER: TOWN PLANNING

C:\Marisa\Decisions_New By-Law Pro formas_(applicant)\Erven 1059, 1060 and 1061, Blanco(sdp, hoa constitution and architectural guidelines approval_delplan).docx

REPORT TO THE BOARD



02/08/2024

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LEVELS FOR REFERENCE:
The contours, levels and elevations are indicated on the site plan. The levels are given in meters above sea level (m a.s.l.). The levels are given in meters above sea level (m a.s.l.).

AREA SCHEDULE	TYPE
EXISTING BUILDING	1053
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100	2024/08/02	Blue Architects	Wynja Jacobs



KILOCEL PROPERTIES (PTY) LTD

Proposed Unit 01 on Erf 4251 Soetseweide Close

SITE PLAN

Scale: 1:150

Client: KLOCEL PROPERTIES (PTY) LTD	Project: Proposed Unit 01 on Erf 4251 Soetseweide Close
Architect: BLUE ARCHITECTS	Drawn: [Signature]
Check: [Signature]	Date: 2024/08/02
Scale: 1:150	Sheet: 1 of 1



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.
 02/08/2024
 DATE
 DATUM
 SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STADSTOEWISSING

SITE PLAN - scale 1 : 150

	①	②	③	④	⑤	⑥	⑦	⑧	⑨	⑩	⑪	⑫	⑬	⑭	⑮	⑯	⑰	⑱	⑲	⑳	㉑	㉒	㉓	㉔	㉕	㉖	㉗	㉘	㉙	㉚	㉛	㉜	㉝	㉞	㉟	㊱	㊲	㊳	㊴	㊵	㊶	㊷	㊸	㊹	㊺	㊻	㊼	㊽	㊾	㊿																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
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2990	2991	2992	2993	2994	2995	2996	2997	2998	2999	3000	3001	3002	3003	3004	3005	3006	3007	3008	3009	3010	3011	3012	3013	3014	3015	3016	3017	3018	3019	3020	3021	3022	3023	3024	3025	3026	3027	3028	3029	3030	3031	3032	3033	3034	3035	3036	3037	3038	3039	3040	3041	3042	3043	3044	3045	3046	3047	3048	3049	3050	3051	3052	3053	3054	3055	3056	3057	3058	3059	3060	3061	3062	3063	3064	3065	3066	3067	3068	3069	3070	3071	3072	3073	3074	3075	3076	3077	3078	3079	3080	3081	3082	3083	3084	3085	3086	3087	3088	3089	3090	3091	3092	3093	3094	3095	3096	3097	3098	3099	3100	3101	3102	3103	3104	3105	3106	3107	3108	3109	3110	3111	3112	3113	3114	3115	3116	3117	3118	3119	3120	3121	3122	3123	3124	3125	3126	3127	3128	3129	3130	3131	3132	3133	3134	3135	3136	3137	3138	3139	3140	3141	3142	3143	3144	3145	3146	3147	3148	3149	3150	3151	3152	3153	3154	3155	3156	3157	3158	3159	3160	3161	3162	3163	3164	3165	3166	3167	3168	3169	3170	3171	3172	3173	3174	3175	3176	3177	3178	3179	3180	3181	3182	3183	3184	3185	3186	3187	3188	3189	3190	3191	3192	3193	3194	3195	3196	3197	3198	3199	3200	3201	3202	3203	3204	3205	3206	3207	3208	3209	3210	3211	3212	3213	3214	3215	3216	3217	3218	3219	3220	3221	3222	3223	3224	3225	3226	3227	3228	3229	3230	3231	3232	3233	3234	3235	3236	3237	3238	3239	3240	3241	3242	3243	3244	3245	3246	3247	3248	3249	3250	3251	3252	3253	3254	3255	3256	3257	3258	3259	3260	3261	3262	3263	3264	3265	3266	3267	3268	3269	3270	3271	3272	3273	3274	3275	3276	3277	3278	3279	3280	3281	3282	3283	3284	3285	3286	3287	3288	3289	3290	3291	3292	3293	3294	3295	3296	3297	3298	3299	3300	3301	3302	3303	3304	3305	3306	3307	3308	3309	3310	3311	3312	3313	3314	3315	3316	3317	3318	3319	3320	3321	33

Transformer Name/No.	Altitude (ft)	Volume (L)	Avg. Daily	Seasonal	Seasonal	(1) Total of (3) to (5)	Seasonal Volume
W1	3.5	0.452	0.119	0	0.000	0.119	2.34345
W2	3.225	0.119	0.246	1	0.000	0.246	0.60741
W3	3.3	0.8	0.51	2	0.000	0.51	2.04002
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BSEI 1990 - 2017 ARE COW-AGE-ADJUSTED					
Model	Number of Parameters	Log-likelihood	AIC	BIC	Bayesian Information Criterion
Model 1	1	-100.00	200.00	200.00	200.00
Model 2	2	-95.00	190.00	195.00	195.00
Model 3	3	-90.00	180.00	185.00	185.00
Model 4	4	-85.00	170.00	175.00	175.00
Model 5	5	-80.00	160.00	165.00	165.00
Model 6	6	-75.00	150.00	155.00	155.00
Model 7	7	-70.00	140.00	145.00	145.00
Model 8	8	-65.00	130.00	135.00	135.00
Model 9	9	-60.00	120.00	125.00	125.00
Model 10	10	-55.00	110.00	115.00	115.00
Model 11	11	-50.00	100.00	105.00	105.00
Model 12	12	-45.00	90.00	95.00	95.00
Model 13	13	-40.00	80.00	85.00	85.00
Model 14	14	-35.00	70.00	75.00	75.00
Model 15	15	-30.00	60.00	65.00	65.00
Model 16	16	-25.00	50.00	55.00	55.00
Model 17	17	-20.00	40.00	45.00	45.00
Model 18	18	-15.00	30.00	35.00	35.00
Model 19	19	-10.00	20.00	25.00	25.00
Model 20	20	-5.00	10.00	15.00	15.00
Model 21	21	0.00	0.00	5.00	5.00
Model 22	22	5.00	10.00	15.00	15.00
Model 23	23	10.00	20.00	25.00	25.00
Model 24	24	15.00	30.00	35.00	35.00
Model 25	25	20.00	40.00	45.00	45.00
Model 26	26	25.00	50.00	55.00	55.00
Model 27	27	30.00	60.00	65.00	65.00
Model 28	28	35.00	70.00	75.00	75.00
Model 29	29	40.00	80.00	85.00	85.00
Model 30	30	45.00	90.00	95.00	95.00
Model 31	31	50.00	100.00	105.00	105.00
Model 32	32	55.00	110.00	115.00	115.00
Model 33	33	60.00	120.00	125.00	125.00
Model 34	34	65.00	130.00	135.00	135.00
Model 35	35	70.00	140.00	145.00	145.00
Model 36	36	75.00	150.00	155.00	155.00
Model 37	37	80.00	160.00	165.00	165.00
Model 38	38	85.00	170.00	175.00	175.00
Model 39	39	90.00	180.00	185.00	185.00
Model 40	40	95.00	190.00	195.00	195.00
Model 41	41	100.00	200.00	205.00	205.00
Model 42	42	105.00	210.00	215.00	215.00
Model 43	43	110.00	220.00	225.00	225.00
Model 44	44	115.00	230.00	235.00	235.00
Model 45	45	120.00	240.00	245.00	245.00
Model 46	46	125.00	250.00	255.00	255.00
Model 47	47	130.00	260.00	265.00	265.00
Model 48	48	135.00	270.00	275.00	275.00
Model 49	49	140.00	280.00	285.00	285.00
Model 50	50	145.00	290.00	295.00	295.00
Model 51	51	150.00	300.00	305.00	305.00
Model 52	52	155.00	310.00	315.00	315.00
Model 53	53	160.00	320.00	325.00	325.00
Model 54	54	165.00	330.00	335.00	335.00
Model 55	55	170.00	340.00	345.00	345.00
Model 56	56	175.00	350.00	355.00	355.00
Model 57	57	180.00	360.00	365.00	365.00
Model 58	58	185.00	370.00	375.00	375.00
Model 59	59	190.00	380.00	385.00	385.00
Model 60	60	195.00	390.00	395.00	395.00
Model 61	61	200.00	400.00	405.00	405.00
Model 62	62	205.00	410.00	415.00	415.00
Model 63	63	210.00	420.00	425.00	425.00
Model 64	64	215.00	430.00	435.00	435.00
Model 65	65	220.00	440.00	445.00	445.00
Model 66	66	225.00	450.00	455.00	455.00
Model 67	67	230.00	460.00	465.00	465.00
Model 68	68	235.00	470.00	475.00	475.00
Model 69	69	240.00	480.00	485.00	485.00
Model 70	70	245.00	490.00	495.00	495.00
Model 71	71	250.00	500.00	505.00	505.00
Model 72	72	255.00	510.00	515.00	515.00
Model 73	73	260.00	520.00	525.00	525.00
Model 74	74	265.00	530.00	535.00	535.00
Model 75	75	270.00	540.00	545.00	545.00
Model 76	76	275.00	550.00	555.00	555.00
Model 77	77	280.00	560.00	565.00	565.00
Model 78	78	285.00	570.00	575.00	575.00
Model 79	79	290.00	580.00	585.00	585.00
Model 80	80	295.00	590.00	595.00	595.00
Model 81	81	300.00	600.00	605.00	605.00
Model 82	82	305.00	610.00	615.00	615.00
Model 83	83	310.00	620.00	625.00	625.00
Model 84	84	315.00	630.00	635.00	635.00
Model 85	85	320.00	640.00	645.00	645.00
Model 86	86	325.00	650.00	655.00	655.00
Model 87	87	330.00	660.00	665.00	665.00
Model 88	88	335.00	670.00	675.00	675.00
Model 89	89	340.00	680.00	685.00	685.00
Model 90	90	345.00	690.00	695.00	695.00
Model 91	91	350.00	700.00	705.00	705.00
Model 92	92	355.00	710.00	715.00	715.00
Model 93	93	360.00	720.00	725.00	725.00
Model 94	94	365.00	730.00	735.00	735.00
Model 95	95	370.00	740.00	745.00	745.00
Model 96	96	375.00	750.00	755.00	755.00
Model 97	97	380.00	760.00	765.00	765.00
Model 98	98	385.00	770.00	775.00	775.00
Model 99	99	390.00	780.00	785.00	785.00
Model 100	100	395.00	790.00	795.00	795.00
Model 101	101	400.00	800.00	805.00	805.00
Model 102	102	405.00	810.00	815.00	815.00
Model 103	103	410.00	820.00	825.00	825.00
Model 104	104	415.00	830.00	835.00	835.00
Model 105	105	420.00	840.00	845.00	845.00
Model 106	106	425.00	850.00	855.00	855.00
Model 107	107	430.00	860.00	865.00	865.00
Model 108	108	435.00	870.00	875.00	875.00
Model 109	109	440.00	880.00	885.00	885.00
Model 110	110	445.00	890.00	895.00	895.00
Model 111	111	450.00	900.00	905.00	905.00
Model 112	112	455.00	910.00	915.00	915.00
Model 113	113	460.00	920.00	925.00	925.00
Model 114	114	465.00	930.00	935.00	935.00
Model 115	115	470.00	940.00	945.00	945.00
Model 116	116	475.00	950.00	955.00	955.00
Model 117	117	480.00	960.00	965.00	965.00
Model 118	118	485.00	970.00	975.00	975.00
Model 119	119	490.00	980.00	985.00	985.00
Model 120	120	495.00	990.00	995.00	995.00
Model 121	121	500.00	1000.00	1005.00	1005.00
Model 122	122	505.00	1010.00	1015.00	1015.00
Model 123	123	510.00	1020.00	1025.00	1025.00
Model 124	124	515.00	1030.00	1035.00	1035.00
Model 125	125	520.00	1040.00	1045.00	1045.00
Model 126	126	525.00	1050.00	1055.00	1055.00
Model 127	127	530.00	1060.00	1065.00	1065.00
Model 128	128	535.00	1070.00	1075.00	1075.00
Model 129	129	540.00	1080.00	1085.00	1085.00
Model 130	130	545.00	1090.00	1095.00	1095.00
Model 131	131	550.00	1100.00	1105.00	1105.00
Model 132	132	555.00	1110.00	1115.00	1115.00
Model 133	133	560.00	1120.00	1125.00	1125.00
Model 134	134	565.00	1130.00	1135.00	1135.00
Model 135	135	570.00	1140.00	1145.00	1145.00
Model 136	136	575.00	1150.00	1155.00	1155.00
Model 137	137	580.00	1160.00	1165.00	1165.00
Model 138	138	585.00	1170.00	1175.00	1175.00
Model 139	139	590.00	1180.00	1185.00	1185.00
Model 140	140	595.00	1190.00	1195.00	1195.00
Model 141	141	600.00	1200.00	1205.00	1205.00
Model 142	142	605.00	1210.00	1215.00	1215.00
Model 143	143	610.00	1220.00	1225.00	1225.00
Model 144	144	615.00	1230.00	1235.00	1235.00
Model 145	145	620.00	1240.00	1245.00	1245.00
Model 146	146	625.00	1250.00	1255.00	1255.00
Model 147	147	630.00	1260.00	1265.00	1265.00
Model 148	148	635.00	1270.00	1275.00	1275.00
Model 149	149	640.00	1280.00	1285.00	1285.00
Model 150	150	645.00	1290.00	1295.00	1295.00
Model 151	151	650.00	1300.00	1305.00	1305.00
Model 152	152	655.00	1310.00	1315.00	1315.00
Model 153	153	660.00	1320.00	1325.00	1325.00
Model 154	154	665.00	1330.00	1335.00	1335.00
Model 155	155	670.00	1340.00	1345.00	1345.00
Model 156	156	675.00	1350.00	1355.00	1355.00
Model 157	157	680.00	1360.00	1365.00	1365.00
Model 158	158	685.00	1370.00	1375.00	1375.00
Model 159	159	690.00	1380.00	1385.00	1385.00
Model 160	160	695.00	1390.00	1395.00	1395.00
Model 161	161	700.00	1400.00	1405.00	1405.00
Model 162	162	705.00	1410.00	1415.00	1415.00
Model 163	163	710.00	1420.00	1425.00	1425.00
Model 164	164	715.00	1430.00	1435.00	1435.00
Model 165	165	720.00	1440.00	1445.00	1445.00
Model 166	166	725.00	1450.00	1455.00	1455.00
Model 167	167	730.00	1460.00	1465.00	1465.00
Model 168	168	735.00	1470.00	1475.00	1475.00
Model 169	169	740.00	1480.00	1485.00	1485.00
Model 170	170	745.00	1490.00	1495.00	1495.00
Model 171	171	750.00	1500.00	1505.00	1505.00
Model 172	172	755.00	1510.00	1515.00	1515.00
Model 173	173	760.00	1520.00	1525.00	1525.00
Model 174	174	765.00	1530.00	1535.00	1535.00
Model 175	175	770.00	1540.00	1545.00	1545.00
Model 176	176	775.00	1550.00	1555.00	1555.00
Model 177	177	780.00	1560.00	1565.00	1565.00
Model 178	178	785.00	1570.00	1575.00	1575.00
Model 179	179	790.00	1580.00	1585.00	1585.00
Model 180	180	795.00	1590.00	1595.00	1595.00
Model 181	181	800.00	1600.00	1605.00	1605.00
Model 182	182	805.00	1610.00	1615.00	1615.00
Model 183	183	810.00	1620.00	1625.00	1625.00
Model 184	184	815.00	1630.00	1635.00	1635.00
Model 185	185	820.00	1640.00	1645.00	1645.00
Model 186	186	825.00	1650.00	1655.00	1655.00
Model 187	187	830.00	1660.00	1665.00	1665.00
Model 188	188	835.00	1670.00	1675.00	1675.00
Model					

HEAT LOSS & GAIN CALCULATIONS

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.

02/08/2024

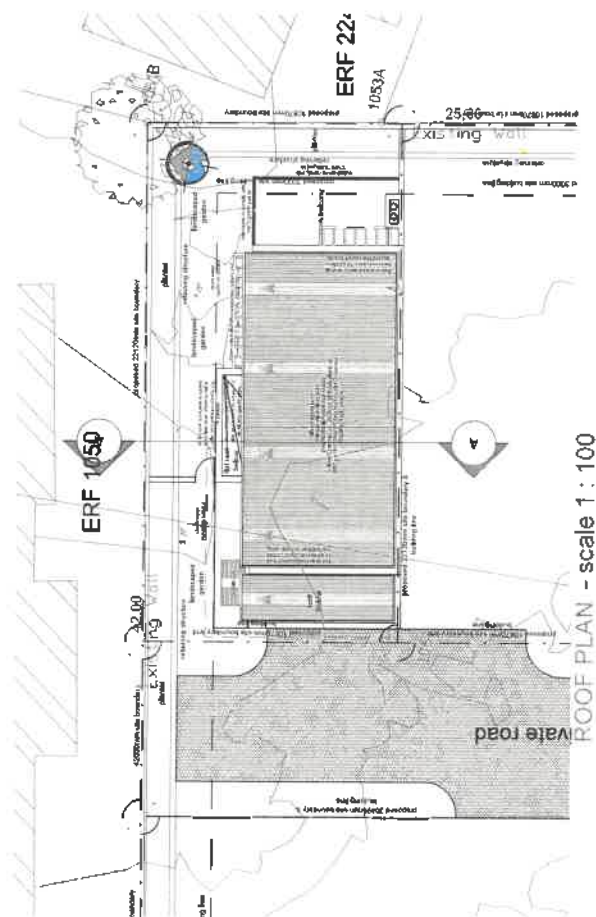
DATE

DATUM

.....

SENIOR MANAGER: TOWN PLANNING

SENIOR BESTUURDER: STADSBEPLANNING



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LETTERS OF INTENT
 This document is a preliminary design and is not a contract. It is intended to provide a general overview of the proposed development and is subject to change without notice. The client acknowledges that the design is preliminary and that the final design and construction may vary from the information contained herein. The client agrees to indemnify and hold the architect harmless from all claims, damages, and expenses, including reasonable attorneys' fees, arising from the use of this document for any purpose other than that for which it was prepared.

Mr. B. B.	Mr. B. B.	Mr. B. B.	Mr. B. B.	Mr. B. B.
Mr. B. B.	Mr. B. B.	Mr. B. B.	Mr. B. B.	Mr. B. B.
Mr. B. B.	Mr. B. B.	Mr. B. B.	Mr. B. B.	Mr. B. B.
Mr. B. B.	Mr. B. B.	Mr. B. B.	Mr. B. B.	Mr. B. B.
Mr. B. B.	Mr. B. B.	Mr. B. B.	Mr. B. B.	Mr. B. B.



