

Our Ref.: 1174/GEO/21
Your Ref.: Erf 593, George

28 October 2025

The Municipal Manager
George Municipality
PO Box 19
GEORGE
6530

ATTENTION: MR. CLINTON PETERSEN

Dear Mr. Petersen,

PROPOSED REZONING AND DEPARTURE OF ERF 593, 37 WITFONTEIN ROAD, GEORGE MUNICIPALITY AND DIVISION, WESTERN CAPE PROVINCE

1. The above matter refers.
2. Attached hereto find the following:
 - A copy of the required documentation;
3. We hope that you will be able to process the application as soon as possible.

Yours faithfully
DELPLAN Consulting



DELAREY VILJOEN Pr. Pln

<https://delplan.sharepoint.com/sites/Delplan/Shared Documents/General/Documents/PROJECTS/2021/1174-GEO-21/Korrespondensie/Cover letter.doc>

Cc: HENK GELDENHUYS TRUST

PROPOSED REZONING AND DEPARTURE OF ERF 593, GEORGE, 37 WITFONTEIN ROAD, GEORGE MUNICIPALITY AND DIVISION



FOR: HENK GELDENHUYS TRUST



URBAN & REGIONAL PLANNERS

D E V E L O P M E N T E N V I R O N M E N T L I N K

CONTENTS

<u>1. INTRODUCTION</u>	<u>3</u>
1.1 Title Deed	3
1.2 Land Use Application	3
<u>2. CONTEXTUAL INFORMATION</u>	<u>4</u>
2.1 The Locality of the Subject Property	4
2.2 Existing Land Uses and Character of the Area	5
2.3 Zoning.....	5
<u>3. DEVELOPMENT PROPOSAL.....</u>	<u>6</u>
3.1 Current proposal	6
3.2 Accessibility and Parking	10
3.3 Engineering Services	10
3.4 Heritage.....	11
3.5 Pre-application consultation.....	11
<u>4. RELEVANT SPATIAL PLANNING POLICIES.....</u>	<u>13</u>
4.1 George Municipal Spatial Development Framework (GMSDF) (2023).....	13
<u>5. STATUTORY FRAMEWORKS.....</u>	<u>15</u>
5.1 Spatial Planning and Land Use Management Act, 2013 (ACT 16 OF 2013) (SPLUMA)	15
5.1.1 Development Principles	15
5.1.2 Public Interest	17
5.1.3 Environmental Legislation	20
5.2 Land Use Planning Act (LUPA).....	21
5.2.1 Compliance/Consistency with Spatial Policy Directives	21
5.2.2 Need and Desirability	22
<u>6. CONCLUSION</u>	<u>22</u>

ANNEXURES

1. POWER OF ATTORNEY
2. TITLE DEED
3. SG DIAGRAM
4. CONVEYANCER CERTIFICATE
5. LOCALITY
6. SERVITUDE CONFIRMATION
7. LAND USE PLAN
8. CURRENT ZONING
9. PROPOSED ZONING
10. HERITAGE APPROVAL LETTER
11. SITE PLAN
12. LANDSCAPING PLAN
13. ENGINEERING SERVICES REPORT
14. PRE-APPLICATION CONSULTATIONS

PROPOSED REZONING AND DEPARTURE OF ERF 593, GEORGE, 37 WITFONTEIN ROAD, GEORGE MUNICIPALITY AND DIVISION

1. INTRODUCTION

Erf 593, George, is currently developed with an existing dwelling and an outbuilding. The owner intends to rezone the property from its current zoning to allow 6 group housing units. *DELPLAN Consulting* was appointed by the registered owner of Erf 593, George, hereafter referred to as the “subject property” to prepare and submit the required land use application. A copy of the Power of Attorney, along with the letter of authority to submit this land use application, is attached as **Annexure 1**.

1.1 Title Deed

The subject property is registered in the name of Henk Geldenhuys Trust (Registration Number IT3618/95) according to the title deed (T26802/2013). Furthermore, the title deed describes the property as 2914m² in extant. The title deed is hereby attached as **Annexure 2** and the accompanying SG diagram is attached as **Annexure 3**. There are no title deed restrictions prohibiting the proposed application, this is confirmed with the conveyancer’s certificate attached as **Annexure 4**. Condition D of the title deed sets out a servitude in favour of Erf 593, which remains unchanged thus having no influence on the application.

1.2 Land Use Application

This land use application entails the following:

1. Rezoning in terms of Section 15(2)(a) of the George Municipality: Land Use Planning By-Law, 2023 of Erf 593, George from Single Residential Zone I to General Residential Zone II to allow 6 group housing units on the property.

2. Departure in terms of section 15(2)(b) of the George Municipality: Land Use Planning By-Law, 2023, for the relaxation of

- The 1.5m southern external side building line to 1m for the garages
- The 1.5m western external rear building line for the garages to 0m

2. CONTEXTUAL INFORMATION

2.1 The Locality of the Subject Property

The subject property is located in Heather Park in Ward No. 26 at 37 Witfontein Road. Figure 1 provides a visual of the subject property in relation to the surrounding neighbourhood. Figure 2 provides a closer view of the subject property with its immediate surroundings. The locality map is hereby attached as **Annexure 5**.



Figure 1: The location of the subject properties in relation to surrounding neighbourhoods



Figure 2: Closer view of subject property and its immediate surroundings

2.2 Existing Land Uses and Character of the Area

Heather Park is an established residential neighbourhood, characterised by large properties with low - to - medium residential density as there are many group housing sites present in the area. The subject property is currently developed with an existing dwelling and outbuilding and has an abundance of unused open space thus making it underutilised in its current setting. Both structures are located in the centre of the property and gains access off Witfontein Road. The owner seeks to demolish both the outbuilding and the existing dwelling.

The exponential growth of George has led to a lack of housing provision, especially focusing on affordability, therefore, the MSDP encourages higher-density housing for properties that are located within the urban edge and more specifically within the densification zone with a focus on accessibility to major transport routes and public transport modes. The character of the area will remain unaffected, as there are group housing sites present to the north and west which already protrude the landscape. Furthermore, the proposed development includes larger typology homes at lower/medium density, which are in keeping with the architectural style of the neighbourhood. Further of note is that the adjacent Erf 592, George also contains a similar proposed application.

Condition D of the title deed sets out a servitude registered across Erf 592 in favour of Erf 593, prohibiting the owner of Erf 592 from building within 6.30m of the boundary common to these two properties. Clarification letter (from surveyor) on the servitude parameters is attached as **Annexure 6**.

2.3 Zoning

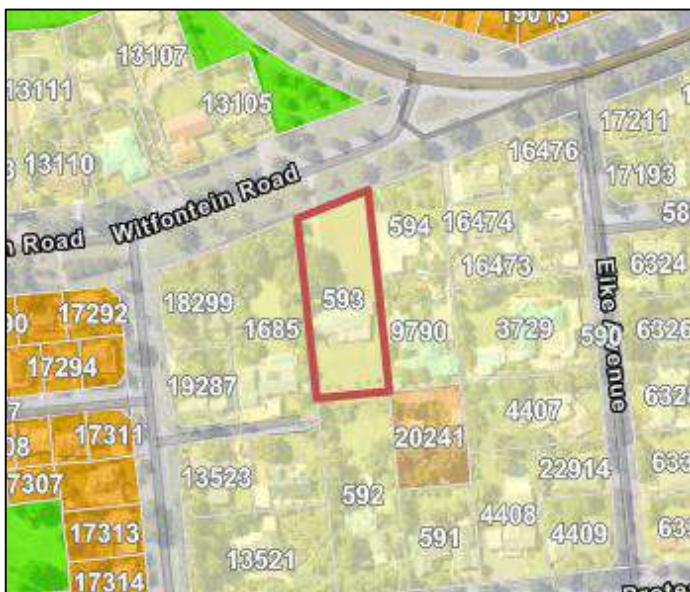


Figure 3: Zoning of Erf 593

As seen in figure 3, the current zoning of the subject property according to the George Integrated Zoning Scheme By-Law is "Single Residential Zone I". The land use plan is attached as **Annexure 7**. Furthermore, the figure provides a visual of the orange pockets within a residential area. The Current Zoning is attached as **Annexure 8** with the Proposed Zoning in **Annexure 9**.

3. DEVELOPMENT PROPOSAL

3.1 Current proposal

The subject property is currently developed with an existing dwelling and an outbuilding, both located centrally and accessed from Witfontein Road. As previously stated, approval for the demolition of the existing structures have been obtained from Heritage Western Cape and is attached herewith as **Annexure 10**. The owner seeks to rezone Erf 593, George from *Single Residential Zone I* to *General Residential Zone II* to allow for the construction of 6 sectional title group housing units. Due to the placement of the proposed dwellings, certain structures encroach upon the newly prescribed building lines, necessitating a relaxation for the external (along the boundary) eastern side building line for the garages from 1.5m to 0m as well as the external southern rear building line for the garages from 1.5m to 1m. Figure 4 illustrates the layout of the proposed development, with the red circles highlighting the encroachment upon the building lines.



Figure 4: Site Plan Extraction

Decks are lower than 300mm from the ground and are thus allowable over the building line, the water tanks also do not exceed the height of the boundary wall thus no relaxations are being applied for. The “erf” size proposals for the group housing units range from 606m² to 690.3m². The access gate, which will provide both entrance and exit for the six units, is set back 6m from Witfontein Road to ensure adequate stacking distance, thus preventing vehicles entering or exiting the property from interfering with traffic flow. Existing trees on the road reserve were taken into consideration. The site plan is attached as **Annexure 11**. The site plan provides for all necessary amenities and, as per the landscaping plan, there is sufficient open space being provided. The landscaping plan is attached as **Annexure 12**.

The dwellings on the western side share a similar layout but differ from the dwellings on the eastern side which share a consistent layout among themselves as two configurations (Type A & B) are proposed. Figures 5 and 6 illustrate the elevation and floor plans of the Type A building configuration, while Figures 7 and 8 indicate the elevation and the floor plan of the Type B configurations. The units are designed to accommodate sustainable and quality living, by creating braai rooms and a swimming pool for each unit as well as sufficient functional open space.