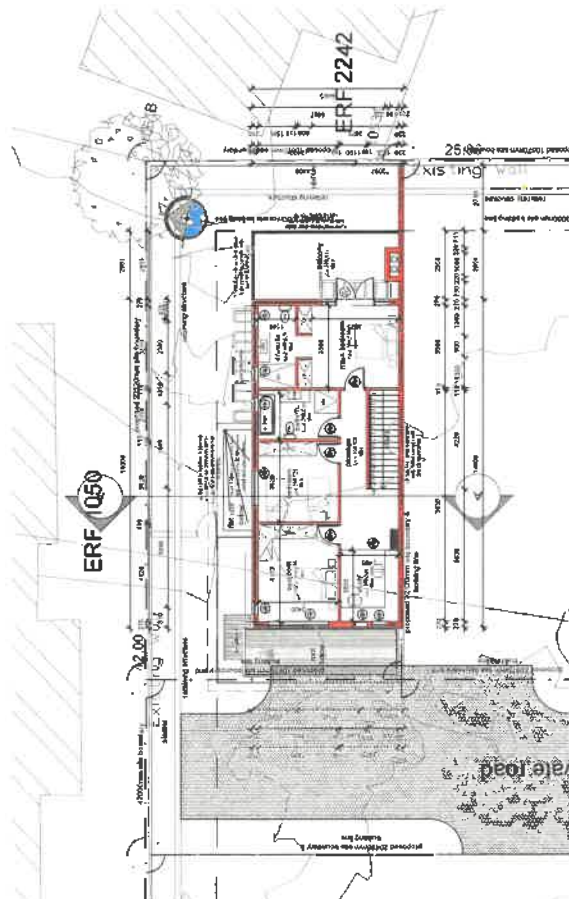
**KILOCEL
 PROPERTIES
 (PTY)LTD**

Proposed Unit 01 on
 Erf 4251
 Soetseweide Close

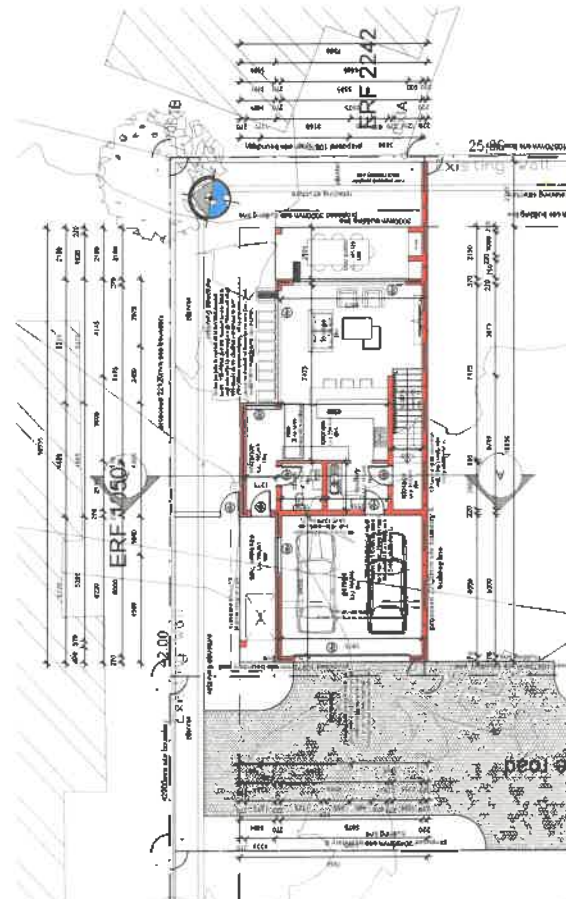
GEORGE MUNICIPALITY
 GEORGE MUNICIPALITY STORE PLANS

Project Name	Project No.	Project Date
Project Location	Project Status	Project Owner
Project Manager	Project Engineer	Project Architect
Project Designer	Project Checker	Project Approver
Project Date	Project Status	Project Owner

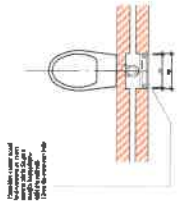
MUNISIPALITEIT GEORGE MUNICIPALITY
 Approved in terms of Section 60 of the George Municipality Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.
 02/08/2024
 DATE
 DATUM
 SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STADSBEPLANNING



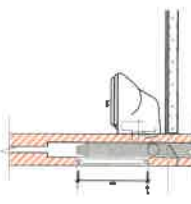
FIRST STOREY PLAN - scale 1 : 100



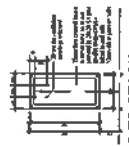
GROUND STOREY PLAN - scale 1 : 100



OPENING TO STACK
PLAN
SCALE 1:20



OPENING TO STACK SECTION
SCALE 1:20



OPENING TO STACK
ELEVATION
SCALE 1:20

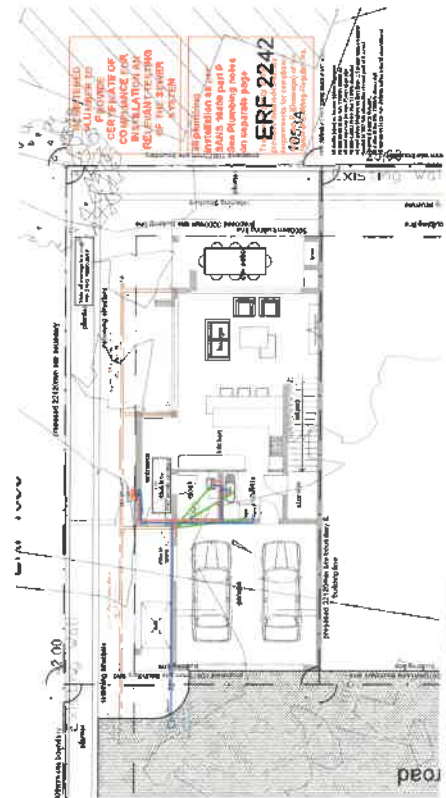
PIPE SPECIFICATIONS

PIPE SIZE	PIPE TYPE	PIPE WALL THICKNESS	PIPE SLOPE	PIPE MATERIAL
100mm	UPVC	3.0mm	1:100	UPVC
150mm	UPVC	4.0mm	1:100	UPVC
200mm	UPVC	5.0mm	1:100	UPVC
250mm	UPVC	6.0mm	1:100	UPVC
300mm	UPVC	7.0mm	1:100	UPVC
350mm	UPVC	8.0mm	1:100	UPVC
400mm	UPVC	9.0mm	1:100	UPVC
450mm	UPVC	10.0mm	1:100	UPVC
500mm	UPVC	11.0mm	1:100	UPVC
550mm	UPVC	12.0mm	1:100	UPVC
600mm	UPVC	13.0mm	1:100	UPVC
650mm	UPVC	14.0mm	1:100	UPVC
700mm	UPVC	15.0mm	1:100	UPVC
750mm	UPVC	16.0mm	1:100	UPVC
800mm	UPVC	17.0mm	1:100	UPVC
850mm	UPVC	18.0mm	1:100	UPVC
900mm	UPVC	19.0mm	1:100	UPVC
950mm	UPVC	20.0mm	1:100	UPVC
1000mm	UPVC	21.0mm	1:100	UPVC

PIPE SPECIFICATIONS



FIRST STOREY WATER & SEWER LAYOUT - scale 1 : 100



GROUND STOREY WATER & SEWER LAYOUT - scale 1 : 100

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 covering letter.

02/08/2024

DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPANNING

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Omsluiting van bladsaam BLUE ARCHITECTS

LEVELS AND DIMENSIONS
All dimensions are in millimeters (mm) unless otherwise stated.
All dimensions are to the center of the pipe unless otherwise stated.
All dimensions are to the finished floor level unless otherwise stated.
All dimensions are to the finished floor level unless otherwise stated.

Rev.	Date	By	Check	Description
1	01/08/2024	Blue Architects	Blue Architects	Initial Design
2	02/08/2024	Blue Architects	Blue Architects	Revised Design
3	03/08/2024	Blue Architects	Blue Architects	Final Design

BLUE ARCHITECTS
101 George Street, George, 6140
Tel: 033 312 3456
Email: info@bluearchitects.co.za

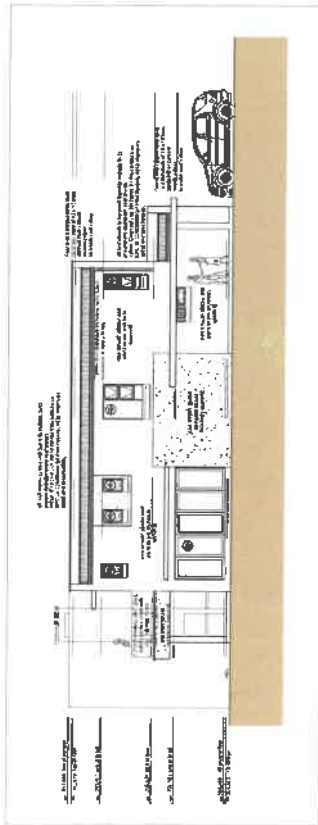
KILOCEL PROPERTIES (PTY) LTD
Proposed Unit 01 on Erf 4251 Soetewesd Close

GROUND AND FIRST STOREY WATER AND SEWER LAYOUT
Drawing No: 101/2024/01
Scale: 1:100
Date: 02/08/2024

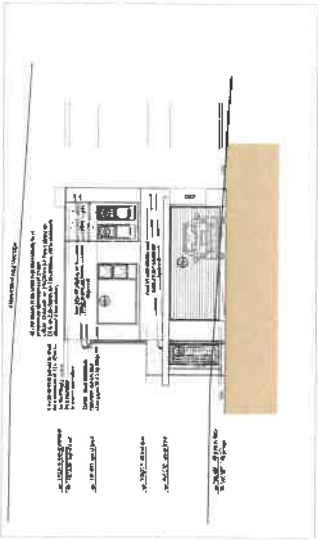
PROJECT INFORMATION
Project Name: KiloCel Properties Unit 01
Project Address: Erf 4251 Soetewesd Close
Project Owner: KiloCel Properties (Pty) Ltd
Project Manager: Blue Architects
Project Engineer: Blue Architects
Project Designer: Blue Architects
Project Checker: Blue Architects
Project Approver: Blue Architects
Project Date: 02/08/2024

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Ordering materials from BLUE ARCHITECTS

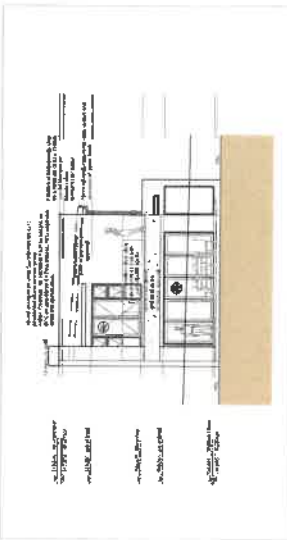
LEVELS AND DIMENSIONS.
All dimensions are in millimeters unless otherwise stated.
All levels are in meters above sea level unless otherwise stated.
All dimensions are to the center of the element unless otherwise stated.
All dimensions are to the finished surface unless otherwise stated.
All dimensions are to the center of the element unless otherwise stated.



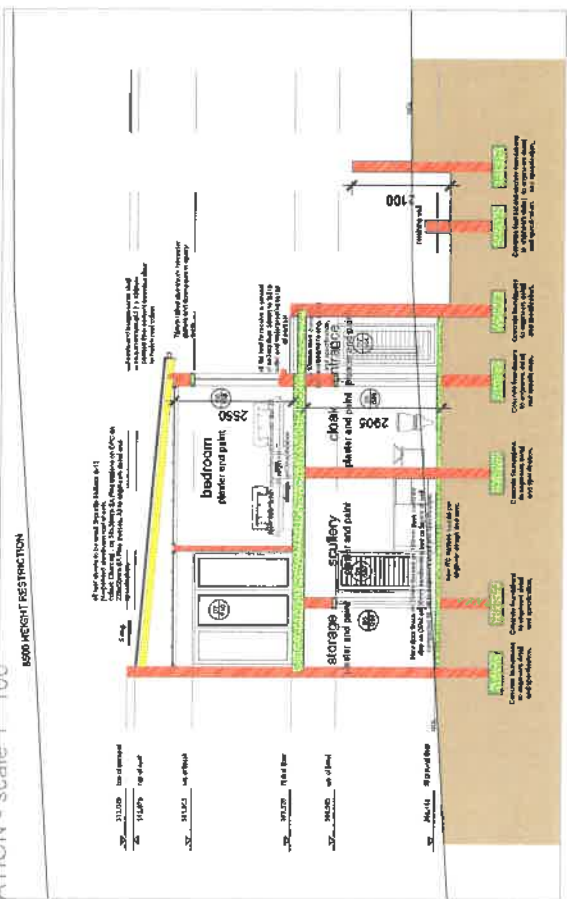
NORTH ELEVATION - scale 1 : 100



WEST ELEVATION - scale 1 : 100



EAST ELEVATION - scale 1 : 100



SECTION A - scale 1 : 100

Rev.	By	Date	Description	Revised
1	BA	2023	Initial Design	
2	BA	2023	Revised Design	
3	BA	2023	Final Design	



KILOCEL PROPERTIES (PTY)LTD
Proposed Unit 01 on Erf 4251 Soetewade Close

SECTION 6 ELEVATIONS
Drawing: 1/2023/01/01
Project: 1/2023/01/01
Client: KILOCCEL PROPERTIES (PTY)LTD
Architect: BLUE ARCHITECTS
Date: 2023/01/01

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 covering letter.
02/08/2024
DATE
DATUM
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTOUDER: STADSBEPLANNING

[illegible][illegible][illegible]

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 Outeniqua/voorskouende BLUE ARCHITECTS

LAYERS & AREAS DIMENSIONS:
 The drawings are to be used for the construction of the building. The drawings are to be used for the construction of the building. The drawings are to be used for the construction of the building.

REVISIONS
 No. Date Description
 1 15/01/2023 Initial Design
 2 15/01/2023 Final Design

PROJECT INFORMATION
 Project Name: Kiloceel Properties (Pty) Ltd
 Project Address: Proposed Unit 01 on Erf 4251, Soetewiede Close
 Project Type: Residential

NOTE: REFER TO GENERAL NOTES OUTLINE.

SINGLE WINDOW

REVISIONS
 No. Date Description
 1 15/01/2023 Initial Design
 2 15/01/2023 Final Design

PROJECT INFORMATION
 Project Name: Kiloceel Properties (Pty) Ltd
 Project Address: Proposed Unit 01 on Erf 4251, Soetewiede Close
 Project Type: Residential

NOTE: REFER TO GENERAL NOTES OUTLINE.

SINGLE WINDOW

REVISIONS
 No. Date Description
 1 15/01/2023 Initial Design
 2 15/01/2023 Final Design

PROJECT INFORMATION
 Project Name: Kiloceel Properties (Pty) Ltd
 Project Address: Proposed Unit 01 on Erf 4251, Soetewiede Close
 Project Type: Residential

NOTE: REFER TO GENERAL NOTES OUTLINE.

SINGLE WINDOW

REVISIONS
 No. Date Description
 1 15/01/2023 Initial Design
 2 15/01/2023 Final Design

PROJECT INFORMATION
 Project Name: Kiloceel Properties (Pty) Ltd
 Project Address: Proposed Unit 01 on Erf 4251, Soetewiede Close
 Project Type: Residential

NOTE: REFER TO GENERAL NOTES OUTLINE.

SINGLE WINDOW

REVISIONS
 No. Date Description
 1 15/01/2023 Initial Design
 2 15/01/2023 Final Design

PROJECT INFORMATION
 Project Name: Kiloceel Properties (Pty) Ltd
 Project Address: Proposed Unit 01 on Erf 4251, Soetewiede Close
 Project Type: Residential

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 covering letter.

DATE: 15/01/2023
 DATUM: 15/01/2023

SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STATSBEPANNING

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 Oorspronklik voorbehoude deur BLUE ARCHITECTS

NOTES AND DIMENSIONS
 1. All dimensions are in meters unless otherwise stated.
 2. All measurements are taken from the center line of the road.
 3. The site plan is based on the latest available aerial photograph.
 4. The site plan is subject to the approval of the relevant authorities.
 5. The site plan is not to be used for any other purpose without the written consent of BLUE ARCHITECTS.

DATE SCHEDULE

DATE	DESCRIPTION
15/01/2023	Initial site plan
22/01/2023	Revised site plan
29/01/2023	Final site plan

REVISIONS

NO.	DATE	DESCRIPTION
1	15/01/2023	Initial site plan
2	22/01/2023	Revised site plan
3	29/01/2023	Final site plan



KILOCEL PROPERTIES (PTY)LTD

Proposed Unit 08 on
 Erf 4251
 Soeteweyde Close

Proposed Unit 08 on
 Erf 4251
 Soeteweyde Close



APPROVED BY

APPROVED BY	DATE
APPROVED BY	DATE

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.
 DATE: 15/01/2023
 DATUM: 15/01/2023
 SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STADSBEPLANNING



SITE PLAN - scale 1 : 150

LEVELS AND LIMITS

THE COMPANY HAS ESTABLISHED AN EMPLOYMENT POLICY THAT

It's the same reason that the 1990s saw a rise in the popularity of the "new" religions, such as the Church of Scientology, the Church of Satan, and the Church of Jesus Christ of Latter-day Saints. These religions were founded by people who were seeking a new spiritual path, and they were often founded in the wake of a major crisis or a major change in the world.

[illegible]