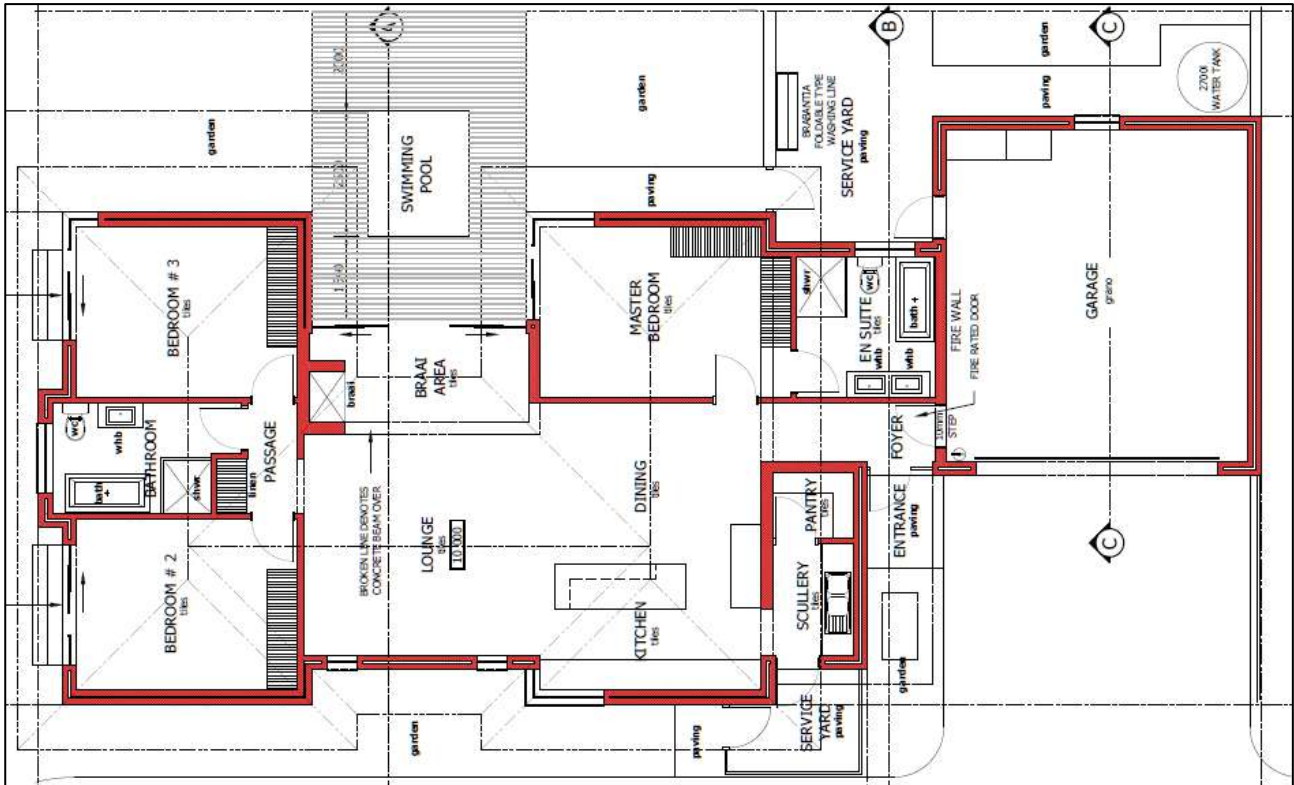


Figure 5: Type A floor plan



Figure 6: Type A elevation

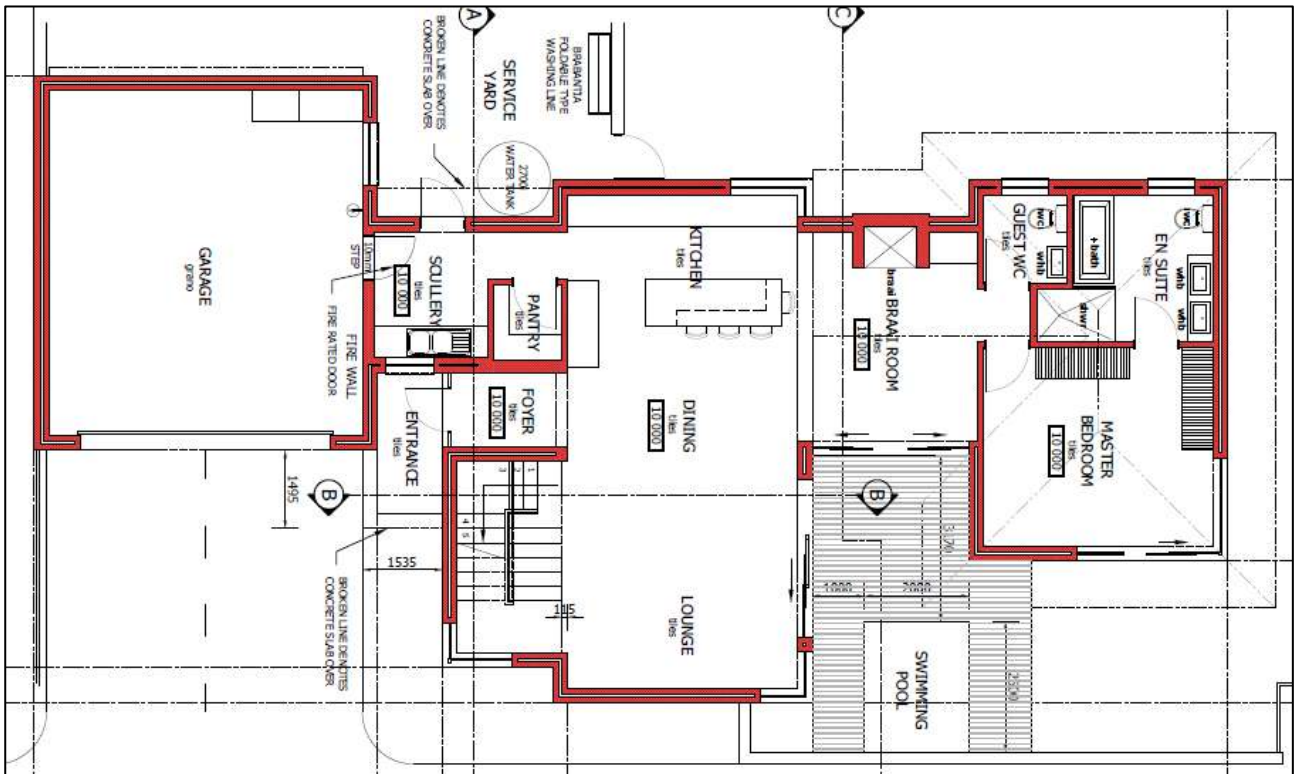


Figure 8: Type B floor plan

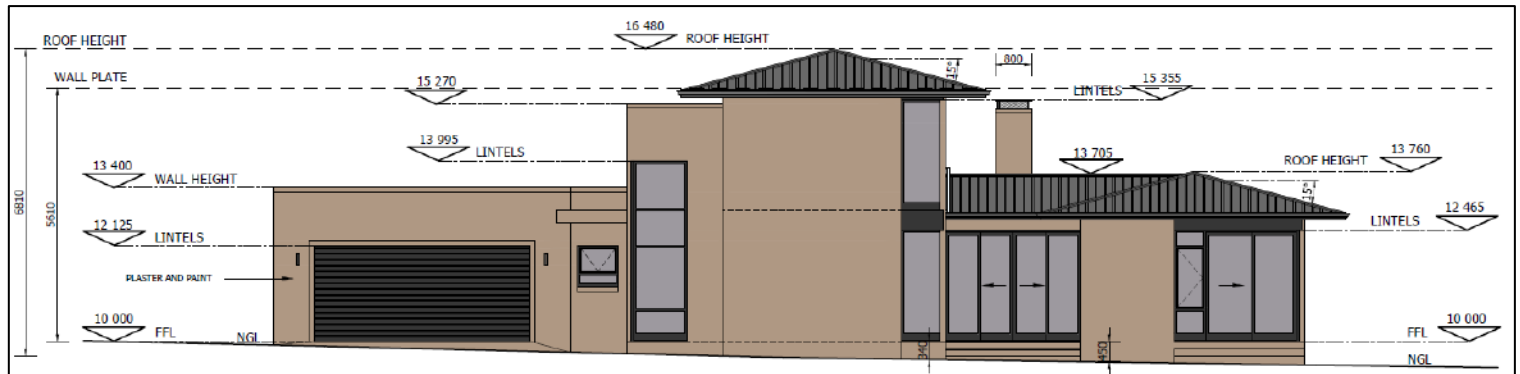


Figure 8: Type B elevation

As can be seen in Figure 9 (parking layout plan), sufficient parking is supplied in terms of the George Integrated Zoning Scheme, 2023 parking bays should be provided as follows:

- 1.75 bays per dwelling unit with 3 habitable rooms or more, and
- 0.25 bays per unit for visitors.

The proposed development provides more parking bays than the required parking bays per the George Integrated Zoning Scheme, 2023. The development proposal ensures that the residents and visitors will have sufficient parking bays on site. The driveways are set back at a sufficient distance from the internal road as indicated.

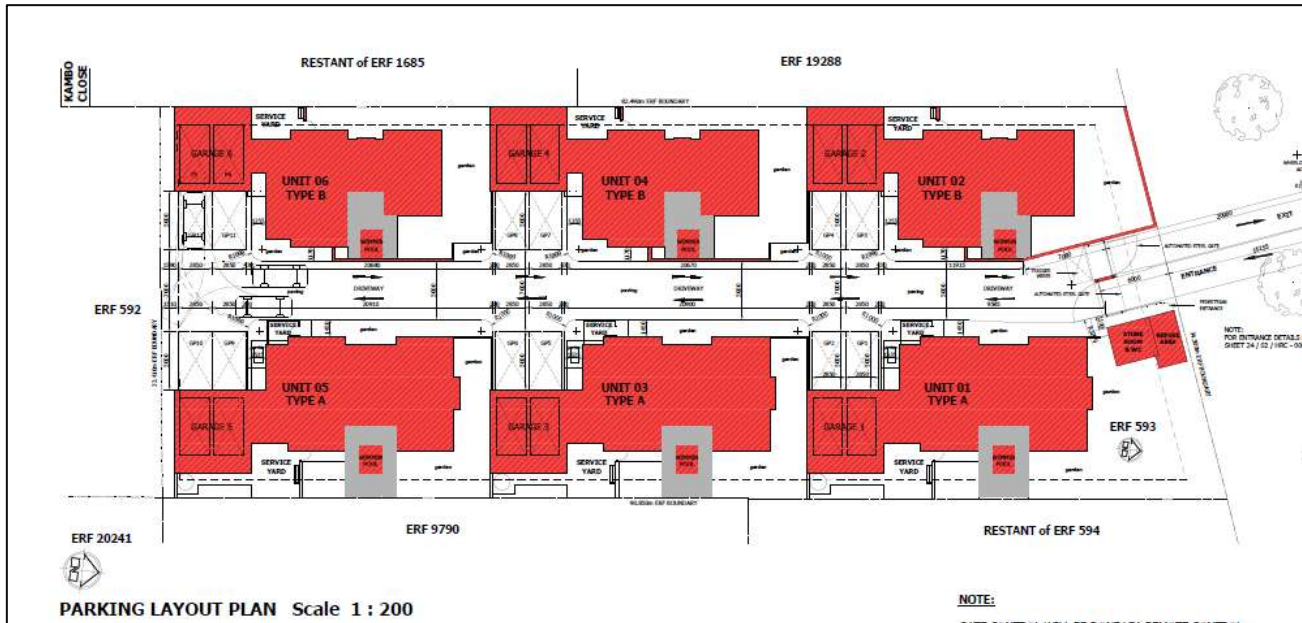


Figure 9: Extraction of the Parking Layout Plan



Figure 10: Landscaping Plan extraction

Figure 10 illustrates the landscaping on the subject property. As can be seen, sufficient functional open space is provided per housing unit (61m² being the lowest up to 141m²) which will create an attractive, active living environment for the inhabitants. The landscaping plan is attached as **Annexure 12**.

3.2 Accessibility and Parking

Access to the subject property will remain from Witfontein Road, with a 6m wide access point in accordance with the development parameters. The entrance and exit are located a sufficient distance from any intersections to ensure safe vehicle movement. The owner proposes installing an automated steel gate at the access point, with a stacking distance of approximately 6m provided to prevent vehicles entering or exiting the property from obstructing traffic on Witfontein Road. Adequate manoeuvring space is available for all proposed parking bays, and sufficient parking is provided for the development, as illustrated in the attached site plan and parking layout. Garages are set back far enough from the internal road to provide parking in front.



Figure 11: Visual Representation of Erf 593, George, and its Interface with Witfontein Road

Although more than the required parking bays are provided, the subject property is within walking distance of a *GoGeorge* bus stop (just north of the subject property). Thus, the higher density of the subject property is consistent with the MSDP to promote higher densities on properties with easy access to public transport. Figure 11 provides a visual of the subject property, including the view along Witfontein Road.

3.3 Engineering Services

The property is located in an already developed and serviced residential area. The property owner will be held financially responsible for the capital contributions. A comprehensive electrical services report has been conducted on the subject property by CMB Consulting Mechanical & Electrical Engineers and states the following.

“Based on the information currently available, the peak kVA demand of the Development has been estimated as follows:

6 x 10.35 kVA – Residential Units = 62.10

1 x 2.50 kVA – General = 2.50

Before diversity Demand = 64.60 kVA

After Diversity Demand (0.85 df) = 54.91 kVA (79.26 A)

For standard circuit breaker size of 80A = 55.43 kVA.

It is proposed that the demand will be supplied from the existing 315kVA miniature substation “MS-Airways”, in Airway Road, as indicated on the drawing.

The following objectives will be set to reduce consumption:

- *Comply with SANS 10400.*
- *Energy efficient light fittings, air conditioning, mechanical ventilation, refrigeration and water heating installations as applicable, etc.*
- *Use of LPG gas instead of electrical appliances for cooking where economically feasible.*
- *Use of energy efficient appliances.*
- *Installation of Photo Voltaic (PV), if it can be economically justified.*

The demand calculated for the Development will be made available and will be energized after all related costs, including Development Charges, have been received by George Municipality.

Should an increased or decreased demand be needed, all related cost including Development Charges as applicable, shall be for the Developer’s account.”

The full-service report is attached as **Annexure 13**.

3.4 Heritage

The existing house on the subject property is more than 60 years old, and a permit application was submitted to Heritage Western Cape to demolish the house. The Heritage Permit application is attached as **Annexure 10**. This will allow the property to be fully utilised for the current proposal.

3.5 Pre-application consultation

Two pre application consultations were held on 6 September 2021 and 24 April 2024, the feedback can be found below and attached as **Annexure 14**.

CES:

- Access must be in accordance with the Blanco AMP and must conform to Provincial access management guidelines.
- Access: Restricted to Witfontein Street and must be in terms of access clauses within the 2023 GIZS.
- Parking: All parking, including required movability. /, to be provided on the property in terms of the GIZS 2023 .
- No parking within the road reserve allowed.
- Water & Sewer: Available subject to capacity conformation.
- DC: Applicable DC's will apply.
- Stormwater: Development to conform to the applicable Stormwater Bylaw.
- Developer to investigate possible street access to Kambro street over erf 592.

Noted. Sufficient parking and movability provided. Access remains from Witfontein Road.

ETS:

- Engineering report required. Electrical services report will be required. DC's will be applicable.

Noted. A comprehensive electrical report was compiled by CMB Consulting Mechanical & Electrical Engineer and is attached as Annexure 13.

Town Planning comments:

- The access to be investigated and determined by a traffic engineer/CES;
- Notwithstanding the width of the sidewalk, a stacking distance of at least 6m will be required;
- Reconsider site layout:
 - functional open spaces to be provided;
 - Consider a parking relaxation: 2 parking bays per unit may be considered (which will provide opportunity for more open space and a more feasible layout);
 - Refuse yard will be required;
 - Landscaping plan will be required (trees to be planted/incorporated);
 - Consider the existing mature indigenous trees on site (consider incorporating in layout);
- To confirm if Heritage is applicable.
- Need to consider the character of the area in terms of height, design etc.
- Note that the units must be built as harmonious architectural entity (considering the exiting main house).

- Conveyancer to investigate restrictive condition and applicability to the site possible consents from 'favoured' property owner required).
- Note the building lines (2023 Scheme) where applicable

All comments noted. Each dwelling unit provides adequate open space and on-site parking. The refuse area is positioned along Witfontein Road to avoid any complications, stacking distance is sufficient. A separate landscaping plan has been submitted as part of this application. As the dwelling and outbuilding are heritage structures, a heritage permit has been obtained to allow for their demolition in order to accommodate the proposed development. The proposed development comprises two design typologies which will be part of the same architectural styling. Building lines were carefully considered and relaxations are only required for the garages, building heights are within reasonable parameters.

There are no restrictive conditions present, issue regarding the servitude is clarified in Annexure 6.

4. RELEVANT SPATIAL PLANNING POLICIES

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

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

The MSDF, 2023 under the Priority Investment Areas (intensification areas: nodes/precincts and densification areas) states that the main corridors include an approximate 500m graded

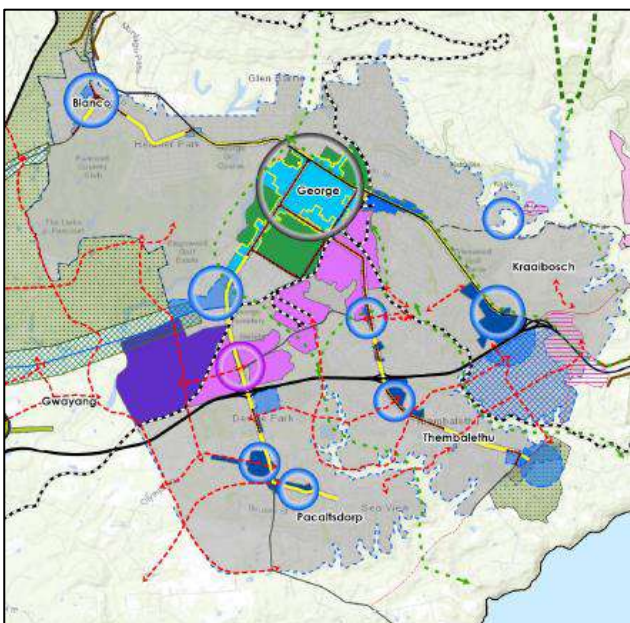


Figure 12: MSDF extraction

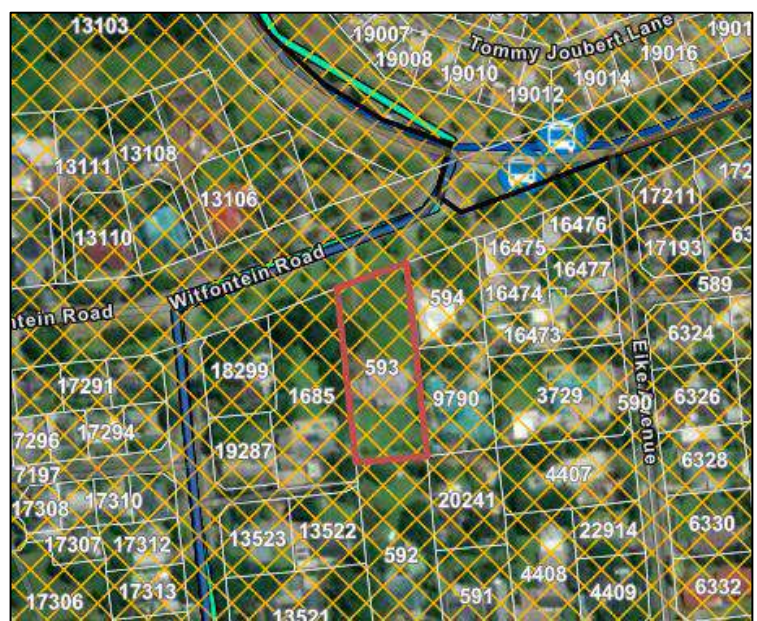


Figure 13: Densification Area

densification zone on either side of the corridors. There is considerable scope for the absorption of residential growth within the densification zone. The subject property is located within the densification zone. Figure 12 is an extract from the MSDF to illustrate the location of the subject property, while Figure 13 provides a visual of the subject property in the densification area, whilst indicating public transport routes.

The MSDF describes the spatial concept as the arrangements of people, places, services and environments. The GMSDF, 2023 explains Residential Densification as follows:

- Densification zones are areas within existing settlements where residential densification should be accommodated and promoted through appropriate mechanisms such as redevelopment, infill, subdivision, second dwellings, sectional title, greenfield or brownfield development.
- Densification is promoted in all urban areas with specific focus on areas surrounding primary transport corridors and identified nodes. Density – measured as walking distance from public transport route (80u/ha (or more to be motivated) for 150m, 60u/ha in 151-350m and 45u/ha for 351-500m.

The proposal is to develop Erf 593, George with 6 group units. The subject property measures 2914m² in extent. The lower density is proposed to safeguard the character of the area; however, the subject property is in the demarcated residential densification area which supports high-density residential developments.

Policy C2 (Growth Management), states that densification reduces land consumption, facilitates the delivery of services (engineering and socio-economic) to households in a more cost-effective manner and supports affordability and tenure. It established the threshold for viable public transport systems and businesses. Densification is supported in all nodal precincts and in density zones along main transportation corridors. The position, nature, composition, scale, and design of higher-density residential development will relate to the context of the development site. A graded density approach will be followed in residential areas. Higher density is to be considered in all areas of the CBD and nodes and precincts. Densification facilitated in the mixed-use infill sites and catalytic project sites by requiring a density mix to be illustrated in development proposals/applications.

The subject property is compliant with the GMSDF guidelines as the proposed development is for 6 houses and the maximum height is aligned with the single residential development parameters to ensure safeguarding the dominant low-density residential character of the area.

Policy D2 states that a variety of housing typologies should be facilitated, which is also applicable to the proposed 6 group housing units. The proposed higher density will create opportunities for prospective homeowners in a well-established residential neighbourhood, with access to socio-economic services.

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.

- *The GMSDF does identify the area for densification as the densification zone is present along Witfontein Road, though not specifically referring to the subject property. Different housing typologies create opportunities for different income groups. The proposed higher density housing development could provide a higher degree of housing accessibility to lower income groups within a well-established residential neighbourhood.*

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 as the proposal has minimal effect on the character of the area, whilst having minimal influence on surrounding erven. It could be argued that the proposed development for higher-density residential development, promotes the principle of densification as this is a higher density development which will help limit urban sprawl.

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 the densification zone and is sufficiently serviced as it is located within an established neighbourhood. The proposed development will therefore utilise the existing resources and infrastructure available (upgrades might be required) whilst promoting the optimal use of a property located in the densification zone. It is not anticipated that the proposed application will have a negative financial, social, economic, or environmental impact.*

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 objectives of any relevant spatial plan. Given the large erf size, and current proposal, a higher level of income inclusiveness can be promoted which could help promote sustainability of households. Other aspects of spatial resilience are not considered applicable 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 for higher-density residential development 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.*

5.1.2 Public Interest

The proposed development has been carefully planned to ensure that it will not generate any negative impact on the neighbouring properties to the north, east, south and west. To the north, the property fronts Witfontein Road, which provides a substantial physical and visual buffer between the proposed and existing buildings, additionally, there are no neighbours to the north directly opposite the proposed development, only more towards the northwest. The wall along Witfontein road will be updated and will measure an acceptable height of 1.8m, this will not only enhance the visual barrier but acts as a sound buffer, reducing the sound and light pollution from the subject property. The setback created by the roadway, together with the existing mature trees along the boundary, ensures that the development will not result in any overshadowing, overlooking, or privacy intrusion for the northern neighbours. The orientation of the units also does not face northwards, further minimising any interface with these properties. Figure 14 provides a visual of the subject property (right) in relation to the northern neighbours.



Figure 14: Visual along Witfontein Road

To the east, a neighbouring erf (Erf 594, George) accommodates a single-residential home located relatively close to the shared boundary with a significant portion of the property being vacant, the proposal has been specifically designed to remain single-storey along this boundary and does not encroach the 1.5m building line. This careful height limitation and maintaining of the building line ensures that the scale of the built form remains compatible with the adjacent houses, prevents overshadowing, and eliminates any possibility of elevated viewing positions into private outdoor spaces. No relaxation of the eastern building line is required as the decks and water tanks along the eastern boundary are within the relevant parameters. Landscaping, existing vegetation and the

boundary wall along this side further softens the visual interface between erven. Figure 15 illustrates the subject property in relation to the eastern neighbours.



Figure 15: Subject property in relation to the eastern neighbour



Figure 16: Subject property in relation to surrounding neighbours

The context of the surrounding neighbours can both be seen in figure 16. As can be seen, the outbuilding of the eastern neighbour (Erf 9790, George) is located along the boundary and the dwelling itself is located at a sufficient distance from the proposed development.

The closest proposed structure to any of the existing structures on the neighbouring property are the garages which are not over the building line. The pool area, though fronting towards the east is also not over the building line. The rest of the structures on the neighbouring property can be seen as being a significant distance from the boundary wall, thus the current proposal has very little effect on this property.

To the south, the neighbouring properties (Erven 592 & 20241, George) enjoy generous separation distances created by the internal access driveway and internal circulation spaces of the proposed development which is not southward orientated. Only the garage structures encroach the southern boundary, and these consist of a low-scale, single-storey built form with no overlooking potential. The orientation of the southern units ensures that windows and outdoor living areas face inward toward the central communal space, not toward neighbouring yards. As a result, the southern neighbour's privacy, sunlight access, and sense of openness remain fully protected. Figure 17 provides a visual representation from the neighbouring property to the subject property. Notable here is that a servitude over Erf 592, George will always ensure that there is sufficient distance between structures on Erven 592 & 593, George. Erf 592, George also has a similar proposal for higher density housing such as the current proposal. Structures on the erf are also sufficiently set back from the servitude area.



Figure 17: Visual representation from the southern neighbour to the subject property

To the west, the adjoining erf (Erf 1685, George) is significantly larger and already contains a substantial amount of vegetation and open space, providing a natural buffer. For this reason, the two-storey components of the proposed units have been placed on the western side of the site,

where their height can be comfortably absorbed without causing visual dominance. Also note that only a section of the proposed dwellings contains a double storey and not the entire dwelling. As can be seen by the elevations (western elevation specifically), there are only two larger windows on the second floor facing westward as well as a small bathroom window, the rest are all small windows. The placement of majority of larger windows and second-storey windows and balconies have been planned to orient internally (eastwards) rather than toward the western boundary, thereby maintaining privacy for the western neighbours. Existing large trees along this boundary further contribute to screening and visual softening, as seen in Figure 18. The vegetation also acts as a sound buffer between the properties, reducing the noise from the subject property.



Figure 18: Subject property in relation to the western neighbour

Taken together, the careful placement of building heights, thoughtful orientation of windows and outdoor areas, use of existing vegetation, and strategic internal layout ensure that the proposed development will integrate harmoniously into its surroundings. The proposal respects the character, privacy, amenity, and sunlight access of all neighbouring properties and will not generate any adverse impact on the immediate residential environment.

5.1.3 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 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 have very few associations with this application. The principles of sustainability, efficiency and good administration have been addressed 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.”

In view of the nature of this land use application and its location within George (within the densification zone), this proposal complies with the GMSDF.

5.2.2 Need and Desirability

The concept of “*desirability*” in the land use planning context may be defined as the degree of acceptability of a proposed land use development. This section expresses the desirability of the proposed rezoning, taken in conjunction with the development principles and criteria set out through the statutory planning framework listed above, as well as the degree to which this proposal may be considered within the context of broader public interest. It is our view that the initial investigation into the desirability of the proposal reveals no obvious negative impacts. The concept of “*need*” refers to whether the proposed development is in fact needed to maintain proper operations within the city or maintain the current and future prospects of the GMSDF.

The desirability of this development is in the interest of the general public, as George has a shortage of accommodation units. The existing dwelling house and associated outbuildings will be demolished and the underutilised site in the residential density area will be optimally utilised by the provision of 6 group housing units which will provide accommodation opportunities for 6 families. It is also desirable to include smaller housing typologies in well-established neighbourhoods as it increases affordability close to public transport modes, in addition to being within the dedicated densification zone set forth by the MSDF. The new housing site is also in close proximity to public transport routes and shops.

As previously stated, the need for the rezoning and departures on the subject property is not specifically addressed in the MSDF, however, the current and future need for different (smaller and more affordable) housing typologies is structured around the densification of areas in close proximity to a variety of public transport modes, which does include the subject property. The proposed development does not influence the aim of the GMSDF and complies with its current prospects for increased densification.

6. CONCLUSION

We believe that the abovementioned principles, considerations and guidelines for this land use application for Erf 593, George satisfies the applicable legislation. As a result, it is trusted that this application can be finalised successfully.