Age	Gender	Weight (kg)	Height (cm)	Body Mass Index (BMI)	Waist Circumference (cm)	Waist-Hip Ratio	Trunk Flexion Angle (°)	Trunk Flexion Time (s)	Trunk Flexion Distance (cm)	Trunk Flexion Frequency (Hz)	Trunk Flexion Amplitude (°)	Trunk Flexion Velocity (°/s)	Trunk Flexion Acceleration (°/s²)	Trunk Flexion Deceleration (°/s²)	Trunk Flexion Jerk (°/s³)	Trunk Flexion Jolt (°/s⁴)	Trunk Flexion Shock (°/s⁵)	Trunk Flexion Spike (°/s⁶)	Trunk Flexion Peak (°/s⁷)	Trunk Flexion Trough (°/s⁸)	Trunk Flexion Zero (°/s⁹)	Trunk Flexion Max (°/s¹⁰)	Trunk Flexion Min (°/s¹¹)	Trunk Flexion Avg (°/s¹²)	Trunk Flexion Std (°/s¹³)	Trunk Flexion Var (°/s¹⁴)	Trunk Flexion Cov (°/s¹⁵)	Trunk Flexion Cor (°/s¹⁶)	Trunk Flexion P (°/s¹⁷)	Trunk Flexion Q (°/s¹⁸)	Trunk Flexion R (°/s¹⁹)	Trunk Flexion S (°/s²⁰)	Trunk Flexion T (°/s²¹)	Trunk Flexion U (°/s²²)	Trunk Flexion V (°/s²³)	Trunk Flexion W (°/s²⁴)	Trunk Flexion X (°/s²⁵)	Trunk Flexion Y (°/s²⁶)	Trunk Flexion Z (°/s²⁷)	Trunk Flexion AA (°/s²⁸)	Trunk Flexion AB (°/s²⁹)	Trunk Flexion AC (°/s³⁰)	Trunk Flexion AD (°/s³¹)	Trunk Flexion AE (°/s³²)	Trunk Flexion AF (°/s³³)	Trunk Flexion AG (°/s³⁴)	Trunk Flexion AH (°/s³⁵)	Trunk Flexion AI (°/s³⁶)	Trunk Flexion AJ (°/s³⁷)	Trunk Flexion AK (°/s³⁸)	Trunk Flexion AL (°/s³⁹)	Trunk Flexion AM (°/s⁴⁰)	Trunk Flexion AN (°/s⁴¹)	Trunk Flexion AO (°/s⁴²)	Trunk Flexion AP (°/s⁴³)	Trunk Flexion AQ (°/s⁴⁴)	Trunk Flexion AR (°/s⁴⁵)	Trunk Flexion AS (°/s⁴⁶)	Trunk Flexion AT (°/s⁴⁷)	Trunk Flexion AU (°/s⁴⁸)	Trunk Flexion AV (°/s⁴⁹)	Trunk Flexion AW (°/s⁵⁰)	Trunk Flexion AX (°/s⁵¹)	Trunk Flexion AY (°/s⁵²)	Trunk Flexion AZ (°/s⁵³)	Trunk Flexion BA (°/s⁵⁴)	Trunk Flexion BB (°/s⁵⁵)	Trunk Flexion BC (°/s⁵⁶)	Trunk Flexion BD (°/s⁵⁷)	Trunk Flexion BE (°/s⁵⁸)	Trunk Flexion BF (°/s⁵⁹)	Trunk Flexion BG (°/s⁶⁰)	Trunk Flexion BH (°/s⁶¹)	Trunk Flexion BI (°/s⁶²)	Trunk Flexion BJ (°/s⁶³)	Trunk Flexion BK (°/s⁶⁴)	Trunk Flexion BL (°/s⁶⁵)	Trunk Flexion BM (°/s⁶⁶)	Trunk Flexion BN (°/s⁶⁷)	Trunk Flexion BO (°/s⁶⁸)	Trunk Flexion BP (°/s⁶⁹)	Trunk Flexion BQ (°/s⁷⁰)	Trunk Flexion BR (°/s⁷¹)	Trunk Flexion BS (°/s⁷²)	Trunk Flexion BT (°/s⁷³)	Trunk Flexion BU (°/s⁷⁴)	Trunk Flexion BV (°/s⁷⁵)	Trunk Flexion BW (°/s⁷⁶)	Trunk Flexion BX (°/s⁷⁷)	Trunk Flexion BY (°/s⁷⁸)	Trunk Flexion BZ (°/s⁷⁹)	Trunk Flexion CA (°/s⁸⁰)	Trunk Flexion CB (°/s⁸¹)	Trunk Flexion CC (°/s⁸²)	Trunk Flexion CD (°/s⁸³)	Trunk Flexion CE (°/s⁸⁴)	Trunk Flexion CF (°/s⁸⁵)	Trunk Flexion CG (°/s⁸⁶)	Trunk Flexion CH (°/s⁸⁷)	Trunk Flexion CI (°/s⁸⁸)	Trunk Flexion CJ (°/s⁸⁹)	Trunk Flexion CK (°/s⁹⁰)	Trunk Flexion CL (°/s⁹¹)	Trunk Flexion CM (°/s⁹²)	Trunk Flexion CN (°/s⁹³)	Trunk Flexion CO (°/s⁹⁴)	Trunk Flexion CP (°/s⁹⁵)	Trunk Flexion CQ (°/s⁹⁶)	Trunk Flexion CR (°/s⁹⁷)	Trunk Flexion CS (°/s⁹⁸)	Trunk Flexion CT (°/s⁹⁹)	Trunk Flexion CU (°/s¹⁰⁰)	Trunk Flexion CV (°/s¹⁰¹)	Trunk Flexion CW (°/s¹⁰²)	Trunk Flexion CX (°/s¹⁰³)	Trunk Flexion CY (°/s¹⁰⁴)	Trunk Flexion CZ (°/s¹⁰⁵)	Trunk Flexion DA (°/s¹⁰⁶)	Trunk Flexion DB (°/s¹⁰⁷)	Trunk Flexion DC (°/s¹⁰⁸)	Trunk Flexion DD (°/s¹⁰⁹)	Trunk Flexion DE (°/s¹¹⁰)	Trunk Flexion DF (°/s¹¹¹)	Trunk Flexion DG (°/s¹¹²)	Trunk Flexion DH (°/s¹¹³)	Trunk Flexion DI (°/s¹¹⁴)	Trunk Flexion DJ (°/s¹¹⁵)	Trunk Flexion DK (°/s¹¹⁶)	Trunk Flexion DL (°/s¹¹⁷)	Trunk Flexion DM (°/s¹¹⁸)	Trunk Flexion DN (°/s¹¹⁹)	Trunk Flexion DO (°/s¹²⁰)	Trunk Flexion DP (°/s¹²¹)	Trunk Flexion DQ (°/s¹²²)	Trunk Flexion DR (°/s¹²³)	Trunk Flexion DS (°/s¹²⁴)	Trunk Flexion DT (°/s¹²⁵)	Trunk Flexion DU (°/s¹²⁶)	Trunk Flexion DV (°/s¹²⁷)	Trunk Flexion DW (°/s¹²⁸)	Trunk Flexion DX (°/s¹²⁹)	Trunk Flexion DY (°/s¹³⁰)	Trunk Flexion DZ (°/s¹³¹)	Trunk Flexion EA (°/s¹³²)	Trunk Flexion EB (°/s¹³³)	Trunk Flexion EC (°/s¹³⁴)	Trunk Flexion ED (°/s¹³⁵)	Trunk Flexion EE (°/s¹³⁶)	Trunk Flexion EF (°/s¹³⁷)	Trunk Flexion EG (°/s¹³⁸)	Trunk Flexion EH (°/s¹³⁹)	Trunk Flexion EI (°/s¹⁴⁰)	Trunk Flexion EJ (°/s¹⁴¹)	Trunk Flexion EK (°/s¹⁴²)	Trunk Flexion EL (°/s¹⁴³)	Trunk Flexion EM (°/s¹⁴⁴)	Trunk Flexion EN (°/s¹⁴⁵)	Trunk Flexion EO (°/s¹⁴⁶)	Trunk Flexion EP (°/s¹⁴⁷)	Trunk Flexion EQ (°/s¹⁴⁸)	Trunk Flexion ER (°/s¹⁴⁹)	Trunk Flexion ES (°/s¹⁵⁰)	Trunk Flexion ET (°/s¹⁵¹)	Trunk Flexion EU (°/s¹⁵²)	Trunk Flexion EV (°/s¹⁵³)	Trunk Flexion EW (°/s¹⁵⁴)	Trunk Flexion EX (°/s¹⁵⁵)	Trunk Flexion EY (°/s¹⁵⁶)	Trunk Flexion EZ (°/s¹⁵⁷)	Trunk Flexion FA (°/s¹⁵⁸)	Trunk Flexion FB (°/s¹⁵⁹)	Trunk Flexion FC (°/s¹⁶⁰)	Trunk Flexion FD (°/s¹⁶¹)	Trunk Flexion FE (°/s¹⁶²)	Trunk Flexion FF (°/s¹⁶³)	Trunk Flexion FG (°/s¹⁶⁴)	Trunk Flexion FH (°/s¹⁶⁵)	Trunk Flexion FI (°/s¹⁶⁶)	Trunk Flexion FJ (°/s¹⁶⁷)	Trunk Flexion FK (°/s¹⁶⁸)	Trunk Flexion FL (°/s¹⁶⁹)	Trunk Flexion FM (°/s¹⁷⁰)	Trunk Flexion FN (°/s¹⁷¹)	Trunk Flexion FO (°/s¹⁷²)	Trunk Flexion FP (°/s¹⁷³)	Trunk Flexion FQ (°/s¹⁷⁴)	Trunk Flexion FR (°/s¹⁷⁵)	Trunk Flexion FS (°/s¹⁷⁶)	Trunk Flexion FT (°/s¹⁷⁷)	Trunk Flexion FU (°/s¹⁷⁸)	Trunk Flexion FV (°/s¹⁷⁹)	Trunk Flexion FW (°/s¹⁸⁰)	Trunk Flexion FX (°/s¹⁸¹)	Trunk Flexion FY (°/s¹⁸²)	Trunk Flexion FZ (°/s¹⁸³)	Trunk Flexion GA (°/s¹⁸⁴)	Trunk Flexion GB (°/s¹⁸⁵)	Trunk Flexion GC (°/s¹⁸⁶)	Trunk Flexion GD (°/s¹⁸⁷)	Trunk Flexion GE (°/s¹⁸⁸)	Trunk Flexion GF (°/s¹⁸⁹)	Trunk Flexion GG (°/s¹⁹⁰)	Trunk Flexion GH (°/s¹⁹¹)	Trunk Flexion GI (°/s¹⁹²)	Trunk Flexion GJ (°/s¹⁹³)	Trunk Flexion GK (°/s¹⁹⁴)	Trunk Flexion GL (°/s¹⁹⁵)	Trunk Flexion GM (°/s¹⁹⁶)	Trunk Flexion GN (°/s¹⁹⁷)	Trunk Flexion GO (°/s¹⁹⁸)	Trunk Flexion GP (°/s¹⁹⁹)	Trunk Flexion GQ (°/s²⁰⁰)	Trunk Flexion GR (°/s²⁰¹)	Trunk Flexion GS (°/s²⁰²)	Trunk Flexion GT (°/s²⁰³)	Trunk Flexion GU (°/s²⁰⁴)	Trunk Flexion GV (°/s²⁰⁵)	Trunk Flexion GW (°/s²⁰⁶)	Trunk Flexion GX (°/s²⁰⁷)	Trunk Flexion GY (°/s²⁰⁸
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POLY (acrylic acid) and its Derivatives									
g	g of the solution by			P	h	absorbing bands	Relative Intensities	Frequency	Assignments
1	1	1.0	0.5	0.5	1.0	0.190464400	1	6331	6340C
2	1.25	1.25	0.63	0.63	1.0	0.190464400	1	6331	6340C
3	1.5	1.5	0.75	0.75	1.0	0.190464400	1	6331	6340C
4	1.75	1.75	0.87	0.87	1.0	0.190464400	1	6331	6340C
5	2.0	2.0	1.0	1.0	1.0	0.190464400	1	6331	6340C
6	2.25	2.25	1.13	1.13	1.0	0.190464400	1	6331	6340C
7	2.5	2.5	1.25	1.25	1.0	0.190464400	1	6331	6340C
8	2.75	2.75	1.37	1.37	1.0	0.190464400	1	6331	6340C
9	3.0	3.0	1.5	1.5	1.0	0.190464400	1	6331	6340C
10	3.25	3.25	1.63	1.63	1.0	0.190464400	1	6331	6340C
11	3.5	3.5	1.75	1.75	1.0	0.190464400	1	6331	6340C
12	3.75	3.75	1.87	1.87	1.0	0.190464400	1	6331	6340C
13	4.0	4.0	2.0	2.0	1.0	0.190464400	1	6331	6340C
14	4.25	4.25	2.13	2.13	1.0	0.190464400	1	6331	6340C
15	4.5	4.5	2.25	2.25	1.0	0.190464400	1	6331	6340C
16	4.75	4.75	2.37	2.37	1.0	0.190464400	1	6331	6340C
17	5.0	5.0	2.5	2.5	1.0	0.190464400	1	6331	6340C
18	5.25	5.25	2.63	2.63	1.0	0.190464400	1	6331	6340C
19	5.5	5.5	2.75	2.75	1.0	0.190464400	1	6331	6340C
20	5.75	5.75	2.87	2.87	1.0	0.190464400	1	6331	6340C
21	6.0	6.0	3.0	3.0	1.0	0.190464400	1	6331	6340C
22	6.25	6.25	3.13	3.13	1.0	0.190464400	1	6331	6340C
23	6.5	6.5	3.25	3.25	1.0	0.190464400	1	6331	6340C
24	6.75	6.75	3.37	3.37	1.0	0.190464400	1	6331	6340C
25	7.0	7.0	3.5	3.5	1.0	0.190464400	1	6331	6340C
26	7.25	7.25	3.63	3.63	1.0	0.190464400	1	6331	6340C
27	7.5	7.5	3.75	3.75	1.0	0.190464400	1	6331	6340C
28	7.75	7.75	3.87	3.87	1.0	0.190464400	1	6331	6340C
29	8.0	8.0	4.0	4.0	1.0	0.190464400	1	6331	6340C
30	8.25	8.25	4.13	4.13	1.0	0.190464400	1	6331	6340C
31	8.5	8.5	4.25	4.25	1.0	0.190464400	1	6331	6340C
32	8.75	8.75	4.37	4.37	1.0	0.190464400	1	6331	6340C
33	9.0	9.0	4.5	4.5	1.0	0.190464400	1	6331	6340C
34	9.25	9.25	4.63	4.63	1.0	0.190464400	1	6331	6340C
35	9.5	9.5	4.75	4.75	1.0	0.190464400	1	6331	6340C
36	9.75	9.75	4.87	4.87	1.0	0.190464400	1	6331	6340C
37	10.0	10.0	5.0	5.0	1.0	0.190464400	1	6331	6340C
38	10.25	10.25	5.13	5.13	1.0	0.190464400	1	6331	6340C
39	10.5	10.5	5.25	5.25	1.0	0.190464400	1	6331	6340C
40	10.75	10.75	5.37	5.37	1.0	0.190464400	1	6331	6340C
41	11.0	11.0	5.5	5.5	1.0	0.190464400	1	6331	6340C
42	11.25	11.25	5.63	5.63	1.0	0.190464400	1	6331	6340C
43	11.5	11.5	5.75	5.75	1.0	0.190464400	1	6331	6340C
44	11.75	11.75	5.87	5.87	1.0	0.190464400	1	6331	6340C
45	12.0	12.0	6.0	6.0	1.0	0.190464400	1	6331	6340C
46	12.25	12.25	6.13	6.13	1.0	0.190464400	1	6331	6340C
47	12.5	12.5	6.25	6.25	1.0	0.190464400	1	6331	6340C
48	12.75	12.75	6.37	6.37	1.0	0.190464400	1	6331	6340C
49	13.0	13.0	6.5	6.5	1.0	0.190464400	1	6331	6340C
50	13.25	13.25	6.63	6.63	1.0	0.190464400	1	6331	6340C
51	13.5	13.5	6.75	6.75	1.0	0.190464400	1	6331	6340C
52	13.75	13.75	6.87	6.87	1.0	0.190464400	1	6331	6340C
53	14.0	14.0	7.0	7.0	1.0	0.190464400	1	6331	6340C
54	14.25	14.25	7.13	7.13	1.0	0.190464400	1	6331	6340C
55	14.5	14.5	7.25	7.25	1.0	0.190464400	1	6331	6340C
56	14.75	14.75	7.37	7.37	1.0	0.190464400	1	6331	6340C
57	15.0	15.0	7.5	7.5	1.0	0.190464400	1	6331	6340C
58	15.25	15.25	7.63	7.63	1.0	0.190464400	1	6331	6340C
59	15.5	15.5	7.75	7.75	1.0	0.190464400	1	6331	6340C
60	15.75	15.75	7.87	7.87	1.0	0.190464400	1	6331	6340C
61	16.0	16.0	8.0	8.0	1.0	0.190464400	1	6331	6340C
62	16.25	16.25	8.13	8.13	1.0	0.190464400	1	6331	6340C
63	16.5	16.5	8.25	8.25	1.0	0.190464400	1	6331	6340C
64	16.75	16.75	8.37	8.37	1.0	0.190464400	1	6331	6340C
65	17.0	17.0	8.5	8.5	1.0	0.190464400	1	6331	6340C
66	17.25	17.25	8.63	8.63	1.0	0.190464400	1	6331	6340C
67	17.5	17.5	8.75	8.75	1.0	0.190464400	1	6331	6340C
68	17.75	17.75	8.87	8.87	1.0	0.190464400	1	6331	6340C
69	18.0	18.0	9.0	9.0	1.0	0.190464400	1	6331	6340C
70	18.25	18.25	9.13	9.13	1.0	0.190464400	1	6331	6340C
71	18.5	18.5	9.25	9.25	1.0	0.190464400	1	6331	6340C
72	18.75	18.75	9.37	9.37	1.0	0.190464400	1	6331	6340C
73	19.0	19.0	9.5	9.5	1.0	0.190464400	1	6331	6340C
74	19.25	19.25	9.63	9.63	1.0	0.190464400	1	6331	6340C
75	19.5	19.5	9.75	9.75	1.0	0.190464400	1	6331	6340C
76	19.75	19.75	9.87	9.87	1.0	0.190464400	1	6331	6340C
77	20.0	20.0	10.0	10.0	1.0	0.190464400	1	6331	6340C
78	20.25	20.25	10.13	10.13	1.0	0.190464400	1	6331	6340C
79	20.5	20.5	10.25	10.25	1.0	0.190464400	1	6331	6340C
80	20.75	20.75	10.37	10.37	1.0	0.190464400	1	6331	6340C
81	21.0	21.0	10.5	10.5	1.0	0.190464400	1	6331	6340C
82	21.25	21.25	10.63	10.63	1.0	0.190464400	1	6331	6340C
83	21.5	21.5	10.75	10.75	1.0	0.190464400	1	6331	6340C
84	21.75	21.75	10.87	10.87	1.0	0.190464400	1	6331	6340C
85	22.0	22.0	11.0	11.0	1.0	0.190464400	1	6331	6340C
86	22.25	22.25	11.13	11.13	1.0	0.190464400	1	6331	6340C
87	22.5	22.5	11.25	11.25	1.0	0.190464400	1	6331	6340C
88	22.75	22.75	11.37	11.37	1.0	0.190464400	1	6331	6340C
89	23.0	23.0	11.5	11.5	1.0	0.190464400	1	6331	6340C
90	23.25	23.25	11.63	11.63	1.0	0.190464400	1	6331	6340C
91	23.5	23.5	11.75	11.75	1.0	0.190464400	1	6331	6340C
92	23.75	23.75	11.87	11.87	1.0	0.190464400	1	6331	6340C
93	24.0	24.0	12.0	12.0	1.0	0.190464400	1	6331	6340C
94	24.25	24.25	12.13	12.13	1.0	0.190464400	1	6331	6340C
95	24.5	24.5	12.25	12.25	1.0	0.190464400	1	6331	6340C
96	24.75	24.75	12.37	12.37	1.0	0.190464400	1	6331	6340C
97	25.0	25.0	12.5	12.5	1.0	0.190464400	1	6331	6340C
98	25.25	25.25	12.63	12.63	1.0	0.190464400	1	6331	6340C
99	25.5	25.5	12.75	12.75	1.0	0.190464400	1	6331	6340C
100	25.75	25.75	12.87	12.87	1.0	0.190464400	1	6331	6340C
Sample no. 2504C									
Wavelength (nm)									
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Material	Quantity	Unit	Rate	Amount
1. Cement	100	kg	1.20	120.00
2. Sand	200	m³	1.50	300.00
3. Gravel	100	m³	2.00	200.00
4. Water	100	m³	0.50	50.00
5. Labor	100	hr	1.00	100.00
6. Transport	100	km	0.50	50.00
7. Fuel	100	liters	0.50	50.00
8. Oil	100	liters	0.50	50.00
9. Grease	100	kg	0.50	50.00
10. Tools	100	set	0.50	50.00
11. Safety	100	set	0.50	50.00
12. PPE	100	set	0.50	50.00
13. First Aid	100	set	0.50	50.00
14. Fire	100	set	0.50	50.00
15. Security	100	set	0.50	50.00
16. Insurance	100	set	0.50	50.00
17. Training	100	set	0.50	50.00
18. Maintenance	100	set	0.50	50.00
19. Repairs	100	set	0.50	50.00
20. Replacement	100	set	0.50	50.00
21. Upgrade	100	set	0.50	50.00
22. Expansion	100	set	0.50	50.00
23. Renovation	100	set	0.50	50.00
24. Refurbishment	100	set	0.50	50.00
25. Restoration	100	set	0.50	50.00
26. Reconstruction	100	set	0.50	50.00
27. Rebuilding	100	set	0.50	50.00
28. Reinstatement	100	set	0.50	50.00
29. Re-erection	100	set	0.50	50.00
30. Re-assembly	100	set	0.50	50.00
31. Re-installation	100	set	0.50	50.00
32. Re-commissioning	100	set	0.50	50.00
33. Re-opening	100	set	0.50	50.00
34. Re-activation	100	set	0.50	50.00
35. Re-use	100	set	0.50	50.00
36. Re-cycling	100	set	0.50	50.00
37. Re-purposing	100	set	0.50	50.00
38. Re-branding	100	set	0.50	50.00
39. Re-marketing	100	set	0.50	50.00
40. Re-positioning	100	set	0.50	50.00
41. Re-structuring	100	set	0.50	50.00
42. Re-organizing	100	set	0.50	50.00
43. Re-arranging	100	set	0.50	50.00
44. Re-ordering	100	set	0.50	50.00
45. Re-sorting	100	set	0.50	50.00
46. Re-classifying	100	set	0.50	50.00
47. Re-categorizing	100	set	0.50	50.00
48. Re-defining	100	set	0.50	50.00
49. Re-naming	100	set	0.50	50.00
50. Re-branding	100	set	0.50	50.00
51. Re-marketing	100	set	0.50	50.00
52. Re-positioning	100	set	0.50	50.00
53. Re-structuring	100	set	0.50	50.00
54. Re-organizing	100	set	0.50	50.00
55. Re-arranging	100	set	0.50	50.00
56. Re-ordering	100	set	0.50	50.00
57. Re-sorting	100	set	0.50	50.00
58. Re-classifying	100	set	0.50	50.00
59. Re-categorizing	100	set	0.50	50.00
60. Re-defining	100	set	0.50	50.00
61. Re-naming	100	set	0.50	50.00
62. Re-branding	100	set	0.50	50.00
63. Re-marketing	100	set	0.50	50.00
64. Re-positioning	100	set	0.50	50.00
65. Re-structuring	100	set	0.50	50.00
66. Re-organizing	100	set	0.50	50.00
67. Re-arranging	100	set	0.50	50.00
68. Re-ordering	100	set	0.50	50.00
69. Re-sorting	100	set	0.50	50.00
70. Re-classifying	100	set	0.50	50.00
71. Re-categorizing	100	set	0.50	50.00
72. Re-defining	100	set	0.50	50.00
73. Re-naming	100	set	0.50	5

HEAT LOSS & GAIN CALCULATIONS

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 covering letter.

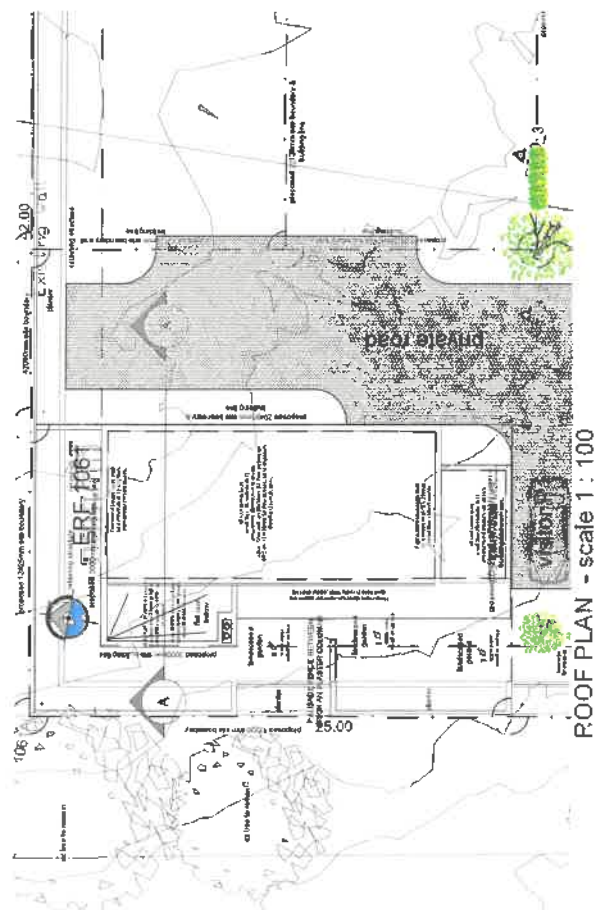
02/08/2024

DATE

DATUM

SENIOR MANAGER: TOWN PLANNING

SENIOR BESTUURDER: STADSBEPLANNING



2. The 1990s have been a time of rapid change in the way we live and work. The pace of change is accelerating, and the challenges are increasing. The 1990s have been a time of great opportunity, but also of great challenge. The challenges we face are not only external, but also internal. We must be able to adapt to change, to learn from our mistakes, and to embrace the future. The challenges we face are not only external, but also internal. We must be able to adapt to change, to learn from our mistakes, and to embrace the future.

Zurück		Weiter	
Nr.	Bezeichnung	Nr.	Bezeichnung
1	...	2	...
3	...	4	...
5	...	6	...
7	...	8	...
9	...	10	...
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99	...	100	...

KILOCEL
PROPERTIES
(PTY)LTD

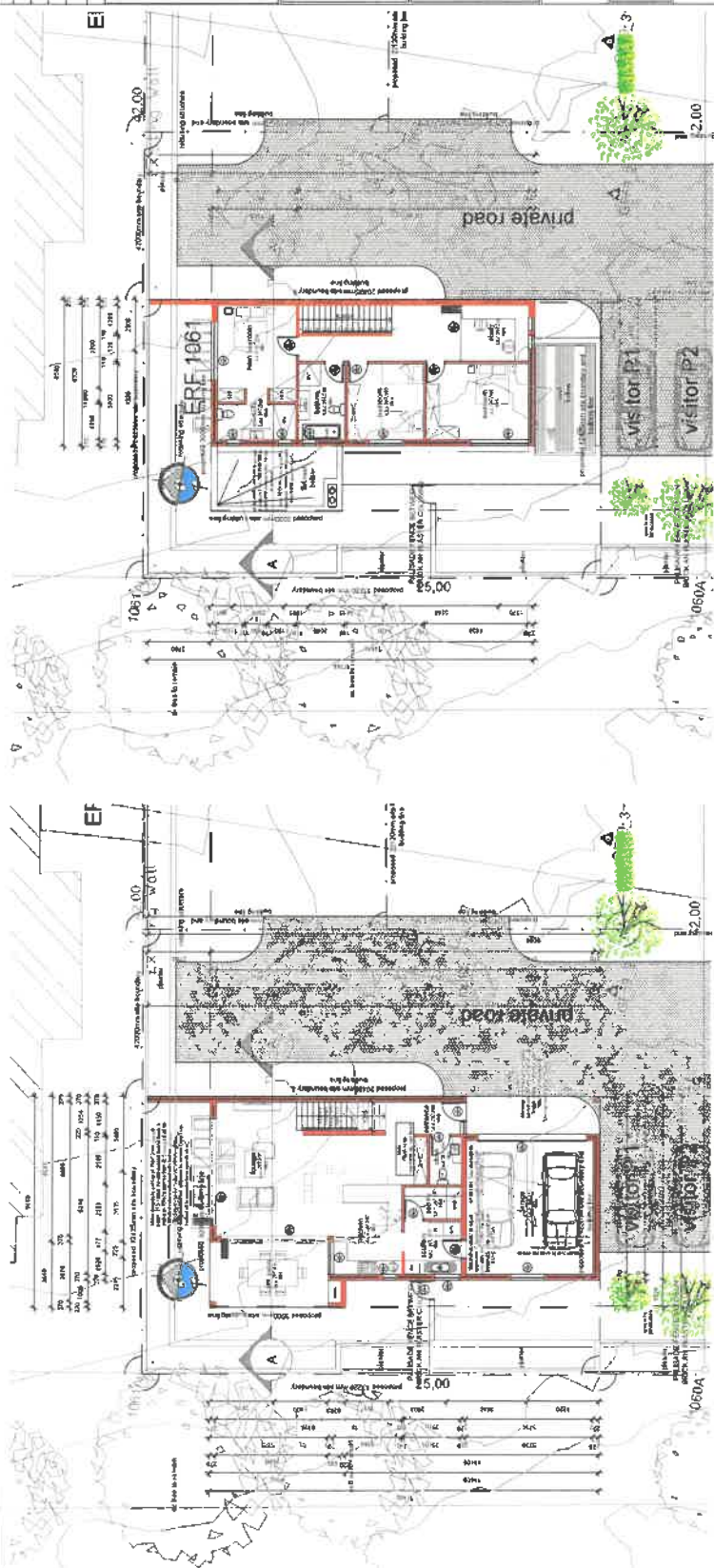
Proposed Unit 08 on
Erf 4251
Soeteweide Close

ADOLPH W. KUPFER, President

84214037 201 MS

[illegible][illegible]

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FIRST STOREY PLAN - scale 1 : 100

GROUND STOREY PLAN - scale 1 100

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.

DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSBEPLANNING

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.

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.

02/08/2024
DATE
DATUM

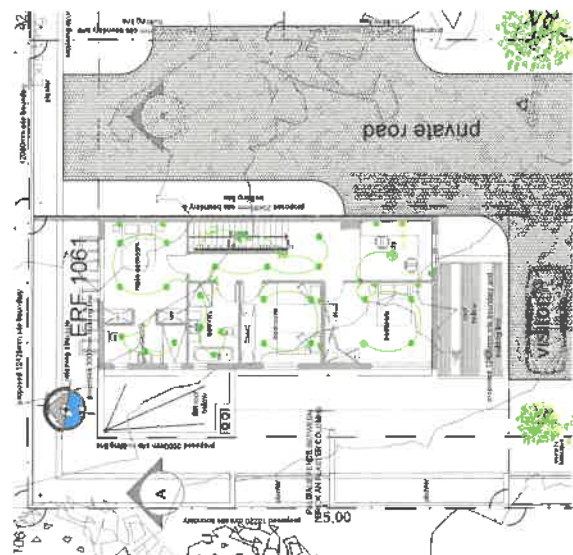
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATISBEPLANNING

[illegible]

ELECTRICAL LEGEND



GROUND STOREY ELECTRICAL LAYOUT - scale 1 : 100

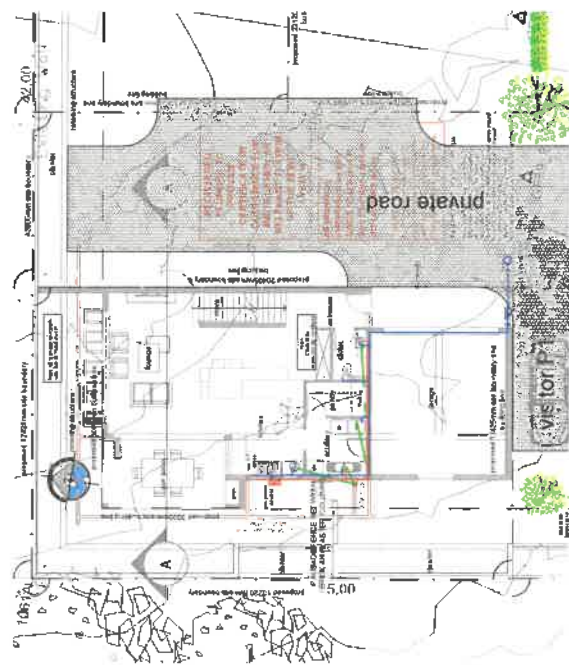
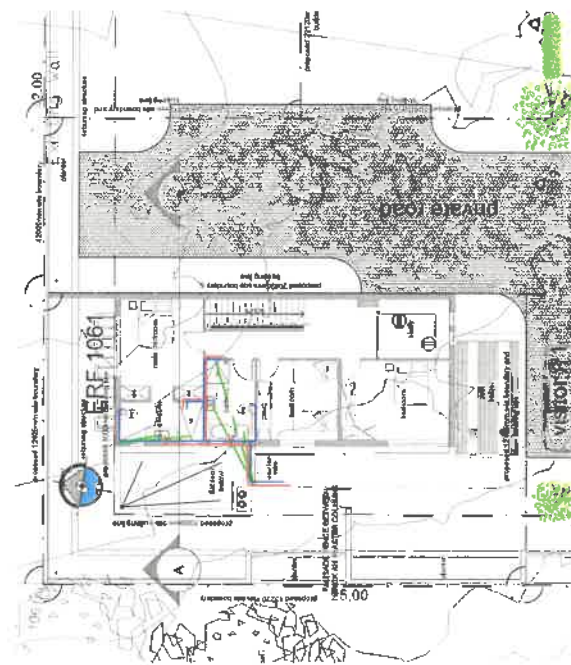


FIRST STOREY ELECTRICAL LAYOUT - scale 1 : 100

[illegible]

ENERGY DEMAND

[illegible]



PIPE SPECIFICATIONS

MUNICIPALITEIT GEORGE MUNICIPALITY

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02/08/2024

DATE
DATUM

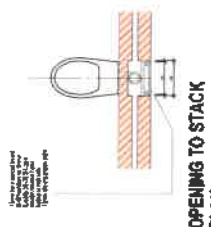
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSBEPLANNING

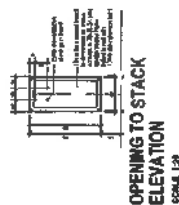
SENIOR BESTUURDER: STATSBEPLANNING



OPENING TO STACK SECTION



**OPENING TO STACK
PLAN**
SCALE 1:20



OPENING TO STACK
ELEVATION

	Ratz Joh., Börten	Prescriptions Handwriting	Sy. Dee

KILOCEL
PROPERTIES
(PTY)LTD

Proposed Unit 08 on
Erk 4251
Soeteleweide Close

UNDO AND PASTE STORIES
AND OTHER STORIES

579602c A3807

Grandes JOHN	Grandes JOHN
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23	LE NOUVEAU
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[illegible][illegible][illegible]

12'0" into ground

12'0"

12'0"

ALUMINUM SECTIONAL CRYOSTAT

FIGURE 1. ALUMINUM SECTIONAL CRYOSTAT

ITEM NO.	DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
1	ALUMINUM SECTIONAL CRYOSTAT	1	\$1,500.00	\$1,500.00
2	CRYOSTAT	1	\$1,500.00	\$1,500.00
3	CRYOSTAT	1	\$1,500.00	\$1,500.00
4	CRYOSTAT	1	\$1,500.00	\$1,500.00
5	CRYOSTAT	1	\$1,500.00	\$1,500.00
6	CRYOSTAT	1	\$1,500.00	\$1,500.00
7	CRYOSTAT	1	\$1,500.00	\$1,500.00
8	CRYOSTAT	1	\$1,500.00	\$1,500.00
9	CRYOSTAT	1	\$1,500.00	\$1,500.00
10	CRYOSTAT	1	\$1,500.00	\$1,500.00
11	CRYOSTAT	1	\$1,500.00	\$1,500.00
12	CRYOSTAT	1	\$1,500.00	\$1,500.00
13	CRYOSTAT	1	\$1,500.00	\$1,500.00
14	CRYOSTAT	1	\$1,500.00	\$1,500.00
15	CRYOSTAT	1	\$1,500.00	\$1,500.00
16	CRYOSTAT	1	\$1,500.00	\$1,500.00
17	CRYOSTAT	1	\$1,500.00	\$1,500.00
18	CRYOSTAT	1	\$1,500.00	\$1,500.00
19	CRYOSTAT	1	\$1,500.00	\$1,500.00
20	CRYOSTAT	1	\$1,500.00	\$1,500.00
21	CRYOSTAT	1	\$1,500.00	\$1,500.00
22	CRYOSTAT	1	\$1,500.00	\$1,500.00
23	CRYOSTAT	1	\$1,500.00	\$1,500.00
24	CRYOSTAT	1	\$1,500.00	\$1,500.00
25	CRYOSTAT	1	\$1,500.00	\$1,500.00
26	CRYOSTAT	1	\$1,500.00	\$1,500.00
27	CRYOSTAT	1	\$1,500.00	\$1,500.00
28	CRYOSTAT	1	\$1,500.00	\$1,500.00
29	CRYOSTAT	1	\$1,500.00	\$1,500.00
30	CRYOSTAT	1	\$1,500.00	\$1,500.00
31	CRYOSTAT	1	\$1,500.00	\$1,500.00
32	CRYOSTAT	1	\$1,500.00	\$1,500.00
33	CRYOSTAT	1	\$1,500.00	\$1,500.00
34	CRYOSTAT	1	\$1,500.00	\$1,500.00
35	CRYOSTAT	1	\$1,500.00	\$1,500.00
36	CRYOSTAT	1	\$1,500.00	\$1,500.00
37	CRYOSTAT	1	\$1,500.00	\$1,500.00
38	CRYOSTAT	1	\$1,500.00	\$1,500.00
39	CRYOSTAT	1	\$1,500.00	\$1,500.00
40	CRYOSTAT	1	\$1,500.00	\$1,500.00
41	CRYOSTAT	1	\$1,500.00	\$1,500.00
42	CRYOSTAT	1	\$1,500.00	\$1,500.00
43	CRYOSTAT	1	\$1,500.00	\$1,500.00
44	CRYOSTAT	1	\$1,500.00	\$1,500.00
45	CRYOSTAT	1	\$1,500.00	\$1,500.00
46	CRYOSTAT	1	\$1,500.00	\$1,500.00
47	CRYOSTAT	1	\$1,500.00	\$1,500.00
48	CRYOSTAT	1	\$1,500.00	\$1,500.00
49	CRYOSTAT	1	\$1,500.00	\$1,500.00
50	CRYOSTAT	1	\$1,500.00	\$1,500.00
51	CRYOSTAT	1	\$1,500.00	\$1,500.00
52	CRYOSTAT	1	\$1,500.00	\$1,500.00
53	CRYOSTAT	1	\$1,500.00	\$1,500.00
54	CRYOSTAT	1	\$1,500.00	\$1,500.00
55	CRYOSTAT	1	\$1,500.00	\$1,500.00
56	CRYOSTAT	1	\$1,500.00	\$1,500.00
57	CRYOSTAT	1	\$1,500.00	\$1,500.00
58	CRYOSTAT	1	\$1,500.00	\$1,500.00
59	CRYOSTAT	1	\$1,500.00	\$1,500.00
60	CRYOSTAT	1	\$1,500.00	\$1,500.00
61	CRYOSTAT	1	\$1,500.00	\$1,500.00
62	CRYOSTAT	1	\$1,500.00	\$1,500.00
63	CRYOSTAT	1	\$1,500.00	\$1,500.00
64	CRYOSTAT	1	\$1,500.00	\$1,500.00
65	CRYOSTAT	1	\$1,500.00	\$1,500.00
66	CRYOSTAT	1	\$1,500.00	\$1,500.00
67	CRYOSTAT	1	\$1,500.00	\$1,500.00
68	CRYOSTAT	1	\$1,500.00	\$1,500.00
69	CRYOSTAT	1	\$1,500.00	\$1,500.00
70	CRYOSTAT	1	\$1,500.00	\$1,500.00
71	CRYOSTAT	1	\$1,500.00	\$1,500.00
72	CRYOSTAT	1	\$1,500.00	\$1,500.0

[illegible]

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.

02/08/2024

DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSBEPLANNING

[illegible][illegible][illegible]

NOTE: REFER TO GENERAL NOTES
 ON DRAWING.

2,125 Unit (mm)
 0,000 Loc. ground floor

2,125 Unit (mm)
 0,000 Loc. ground floor

2,125 Unit (mm)
 0,000 Loc. ground floor

2,125 Unit (mm)
 0,000 Loc. ground floor

DESCRIPTION
 Provide window dimensions to 300mm square.
 Color: Cream

NOTE
 All windows to be covered with security glass.
 Windows to be covered with security glass.
 Windows to be covered with security glass.
 Windows to be covered with security glass.

CONSTRUCTION TO BE SUBMITTED ON SITE PRIOR
 TO BE SUBMITTED ON SITE PRIOR
 TO BE SUBMITTED ON SITE PRIOR
 TO BE SUBMITTED ON SITE PRIOR

Overlays: 100, 150, 200, 250, 300, 350, 400, 450, 500, 550, 600, 650, 700, 750, 800, 850, 900, 950, 1000, 1050, 1100, 1150, 1200, 1250, 1300, 1350, 1400, 1450, 1500, 1550, 1600, 1650, 1700, 1750, 1800, 1850, 1900, 1950, 2000, 2050, 2100, 2150, 2200, 2250, 2300, 2350, 2400, 2450, 2500, 2550, 2600, 2650, 2700, 2750, 2800, 2850, 2900, 2950, 3000, 3050, 3100, 3150, 3200, 3250, 3300, 3350, 3400, 3450, 3500, 3550, 3600, 3650, 3700, 3750, 3800, 3850, 3900, 3950, 4000, 4050, 4100, 4150, 4200, 4250, 4300, 4350, 4400, 4450, 4500, 4550, 4600, 4650, 4700, 4750, 4800, 4850, 4900, 4950, 5000, 5050, 5100, 5150, 5200, 5250, 5300, 5350, 5400, 5450, 5500, 5550, 5600, 5650, 5700, 5750, 5800, 5850, 5900, 5950, 6000, 6050, 6100, 6150, 6200, 6250, 6300, 6350, 6400, 6450, 6500, 6550, 6600, 6650, 6700, 6750, 6800, 6850, 6900, 6950, 7000, 7050, 7100, 7150, 7200, 7250, 7300, 7350, 7400, 7450, 7500, 7550, 7600, 7650, 7700, 7750, 7800, 7850, 7900, 7950, 8000, 8050, 8100, 8150, 8200, 8250, 8300, 8350, 8400, 8450, 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SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING

HIBISCUS CLOSE

PROPERTY OWNERS ASSOCIATION

CONSTITUTION

(an association established by the Developer

at the instance of the Local Authority

in terms of Section 29 of the

Use Planning By-Law for

George Municipality, 2023)

The Purchaser acknowledges that he has acquainted himself with this constitution of THE HIBISCUS CLOSE PROPERTY OWNERS ASSOCIATION

MUNISIPALITEIT GEORGE MUNICIPALITY	
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02/08/2024	
DATE DATUM	SENIOR MANAGER: TOWN PLANNING SENIOR BESTUURDER: STADSBEPLANNING

NAME: _____

(PURCHASER) SIGNATURE:

ERF:

DATE: _____

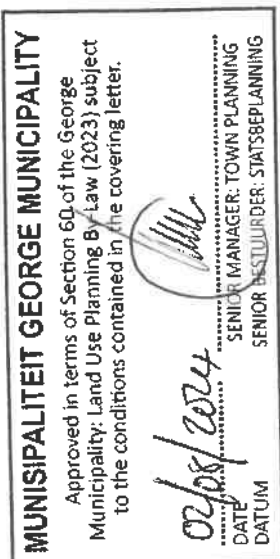
The Hibiscus Close Property Owners Association is constituted as an association in terms of Section 29 of the Land-Use Planning By-Law for George Municipality, 2023, in accordance with the conditions imposed by the Local Authority when approving the subdivision of Erf 4273 Blanco and shall come into existence simultaneously with the registration in the Deeds Office of the first transfer of a portion of the abovementioned property.