DELAREY VILJOEN Pr. Pln

JUNE 2026

PROPOSED REZONING AND DEPARTURE OF ERF 593, GEORGE, 37 WITFONTEIN ROAD, GEORGE MUNICIPALITY AND DIVISION



FOR: HENK GELDENHUYS TRUST



URBAN & REGIONAL PLANNERS

DEVELOPMENT ENVIRONMENT LINK

Our Ref.: 1174/GEO/21
Your Ref.: Erf 593, George

28 October 2025

The Municipal Manager
George Municipality
PO Box 19
GEORGE
6530

ATTENTION: MR. CLINTON PETERSEN

Dear Mr. Petersen,

PROPOSED REZONING AND DEPARTURE OF ERF 593, 37 WITFONTEIN ROAD, GEORGE MUNICIPALITY AND DIVISION, WESTERN CAPE PROVINCE

1. The above matter refers.
2. Attached hereto find the following:
 - A copy of the required documentation;
3. We hope that you will be able to process the application as soon as possible.

Yours faithfully
DELPLAN Consulting



DELAREY VILJOEN Pr. Pln

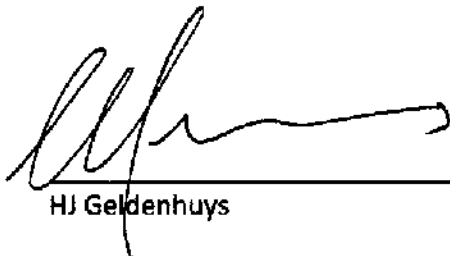
<https://delplan.sharepoint.com/sites/Delplan/Shared Documents/General/Documents/PROJECTS/2021/1174-GEO-21/Korrespondensie/Cover letter.doc>

Cc: HENK GELDENHUYS TRUST

ANNEXURE 1

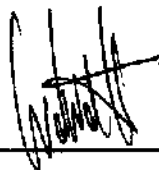
POWER OF ATTORNEY

I, Hendrik Johannes Geldenhuys, the undersigned and authorised representative of **HENK GELDENHUYS TRUST**, the registered owner of Erf 593, Heather Park, George Municipality and Division hereby instruct Delarey Viljoen of *DELPLAN Consulting* to submit the land use application with the local authority.


HJ Geldenhuys

Date: 16/02/2026

Witnesses:

1. 

2. 



REPUBLIC OF SOUTH AFRICA

J246

MAGTIGINGSBRIEF LETTERS OF AUTHORITY

Ingevolge Artikel 6(1) van die Wet op Beheer oor Trustgoed, 1988 (Wet 57 van 1988)
In terms of Section 6(1) of the Trust Property Control Act, 1988 (Act 57 of 1988)

No: IT 3618/1995

Hiermee word gesertifiseer dat /

This is to certify that

HENDRIK JOHANNES GELDENHUYS - ID 700213 5158 086

GIDEON VENTER - ID 630913 5009 081

ALDO ELISIO RECH - ID 590622 5228 082

gemagtig word om op te tree as trustee(s) van die /
is/are hereby authorized to act as trustee(s) of the

HENK GELDENHUYS TRUST

GEGEE onder my hand te

GIVEN under my hand at PRETORIA

op hede die

dag van

this

day of

year 2014


Signature

ASSISTENT MEESTER
ASSISTANT MASTER



DEPARTMENT OF JUSTICE
MONICA DU TOIT, notary and attorney,
practising at George, Province, Western Cape
South Africa, hereby certify that this was compared
and is a true copy of the original.

I, MONICA DU TOIT, notary and attorney,
practising at George, Province, Western Cape
South Africa, hereby certify that this was compared
to and is a true copy of the original.

RESOLUTION OF THE TRUSTEES OF HENK GELDENHUYS TRUST (REGISTRATION NUMBER IT3618/1995) ("THE TRUST"), HELD AT GEORGE ON 25 September 2025

The Trustees **RESOLVED THAT:**

1. The Trust lodge applications to the relevant Authorities for :
 - 1.1 A heritage certificate or records
 - 1.2 Subdivision
 - 1.3 Rezoning of the following Property

In regard to the following property:

REMAINDER OF ERF 593 GEORGE

IN THE MUNICIPALITY AND DIVISION OF GEORGE

PROVINCE OF THE WESTERN CAPE

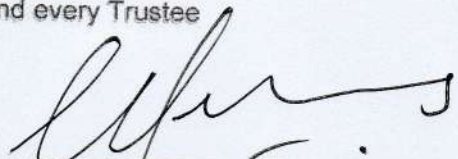
IN EXTENT 2914 (TWO THOUSAND NINE HUNDRED AND FOURTEEN) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T26802/2013

2. **HENDRIK JOHANNES GELDENHUYS**, in his capacity as a Trustee / duly authorised representative of the Trust be and hereby is authorised to sign the relevant documents which may be necessary for the APPLICATION FOR A HERITAGE CERTIFICATE, SUBDIVISION AND REZONING of the abovementioned property, upon such terms and conditions as he in his absolute discretion may deem fit.
3. The Trustees agree to ratify everything which he shall do in regards to these applications.

CERTIFIED A TRUE COPY

To be signed by each and every Trustee



HENDRIK JOHANNES GELDENHUYS



GIDEON VENTER



ALDO ELISIO RECH

ANNEXURE 2

Scholtz Bruwer Attorneys
Millwood Building
c/o York and Victoria Street
George

Prepared by me

CONVEYANCER
JANINE FOUCHÉ

Fee endorsement		Other fee
Amount		
1450 000,00		900,00
Mortgage Capital Amount		
Reason for Exemption		

VERBOND	MORTGAGED
000035920 / 2019	3560 000,00
000018270 / 2014	
01 OCT 2013	2014-07-01

REKENAAR DATAVASLEGGING/COMPUTER DATA CAPTURE		
	DATUM/DATE	OPERATEUR/OPERATOR
OPGENEEM/ENTERED	19/06/13	Litria
GESTAAF/VERIFIED		

DEED OF TRANSFER

000026802 / 2013

BE IT HEREBY MADE KNOWN THAT

JANINE FOUCHÉ

appeared before me, REGISTRAR OF DEEDS at Cape Town, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at GEORGE on 7 May 2013 granted to him by

SOPHIA MAGRIETHA BRICKHILL
Identity Number 440719 0012 08 1
Unmarried

DATA/VERIFY
25 JUN 2013
BARLOW MARLYN

Q And the appearer declared that his said principal had, on 10 April 2013, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

The Trustees for the time being of HENK GELDENHUYS TRUST
Registration Number IT3618/95

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

REMAINDER ERF 593 GEORGE IN THE MUNICIPALITY AND DIVISION OF
GEORGE,
WESTERN CAPE PROVINCE

IN EXTENT 2914 (TWO THOUSAND NINE HUNDRED AND FOURTEEN)
Square Metres

Q FIRST REGISTERED by Certificate of Registered Title No. 17827/1948 dated 7 August 1948 with Diagram No. 2438/47 relating thereto and held by Deed of Transfer T1693/1964

A. SUBJECT TO the conditions referred to in Deed of Transfer No 5494, dated 11th June, 1925.

B.

Not subject to condition B on page 2 as indicated in Deed of Transfer No. T1693/1964 by virtue of Section 53 of the Mining Titles Registration Amendment Act 24 of 2003

C. SUBJECT FURTHER to the following conditions contained in said Deed of Transfer No. 5494 dated 11 June 1925, namely:

"The said Council and its successors in office reserve the right to construct, use and maintain across the above property, any pipe line for water leading, sewerage, drainage, and any poles and structures for the conducting of any electric or any other light or power"

D. SUBJECT FURTHER to the terms of the Servitude endorsement dated 27th September 1950, endorsed on Certificate of Registered Title No. 17827 dated 7 August 1948 which servitude endorsement read as follows:

REGISTRATION OF SERVITUDE:

By Deed of Transfer dated 27 September 1950 No. 14478 a condition has been imposed by and in favour of the owner of the ppty. held hereby prohibiting the owner of Ptn 4 of Lot 23 conveyed thereby from building

within 20 feet of the boundary common to these properties, as will more fully appear on reference to the said Deed of Transfer.

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

SOPHIA MAGRIETHA BRICKHILL, Unmarried

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

The Trustees for the time being of HENK GELDENHUYS TRUST
Registration Number IT3618/95

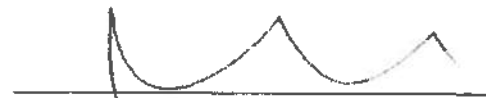
its Successors in Office or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R1 450 000,00 (ONE MILLION FOUR HUNDRED AND FIFTY THOUSAND RAND).

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

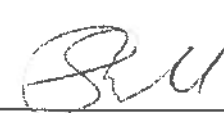
THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at Cape Town on

05 JUN 2013

2013


q.q.

In my presence


REGISTRAR OF DEEDS

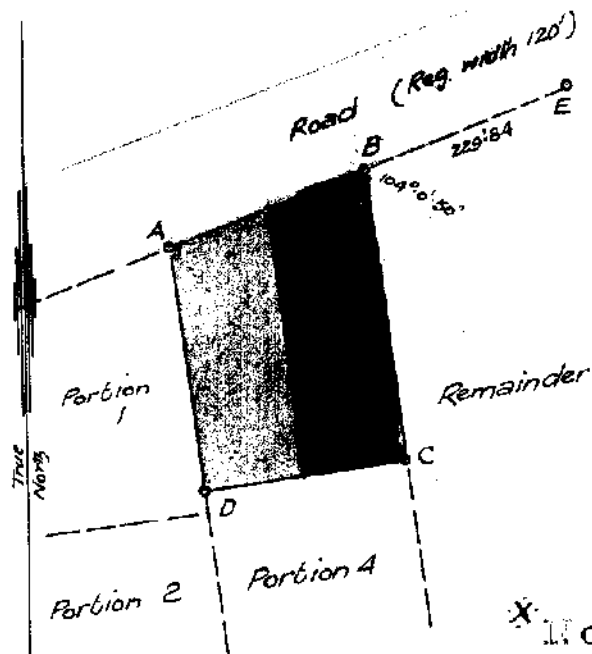
ANNEXURE 3

SIDES Cape Feet.		ANGLES	
AB	220.05	A	104° 0' 50"
BC	315.28	B	75° 59' 10"
CD	213.50	C	90° 0' 0"
DA	262.00	D	90° 0' 0"

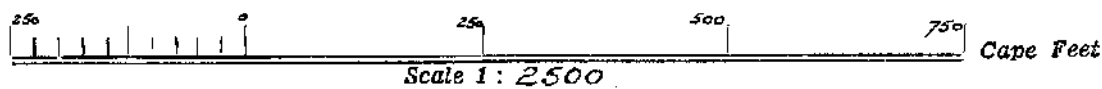
S.G. No. 2428/47

Approved

Ken. C. Jonker
/Surveyor-General
17-4-1947



A.B.C & D, round iron pegs 18" long & $\frac{1}{2}$ " diameter.
E, planted stone projecting 8"



The figure 'ABCD'

represents '61625' Square Feet of land being

Portion 3 of Lot N° 23 of Part F of the George
Town Commonage

situate in the Municipality and Division of GEORGE,
Province of Cape of Good Hope.

Surveyed in Nov^r 1946 by me

T. J. Samuel
Land Surveyor.

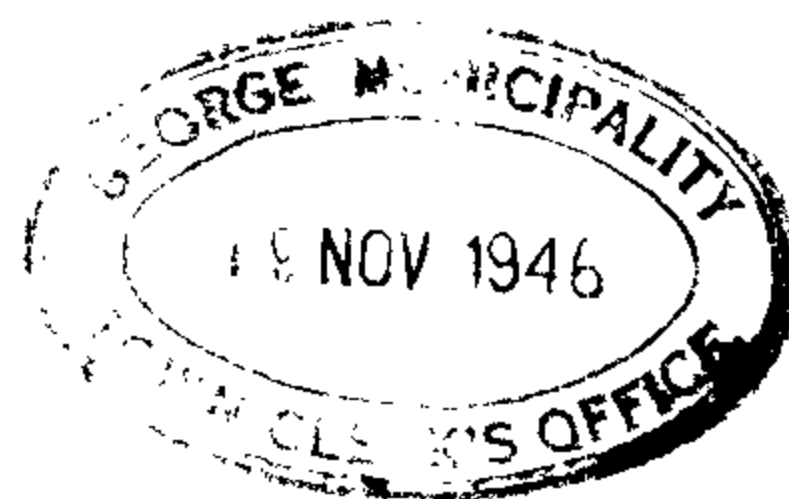
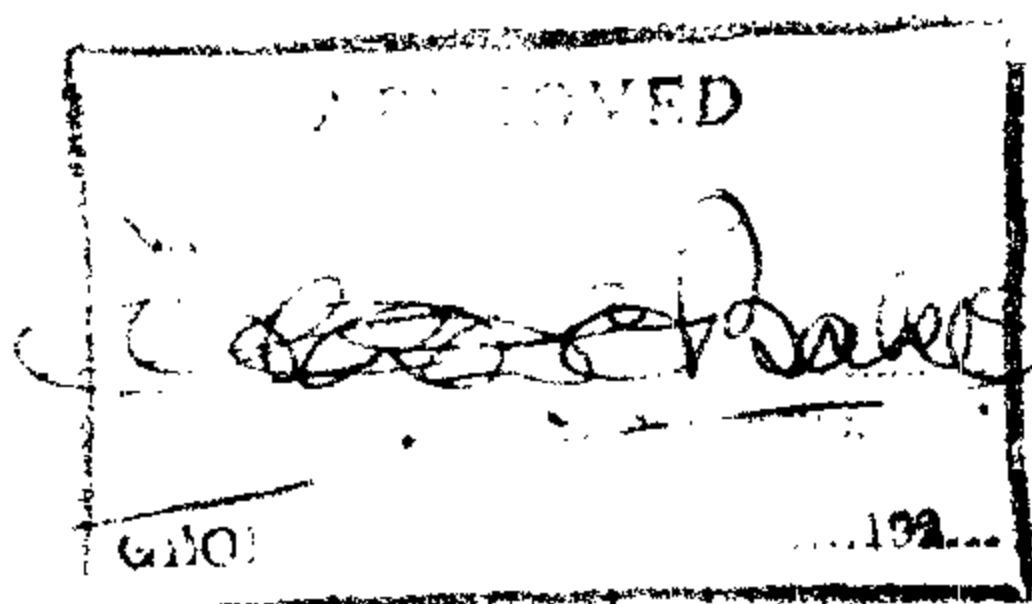
This diagram is annexed to C.R.T.
No. 17827
Vol. 7-8-48

Registrar of Deeds.