2. INTERPRETATION

In these presents:

2.1 the following words shall, unless the context otherwise requires, have the meanings hereinafter assigned to them:

- 2.1.1 "Association" means The Hibiscus Close Property Owners Association;
- 2.1.2 "Auditors" means the Auditors of the Association;
- 2.1.3 "Business Day" means weekdays other than Saturdays, Sundays and public holidays;
- 2.1.4 "Chairman" means the Chairman of the Trustee Committee;
- 2.1.5 "Common Areas" means the private roads, Common Areas, refuse room, visitors parking and access gate and entrance security within the Development, located on Erf 4273 Blanco as depicted on General Plan S.G. No.2079/2023;
- 2.1.6 "Completion of the Development" means the date of transfer of the last Erf in the Development to the relevant purchaser thereof from the Developer or the date of completion of any outstanding works (as certified by the Developer's relevant architects or engineers) on any of the properties by the Developer, whichever event occurs last;
- 2.1.7 "Local Authority" means the Local Authority of the George Municipality or its successor/s;
- 2.1.8 "CSOSA" means the Community Schemes Ombud Service Act, 2011 (Act 9 of 2011);
- 2.1.9 "Development" means the Development of Erf 4273 Blanco, with the approval of the Local Authority, in the Scheme known as Hibiscus Close;
- 2.1.10 "Developer" means Kilocel Properties Proprietary Limited, Registration Number 2008/023089/07 and includes its successor/s in title or assigns;
- 2.1.11 "Erven" mean the Erven 1059, 1060 & 1061 to be consolidated to Erf 4273 Blanco in the Development comprising the Erven 1059, 1060 & 1061 as depicted on General Plan S.G. No.5507/1985, and reference to an "Erf" shall have the corresponding meaning;
- 2.1.12 "in writing" means written, printed or lithographed or partly one and partly another, and other modes of representing or producing words in a visible form;
- 2.1.13 "Member" means a Member of the Association;
- 2.1.14 "month" means calendar month;
- 2.1.15 "office" means the registered office of the Association; "Scheme" means all works relating to the Development in terms of the various agreements between the Developer, the relevant authorities and future and/or current Members of the Association;



- 2.1.16 "special resolution" means a resolution passed at a special general meeting in accordance with the provisions of clause 26 below;
- 2.1.17 "these presents" means this constitution and regulations and by-laws of the Association from time to time in force;
- 2.1.18 "Trustee Committee" means the board of Trustees of the Association;
- 2.1.19 "Trustee" means one of the Trustee Committee;
- 2.1.20 "Vice-Chairman" means the Vice-Chairman of the Trustee Committee;
- 2.1.21 "year" means calendar year;

2.2 unless the context otherwise requires, any words importing the singular number only shall include the plural number, and *vice versa*, and words importing any one gender only shall include the other two genders.

3. ESTABLISHMENT OF ASSOCIATION AND CONSTITUTION

- 3.1 The Association is a juristic person and will be deemed to be established upon the transfer of the first land unit, as the Association will receive transfer of the common property (private roads and open spaces) prior or simultaneously to the first transfer of a land unit.
- 3.2 Likewise, this Constitution will take effect upon the registration of the first land unit.
- 3.3 The Constitution will set out and contain provisions as prescribed and determined by the Association and will be enforceable against its members as far as the provisions is not in conflict with law.

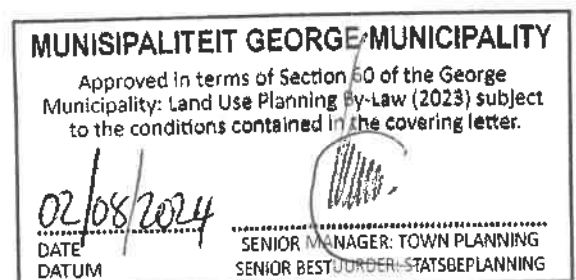
4. PURPOSE DESCRIBING MAIN BUSINESS

- 4.1 The main business of the Association is to carry on the promotion, advancement and protection of the interests of the Members of the Association from time to time, and the maintenance and control of the Common Areas.
- 4.2 The Association is a juristic person which has perpetual succession and is capable of suing and being sued in its own name and capacity and shall have a Constitution governing its operations and objectives, as required by law.

5. MAIN OBJECT

The main object of the Association is:

- 5.1 the control over:
- 5.1.1 the design of all buildings, and/or structures erected or to be erected on the Erven 1059, 1060 & 1061 (or on consolidation Erf 4273 Blanco); and
- 5.1.2 the control, administration and management of private open space, private streets and other services and amenities arising from the subdivision and buildings on land under the Association's control for the benefit of all Members; and



5.1.3 the street lighting installation within the perimeter walling of the Development, the cost of which supply shall be payable by the Association to the Local Authority, as well as the related electricity service cables.

5.2 the promotion, advancement and protection of the communal and group interests of the Members

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generally;

5.3 the Association's ownership of private open space, private streets and internal engineering services arising out of the subdivision concerned;

5.4 to enter into services agreements with the Local Authority or any other authority or supplier of services, including refuse removal and security services;

5.5 to enforce certain conditions of subdivision approval or management plans listed in said conditions.

5.6 to formulate, enforce, modify, amend, add and delete the Development and/or conduct rules and regulations

5.7 assign functions to the trustees, the chairman, professional officers, and/or managing agents with regard to the daily operations of the HOA.

6. FINANCIAL YEAR END

The financial year end of the Association is June of each year or such other date as the Trustees may decide from time to time.

7. MEMBERSHIP OF THE ASSOCIATION

7.1 Membership of the Association shall be compulsory for every registered owner of an Erf.

7.2 Such Membership shall commence simultaneously with the transfer of the Erf into the name of the transferee.

7.3 Membership of the Association shall be limited to the registered owners of the Erven 1059, 1060 & 1061 provided that:

7.3.1 a person who is entitled to obtain a certificate of registered title to any such Erf shall be deemed to be the registered owner thereof;

7.3.2 where any such owner is more than one person, all the registered owners of that Erf shall be deemed jointly and severally to be one Member of the Association and may nominate one owner to represent them and vote at meetings of the Association.

7.4 When a Member ceases to be the registered owner of an Erf, he shall *ipso facto* cease to be a Member of the Association.

7.5 A Member shall not be entitled to:

7.5.1 transfer an Erf unless it is a condition of the sale and registered condition of title that:

7.5.1.1 the transferee becomes a Member of the Association;

7.5.1.2 the registration of transfer of that Erf into the name of that transferee shall *ipso facto* constitute the transferee as a Member of the Association;

7.5.1.3 he first obtains the written consent of the Association which consent shall be given provided that such Member has paid all levies and any other amounts owing by him to the Association as at the date of transfer of the Erf. Consent in this regard shall include a 60% special resolution by the members to this effect in the event the Association ceases to function;

7.5.1.4 the Registrar of Deeds may not register the transfer of an Erf without the consent referred to in 6.5.1.3 above;

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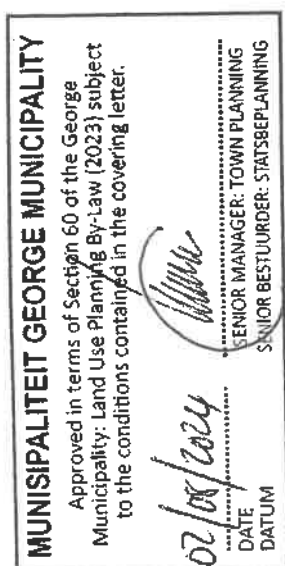
7.5.2 without the prior written approval of the Trustees and a nominated person referred to in clause 6.6 hereof:

7.5.2.1 erect any new buildings and/or structures of any nature whatsoever on his Erf;

7.5.2.2 make any changes or alterations to existing buildings and/or structures on his Erf, including changes to the external colour Scheme.

7.5.3 The provisions of this clause 6.5 shall not apply to, the Developer, Kilocel Properties Proprietary Limited Registration Number 2008/023089/07, its successor/s in title or assigns as Developer;

7.6 The approval of the Trustees as contemplated in clause 6.5.2 shall only be given:



7.6.1 after detailed plans of the proposed work have been submitted to the Trustees and any person nominated by the Trustees (who must be an architect, registered with the South African Local Authority of Architects or the Institute of South African Architects); and

7.6.2 after the Trustees and their nominee, are satisfied that the proposed work is in accordance with and conforms to the design and finishing guidelines considered and approved with the Site Development Plan by the Local Authority for the purposes of which the Trustees and their nominee shall be the sole arbiter and their decision shall be final and binding on the Member and not be unreasonably withheld; and

7.6.3 after the Member has made payment of any costs which may be incurred in obtaining this approval, including the costs of the Trustees or their nominee, such costs to be based on the recommended tariff of the Institute of South African Architects, for work of a similar nature;

7.6.4 after the Member has paid to the Trustees a deposit in such amount as the Trustees may from time to time determine as a building deposit which deposit shall be held in trust by the Trustees;

provided that the foregoing shall not be interpreted as detracting from the sole and final responsibility of Local Authority to approve or reject building plans and provided further that prior to the completion of the Scheme (in terms of the approved conditions and plans), Kilocel Properties Proprietary Limited Registration Number 2008/023089/07, and his appointed architect shall have the relevant authority to approve all plans envisaged herein.

A Trustee may be appointed and authorized by resolution at a trustee meeting to grant a minor deviation from the architectural guidelines, provided that it is not in conflict with law.

7.7 The registered owner of an Erf may not resign as a Member of the Association and shall remain a Member and be bound by the provisions of the Constitution for as long as such owner is the registered owner of any Erf in the Development.

7.8 The Trustee Committee may, by regulation, provide for the issue of a membership certificate, which certificate shall be in such form as may be prescribed by the Trustee Committee.

7.9 The rights and obligations of a Member shall not be transferable and every Member shall:

7.9.1 to the best of his ability further the objects and interests of the Association;

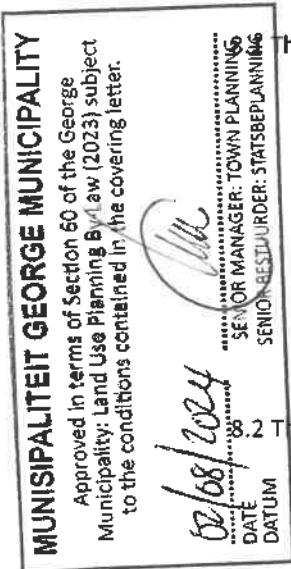
7.9.2 observe all by-laws and regulations made by the Association or the Trustee Committee,

provided that nothing contained in this constitution shall prevent a Member from ceding his rights in terms of this Constitution as security to the mortgagee of that Member's Erf.

7.10 No Member ceasing to be a Member of the Association for any reason shall, (nor shall any such Member's executor, curators, Trustees or liquidators) have any claim upon or interest in the funds or other property of the Association, but this clause shall be without prejudice to the rights of the Association to claim from such Member or his estate any arrears of subscriptions or other sums due from him to the Association at the time of his so ceasing to be a Member.

7.11 The Members are jointly liable for the expenditure incurred in connection with the Association and the Association must recover expenditure incurred in connection with the Association from its Members.

8. LEVIES PAYABLE BY THE MEMBERS



8.1 The Trustee Committee shall from time to time, impose levies upon the Members for the purpose of meeting all the expenses which the Association has incurred, or to which the Trustee Committee reasonably anticipates the Association will incur by way of maintenance, repair, improvement and keeping in order and good condition of the Common Areas including, specifically landscaping, all township services, sewage treatment, the security systems to be installed on the Common Areas and/or for payment of all rates and other charges payable by the Association in respect of the Common Areas, and/or for the services rendered to it, and/or for payment of all expenses necessary or reasonably incurred in connection with the management of the Association, the Common Areas and the Association's affairs. In calculating levies, the Trustee Committee shall take into account, income, if any, earned by the Association.

8.2 The Trustee Committee shall estimate the above amount which shall be required by the Association to meet the expenses during each year, calculated together with such estimated deficiency, if any, as shall result from the preceding year, shall impose a levy upon the Members', equal as nearly as is reasonably practical to such estimated amount. The Trustee Committee may include in such levies an amount to be held in reserve to meet anticipated future expenditure not of an annual nature. Every such levy shall be made payable by equal monthly instalments due in advance on the first day of each and every succeeding month of such year.

8.3 The Trustee Committee, may from time to time, impose **special levies** upon the Members in respect of all such expenses as are mentioned in this clause 7.3 (which are not included in any estimate made in terms of clause 7.2), and such levies may be made in the sum or by such instalments, and at such time or times as the Trustee Committee shall deem fit.

8.4 Any amount due by a Member by way of a levy shall be a debt due by him to the Association. The obligation of a Member to pay a levy shall cease upon his ceasing to be a Member of the Association, without prejudice to the Association's right to recover arrear levies. No levies paid by a Member shall under any circumstances be repayable by the Association upon his ceasing to be a Member. A Member's successor in title to an Erf shall be liable, as from the date upon which he becomes a Member pursuant to the transfer of that Erf, to pay the levy attributable to that Erf.

8.5 The total estimated levy as contemplated in clauses 7.1 and 7.2 shall be the same for each Erf in the Development.

8.6 Members of the Association shall be entitled to elect to pay levies by means of any of the following methods

8.6.1 the issue of a debit order against his banking account;

8.6.2 an advance payment of all levies due for the full year;

8.7 Any **special levies** imposed by the Trustees in terms of clause 7.3 may be apportioned between the Members by the Trustees in an apportionment which the Trustees regard as reasonable, regard being had of the direct benefits which the Member(s) may derive from the proposed expenditure for which the special levies are imposed.

8.8 No Member shall be entitled to any of the privileges of Members hip unless and until he has paid every subscription and other sum (if any) due and payable to the Association in respect of his membership.

8.9 Kilocel Properties Proprietary Limited Registration Number 2008/023089/07, its successor/s in title or assigns as Developer shall not be liable for the payment of levies, but shall be required to make such reasonable additional contribution to the fund as may be necessary to defray the cost of rates and taxes, insurance and maintenance of the part or parts of the Development still under Development or yet to be developed by Kilocel Properties Proprietary Limited Registration Number 2008/023089/07, and towards Common Areas within the Development, including a contribution for the provision of electricity and water and other expenses and costs in respect of and attributable to the relevant aforementioned part or parts.

9. BUILDING DEPOSIT

9.1 Each Member shall, when submitting to the Trustees for approval the detailed plans for the construction of any building and/or improvements, or alterations or additions to existing improvements on his Erf in terms of clause 6.5.2, pay to the Trustees a building deposit in an amount to be determined from time to time by the Trustees which amount shall be retained by the Trustees in trust, with interest thereon to accrue to the Association, until completion by the Member and/or its contractors of such work.

9.2 Upon completion of all building and other activities on the Erf, the Trustees shall, provided they are satisfied that no damage has been effected by the Member or any of his contractors to the Common Area and/or landscaped areas within the Development and provided that the work has been constructed in accordance with duly approved plans, release the building deposit to the Member.

9.3 In the event of any landscaped area and/or Common Area having damage caused by such work, the Member shall within 15 (fifteen) days of having been requested in writing by the Trustees to do so, rectify the damage to the satisfaction of the Trustees, failing which, the Trustees shall be entitled to appoint and independent contractor to repair the damage and the amount paid to the Trustees as a building deposit shall be utilised to defray the expenses of the independent contractor. If, however, the deposit is not sufficient to cover the cost of such repairs, the Trustees shall be entitled to recover the shortfall from the Member.

9.4 Kilocel Properties Proprietary Limited Registration Number 2008/023089/07 and / or it's appointed Contractor (for the top structures) shall not be required to pay any deposit required in terms of the provisions of clauses 8.1, 8.2 and 8.3 hereof prior to the completion of the Scheme and its associated top structures.

10. DEALING WITH THE COMMON AREA

Neither the whole nor any portion of the Common Area shall be:

- 10.1 sold, let, alienated, otherwise disposed of, subdivided or transferred; or
- 10.2 mortgaged; or
- 10.3 subjected to any rights, whether registered in a deeds registry or not, of use, occupation or servitude, (save those enjoyed by the Members in terms hereof and the servitudes in favour of the Local Authority as required by the conditions of subdivision referred to in clause 1 above);

without the specific prior written consent of the Local Authority and the sanction of a special resolution of the Association (and no Member shall be entitled to unreasonably vote against any such special resolution which may be proposed); or

- 10.4 built upon, improved or enhanced in value by the construction of buildings, erections, facilities or amenities, without the sanction of a special resolution of the Association.

11. RESPONSIBILITY FOR THE COMMON AREAS

- 11.1 The Association shall take title of the Common Areas.

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.

02/08/2024

DATE
OF SIGN

.....
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSBEPLANNING

11.2 The Association acknowledges that the Local Authority shall not be responsible for, and the Association shall be solely responsible for the care, repair, maintenance, cleaning, upkeep, improvement and property control of the Common Areas (including the private road), all services therein and any structure or thing erected on or contained therein, including the private road and any parking thereon.

12. CONTRACTS, REGULATIONS AND ACCESS

12.1 The Trustee Committee may from time to time:

12.1.1 make regulations governing *inter alia*:

12.1.1.1 the Members' rights of use, occupation and enjoyment of the Common Areas;

12.1.1.2 the right to prohibit, restrict or control the keeping of any animals which they regard as dangerous or a nuisance;

12.1.1.3 the conduct of any persons within the Development for the prevention of nuisance of any nature to any member;

12.1.1.4 the maintenance of all buildings, out buildings, structures, improvements of any nature and landscaping of Erven 1059, 1060 & 1061 within the Development;

12.1.1.5 the control of the number of occupiers permitted on any one property;

12.1.1.6 the admission of any person to the Estate, and the eviction of any person not entitled to be thereon;

12.1.1.7 refuse disposal;

12.1.1.8 use of Common Areas and amenities relating thereto;

12.1.1.9 responsibility of the members for the activities of domestic employees and their guests and access is such persons to the Estate;

12.1.1.10 security;

12.1.1.11 letting and re-selling of Erven 1059, 1060 & 1061;

12.1.1.12 the imposition of fines and other penalties;

12.1.1.13 the external appearance of and the maintenance of the Common Areas, and the buildings or other improvements erected thereon;

12.1.1.14 the erection of any buildings and/or structures of any nature whatsoever, and the alteration, modification and renovation to such buildings and/or structures on Erven 1059, 1060 & 1061,

12.1.2 enter into agreement(s) with the local authority governing the matters set out in clause 11.1.1, and any other incidental matters.

12.2 Each Member undertakes to the Association that he shall comply with:

12.2.1 the provisions of this constitution;

12.2.2 any regulations made in terms of clause 11.1.1;



- 12.2.3 any agreements referred to in clause 11.1.2 insofar as those agreements may directly or indirectly impose obligations on him.

12.3 All officials, employees and contractors employed by the Association, Local Authority and/or any public service company shall, at all times, have reasonable access to the Erven 1059, 1060 & 1061 and Common Areas for purposes of inspecting and/or maintaining all services supplying and/or traversing any part thereof.

13. BREACH

13.1 Should any Member:

13.1.1 fail to pay on due date any amount due by that Member in terms of this constitution or any regulation made hereunder and remain in default for more than 7 (seven) days after being notified in writing by the Trustees to do so; or

13.1.2 commit any other breach of any of the provisions of this constitution or any regulation made thereunder, and fail to commence remedying that breach within a period of 7 (seven) days after the receipt of written notice to that effect by the Trustees and complete the remedying of such breach within a reasonable time;

then and in either such event, the Trustees shall be entitled on behalf of the Association, without prejudice to any other rights or remedies which the Trustees or the Association or any other Member may have in law, including the right to claim damages:

13.1.3 to institute legal proceedings on behalf of the Association against such Member for payment of such overdue amount or for performance of his obligations in terms of this constitution or any regulation made thereunder, as the case may be; or

13.1.4 to suspend all or any services to the Erf owned by that Member; and/or

13.1.5 in the case of clause 12.1.2, to remedy such breach and immediately recover the total cost incurred by the Trustees or the Association in so doing from such Member.

13.2 Should the Trustees institute any legal proceedings against any Member pursuant to a breach by that Member of this constitution or any regulation made thereunder, then without prejudice to any other rights which the Trustees or the Association or any other Member may have in law, the Trustees shall be entitled to recover from such Member all legal costs incurred by the Trustees or the Association, including attorney/client charges, tracing fees and collection commission.

13.3 Without prejudice to all or any rights of the Trustees or the Association, granted under this constitution, should any Member fail to pay any amount due by that Member on due date, then such Member shall pay interest thereon at the publicly quoted prime rate of interest charged by the Association's bankers from time to time calculated from the due date for payment until the actual date of payment of such amount.

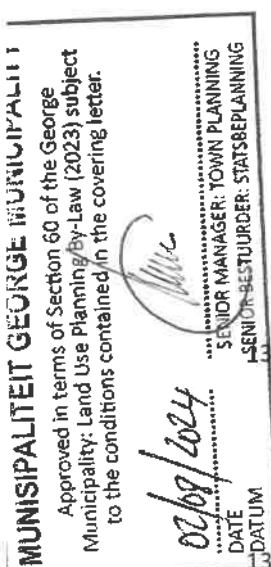
14. TRUSTEE COMMITTEE

14.1 There shall be a board of Trustees of the Association which shall consist of not less than 3 (three) and not more than 7 (seven) Members.

14.2 Every Trustee must be a Member of the Association or an authorised representative of the Member where the Member is not a natural person.

15. REMOVAL AND ROTATION OF TRUSTEE MEMBERS

15.1 Save as set forth in clause 14.3 below, each Trustee shall continue to hold office until the next annual general meeting following his said appointment, at which meeting each Trustee shall be deemed to have retired from office as such, and shall be eligible for re-election to the Trustee Committee at such meeting.



A Trustee shall be deemed to have vacated his office as such upon:

- 15.2.1 his estate being sequestrated, whether provisionally or finally, or his surrendering of his estate;
- 15.2.2 his making any arrangement or compromise with his creditors;
- 15.2.3 his conviction for any offence involving dishonesty;
- 15.2.4 his becoming of unsound mind or being found mentally handicapped;
- 15.2.5 his resigning from such office in writing delivered to the secretary;
- 15.2.6 his death;
- 15.2.7 his being removed from office by a special resolution of the Members,

provided that any act performed by a person acting in his capacity as a Trustee, in good faith who has ceased to be a Trustee, shall be valid until the fact that he is no longer a Trustee has been recorded in the Minute Book of the Trustee Committee.

- 15.3 Upon any vacancy occurring on the Trustee Committee prior to the next annual general meeting, the vacancy in question shall be filled by a person nominated by those remaining for the time being of the Trustee Committee.

16. OFFICE OF TRUSTEES

- 16.1 The Trustees shall appoint from amongst themselves, a Chairman and Vice-Chairman .

- 16.2 The first Chairman and Vice-Chairman and 2 (two) Trustees, shall be appointed by the Developer, and such office bearers shall hold their respective offices until the first annual general meeting following the date of their appointment, provided that any such office shall *ipso facto* be vacated by the Trustee holding such office upon his ceasing to be a Trustee for any reason.

- 16.3 Within 7 (seven) days of the holding of such annual general meeting, the Trustee Committee shall meet and shall elect from its own number the Chairman and Vice-Chairman , who shall hold their respective offices until the next held annual general meeting after their said appointment, provided that the office of the Chairman or Vice-Chairman shall *ipso facto* be vacated by the Trustee holding such office upon his ceasing to be a Trustee for any reason. No one Trustee shall be appointed to more than one of the aforesaid offices. In the event of any vacancy occurring in any of the aforesaid offices at any time, the Trustee Committee shall immediately meet to appoint one of their number as a replacement in such office.

- 16.4 Save as otherwise provided in these presents, the Chairman shall preside at all meetings of the Trustee Committee, and all general meetings of Members , and shall perform all duties incidental to the office of Chairman and such other duties as may be prescribed by the Trustee Committee or the Members , and to allow or refuse to permit invitees to speak at any such meetings, provided however, that any such invitees shall not be entitled to vote at any such meetings.

- 16.5 The Vice-Chairman shall assume the powers and duties of the Chairman in the absence of the Chairman , or his inability or refusal to act as Chairman , and shall perform such other duties as may from time to time be assigned to him by the Chairman or the Trustee Committee.

- 16.6 Trustees shall be entitled to be repaid all reasonable and *bona fide* expenses incurred by them respectively in or about the performance of their duties as Trustees and/or Chairman , Vice- Chairman , as the case may be, but save as aforesaid, shall not be entitled to any other remuneration fees or salary in respect of the performance of such duties.

- 16.7 Members must at the first meeting of the Association elect Trustees of the Association.

17. FUNCTIONS AND POWERS OF THE TRUSTEE COMMITTEE

17.1 Subject to the express provisions of these presents, the Trustee Committee shall manage and control the business and affairs of the Association, shall have full powers in the management and direction of such business and affairs and, save as may be expressly provided in these presents, may exercise all such powers of the Association, and perform all such acts on behalf of the Association as may be exercised and performed by the Association, and as are not by these presents required to be exercised or performed by the Association in general meeting, subject nevertheless to such regulations as may be prescribed by the Association in general meeting from time to time, provided that no regulation made by the Association in general meeting shall invalidate any prior act of the Trustee Committee which would have been valid if such regulation had not been made.

17.2 The Trustee Committee shall have the right to vary, cancel or modify any of its decisions and resolutions from time to time.

17.3 The Trustee Committee shall have the right to co-opt onto the Trustee Committee any Member or Members chosen by it. A co-opted Trustee shall enjoy all the rights and be subject to all the obligations of the Trustees.

17.4 The Trustee Committee may, should it so decide, investigate any suspected or alleged breach by any Member or Trustee of these presents, in such reasonable manner as it shall decide from time

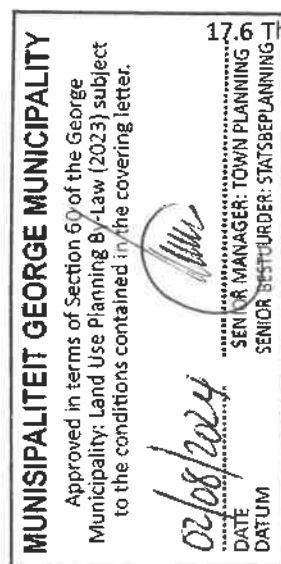
to time.

17.5 The Trustee Committee may authorise a minor deviation from any development rules including the architectural guidelines.

17.6 The Trustee Committee may make rules, not inconsistent with this constitution, or any laws, regulations or by-laws:

- 17.6.1 as to disputes generally;
- 17.6.2 for the furtherance and promotion of any of the objects of the Association;
- 17.6.3 for the better management of the affairs of the Association;
- 17.6.4 for the advancement of the interests of Members ;
- 17.6.5 for the conduct of Trustee Committee meetings and general meetings; and
- 17.6.6 to assist it in administering and governing its activities generally, and

shall be entitled to cancel, vary or modify any of the same from time to time.



18. PROCEEDINGS OF THE TRUSTEE COMMITTEE

18.1 The Trustee Committee may meet together for the despatch of business, adjourn and otherwise regulate their meetings as they think fit, subject to any provisions of these presents.

18.2 Meetings of the Trustee Committee shall be held at least once every quarter, provided that if all the Trustees in writing have waived the above requirement in respect of a particular quarter, then no meeting of the Trustee Committee need be held for that quarter.

18.3 The quorum necessary for the holding of any meeting of the Trustee Committee shall be 2 (two) Trustees.

02/08/2024

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATISBEPLANNING
DATE
DATUM

The Chairman shall preside as such at all meetings of the Trustee Committee, provided that should at any meeting of the Trustee Committee the Chairman not be present within 5 (five) minutes after the time appointed for the holding thereof, then the Vice-Chairman shall act as Chairman at such meeting, provided further that should the Vice-Chairman also not be present within 5 (five) minutes of the time appointed for the holding of such meeting, those Trustees present of the Trustees shall vote to appoint a Chairman for the meeting, who shall thereupon exercise all the powers and duties of the Chairman in relation to such meeting.

A Trustee shall take minutes of every Trustee Committee meeting, although not necessarily verbatim, which minutes shall be reduced to writing without undue delay after the meeting will have closed and shall then be certified correct by the Chairman of the meeting. All minutes of Trustee Committee meetings shall after certification as aforesaid be placed in a Trustee Committee minute book to be kept in accordance *mutatis mutandis*, with the provisions of the law relating to the keeping of minutes of meetings of directors of companies. The Trustee Committee minute book shall be open for inspection at all reasonable times by a Trustee, the Auditors, and the Members.

18.6 All competent resolutions recorded in the minutes of any Trustee Committee meeting shall be valid and of full force and effect as therein recorded, with effect from the passing of such resolutions, and until varied or rescinded, but no resolution or purported resolution of the Trustee Committee shall be of any force or effect, or shall be binding upon the Members or any of the Trustees unless such resolution is competent within the powers of the Trustee Committee.

18.7 Save as otherwise provided in these presents, the proceedings at any Trustee meeting shall be conducted in such reasonable manner and form as the Chairman of the meeting shall decide.

18.8 A resolution signed by all the Trustees shall be valid in all respects as if it had been duly passed at a meeting of the Trustee Committee duly convened.

19. GENERAL MEETINGS OF THE ASSOCIATION

19.1 The Developer, Kilocel Properties Proprietary Limited, must call the first meeting of the Members of the Association within 60 (sixty) days of transfer of 60% (sixty) percent of the Erven 1059, 1060 & 1061 within the Development or within 2 (two) years of the transfer of the first Erf from Kilocel Properties Proprietary Limited Registration Number 2008/023089/07 to a purchaser within the Development at which time the first Trustees of the Association will be elected.

19.2 The Developer, Kilocel Properties Proprietary Limited, shall within 60 (sixty) days of the first meeting referred to in clause 18.1 above notify the Local Authority that the aforesaid meeting has taken place and shall provide the Local Authority with a copy of the minutes of the meeting.

19.3 One annual general meeting shall be held each year in and shall be called for in terms of clause 19.1 below.

19.4 Such annual general meeting shall be held at such time and place, subject to the foregoing provisions, as the Trustee Committee shall decide from time to time.

19.5 All general meetings other than annual general meetings shall be called special general meetings.

19.6 The Trustee Committee, may whenever they deem fit, convene a special general meeting.

20. NOTICE OF MEETINGS OF THE ASSOCIATION

20.1 An annual general meeting and a meeting called for the passing of a special resolution shall be called by 21 (twenty-one) days' notice in writing at the least, and a special general meeting, other than one called for the passing of a special resolution, shall be called by 14 (fourteen) days' notice in writing at the least. In each case, the notice shall be exclusive of the day on which it is given, and shall specify the place, the day and the hour of the meeting and, in the case of special business, in addition to any other requirements contained in these presents, the general nature of that business, and in the case of a special resolution, the terms and effect of the resolution and the reasons for it shall be given in the manner hereinafter mentioned or in such other manner, if any, as may be

prescribed by the Trustee Committee to such persons as are under these presents entitled to receive such notices from the Association; provided that a general meeting of the Association shall, notwithstanding the fact that it is called by shorter notice than that specified in these presents, be deemed to have been duly called if it is so agreed:

20.1.1 in the case of a meeting called as the annual general meeting, by all the Members entitled to attend and vote thereat; and

20.1.2 in the case of a special general meeting, by a majority in number of the Members having a right to attend and vote at the meeting, being a majority together holding not less than 75% (seventy five) percent of the total voting rights of all Members .

20.2 The accidental omission to give notice of a meeting or of any resolution, or to give any other notification, or present any document required to be given or sent in terms of these presents, or the non-receipt of any such notice, notification or document by any Member or other person entitled to receive the same, shall not invalidate the proceedings at, or any resolution passed at, any meeting.

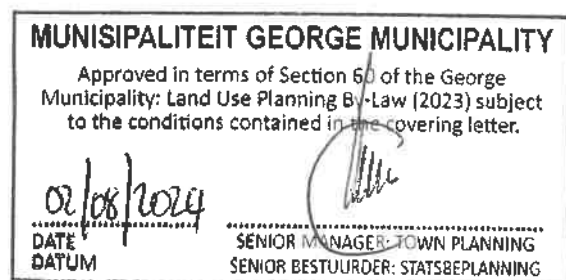
20.3 Notwithstanding the above, at least one general meeting shall be called for per calendar year

21. VENUE OF GENERAL MEETINGS

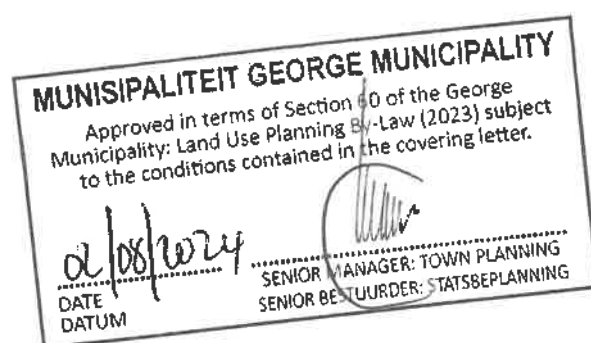
General meetings of the Association shall take place at such place/s as shall be determined by the Trustee Committee from time to time.

22. QUORUM FOR GENERAL MEETINGS

22.1 No business shall be transacted at any general meeting unless a quorum is present when the meeting proceeds to business. The quorum necessary for the holding of any general meeting shall be such of the Members entitled to vote, as together for the time being, represent one-half of the total votes of all Members of the Association entitled to vote for the time being, save that not less



than 3 (three) Members must be personally present.



22.2 If within half an hour from the time appointed for the holding of a general meeting a quorum is not present, the meeting, if convened on the requisition of Members, shall be dissolved and in any other case it shall stand adjourned to the same day in the next week, at the same place and time, or at such other place as the Chairman of the meeting shall appoint, and if at such adjourned meeting a quorum is not present within half an hour from the time appointed for holding the meeting, the Members present shall be a quorum.

23. AGENDA AT GENERAL MEETINGS

In addition to any other matters required by these presents to be dealt with at an annual general meeting, the following matters shall be dealt with at every annual general meeting:

- 23.1 the consideration of the Chairman's report to the Trustee Committee;
- 23.2 the election of the Trustee Committee;
- 23.3 the consideration of any other matters raised at the meeting including any resolutions proposed for adoption by such meeting, and the voting upon any such resolutions;
- 23.4 the consideration of the balance sheet of the Association for the last financial year of the Association preceding the date of such meeting;
- 23.5 the consideration of the report of the Auditors;
- 23.6 the consideration of the total levy (as referred to in clause 7.5) for the calendar year during which such annual general meeting takes place; and
- 23.7 the consideration and fixing of the remuneration of the Auditors for the financial year of the Association preceding the annual general meeting.

24. PROCEDURE AT GENERAL MEETINGS

24.1 The Chairman shall preside as such at all general meetings, provided that should he not be present within five minutes after the time appointed for the holding thereof, then the Vice-Chairman shall act as Chairman at such meeting, provided further that should the Vice-Chairman also not be present within 5 (five) minutes of the time appointed for the holding of such meeting, then the Members present at such meeting entitled to vote, shall vote to appoint a Chairman for the meeting, who shall thereupon exercise all the powers and duties of the Chairman in relation to such meeting.

24.2 The Chairman may, with the consent of any general meeting at which a quorum is present (and if so directed by the meeting) adjourn a meeting from time to time and from place to place, but no business shall be transacted at any adjourned meeting other than the business which might have been transacted at the meeting from which the adjournment took place.

24.3 Whenever a meeting is adjourned for 10 (ten) days or more, notice of the adjourned meeting shall be given in the same manner as of an original meeting. Save as aforesaid, the Members shall not be entitled to any notice of the business to be transacted at an adjourned meeting.

24.4 Except as otherwise set forth in these presents, all general meetings shall be conducted in accordance with generally accepted practice.

25. PROXIES FOR GENERAL MEETINGS

25.1 A Member may be represented at a general meeting by a proxy, who need not be a Member of the Association. The instrument appointing a proxy shall be in writing signed by the Member concerned or his duly authorised agent, but need not be in any particular form, provided that where a Member is more than one person, any one of those persons may sign the instrument appointing a proxy on such Member's behalf, where a Member is a company, the same may be signed by the Chairman of

the board of directors of the company or by its secretary, and where a Member is an association of persons; by the secretary thereof.

25.2 The instrument appointing a proxy and the power of attorney or other authority (if any) under which it is signed, or a notarially certified copy thereof shall be deposited at the office at any time before the time appointed for the commencement of the meeting, or adjourned meeting, at which the person named in the instrument is proposed to vote. No instrument appointing a proxy shall be valid after the expiration of 12 (twelve) months from the date of its execution.

25.3 A vote given in accordance with the terms of an instrument of proxy shall be valid notwithstanding the previous death of the principal or revocation of the proxy, provided that no intimation in writing of the death or revocation shall have been received by the Trustee Committee at least 1 (one) hour before the time fixed for the holding of the meeting.

25.4 Should a Member be absent from the recorded domicilium address which the Trustees may have for such Member for a continuous period in excess of 3 (three) weeks, a proxy must be appointed by such Member prior to his absence in accordance with clauses 24.1 and 24.2, failing which a Member shall not be entitled to vote at any special general meeting, called during such Member's absence.

26. VOTING AT GENERAL MEETINGS

26.1 At every general meeting, every Member in person or by proxy, and entitled to vote, shall have one vote for each Erf registered in his name provided that if an Erf is registered in more than one person's name, then they shall jointly have one vote.

26.2 As expressly provided for in these presents, no person other than a Member duly registered, and who shall have paid every levy and other amount (if any) which shall be due and payable to the Association in respect of or arising out of his membership, and who is not under suspension, shall be entitled to be present or to vote on any question, either personally or by proxy, at any general meeting.

26.3 At any general meeting a resolution put to the vote of the meeting shall be decided on a show of hands, unless either prior to or on the declaration by the Chairman of the result of the show of hands, a poll is demanded by any person entitled to vote at such meeting.

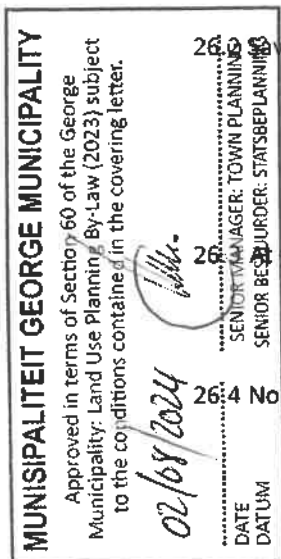
26.4 Notwithstanding the provisions of clause 25.3 aforesaid, voting on the election of a Chairman of a general meeting (if necessary) or on any question of adjournment, shall be decided on a show of hands by a majority of the Members present in person or by proxy, and entitled to vote, unless a poll is (before or on the declaration of the result of the show of hands) demanded by the Chairman or any of the Members in terms of clause 25.5 below.