The original diagram is
No. A. 665, 1925
annexed to D./T.
1925-118, 5494

S.G. File No. 8775/56
S.R. No. E. 579/47
General Reg. 9. 42b.
Geo. Stat. 7.
NTS, BL-7DD
W. 3

Harold George



Now 37554
E.2422/1450.2484/1950. Portion 5

32234 / 21794/1951.

24/10

ANNEXURE 4

Ons Verw / Our Ref: M DU TOIT / MT0166
U verw / Your Ref :

14 January 2026

CONVEYANCER CERTIFICATE

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

APPLICATION DETAILS:

Date of Application:

Applicable Subsection/s: Section 15(2)(b) of the George Municipality: Land Use Planning By-Law 2015.

In terms of Section 15(2) of the Bylaw]

I, the undersigned

MONICA DU TOIT

a duly qualified and admitted Conveyancer, practicing at:

DU TOIT ATTORNEYS, 96 MEADE STREET, GEORGE

do hereby certify as follows:

1. I have perused the following Title Deed/s and conducted a search behind the existing title deed, as well as the pivot of the said title deed/s at the Deeds Office, Cape Town:
 - 1.1 T26802/2013 (Current Title Deed)
 - 1.2 T1693/1964



In respect of:

REMAINDER ERF 593, George

IN THE MUNICIPALITY AND DIVISION OF GEORGE

WESTERN CAPE PROVINCE

IN EXTENT 2914 (Two Thousand Nine Hundred and Fourteen) Square Meters

HELD BY DEED OF TRANSFER NUMBER T 26802/2013

REGISTERED in the name of

HENK GELDENHUYS TRUST, REGISTRATION NUMBER IT3618/1995

2. I have appraised myself with the details of the abovementioned Land Development Application.
3. The abovementioned Title Deed/s contains the following conditions relevant to the Land Development Application:

“C SUBJECT TO the conditions referred to in Deed of Transfer No 5494, dated 11 June 1925.

(The Deed of Transfer was not available for further perusal)

D SUBJECT FURTHER to the terms of the Servitude endorsement dated 27th September 1950, endorsed on Certificate of Registered Title No 17827 dated 7 August 1948 which servitude endorsement read as follows:

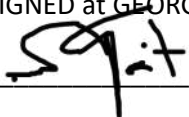
REGISTRATION OF SERVITUDE:

By Deed of Transfer dated 27 September 1950 No. 14478 a condition has been imposed by and in favour of the owner of the ppty. Held hereby prohibiting the owner of Ptn 4 of Lot 23 conveyed thereby from building within 20 feet of the boundary common to these properties, as will more fully appear on reference to the said Deed of Transfer. “

The abovementioned condition D is a servitude registered across erf 592 in favour of erf 593, prohibiting the owner of erf 592 from building within 6.30m of the boundary common to these two properties.

4. The abovementioned Title Deed/s therefore contains no conditions restricting the contemplated Land Uses in terms of the abovementioned Land Development Application.

SIGNED at GEORGE on this 14TH day of January 2026.



M DU TOIT (CONVEYANCER)

ANNEXURE 5



LEGEND:



A4 Scale:
1:3,000

PROJECT:

Proposed rezoning
for Henk Geldenhuys Trust

PROJEK:

DESCRIPTION:

Erf 593, Heatherpark, George

BESKRYWING:

TITLE:

Locality plan

TITEL:

1174/GEO/21/GIS/Ligging

DESIGNED: SG
ONTWERP:

DRAWN: MV
GETEKEN:

DATE: NOV 2025
DATUM:

PLAN NO: ANNEXURE 5
PLAN NR:

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



URBAN & REGIONAL PLANNERS

COPYRIGHT:

This drawing is the copyright of DELplan Consulting. Do not scale from it but refer to figured dimensions. All measurements must be checked and confirmed by a professional Land Surveyor. Any discrepancies should please be reported to DELplan immediately.

KOPIEREG:

Die kopiereg van hierdie tekening behoort aan DELplan Consulting. Moenie daarvan afskaal nie, maar verwys na afstande soos aangedui. Alle afmetings moet deur 'n professionele Landmeter nagegaan en bevestig word. Enige teenstrydighede moet asseblief dadelik aan DELplan rapporteer word.

ANNEXURE 6

Ons Verw / Our Ref: M DU TOIT / MT0166
U verw / Your Ref :

14 January 2026

CONVEYANCER CERTIFICATE

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

APPLICATION DETAILS:

Date of Application:

Applicable Subsection/s: Section 15(2)(b) of the George Municipality: Land Use Planning By-Law 2015.

In terms of Section 15(2) of the Bylaw]

I, the undersigned

MONICA DU TOIT

a duly qualified and admitted Conveyancer, practicing at:

DU TOIT ATTORNEYS, 96 MEADE STREET, GEORGE

do hereby certify as follows:

1. I have perused the following Title Deed/s and conducted a search behind the existing title deed, as well as the pivot of the said title deed/s at the Deeds Office, Cape Town:
 - 1.1 T26802/2013 (Current Title Deed)
 - 1.2 T1693/1964



In respect of:

REMAINDER ERF 593, George

IN THE MUNICIPALITY AND DIVISION OF GEORGE

WESTERN CAPE PROVINCE

IN EXTENT 2914 (Two Thousand Nine Hundred and Fourteen) Square Meters

HELD BY DEED OF TRANSFER NUMBER T 26802/2013

REGISTERED in the name of

HENK GELDENHUYS TRUST, REGISTRATION NUMBER IT3618/1995

2. I have appraised myself with the details of the abovementioned Land Development Application.
3. The abovementioned Title Deed/s contains the following conditions relevant to the Land Development Application:

“C SUBJECT TO the conditions referred to in Deed of Transfer No 5494, dated 11 June 1925.

(The Deed of Transfer was not available for further perusal)

D SUBJECT FURTHER to the terms of the Servitude endorsement dated 27th September 1950, endorsed on Certificate of Registered Title No 17827 dated 7 August 1948 which servitude endorsement read as follows:

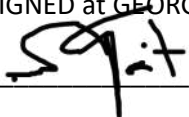
REGISTRATION OF SERVITUDE:

By Deed of Transfer dated 27 September 1950 No. 14478 a condition has been imposed by and in favour of the owner of the ppty. Held hereby prohibiting the owner of Ptn 4 of Lot 23 conveyed thereby from building within 20 feet of the boundary common to these properties, as will more fully appear on reference to the said Deed of Transfer. “

The abovementioned condition D is a servitude registered across erf 592 in favour of erf 593, prohibiting the owner of erf 592 from building within 6.30m of the boundary common to these two properties.

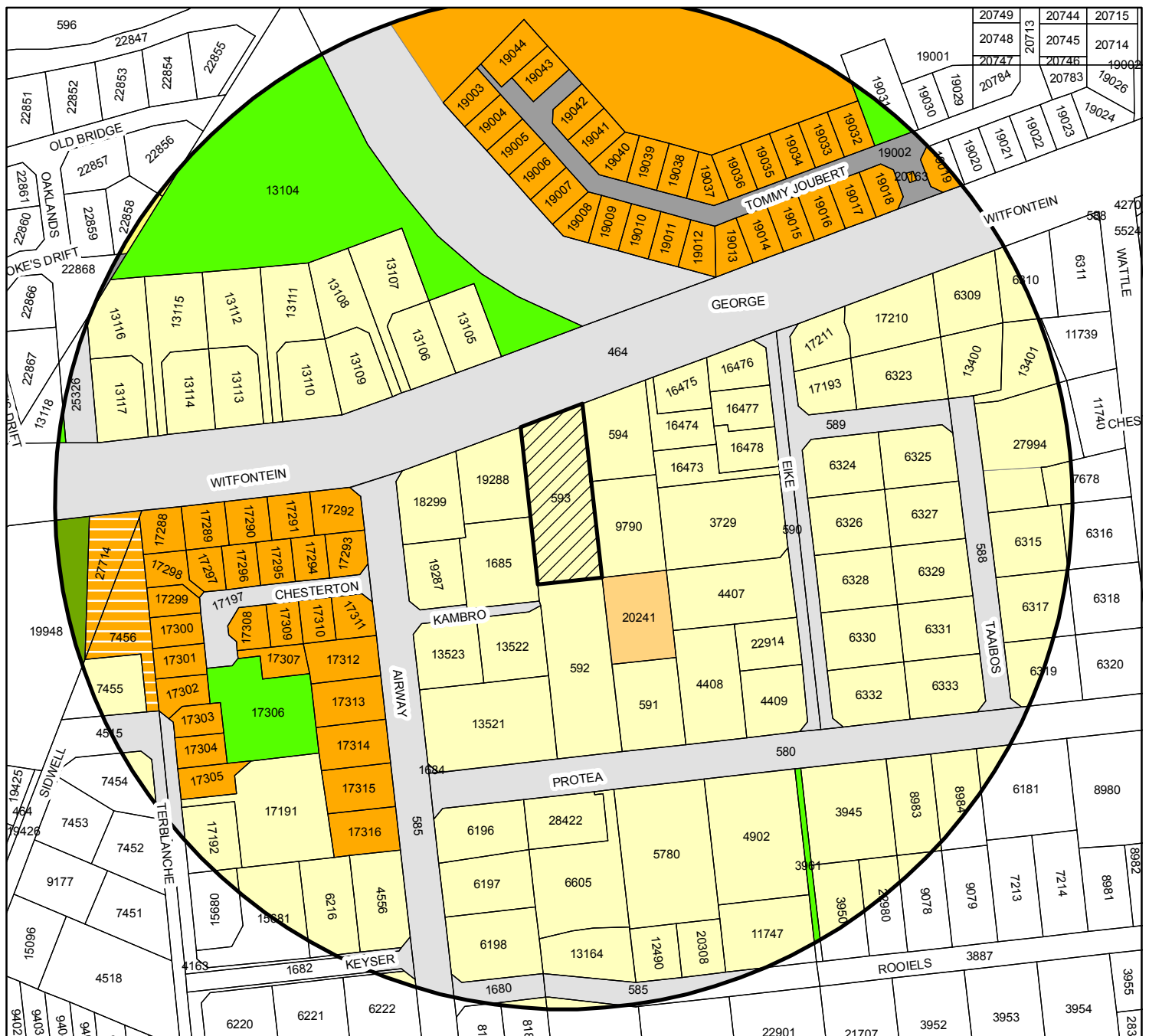
4. The abovementioned Title Deed/s therefore contains no conditions restricting the contemplated Land Uses in terms of the abovementioned Land Development Application.

SIGNED at GEORGE on this 14TH day of January 2026.



M DU TOIT (CONVEYANCER)

ANNEXURE 7



LAND USE:

- Dwelling house
 Double dwelling house
 Flats
 Private open space
 Private road
- Estate
 Group housing
 Open space
 Road

LEGEND:



A4 Scale:
1:3,000

PROJECT:

Proposed rezoning for Henk Geldenhuys Trust

PROJEK:

DESCRIPTION:

Erf 593, Heatherpark, George

BESKRYWING:

TITLE:

Land use plan

TITEL:

1174/GEO/21/GIS/LandUse

DESIGNED: SG
ONTWERP: SG

DRAWN: MV
GETEKEN: MV

DATE: NOV 2025
DATUM:

PLAN NO: ANNEXURE 6
PLAN NR:

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



URBAN & REGIONAL PLANNERS

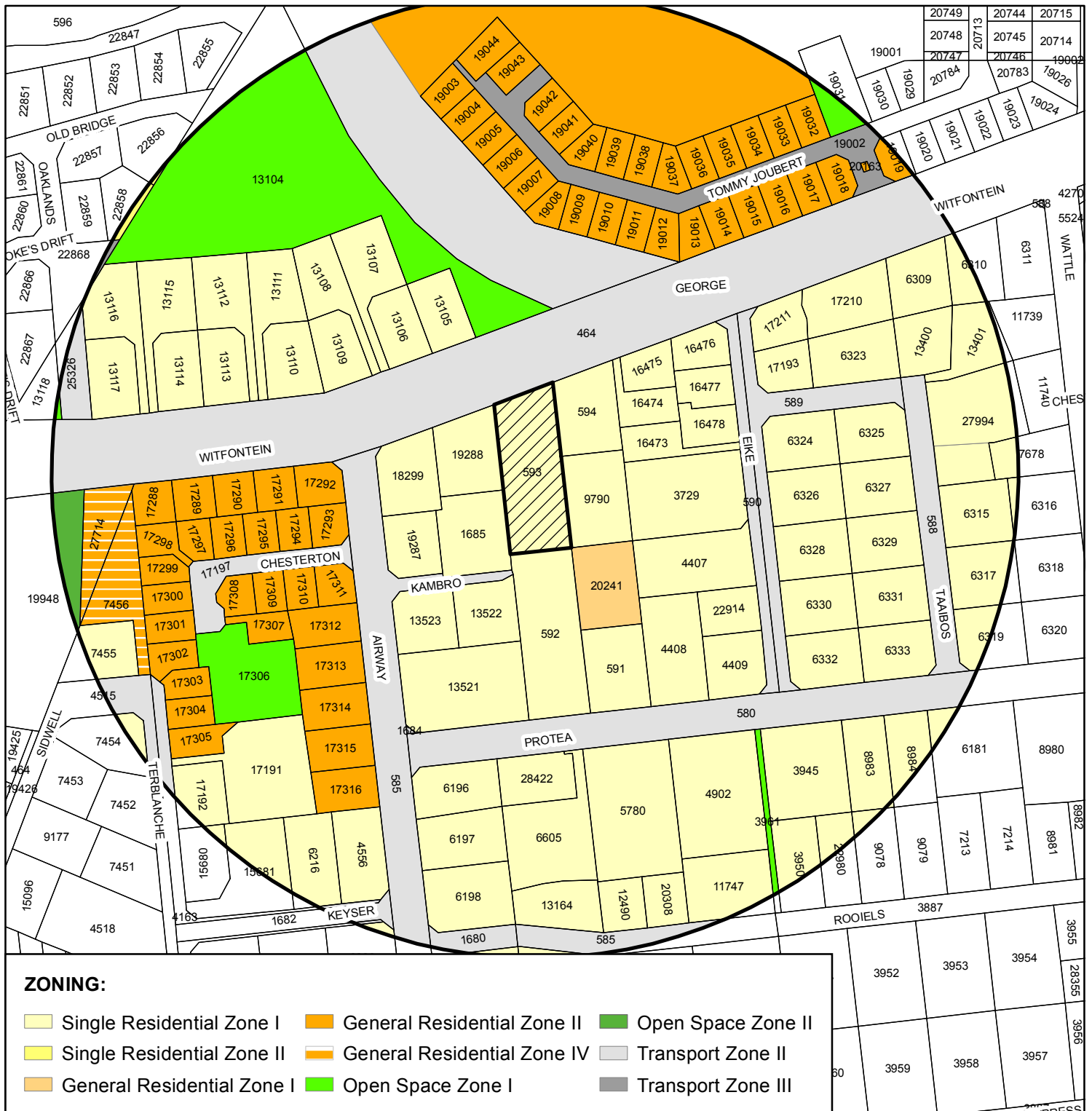
COPYRIGHT:

This drawing is the copyright of DELplan Consulting. Do not scale from it but refer to figured dimensions. All measurements must be checked and confirmed by a professional Land Surveyor. Any discrepancies should please be reported to DELplan immediately.

Die kopiereg van hierdie tekening behoort aan DELplan Consulting.
Moenie daarvan afskaal nie, maar verwys na afstande soos aangedui.
Alle afmetings moet deur 'n professionele Landmeter nagegaan en
bevestig word. Enige teenstrydighede moet asseblief dadelik aan
DELplan rapporteer word.

KOPIEREG:

ANNEXURE 8



LEGEND:



A4 Scale:
1:3,000

PROJECT:

Proposed rezoning
for Henk Geldenhuys Trust

PROJEK:

DESCRIPTION:

Erf 593, Heatherpark, George

BESKRYWING:

TITLE:

Current zoning plan

TITEL:

1174/GEO/21/GIS/CurZon

DESIGNED: SG
ONTWERP:

DRAWN: MV
GETEKEN:

DATE: NOV 2025
DATUM:

PLAN NO: ANNEXURE 7
PLAN NR:

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



URBAN & REGIONAL PLANNERS

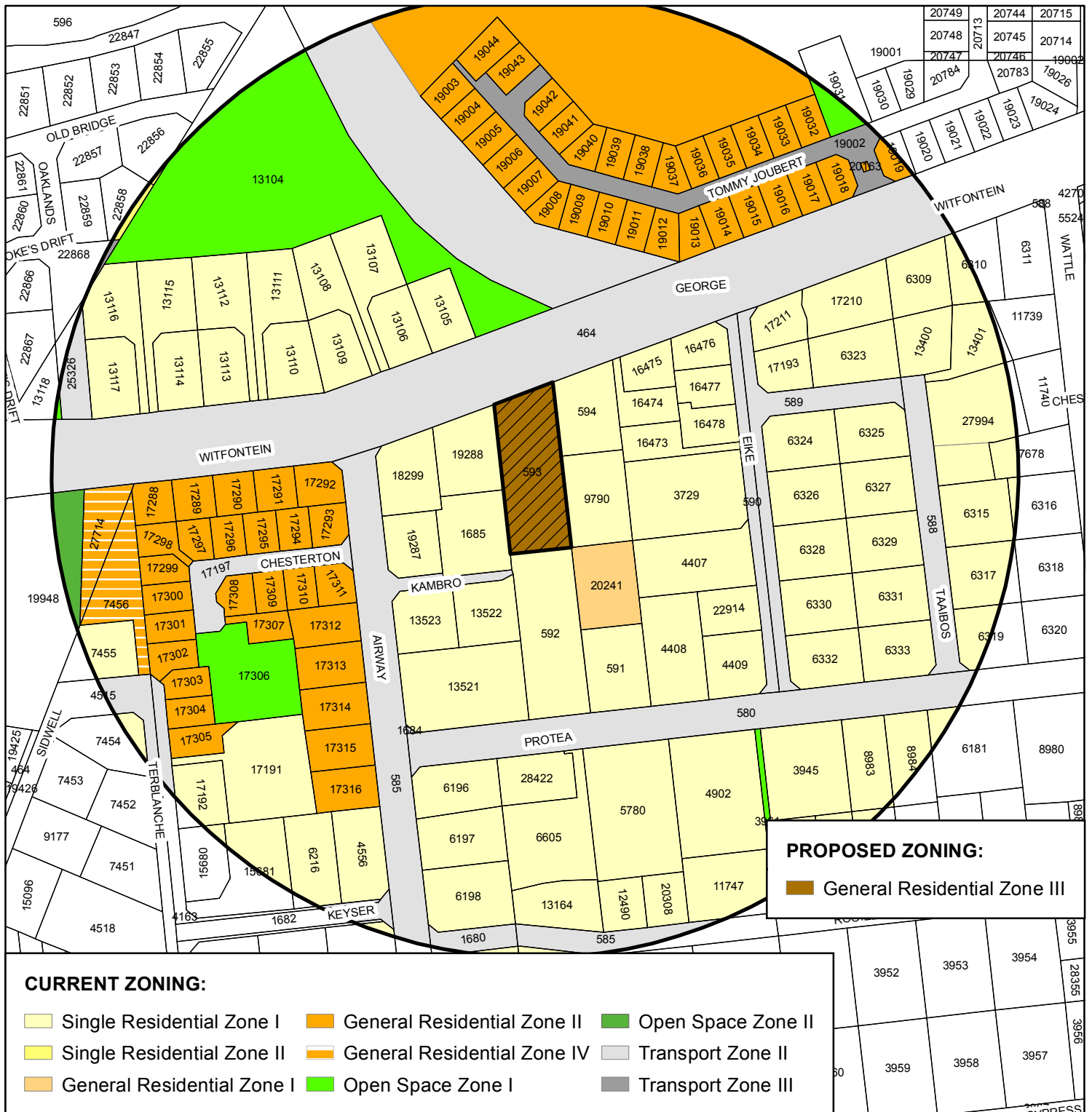
COPYRIGHT:

This drawing is the copyright of DELplan Consulting. Do not scale from it but refer to figured dimensions. All measurements must be checked and confirmed by a professional Land Surveyor. Any discrepancies should please be reported to DELplan immediately.

KOPIEREG:

Die kopiereg van hierdie tekening behoort aan DELplan Consulting. Moenie daarvan afskaal nie, maar verwys na afstande soos aangedui. Alle afmetings moet deur 'n professionele Landmeter nagegaan en bevestig word. Enige teenstrydighede moet asseblief dadelik aan DELplan rapporteer word.

ANNEXURE 9



LEGEND:



A4 Scale:
1:3,000

PROJECT:

Proposed rezoning
for Henk Geldenhuys Trust

PROJEK:

DESCRIPTION:

Erf 593, Heatherpark, George

BESKRYWING:

TITLE:

Proposed zoning plan

TITEL:

1174/GEO/21/GIS/PropZon

DESIGNED: SG
ONTWERP:

DRAWN: MV
GETEKEN:

DATE: NOV 2025
DATUM:

PLAN NO: ANNEXURE 8
PLAN NR:

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



URBAN & REGIONAL PLANNERS

COPYRIGHT:

This drawing is the copyright of DELplan Consulting. Do not scale from it but refer to figured dimensions. All measurements must be checked and confirmed by a professional Land Surveyor. Any discrepancies should please be reported to DELplan immediately.

KOPIEREG:

Die kopiereg van hierdie tekening behoort aan DELplan Consulting. Moenie daarvan afskaal nie, maar verwys na afstande soos aangedui. Alle afmetings moet deur 'n professionele Landmeter nagegaan en bevestig word. Enige teenstrydighede moet asseblief dadelik aan DELplan rapporteer word.

ANNEXURE 10

Our Ref: HM / GARDEN ROUTE / GEORGE / ERF 593
Case No.: HWC25091609SB1117
Enquiries: Stephanie Barnardt
E-mail: Stephanie.Barnardt@westerncape.gov.za
Tel 021 829 3315



Applicants/Consultant details: Graham Jacobs,
Owner: Henk Geldenhuys Trust
arcon@megaserve.net;

PERMIT

CASE NUMBER: HWC25091609SB1117

Issued in terms of Section 34 of the National Heritage Resources Act, 1999 (Act 25 of 1999) and Regulation 3(3)(a) of PN 298 (29 August 2003)

This permit is valid for three years from the date of issue

Proposed Action: Total Demolition
Site: Erf 593, 37 Witfontein Road, Heather Park, George
Graded: Not Graded

If applicable - Permit issued in accordance with Drawings:

No: na
Dated: 11 March 2025
Drawings prepared by: ARCON Consulting

Conditions applicable to this Permit:

NOTE:

- This decision is subject to an **appeal period of 14 working days**. Kindly note that the appeal period is **calculated from the date indicated on the HWC date stamp, which is the date the appeal is sent, and not the date of signature**
- Appeals to HWC are to be submitted to HWC.Appeals@westerncape.gov.za
- The applicant is required to inform any party who has expressed a bona fide interest in any heritage-related aspect of this record of decision. The appeal period shall be taken from the date above. It should be noted that for an appeal to be deemed valid it must refer to the decision, it must be submitted by the due date, and it must set out the grounds of the appeal. Appeals must be addressed to the official named above and it is the responsibility of the appellant to confirm that the appeal has been received within the appeal period.
- **Work may NOT be initiated during this 14-day appeal period.**
- If any archaeological material or evidence of burials is discovered during earth-moving activities all works must be stopped and Heritage Western Cape must be notified immediately.
- This approval does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.
- **A copy of this permit must be displayed in a prominent place on the site until the permitted work is completed.**



Should you have any further queries, please contact the official above and quote the case number.

Waseefa Dhansay
Assistant Director: Professional Services

www.westerncape.gov.za/cas

Street Address: Protea Assurance Building, Green Market Square, Cape Town, 8000 • **Postal Address:** P.O. Box 1665, Cape Town, 8000
• **Tel:** +27 (0)21 483 5959 • **E-mail:** ceoheritage@westerncape.gov.za

Straatadres: Protea Assuransie-gebou, Groentemarkplein, Kaapstad, 8000 • **Posadres:** Posbus 1665, Kaapstad, 8000
• **Tel:** +27 (0)21 483 5959 • **E-pos:** ceoheritage@westerncape.gov.za

Idilesi yendawo: kumgangatho 3, kwisakhiwo iprotea Assurance, Greenmarket Square, eKapa, 8000 • **Idilesi yeposi:** Inombolo yebhokisi yeposi 1665, eKapa, 8000 • **Iinombolo zomnxeba:** +27 (0)21 483 5959 • **Idilesi ye-imeyile:** ceoheritage@westerncape.gov.za

CASE NO. HWC 25091609: NHRA S.34 DEMOLITION APPLICATION:
ARCON: Contact: Mobile 083 6585636



ERF 593 at 37 Witfontein Road indicating the extent of the demolition work on the property (**outlined in red**). To be read in conjunction with the NHRA S.34 demolition application to Heritage Western Cape dated 10 November 2025. North is to the top of this image. (Image: Google Earth: 11 March 2025.