26.5 When a poll is demanded regard shall be had, in computing the majority on the poll, to the number of votes cast for and against the resolution.

26.6 Every resolution and every amendment of a resolution proposed for adoption by a general meeting shall be seconded at the meeting and, if not seconded, shall be deemed not to have been proposed.

26.7 An ordinary resolution (that is a resolution other than a special resolution) or the amendment of an ordinary resolution shall be carried on a simple majority of all the votes cast thereon, and an abstention shall not be counted as a vote for or against the resolution in question. In the case of an equality of votes, whether on a show of hands or on a poll, the Chairman of the general meeting shall be entitled to a casting vote in addition to his deliberative vote.

26.8 Unless any Member present in person or by proxy at a general meeting shall before closure of the meeting have objected to any declaration made by the Chairman of the meeting as to the result of any voting at the meeting, whether by show of hands or by poll, or to the propriety of validity of the procedure at such meeting, such declaration by the Chairman shall be deemed to be a true and correct statement of the voting, and the meeting shall in all respects be deemed to have been properly and validly constituted and conducted, and an entry in the minutes to the effect that any motion has



been carried or lost, with or without a record of the number of votes recorded in favour of or against such motion, shall be conclusive evidence of the vote so recorded if such entry conforms with the declaration made by the Chairman of the meeting as to the result of any voting at the meeting.

27. SPECIAL RESOLUTION

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 covering letter.	27.1	SENIOR MANAGER: TOWN PLANNING
	27.1	SENIOR BESTUURDER: STADSBEPLANNING
	27.1	DATE
	27.1	AT

28/08/2024

A resolution by the Association shall be a special resolution if at a general meeting of which not less than 21 (twenty-one) clear days' notice has been given specifying the intention to propose the resolution as a special resolution, the terms and effect of the resolution and the reasons for it, and at which Members holding in aggregate not less than one-fourth of the total votes of all the Members entitled to vote thereat, are present in person or by proxy, the resolution being passed, on a show of hands, by not less than three-fourths of the number of Members of the Association entitled to vote on a show of hands at the meeting who are present in person or by proxy or, where a poll has been demanded, by not less than three-fourths of the total votes to which the Members present in person or by proxy are entitled.

less than one-fourth of the total votes of all the Members entitled to attend the meeting and to vote thereat are present or represented at a meeting called for the purpose of passing a special resolution, the meeting shall stand adjourned to a date not earlier than 14 (fourteen) days and not later than 30 (thirty) days after the date of the meeting, and the provisions of clause 23.3 shall apply in respect of such adjournment.

At the adjourned meeting, the Members who are present in person or by proxy and are entitled to vote may deal with the business for which the original meeting was convened and a resolution passed by not less than three-fourths of such Members present or present by proxy shall be deemed to be a special resolution even if less than one-fourth of the total votes of all Members entitled to vote are represented at such adjourned meeting.

28. OTHER PROFESSIONAL OFFICERS

Save as specifically provided otherwise in this constitution, the Trustee Committee shall at all times have the right to engage on behalf of the Association, the services of accountants, auditors, attorneys, advocates, architects, engineers, any other professional person or firm and/or any other employee/s whatsoever, for any reasons thought necessary by the Trustee Committee and on such terms as the Trustee Committee shall decide, subject to any of the provisions of these presents, provided that any expenditure incurred in respect of the above, shall not exceed 5% (five) percent of the total annual levy for the year in question unless authorised by a special resolution.

29. ACCOUNTS

29.1 The Association in general meeting or the Trustee Committee, may from time to time make reasonable conditions and regulations as to the time and manner of the inspection by the Members of the accounts and books of the Association, or any of them, and subject to such conditions and regulations, the accounts and books of the Association shall be open to the inspection of Members at all reasonable times during normal business hours.

29.2 At each annual general meeting the Trustee Committee shall lay before the Association a proper income and expenditure account for the immediately preceding financial year of the Association, or in the case of the first account, for the period since the incorporation of the Association, together with a proper balance sheet made up as at the last financial year end of the Association. Every such balance sheet shall be accompanied by proper and extensive reports of the Trustee Committee and the Auditors if appointed, and there shall be attached to the notice, as set forth in clause 19.1 above, sent to Members convening each annual general meeting, copies of such accounts, balance sheet and reports and of any other documents required by law to accompany the same.

29.3 Should the Trustees or the majority of the Members so require, the accounts of the Association shall be examined and the correctness of the income and expenditure account and balance sheets ascertained by the Auditors at least once a year.

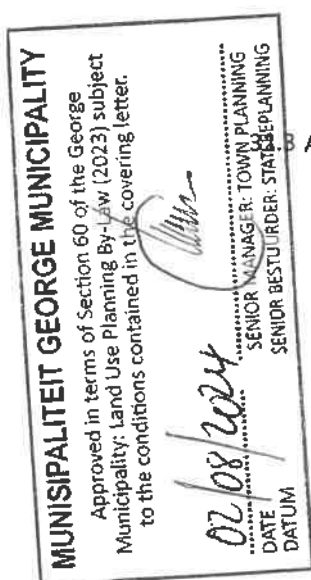
30. SERVICE OF NOTICES

- 30.1 A notice shall be in writing and shall be given or served by the Association upon any Member, either personally or by post in a prepaid registered letter, or by email, properly addressed to the Member at the address of the Erf owned by him or email address provided by such owner to the Trustees or Managing Agent.
- 30.2 No Member shall be entitled to have a notice served on him at any address not within the Republic of South Africa, but any Member may require the Association, by notice, to record an address within the Republic of South Africa which shall be deemed to be his address for the purpose of the service of notices.
- 30.3 Any notice by post shall be deemed to have been served at the time when the letter containing the same was posted, and in proving the giving of the notice by post it shall be sufficient to prove that the letter containing the notice was properly addressed and posted.
- 30.4 Any notice by email shall be deemed to have been served at the time when the email containing the same was sent, and in proving the giving of the notice by email it shall be sufficient to prove that the email containing the notice was properly sent and delivered.
- 30.5 The accidental omission to give notice of a meeting to, or the non-receipt of notice of a meeting by, any person entitled to receive notice, shall not invalidate the proceedings of that meeting.

31. INDEMNITY

- 31.1 All Trustee Members shall be indemnified out of the funds of the Association against any liabilities *bona fide* incurred by them in their respective said capacities, and in the case of a Trustee Member, in his capacity as Chairman or Vice-Chairman, whether defending any proceedings, civil, criminal or otherwise, in which relief is granted to any such person/s by the court.
- 31.2 Every Trustee Member, servant, agent and employee of the Association shall be indemnified by the Association against (and it shall be the duty of the Trustee Committee to pay out of the funds of the Association to pay) all costs, losses and expenses (including travelling expenses) which such person or persons may incur or become liable for by reason of any contract entered into, or any act or deed performed, by such person or persons in the discharge of any of his/their respective duties, including in the case of a Trustee Member, his duties as Chairman or Vice-Chairman. Without prejudice to the generality of the above, the Association shall specifically indemnify such person against all losses of whatsoever nature incurred arising out of any *bona fide* act, deed performed or letter written by him, jointly or severally in connection with the discharge of his duties, provided that any such act, deed or letter has been performed or written in good faith.

- 31.3 A Trustee Member shall not be liable for the acts, receipts, neglects or defaults of the Auditors or of any of the other Trustee Members, whether in their capacity as Trustee Members or as Chairman or Vice-Chairman, or for any loss or expense sustained or incurred by the Association through the insufficiency or deficiency of title to any property acquired by the Trustee Committee for or on behalf of the Association, or for the insufficiency or deficiency of any security in or upon which any of the monies of the Association shall be invested, or for any loss or damage arising from the insolvency or tortuous act of any person with whom any monies, securities or effects shall be deposited, or for any loss or damage occasioned by any error of judgment or oversight on a Trustee Member's part, or for any other loss, damage or misfortune what so ever which may arise in the execution of any of the duties of his office/s or in relation thereto, unless the same shall happen through lack of *bona fides* or breach of duty or breach of trust.



32. DISPUTES

32.1 Any dispute, question or difference arising at any time between a Member or Members and Trustees out of or in regard to:

32.1.1 any matters arising out of this constitution; or

32.1.2 the rights and duties of any of the parties mentioned in this constitution; or

32.1.3 the interpretation of this constitution,

shall be submitted to and decided in terms of the provisions of CSOSA on notice given by any party to the other parties who have an interest in the matter in question.

32.2 Notwithstanding anything to the contrary contained in clauses 31.1, the Trustees shall be entitled to institute legal proceedings on behalf of the Association by way of application, action or otherwise in any Court having jurisdiction for the purposes of restraining or interdicting breaches of any of these provisions.

33. THE CONSTITUTION AND AMENDMENTS THERETO

33.1 The constitution of the Association and any amendment thereof must be lodged with the Local Authority and the latest copy duly lodged with the Local Authority and which Local Authority has certified in terms of Section 29 is presumed to contain the operative provisions of the constitution.

33.2 The Local Authority is exempt from liability for any damage which may be caused by its certification of a constitution of the Association or an amendment thereof or by the loss of a constitution lodged with Local Authority.

33.3 This Constitution, or any part thereof, shall not be repealed or amended save by a special resolution adopted at an annual general meeting or a general meeting of the Members, and subject further to the prior written consent of the Local Authority once the special resolution has already been obtained, unless the provisions of Section 29(6) applies where it does not always have to be referred to the Municipality for approval.

33.4 The constitution may be amended in accordance with the provisions of the constitution, provided that an amendment concerning a matter in section 29(3) of the By-Law becomes effective only when certified by the Local Authority.

34. APPROVAL FOR PROPOSED WORK / APPLICATION FOR REZONING & SUBDIVISION

A registered owner shall not without the prior written approval of the Association:

34.1.1 erect any building and/or structures of any whatsoever on his property;

34.1.2 make any changes, additions or alterations to existing buildings and/or structures on his property, including changes to external colour scheme;

34.1.3 install or fix burglar bars to any external windows or doors of the buildings on his property;

34.1.4 erect or construct any pergolas, patio awnings, shade ports, car ports, washing lines,



satellite dish, television, radio or any other type of antennae, Wendy houses, walls or any other structures which may affect the external appearance of the improvements on his property; and

34.1.5 apply for the rezoning or subdivision of his property which consent shall not be unreasonably be withheld.

34.2 The consent of the Association as contemplated in clause 33.1 shall only be given:

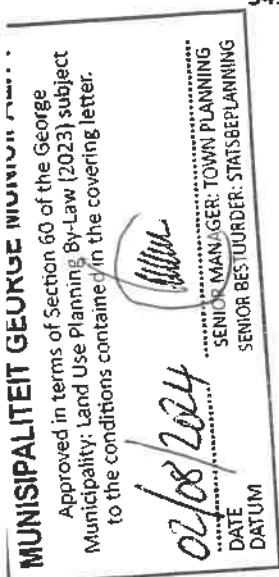
- 34.2.1 after detailed plans of the proposed work as prepared by an architect registered with the South African Local Authority for the Architectural Profession and who has been accredited by the Association, have been submitted to the Association;
- 34.2.2 if the proposed work complies with the documents and requirements set out in clause 33.1 above;
- 34.2.3 if the member has made payment of all costs which may be incurred in obtaining this approval, including any scrutiny fees as determined by the trustees from time to time;
- 34.2.4 if the builder or contractor appointed by the member has been accredited by the Association.

34.3 The Trustee Committee shall be entitled to determine a scrutiny fee from the time to time, which shall be payable by the member in respect of the scrutiny and approval of plans by the Association of the proposed work, payable in full to the Association upon first lodgement of any plans relating to the proposed work to the Association.

34.4 The Trustee Committee shall be entitled to determine a sidewalk deposit and a builder's management fee, payable by the registered owner so as to provide for the repairs of damage caused by the registered owner's builder as well as from the management and control of the building process on his property, which deposit and fee shall be payable by the registered owner concerned in such amount and on such terms and conditions as may be determined by the trustee committee from time to time.

34.5 After obtaining the written approval of the Trustee Committee for the proposed work, the member shall submit the building and landscaping plans (if applicable) to Local Authority for approval, with the approval of the Trustee Committee evidenced by an endorsement of the relevant plans as well as the payment of any fees to Local Authority for scrutiny and approval of the plans by Local Authority.

34.6 After obtaining the approval of Local Authority for the proposed word, the member shall comply with all conditions, standards and requirements imposed by Local Authority and the Association.



subdivision of his property, the member shall submit the application to Local Authority to proceed, with the approval of the Trustee Committee evidenced by an endorsement of the relevant application as well as the payment of any fees to Local Authority.

36. EFFECTIVE DATE

This constitution shall come into force when the first portion, being a portion of a subdivision of Erf 4273 Blanco is registered in the Deeds Office.

37. STATUS OF DEVELOPER

Until such time as the completion of the Scheme, the following provisions shall apply in addition to the conditions in these presents:

37.1 the Developer, Kilocel Properties Proprietary Limited, shall be entitled:

37.1.1 to nominate and appoint a *pro rata* proportion of the Trustees of the Trustee Committee, such proportion being the same proportion as exists between the total number of all the Erven 1059, 1060 & 1061 and the total number of all the Erven 1059, 1060 & 1061 of which the Developer, Kilocel Properties Proprietary Limited Registration Number 2008/023089/07, is the registered owner at the relevant time, subject to the provision that until completion of the Scheme has been achieved, the Developer shall always be entitled to appoint at least one Trustee to the Trustee Committee;

37.1.2 to a number of votes equal to the number of unsold Erven 1059, 1060 & 1061 at any time at any meeting of Members or the Trustee Committee;

37.1.3 to require that the Trustee Committee enforces the rights granted to it in terms of these presents against any Member who in the opinion of the Developer, Kilocel Properties Limited, is not complying with his obligations as a Member, and in particular, without restricting the generality of the foregoing, has failed to maintain all buildings and other improvements on his Erf, by giving such Member written notice in which his failure to comply with the particular provisions of these presents is detailed and calling upon him to remedy such failure within a prescribed period of not more than 30 (thirty) days, failing which, the Developer shall be entitled at the sole cost to that Member to carry out all such work as may be required to maintain such building(s) and other improvements on his Erf;

37.1.4 to erect such signage, flagpoles, messages and/or other forms of notices or advertising on the Development including the Common Areas, the private road area and/or the exterior walls (if any) of the Development, subject to the regulations and by-laws of the Local Authority appertaining to signage from time to time;

37.1.5 to scrutinize, approve and submit all building plans relating to the Development to the relevant authority to obtain the relevant approvals in order to achieve the completion of the Scheme;

37.1.6 to sign consents for the transfer of Erven 1059, 1060 & 1061 within the Scheme on behalf of the Association;

37.2 neither the Trustee Committee nor any Member of the Association shall prevent or hinder in any way the Developer and its subcontractors from:

37.2.1 gaining access to the Development;





37.2.2 continuing any building operations at the Development; and / or

37.2.3 marketing and selling any of its unsold Erven 1059, 1060 & 1061, including the advertisement of the sale of such Erven 1059, 1060 & 1061 on the Common Areas and/or at the Development;

Upon the completion of the Scheme, the rights of the Developer in terms of the provisions of this clause 34 shall immediately terminate *ipso facto* and no longer be of any force and effect.

In the event of a dispute as to whether or not the Scheme has been completed as envisaged herein, the decision of the architect appointed by the Developer for the Scheme shall be final and binding.

38. MANAGING AGENT

38.1 The Trustees shall be entitled to appoint a managing agent from time to time to control, manage and administer the Common Property and to exercise such power and duties as may be entrusted to the managing agent, including the power to collect levies and to appoint a supervisor.

38.2 The Developer, Kilocel Properties Proprietary Limited, shall be entitled to appoint the managing agent for the first 3 (three) years, calculated from the date of establishment of the Association, in consideration for which the Association shall pay a market related fee to be mutually agreed from time to time and, failing such agreement, to be determined in terms of clause 31 hereof.

39. SERVICES SERVITUDES IN FAVOUR OF THE LOCAL AUTHORITY

The following conditions are required by Local Authority to be inserted into this constitution regarding any services servitude(s) on any Erven 1059, 1060 & 1061 or Common Areas within the Development:

39.1 Local Authority shall have the right to lay, relay, erect, maintain, repair, renew, inspect, replace or remove such cables, lines, wires, miniature substations, distribution kiosk and allied equipment or appurtenances relating thereto in the road reserve/servitude area as it may in its sole discretion deem necessary for the purpose of the supply of electricity generally.

39.2 Local Authority, which terms shall include its employees, servants, contractors or its agents generally, shall at all times have the right of free and unobstructed access to and egress from and the right to be upon the property at any time in the exercise of its aforementioned rights, and for these purposes shall be entitled to bring onto the property such vehicles, machinery or equipment generally as it may consider necessary, and to store excavated materials on the property on a temporary basis should the Local Authority deem this to be necessary in exercising the rights conferred upon it in terms of this agreement.

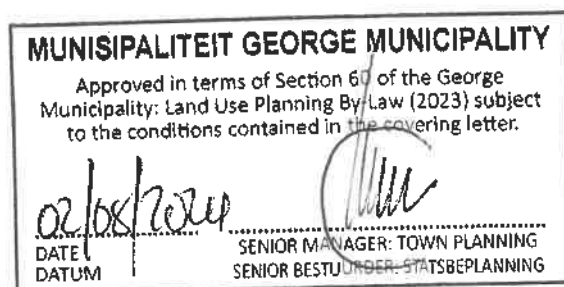
39.3 In the event of excavation of the existing, or installation of new services at any stage by Local Authority in the road reserve/servitude area, the Local Authority will not be held liable for any damage or repair of any wall and/or ground surface to its original state.

39.4 Local Authority undertakes to take reasonable measures to protect the owner's buildings, fencing and all other improvements to the property, and, as far as reasonably possible, to carry out its operations in such a way to minimise any interference with the owner's normal use of the property, and, wherever reasonably possible, to notify the owner in advance of any contemplated works or repairs to be undertaken.

39.5 No buildings, walls or structures of any description shall be erected within or over the road reserve/servitude area without the prior written consent of the Local Authority, which consent it shall be entitled to withhold in its sole discretion. No plants with big or invasive root systems shall

be planted in the road reserve/servitude area or on the property in such a way as to make possible the invasion of the servitude area by the root systems, without the consent in writing of Local Authority's electrical engineering or such other official as may from time to time be designated to fulfil his function.

- 39.6 No excavation or filling shall be carried out within the road reserve/servitude area without the prior consent of Local Authority, and Local Authority shall be entitled to withhold such consent in its own discretion.
- 39.7 No stakes, pegs, pins or similar objects shall be driven into the road reserve/ servitude area.
- 39.8 No plant or material shall be stored in the road reserve/servitude area without the consent in writing of the Local Authority. Nor shall the owner do or permit to be done anything on the property or in the servitude area which may destroy, damage or undermine the cables or equipment which the Local Authority may in terms hereof lay or install in the servitude area or bring onto the property. Should the Local Authority incur any costs as a result of the non-compliance by the owner with the provisions of this paragraph, the Local Authority shall be entitled to recover such costs from the owner.
- 39.9 Nothing herein contained shall have the effect of derogating from any rights or from the protection to which the Local Authority or the owner may be entitled from time to time by virtue of statute or at common law relative to the electrical installation in the servitude area. Without derogating from the generality of the afore going the provisions hereof shall not be construed so as to derogate from the such rights or protection as may be afforded to the Local Authority as supplier of electricity (or "undertaker") or of the owner in terms of the Occupational Health and Safety Act, No 85 of 1993, the Electricity Act, Act No 41 of 1987, the Municipal Ordinance No 20 of 1974, or any regulations, bylaws or other subsidiary legislation promulgated thereunder.
- 39.10 Any damages caused to services within the road reserve/servitude area by the owner, his invitees, employees, servants or contractors, and any damage caused to the said services as a result of the failure of the owner to comply fully with these conditions, shall be made good by the Local Authority at the cost of the Home Owners Association.



HIBISCUS CLOSE - ARCHITECTURAL DESIGN GUIDELINES

Originally Prepared by BLUE ARCHITECTS - MAY 2022

ARCHITECTURAL DESIGN GUIDELINES AND MANUAL FOR GROUP HOUSING SCHEMES

BUILDING PLAN SUBMISSION REQUIREMENTS REV 0

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- 9 Security
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LATEST REVISION: REVISION 0

1 INTRO

1.1 This Design Manual has been compiled to exclude certain inappropriate forms, materials and

colours to respect the overall theme and uniformity intended. The Design Manual is supplementary to the National Building Regulations and the specific requirements of the Local Authority.

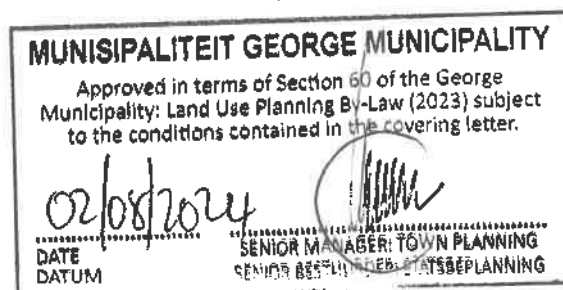
1.2 All houses must be designed and constructed based on the design guidelines set out below. All proposed alterations and additions planned, are to be presented to the Esthetical Committee for approval prior to any work commencing.

1.3 Future alterations and additions to designs presented should be an extension of the current theme.

1.4 These guidelines are subject to periodical review. The Esthetical Committee reserves the right to interpret this manual and approve plans at its discretion if it deems proposed designs architecturally and aesthetically acceptable. No precedent may be considered as motivation for variances to these guidelines. Plan approval and any deviation agreements must be granted in writing.

2 BUILDING LAYOUT

2.1 Only one dwelling per site will be permitted. Outbuildings, timber structures, thatch roofs or bomas will not be permitted. The residence is to form one structure only and no duplexes will be allowed.



2.2 The maximum coverage allowed will be 50% per site. Coverage refers to the footprint of the building, including garages and roofed patios. Terraces with pergolas over are not included.

2.3 Double storeys will be allowed. Three level houses will not be allowed.

2.4 A setback from the public street boundary of minimum 3,0m is required, with a setback of 2039mm to private road allowed.

2.5 Side building line 1.5m, back building line 1.5m and common building lines, 0m building lines. No building will be allowed to extend to the erf boundary.

2.6 All spaces to receive Concrete- or Klip Lok lean-to roofs only. No tiled roofs will be allowed.

2.7 The height of dwelling units may not exceed 6.5 metres to the wall plate in all cases, and 8.5 metres to the ridge of the roof in the case of a pitched roof, provided that if the intention is to utilise any area above the roof for recreational or entertainment purposes, the height may not exceed 6.5 metres.

the roof. Chimneys are exempt from this restriction. No mezzanine will be allowed above the second Floor.

2.8 No Ground Floor finished floor level may be raised higher than 1,m above natural ground level. Natural ground levels are considered as those documented on the contour survey. Buildings must be constructed on different levels to move down with the slope, following the natural contours on the site. Plans must indicate cut & fill on site.

2.9 Balconies may be roofed. Balcony supports to be masonry to match the veranda construction. Roof terraces must be connected to a living space on the same level.

2.10 Primary building elements shall have a composite square / rectangular plan form.

2.11 The minimum area of the dwelling will be 180 sqm.

3 ROOFS

3.1 The roof structure must be mono pitched kliplok roof @3 degrees or flat concrete roofs, including Garage. Sheetting to be Kliplok or equal approved colour: charcoal . Fascia and bargeboards shall be a maximum of 12 x 225mm painted fiber cement boards.

3.2 Flat concrete to be used to break up forms. Consideration should be given to the view from neighbours over these and other flat roofs where services are installed.

3.3 All roofs to have 75mm rolled aluminium rainwater gutters and downpipes in epoxy finish to match roof colour.

3.4 All chimneys to be constructed from brick to match walls. All chimney heights to be a minimum

of 1,0m from parapet wall The design of chimneys and barbeques must be kept simple and in scale with the rest of the building.

3.5 All Pergolas including the finishes are to the Owner's preference. Pergolas must be on masonry columns to match those of the Covered Patio.

3.6 No awnings or shade cloth on pergolas will be allowed.

3.7 Where a concrete flat roof element is used, a glazed roof light will be permitted. The glass of the roof light must be non-reflective and may not protrude higher than the nearest parapet walls.

3.8 Non reflective Roof windows and Skylights will be allowed, but must be presented to the Esthetical Committee before acceptance.

4 EXTERNAL FINISHES

4.1 External walls are to be a minimum of 270mm cavity walls constructed out of clay or cement brick with evenly spaced weepholes. Wall finishes are to be plaster and paint.

Textured plaster, plaster bands around windows and doors or external ornamentation (i.e. mouldings) are allowed.

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.

02/08/2024

DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSBEPLANNING

4.2 The use of natural dressed stone cladding is encouraged. No Smartstone or similar coloured concrete products will be allowed.

4.3 No arched openings will be allowed.

4.4 Face bricks will be allowed but to be approved by easterics committee.

4.5 The colour scheme will be a choice from three colour schemes:

4.5.1 Plascon Y2-D2 Waxen Tint (Y2-D2-1), Stone Wash (Y2-D2-2), Veldrift (Y2-D2-3)

4.5.2 Plascon O6-E2 Frontier (O6-E2-1), Soldier (O6-E2-2), In the mood (O6-E2-3)

4.5.3 Plascon Y4-E2 Samovar (Y4-E2-1), Hour (Y4-E2-2), Evasive White (Y4-E2-3)

5 WINDOWS and DOORS

5.1 Powder coated aluminium framed sliding doors and top-hung windows are to be used. Cottage

pane windows will not be allowed.

5.2 Main entrance doors may be single, double or pivoted doors without ornate detailing unless

hidden from the street. Doors or gates to Courtyards must be solid with the maximum height of 1,8m.

5.3 The colour may be painted or epoxy coated, clear varnish on Meranti timber or painted in an accent colour as used for the walls.

5.4 Garage doors with a maximum opening of 4880mm will be allowed and are to be sectional overhead opening.

5.5 No mirror glass or reflective film will be allowed. A light tint with maximum 40% shading may be

applied to windows for privacy or sun protection. The tinting must be submitted to the Aesthetical Committee for approval.

5.6 Functional shutters to match the window and sliding door construction, may be used.

6 WALLS and BOUNDARY FENCES

6.1 Perimeter walls on the Boundary to be constructed of brick @ a height of 1,8 m with electric fence. Sections will be opened with Clearview fencing to break the solid street boundary

6.2 Boundary walls should generally form a cohesive part of the built form. They should be seen as an extension of the buildings on each site and act to create cohesion and continuity, by connecting to the buildings. Moving these walls closer to the buildings will create outdoor courts and private spaces.

6.3 All screen and boundary walls should be masonry walls with a maximum height of 1,8m above natural ground level.

6.4 The area in front of the Garages should be left open. No gates are allowed in the driveway.

6.5 All other fencing must be approved by the Esthetical Committee before installation commences.

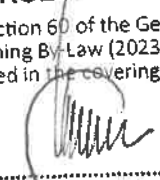
6.6 No pre-cast type walling will be allowed.

6.7 Boundary walls to the outer perimeter of the Complex will be brick walls with electric fence erected by the Developer. Sections will be opened with Clearview fencing to break the solid street boundary.

6.10 The walls at the Main entrance gate will be featured in brick with plaster and paint finish.

7 DRIVEWAYS and VISITOR'S PARKING

7.1 Driveways are to be paved in earthy, neutral and predominantly one colour pavers. The maximum width of a driveway is 6,0m to the pavement.

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- 7.2 Every erf must provide .25 bays per dwelling unit with 2 habitable rooms or less 1.75 bays per dwelling unit with 3 habitable rooms or more 0.25 bays per unit for visitors
- 7.3 Visitors parking to be provided in public open space and be transferred to the HOA

8 SWIMMING POOLS, PONDS and BARBECUES

- 8.1 Swimming pools and ponds are allowed but must be set back at least 2,0m from any boundary line.
- 8.2 Swimming pool enclosures are to be in accordance with the National Building Regulations. The design has to tie in with that of the walling and balustrade requirements.
- 8.3 Pumps, motors and machinery are to be installed externally. All systems are to be adequately screened.
- 8.4 Swimming pool drainage to be channelled into the owner's erf stormwater drainage system.
- 8.5 Exposed ends of pool decks are to be closed with an appropriate finish.
- 8.6 Built-in barbecues should be incorporated in the main veranda as part of the main structure.
- 8.7 Any water feature must be approved by the Esthetical Committee for approval prior to any work commencing.

9 SECURITY

- 9.1 Balustrading must conform to the National Building Regulations, and are not to be ornate but must be kept simple with straight lines or clear glass.
- 9.2 No external burglar bars will be allowed.
- 9.3 Security gates to be in galvanised steel or aluminium with vertical elements to match the balustrading.

10 LANDSCAPING

- 10.1 No trees or other vegetation are to block neighbour's views, light or sunlight.
- 10.2 The use of indigenous vegetation is recommended.
- 10.3 Owners are responsible for the landscaping and maintenance of the sidewalk on their street boundaries.
- 10.4 External lighting to be preferably low level and downlighter type with no coloured bulbs allowed.
- 10.5 No concentrated stormwater to discharge onto any neighbouring properties. Stormwater management are to be designed by a competent person during the construction period of the residence.

11 SERVICES and GENERAL

- 11.1 Air conditioning and heat pump condenser units are to be installed at ground level and at a maximum height of 1, 2 m above finished ground level. Units may also be installed on flat roofs but must be set back to ensure they are not visible from any angle by anyone on groundfloor. Units and pipes are to be adequately screened from view behind a planted, timber or masonry screen. Noises generated by the units are not to affect neighbours.
- 11.2 Drying yards and refuse bin areas are to be concealed behind a 1.8m high screen brick wall and may be placed on the boundary. No washing line may project above the service court wall.

MUNISIPALITEIT GEORGE-MUNICIPALITY	
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- 11.3 External gas bottles and water filters are to be housed in an enclosure and to be adequately screened.
- 11.4 All units must have gas geysers for water heating but no external geysers or water tanks are permitted.
- 11.5 No 'Wendy House' type outbuilding will be allowed.
- 11.6 Satellite dishes and TV aerials to be fitted below the main building form roof line. Satellite dishes may not be more than 600mm in diameter. The position of the satellite dish or antennae must be approved by the Esthetical Committee prior to installation. The colour of all aerials and satellite dishes must match the colour of the wall it is installed against.
- 11.7 All units must have a rainwater tank of minimum 2500 litres for the collection and storage of rainwater from the roofs. The design of the water tanks must be approved by the Esthetical committee. Underground rainwater tanks are recommended. Above ground rainwater tanks are permissible providing that they are adequately screened by the homeowner and not visible, or preferably contained in the service yard. The position of the water tanks is to be indicated on the Site Plan with the position of additional tanks approved before installation commences.
- 11.8 All units must be fitted with and use low-flow showerheads, tap aerators and dual-flush toilets.
- 11.9 All units must be fitted with and use energy-efficient lighting.
- 11.11 Electric power generation can be done via photo voltaic panels, but must be integrated into the design of the house. No separate, loose standing panels will be allowed. No wind generators will be allowed.
- 11.12 Street numbering must be 200mm high numbers in 'AVENIR BLACK' design with a black finish, i.e.

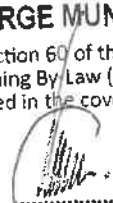
26

- 11.13 All external light fittings must be of a design that directs the light downwards, without the source of the light being visible.

12 NOTES

- 12.1 All materials, finishes and details used in the design of the houses or in Alterations and Additions must match the design and appearance followed by the Developer.
- 12.2 Any alteration or addition will require a set of plans containing all relevant information required by George Municipality and to comply with both the Hibiscus Close Architectural Guidelines and the National Building Regulations.
- 12.3 Plans are to be approved by the Esthetical Committee prior to submission at George Town Planning.
- 12.4 Where the Esthetical Committee permits variations, these are due to specific conditions which may prevail, and not considered to be general or permanent amendments to the Design Manual.
12. A building plan approval form must be completed and signed in full and handed in together with the plans for approval by the Esthetical Committee. All building plans to comply with AG and zoning scheme (Refer Annexure A)
- Enquiries: Hibiscus Close Home Owners Association – Email:- Cell:

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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.	
02/08/2024	
DATE	SENIOR MANAGER: TOWN PLANNING
DATUM	SENIOR BESTUURDER: STADSBEPLANNING

ANNEXURE 17



Application Form for Application(s) Submitted in terms of the Land Use Planning By-Law for George Municipality

NOTE: Please complete this form by using: Font: Calibri; Size: 11

PART A: APPLICANT DETAILS

First name(s)	DELAREY				
Surname	VILJOEN				
SACPLAN Reg No. (if applicable)	A/1021/1998				
Company name (if applicable)	DELPLAN CONSULTING				
Postal Address	PO BOX 9956				
	GEORGE	Postal Code	6530		
Email	planning@delplan.co.za				
Tel	044 873 4566	Fax	044 873 4568	Cell	082 808 9624

PART B: REGISTERED OWNER(S) DETAILS (if different from applicant)

Registered owner	Kilocel Properties (Pty)Ltd				
Address	SUITE 20 QUAYWALK BUILDING PIONEER ROAD MEERENSEE KWA-ZULU NATAL 3901				
	-	Postal code	-		

E-mail		hannesc10@gmail.com					
Tel	-		Fax			Cell	083 234 6140
PART C: PROPERTY DETAILS (in accordance with Title Deed)							
Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	Erf 1058, Blanco						
Physical Address	Soeteweide Road Blanco 6529						
GPS Coordinates	33.950674°S 22.403976°E			Town/City	Blanco, George		
Current Zoning	Single Residential Zone I	Extent	1050m ²	Are there existing buildings?	Y	N	
Current Land Use	Vacant						
Title Deed number & date	T3206/2025						
Any restrictive conditions prohibiting application?	Y	N	If Yes, list condition number(s).	5 (a) & (b)			
Are the restrictive conditions in favour of a third party(ies)?	Y	N	If Yes, list the party(ies).				
Is the property encumbered by a bond?	Y	N	If Yes, list Bondholder(s)?				
Has the Municipality already decided on the application(s)?	Y	N	If yes, list reference number(s)?				
Any existing unauthorized buildings and/or land use on the subject property(ies)?	Y	N	If yes, is this application to legalize the building / land use?	Y	N		
Are there any pending court case / order relating to the subject property(ies)?	Y	N	Are there any land claim(s) registered on the subject property(ies)?	Y	N		
PART D: PRE-APPLICATION CONSULTATION							
Has there been any pre-application consultation?	Y	N	If Yes, please complete the information below and attach the minutes.				

Official's name	Robert Janse van Rensburg	Reference number	3255868	Date of consultation	08/08/2024

PART E: LAND USE APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY & APPLICATION FEES PAYABLE

***Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany the application.**

BANKING DETAILS

Name: *George Municipality*
Bank: *First National Bank (FNB)*
Branch no.: *210554*
Account no.: *62869623150*
Type: *Public Sector Cheque Account*
Swift Code: *FIRNZAJJ*
VAT Registration Nr: *4630193664*
E-MAIL: *msbrits@george.gov.za*
***Payment reference:** *Erf 1058, Blanco*

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

The application for entails the following:

- **Subdivision** in terms of Section 15(2)(d) of the George Municipality: Land Use Planning By-Law, 2023 of the Erf into four portions namely, Portion 1 ($\pm 235m^2$), Portion 2 ($\pm 318m^2$), Portion 3 ($\pm 312m^2$) and Portion 4 ($\pm 188m^2$)
- **Rezoning** in terms of Section 15(2)(a) of the George Municipality: Land Use Planning By-Law, 2023 to a Subdivisional Area for a Group Housing site comprising:
 - Portions 1 – 3 from “Single Residential I” to “General Residential II” Group housing
 - Portion 4 from “Single Residential I” to “Transport Zone III” Private road
- **Departure** in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-Law, 2023 on Portions 1-3 to:
 - Allow the setback from the garage to be 3,2m in lieu of 5m on the internal road
- **Administrator's consent** in terms of Section 39(4) of the Western Cape Land Use Planning Act (2014) on Erf 1058, Blanco to:
 - Allow more than one dwelling unit on Erf 1058, Blanco
 - Allow a 3m street building line in lieu of 5m for the proposed development

PART G: ATTACHMENTS & SUPPORTING INFORMATION FOR LAND USE PLANNING APPLICATIONS

Please complete the following checklist and attach all the information relevant to the proposal. Failure to submit all information required will result in the application being deemed incomplete.

Is the following compulsory information attached?

Y	N	Completed application form	Y	N	Pre-application Checklist (where applicable)
Y	N	Power of Attorney / Owner's consent if applicant is not owner	Y	N	Bondholder's consent
Y	N	Motivation report / letter	Y	N	Proof of payment of fees
Y	N	Full copy of the Title Deed	Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Locality Plan	Y	N	Site layout plan

Minimum and additional requirements:

Y		N/A	Conveyancer's Certificate	Y	N	N/A	Land Use Plan / Zoning plan
Y	N	N/A	Proposed Subdivision Plan (including street names and numbers)	Y	N	N/A	Phasing Plan
	N	N/A	Consolidation Plan	Y	N	N/A	Copy of original approval letter (if applicable)
Y	N		Site Development Plan	Y	N	N/A	Landscaping / Tree Plan
Y	N	N/A	Abutting owner's consent		N	N/A	Home Owners' Association consent
Y	N	N/A	~~Copy of Environmental Impact Assessment (EIA) /~~ ~~Heritage Impact Assessment (HIA) /~~ ~~Traffic Impact Assessment (TIA) /~~ ~~Traffic Impact Statement (TIS) /~~ ~~Major Hazard Impact Assessment (MHIA) /~~ ~~Environmental Authorisation (EA) /~~ ~~Record of Decision (ROD)~~ ~~(strikethrough irrelevant)~~	Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	N/A	Services Report or indication of all municipal services / registered servitudes	Y	N	N/A	Required number of documentation copies 2 copies
Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes	Y	N	N/A	Other (specify)

PART H: AUTHORISATION(S) IN TERMS OF OTHER LEGISLATION

Y	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	N/A	Specific Environmental Management Act(s) (SEMA)
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Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)				(e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004),
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)				National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008),
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)				National Environmental Management: Waste Act, 2008 (Act 59 of 2008),
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations				National Water Act, 1998 (Act 36 of 1998) (~~strikethrough irrelevant~~)
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)		Y	N/A	Other (specify)
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc. N/A				
Y	N	If required, do you want to follow an integrated application procedure in terms of section 44(1) of the Land-Use Planning By-law for George Municipality?				

SECTION I: DECLARATION

I hereby wish to confirm the following:

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. The Municipality has not already decided on the application.
3. I'm aware that it is an offense in terms of section 86(1)(d) to supply particulars, information or answers in an application, knowing it to be false, incorrect or misleading or not believing them to be correct.
4. I am properly authorized to make this application on behalf of the owner and (where applicable) copies of such full relevant Powers of Attorney/Consent are attached hereto.
5. I have been appointed to submit this application on behalf of the owner and it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to me as the authorised agent and the owner will regularly consult with the agent in this regard (where applicable).
6. That this submission includes all necessary land use planning applications required to enable the development proposed herein.
7. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/amendment/suspension forms part of this submission.
8. I am aware of the status of the existing bulk services and infrastructure in the subject area and that I am liable for any possible development charges which may be payable as a result of the proposed development.
9. I 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:

11 June 2025

Full name:

DELAREY VILJOEN

Professional capacity:

PROFESSIONAL PLANNER

SACPLAN Reg. Nr:

A/1021/1998