ANNEXURE 11

GENERAL: ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS SANS 10400 CODE OF PRACTICE. THE CONTRACTOR IS TO VERIFY ALL LEVELS, MEASUREMENTS AND NOTES BEFORE CONSTRUCTION PROCEEDS OR ANY WORK COMMENCES. DISCREPANCIES ARE NOT TO BE USED FOR ANY OTHER PURPOSE THAN INTENDED FOR.

ALL WORK AND SPECIFICATIONS ARE TO BE EXECUTED EXACTLY AS PER PLAN. ANY ERRORS, DISCREPANCIES OR OMISSIONS TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. ALL LEVELS, DIMENSIONS, POSITIONS AND NUMBER OF STEPS TO BE CHECKED ON SITE BEFORE WORK COMMENCES. NO DRAWINGS TO BE SCALED. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEERS PLANS. ANY DISCREPANCIES WILL BE REPORTED IMMEDIATELY TO THE ARCHITECT SETTING OUT OF WORKS AND ANY DOUBTS AS TO THE ACCURACY OF BOUNDARY PEGS OR LINES ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. NO PART OF THE BUILDING MAY ENCROACH THE BOUNDARY LINES.

STRUCTURAL DESIGN

THE STRUCTURAL SYSTEM OF THE BUILDING MUST COMPLY WITH THE DETAILS OF PART R, J, K, L, M AND N OF SANS 10400 - A. A COMPETENT PERSON TO DESIGN AND INSPECT THE STRUCTURE. COMPETENT PERSON TO DESIGN AND INSPECT THE SERVICES IN DOLMITE LAND.

CONCRETE WORKS

CONCRETE SLABS, FLOOR, BEAMS ETC ARE TO BE SPECIFIED AND INSPECTED BY A PROFESSIONAL REGISTERED ENGINEER. ALL STRUCTURAL DESIGNS ARE TO BE IN ACCORDANCE WITH SANS 10400 PART B

PUBLIC SAFETY

A CHANGE IN LEVEL, THE DESIGN OF RAMPS AND DRIVEWAYS, OR ACCESS TO SWIMMING POOLS TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 - D

SITE OPERATIONS

SANITARY FACILITIES TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 - F

EXCAVATIONS

THE EXCAVATION RELATING TO THE BUILDING LESS THAN 3.0m deep TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 - G. DEEPER EXCAVATIONS AS PER ENGINEER

FOUNDATIONS

GEOTECHNICAL INVESTIGATION AS PER ENGINEER. THE FOUNDATION FOR THE BUILDING TO BE IN ACCORDANCE WITH SANS 10400 - I. FOUNDATIONS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 2001 - C02. COMPETENT PERSON TO BE APPOINTED BY CLIENT IN RESPECT OF DEEP FOOTINGS, SOIL RAFTS, COMPACTION OF IN-SITU SOIL OR SUB-SURFACE DRAINAGE WALLS

STRUCTURE, STRENGTH AND STABILITY OF ALL WALLS AS PER ENGINEER, SANS 10400 - B, SANS 10400 - T AND THE DETAILED REQUIREMENTS OF SANS 10400 - K. RATIONAL DESIGN AS PER ENG. THE ROOF FINISH TO BE IN ACCORDANCE WITH SANS 10400 - B AND THE DETAILED REQUIREMENTS OF SANS 10400 - K, AS PER SPECIALIST. WATER PENETRATION THROUGH A WALL TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 - K. ROOF COVERINGS AND WATERPROOFING SYSTEMS TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 - L.

ALL EXTERNAL BRICK WALLS TO HAVE A 50mm AIR CAVITY. THE WALLS TO HAVE MIN. R-VALUE OF 0.35. NON MASONRY EXTERNAL WALLS MUST HAVE A R-VALUE OF 1.9. BRICK FORCE REINFORCING TO BE INSTALLED IN SUBSTRUCTURE BRICK WORK EVERY FIVE COURSES. TWO COURSES OF BRICK FORCE REINFORCING TO BE INSTALLED ABOVE WINDOW AND DOOR OPENINGS. PROVIDE DAMP COURSE TO WALLS AT SLAB LEVEL AND UNDER ALL SILLS. PROVIDE VERTICAL DAMP PROOFS TO ALL CHANGES IN FLOOR LEVEL AND IN EXTERNAL WALLS WHERE THE GROUND LEVEL IS HIGHER THAN THE INTERNAL FLOOR LEVEL. ALL WORK TO BE IN ACCORDANCE WITH SANS 10400 PART K. THE CONSTRUCTION OF THE WALLS WILL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 2001 - C. RAIN PENETRATION: SINGLE LEAF, SOLIDLY BED-JOINTED MASONRY WALLS THAT HAVE A THICKNESS OF 140mm OR GREATER, CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 2001 - CM1. CM1: WALLS OF THICKNESS 90mm OR GREATER PLASTERED IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 2001 - EM1

GENERAL NOTES: ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS SANS 10400 CODE OF PRACTICE. THE CONTRACTOR IS TO VERIFY ALL LEVELS, MEASUREMENTS AND NOTES BEFORE CONSTRUCTION PROCEEDS OR ANY WORK COMMENCES. DIMENSIONS DO NOT NEED TO BE USED FOR MORE THAN INTENDED FOR.

WORK AND SPECIFICATIONS ARE TO BE EXECUTED EXACTLY AS PER PLAN. ANY ERRORS, DISCREPANCIES OR OMISSIONS TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. ALL LEVELS, DIMENSIONS, POSITIONS AND NUMBER OF STEPS TO BE CHECKED ON SITE BEFORE WORK COMMENCES. NO DRAWINGS TO BE SCALED. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEERS PLANS. CONTRACTOR WILL BE RESPONSIBLE FOR THE CORRECT SETTING OUT OF WORKS AND ANY DOUBTS AS TO THE ACCURACY OF BOUNDARY PEGS OR LINES ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. NO PART OF THE BUILDING MAY ENCRUGH THE BOUNDARY LINES.

STRUCTURAL DESIGN

THE STRUCTURAL SYSTEM OF THE BUILDING MUST COMPLY WITH THE DETAILS OF PART H, K, L, M AND N OF SANS 1040. A COMPETENT PERSON TO DESIGN AND INSPECT THE STRUCTURE. COMPETENT PERSON TO DESIGN AND INSPECT THE SERVICES IN DOLMITE DRAIN.

CONCRETE WORKS

ALL CONCRETE SLABS, FLOOR, BEAMS ETC ARE TO BE SPECIFIED AND INSPECTED BY A PROFESSIONAL REGISTERED ENGINEER. ALL STRUCTURAL DESIGNS ARE TO BE IN ACCORDANCE WITH SANS 10400 PART B

PUBLIC SAFETY

A CHANGE IN LEVEL, THE DESIGN OF RAMPS AND DRIVEWAYS, OR ACCESS TO SWIMMING POOLS TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 - D

SITE OPERATIONS

SANITARY FACILITIES TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 - F

EXCAVATIONS

THE EXCAVATION RELATING TO THE BUILDING LESS THAN 3.0m DEEP TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 - G. DEEPER EXCAVATIONS AS PER ENGINEER

FOUNDATIONS

GEOTECHNICAL INVESTIGATION AS PER ENGINEER. THE FOUNDATION FOR THE BUILDING TO BE IN ACCORDANCE WITH SANS 10400 - B. FOUNDATIONS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 2001 - CM2. COMPETENT PERSON TO BE APPOINTED BY CLIENT IN RESPECT OF DEEP FOOTINGS, SOIL RAFTS, COMPACTION OF IN-SITU SOIL OR SUB-SURFACE DRAINAGE

WALLS

THE STRUCTURE, STRENGTH AND STABILITY OF ALL WALLS AS PER ENGINEER, SANS 10400 - B, SANS 10400 - L AND THE DETAILED REQUIREMENTS OF SANS 10400 - K. RATIONAL DESIGN AS PER ENG. THE ROOF FIXING TO BE IN ACCORDANCE WITH SANS 10400 - B AND THE DETAILED REQUIREMENTS OF SANS 10400 - K, AS PER SPECIALIST. WATER PENETRATION THROUGH A WALL TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 - L. ROOF COVERINGS AND WATERPROOFING SYSTEMS TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 - J

ALL EXTERNAL BRICK WALLS TO HAVE A 50mm AIR CAVITY. THE WALLS TO HAVE MIN. R-VALUE OF 0.35. NO MASONRY EXTERNAL WALLS MUST HAVE A R-VALUE OF 1.9. BRICK FORCE ENDORFING TO BE INSTALLED IN WINDOW BRICK WORK EVERY FIVE COURSES. TWO COURSES OF BRICK FORCE REINFORCING TO BE INSTALLED ABOVE SUBSTRUCTURE BRICK WORK. PROVIDE DAMP COURSE TO WALLS AT SLAB LEVEL AND UNDER ALL SILLS. PROVIDE VERTICAL DAMP PROOF AT ALL CHANGES IN FLOOR LEVELS AND IN EXTERNAL WALLS WHERE THE GROUND LEVEL IS HIGHER THAN THE INTERNAL FLOOR LEVEL. ALL WORK TO BE IN ACCORDANCE WITH SANS 10400 PART K. THE CONSTRUCTION OF THE WALLS WILL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 2001 - CM1. RAIN PENETRATION: SINGLE LEAF, SOLIDLY BED-JOINTED MASONRY WALLS THAT HAVE A THICKNESS OF 140mm OR GREATER, PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 2001 - CM1. WALLS OF THICKNESS 90mm OR GREATER PLASTERED IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 2001 - EM1

FLOOR

WATER RESISTANT FLOOR SHALL BE CONSTRUCTED OF CONCRETE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 2001 - CC1 OR SANS 10400 - CC2. TIMBER FLOORING SHALL COMPLY WITH THE REQUIREMENTS OF SANS 2001 - CT1. A PLAIN GRADE 10 CONCRETE SLAB WHERE THE SLAB DOES NOT SERVE AS THE FINAL WEARING SURFACE, OR A PLAIN GRADE 25 CONCRETE SLAB WHERE THE SLAB SERVES AS THE FINAL WEARING SURFACE, OF THICKNESS NOT LESS THAN 75mm LAID ON A POLYOLEFIN UNDER FLOOR MEMBRANE AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 2001 - CC1

FLOORS IN AN LAUNDRY, KITCHEN, BATHROOM, TOILET AND W.C. SHALL BE CONSTRUCTED ON A WATERPROOF TOILET PAN OR URINAL TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 - J. THESE FLOORS TO BE WATERPROOF

SUSPENDED FLOORS TO BE IN ACCORDANCE WITH THE ENGINEERS DESIGN

SLAB SUPPORTED ON THE GROUND TO BE IN ACCORDANCE WITH SANS 10400 - B AND SANS 10400 - H

A COMPETENT PERSON (ENGINEER) TO BE APPOINTED IN RESPECT OF THE SLABS OR FILLS

WHERE THE FLOOR IS LESS THAN 50mm ABOVE GROUND FLOOR SLABS MUST HAVE INSULATION INSTALLED AROUND THE VERTICAL EDGES OF ITS PERIMETER WHICH MUST HAVE AN R-VALUE OF NOT LESS THAN 1.0 AND RESIST WATER ABSORPTION IN ORDER TO RETAIN ITS THERMAL INSULATION PROPERTIES AND BE CONTINUOUS FROM THE ADJACENT FINISHED GROUND LEVEL TO A DEPTH OF NOT LESS THAN 300mm OR FOR THE FULL DEPTH OF THE VERTICAL EDGE OR THE CONCRETE SLAB ON GROUND

WHERE AN UNDERFLOOR HEATING SYSTEM IS INSTALLED THE HEATING SYSTEM MUST BE INSULATED UNDERNEATH THE SLAB WITH INSULATION THAT HAS A MINIMUM R-VALUE OF NOT LESS THAN 1.0

FLOOR LEVEL TO BE 150mm MINIMUM ABOVE THE ADJOINING GROUND LEVEL. ALL WORK TO BE IN ACCORDANCE WITH SANS 10400 PART J

ROOF

ALL SOFTWOOD TIMBER ROOF AND CEILING ASSEMBLIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 2001 - CT2

THE ROOF FIXING TO BE IN ACCORDANCE WITH SANS 10400 - B AND THE DETAILED REQUIREMENTS OF SANS 10400 - K. STRUCTURAL DESIGN OF ROOF AS PER ENGINEER

ROOF COVERINGS AND WATERPROOFING SYSTEMS TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 - L. FLAT ROOFS OR RELATED GUTTERS TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 - L. RATIONAL DESIGN OR RATIONAL ASSESSMENT (OR BOTH) AS PER ENGINEER

THE ROOF ASSEMBLY AND ANY CEILING ASSEMBLY, IN ADDITION TO COMPLYING WITH THE REQUIREMENTS OF SANS 10400 - C HAS TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 - L

ROOF ASSEMBLY SUPPORTED ON WALLS TO COMPLY WITH THE REQUIREMENTS OF SANS 10400 AND IN ACCORDANCE WITH SANS 10400 - B AND SANS 10400 - L. GUTTERS AND DOWNPIPES, IF ANY, TO BE SIZED IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400 - R AS PER ENGINEERS DESIGN

THE ROOF ASSEMBLY AND ANY CEILING ASSEMBLY, IN ADDITION TO COMPLYING WITH THE DETAILED REQUIREMENTS OF SANS 10400 - L AND SANS 10400 - L

ROOF INSULATION NOTES:

- INSULATION SLAB OVERLAP OR ABUT ADJOINING INSULATION OR BE SEALED
- MUST FORM A CONTINUOUS BARRIER INCLUDING CEILINGS, WALLS, BULKHEADS OR FLOORS THAT CONTRIBUTE TO THE THERMAL BARRIER
- MUST NOT AFFECT THE STRUCTURAL STRENGTH OR EFFECTIVE OPERATIONS OF SERVICES, INSTALLATION, EQUIPMENT OR FITTINGS
- MUST BE EITHER NON-COMBUSTIBLE WHEN TESTED IN ACCORDANCE WITH SANS 10177 - 5
- OR AS COMBUSTIBLE IN ACCORDANCE WITH SANS 10177 - 5, AND SHALL BE TESTED AND CLASSIFIED IN ACCORDANCE WITH SANS 428 FOR ITS USE AND APPLICATION
- REFLECTIVE INSULATION MUST BE INSTALLED AND SUPPORTED
- WITH THE REFLECTIVE INSULATION FITTED TIGHTLY AND TAPED AGAINST ANY PENETRATION, DOOR OR WINDOW OPENING

- OVERLAY BY NO LESS THAN 100mm OR

- BE TAPED TOGETHER
- MUST FORM A CONTINUOUS BARRIER WITH CEILING, WALLS, BULKHEADS
- REFLECTIVITY OF FOIL SURFACE = 0.95 (FACING UP)
- EMISSIVITY OF FOIL SURFACE = 0.05 (FACING DOWN)

- IT IS THE CONTRACTORS RESPONSIBILITY TO REPORT ANY CHANGES TO THE ROOF ASSEMBLY TO THE ARCHITECT IMMEDIATELY

STAIRWAYS

STAIRWAYS TO BE IN ACCORDANCE WITH SANS 10400 - B AND THE DETAILED REQUIREMENTS OF SANS 10400 - M WALLS, SCREENS, RAILINGS OR BALUSTRADES TO SUCH STAIRWAYS TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400 - B, SANS 10400 - T AND SANS 10400 - K

GLAZING

GLAZING IN EXTERNAL WALLS, INTERNAL WALLS, PARTITIONS, SHOWER DOORS, CUPBOARD DOORS AND LIFTS WITHIN 800mm of FLOOR LEVEL, WILL BE INSTALLED IN A FRAME IN ACCORDANCE WITH EITHER THE REQUIREMENTS OF SANS 2001 - CG1 OR A SUITABLE METHOD DESCRIBED IN SANS 10137

THE TYPE AND FIXING OF GLAZING TO BE IN ACCORDANCE WITH SANS 10400 - B AND THE DETAILED REQUIREMENTS OF SANS 10400 - N

A COMPETENT ALUMINIUM SUPPLIER TO ISSUE COC ON FULL GLAZING AND ALUMINIUM ON COMPLETION, ALUMINIUM SUPPLIER TO COMPLETE FORM 3 ON COMPLETION, THE SELECTION OF THE GLAZING TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 - N

LIGHTING AND VENTILATION

THE LIGHTING IN A HABITABLE BATHROOM, SHOWER ROOM AND ROOM CONTAINING A TOILET PAN TO COMPLY WITH THE REQUIREMENTS OF SANS 10400 - T AND THE DETAILED REQUIREMENT OF SANS 10400 - O

THE VENTILATION TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400 - T

AND THE DETAILED REQUIREMENTS OF SANS 10400 - O

DRAINAGE

THE DESIGN OF THE DRAINAGE SYSTEM TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 - P, REGISTERED PLUMBER TO COMPLETE FORM 3 ON COMPLETION

MASONRY CONSERVANCY TANKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS SHOWN IN FIGURES 1 AND 2 PROVIDED THAT THEY ARE CONSTRUCTED ABOVE THE WATER TABLE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 2001 - CC1 OR SANS 2001 - CC2, SANS 2001 - CM1 AND SANS 2001 - EM1

BACKFILL SHALL COMPLY WITH THE REQUIREMENTS OF SANS 2001 - DP9

MASONRY SEPTIC TANKS, WHICH ARE LOCATED ABOVE ANY PERCHED OR PERMANENT WATER TABLE, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 2001 - CC1, SANS 2001 - CM1, SANS 2001 - EM1

DRAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 2001 - DP9

SANS 10400 - Q NON WATER BORNE MEANS OF SANITARY DISPOSAL

THE PORTION OF THE INTERNAL WALLS OF ALL PITE THAT IS RAISED ABOVE THE GROUND SHALL BE PLASTERED IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 2001 - EM1; 1) THE CONCRET SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 2001 - CC1 OR SANS 2001 - CC2, 2) MASONRY WALLING AND RELATED FOUNDATIONS SHALL BE IN ACCORDANCE WITH THE RELEVANT REQUIREMENTS OF SANS 2001 - CM1 AND SANS 2001 - CM2

STORMWATER DISPOSAL

THE MEANS FOR THE CONTROL AND DISPOSAL OF STORMWATER AS PER ENGINEERS DESIGN IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 - R

PERSONS WITH DISABILITIES

THE MEANS FOR PROVIDING FACILITIES FOR PERSONS WITH DISABILITIES TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENT OF SANS 10400 - 5

FIRE PROTECTION

THE FIRE PROTECTION MEASURES PROVIDED TO BE IN ACCORDANCE WITH THE DETAILED REQUIRED OF SANS 10400 - T

TABLE 14: (increasing fire resistance of structural walls); PLASTER SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 2001 - EMI AND SHALL BE APPLIED TO BOTH FACES OF THE WALL

SPACE HEATING

THE PROVISION OF SPACE HEATING TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENT OF SANS 10400 - V

FIRE INSTALLATION

THE FIRE INSTALLATION TO COMPLY WITH THE DETAILED REQUIREMENTS OF SANS 10400 - W

THE SUPPLY OF WATER TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 - W

XA: ENERGY EFFICIENCY IN BUILDING

EXTERNAL WALLS TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 - XA. FENESTRATION TO BE IN ACCORDANCE WITH SANS 10400 - XA

ROOF ASSEMBLY CONSTRUCTION TO BE IN ACCORDANCE WITH SANS 10400 - XA

FLOORS WITH SLAB HEATING TO BE IN ACCORDANCE WITH SANS 10400 - XA

SERVICES THAT USE ENERGY OR CONTROL THE USE OF ENERGY TO BE IN ACCORDANCE WITH SANS 204

HOT WATER SYSTEM TO BE IN ACCORDANCE WITH SANS 10400 - XA

A COMPETENT PERSON TO CERTIFY THE FENESTRATION IS IN ACCORDANCE WITH SANS 204

BUILDING ENVELOPE

- WALL PLATES AND ROOF JUNCTIONS MUST BE SEALED
- ALL TILED ROOFS MUST HAVE A TILE UNDERLAY OR RADIANIT BARRIER AND THE JOINT MUST BE SEALED
- THE JOINT IN SHEETED ROOFS MUST BE SEALED
- ALL GLAZING SEALING AS PER GLAZING NOTES
- CHIMNEYS OR FLUES OF AN OPEN SOLID-FUEL BURNING APPLIANCES MUST BE PROVIDED WITH A DAMPER OR FLAT THAT CAN CLOSE THE CHIMNEY / FLUE
- ROOF LIGHTS AND SKYLIGHTS MUST BE SEALED OR CAPABLE OF BEING SEALED
- ROOF LIGHTS AND SKYLIGHTS MUST BE CONTRACTED WITH A COMPRESSIBLE SEAL IF THEY ARE OPENABLE A SEAL TO RESTRICT AIR LEAKAGE MUST BE FITTED TO EACH EDGE OF AN EXTERNAL DOOR AND OTHER SUCH OPENING, SO THAT
- IT SERVES A CONDITIONED SPACE OR
- IT SERVES A HABITABLE ROOM
- THE SEAL MAY BE A FOAM OR RUBBER COMPRESSIBLE STRIP OR A FIBROUS SEAL
- EXTERNAL SWING DOORS MUST BE FITTED WITH A DRAUGHT PROTECTION DEVICE TO THE BOTTOM EDGE OF EACH LEAF
- AN EXHAUST FAN MUST BE FITTED WITH SEALING DEVICE SUCH AS A SELF-CLOSING DAMPER OR FILTER WHEN SERVING
- A CONDITIONED SPACE OR
- A HABITABLE ROOM

ROOFS, EXTERNAL WALL, EXTERNAL FLOORS AND ANY OPENINGS SUCH AS GLAZING OR DOOR IN THE EXTERNAL FABRIC MUST BE CONSTRUCTED TO MINIMIZE AIR LEAKAGE WHEN FORMING PART OF THE EXTERNAL FABRIC OF

- A CONDITIONED SPACE OR
- A HABITABLE ROOM

ALGEMENE NOTAS

GENERAL NOTES

KOPIEERG VERBOEHOU.

TEKENING MAC NIE GESAAK WORD NIE.

ALLE MAT EN HOOGTES MOET VOORAF OP TEREIN GEKONTROLEER WORD EN INDIEN VAN TOEPASSING.

BY BESTANDE BOUWERK AANGEPAS WORD.

ENIGE ONDUIDELIKHEID OF TEENSTRIJDIGHEID MOET ONAFGEKLEED MET DIE TITEL VERSPREK WORD.

ALLE MATE SOOS OP PLAN AANGEDI MOET OP 'N HORIZONTALE WATERPASWAL UITGESIT WORD.

MAAK GEBRUIK VAN PROFIEL KOLOMME TEN 85mm s v IIR MESSELWERK.

DIE KONTRAKTEUR IS VERANTWOORDELIK VIR DIE KORREKTE UITSIT VAN BOUWERS OP TEREIN.

VERAL TEN OPSIGTE VAN ERFGENSGE, SERWITUITE EN BOULYNE.

DIE KONTRAKTEUR IS VERANTWOORDELIK VIR GOEDGEKEURDE VOORWETRE IN ALLE BUITEMURE EN ONDER VLOERE.

KWALITEIT VAN ALLE MATERIAAL EN VAKMANSKAP MOET OOREENSTEM MET DIE TOEPASLIKE S.A.B.S. SPESIFIKASIES.

DIE KONTRAKTEUR MOET ALLE TYLE 'N VOLLEDIGE STEL TEKENINGE OP TEREIN AANHOU.

ALLE VLOERWAL HOOGTES OP DIE TEKENING GETOON IS ONAFGEWERKTE HOOGTES.

COPYRIGHT RESERVED.

NO DRAWINGS ARE TO BE SCALED.

PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK, ALL MEASUREMENTS, HEIGHTS AND LEVELS TO BE CONTROLLED ON SITE AND WHERE APPLICABLE, ADAPTED TO SUGGESTED BUILDING WORK.

ANY INCONSISTENCY OR CONTRADICTION HAS TO BE DISCUSSED WITH THE ARCHITECT IMMEDIATELY.

ALL DIMENSIONS ARE INDICATED ON PLAN.

TO BE SET OUT ON A LEVEL, HORIZONTAL PLANE.

ALL BRICKWORK TO BE SET OUT USING A PROFILE MARKED AT 85mm C/L.

THE CONTRACTOR IS RESPONSIBLE FOR THE CORRECT SETTING OUT OF BUILDING WORK ON SITE WITH PARTICULAR REFERENCE TO SITE BOUNDARIES, SERWITUITE AND BUILDING LINES.

THE CONTRACTOR IS TO BUILD IN APPROVED D.P.C.'S TO ALL EXTERNAL WALLS AND UNDER FLOORS.

QUALITY OF ALL MATERIAL AND CRAFTSMANSHIP TO COMPLY WITH THE RELEVANT S.A.B.S. STANDARDS.

THE CONTRACTOR MUST HAVE A COMPLETE SET OF DRAWINGS ON SITE.

ALL FLOOR LEVELS SHOWN ON THIS DRAWING ARE UNFINISHED LEVELS.



SITE DEVELOPMENT PLAN Scale 1 : 200

FIRE DEPARTMENT LEGEND	
	9 kg DCP, STP - ABC FIRE EXTINGUISHER TO EACH UNIT
	FIRE HYDRANT
	FIRE WALL TO FINISH FLUSH UNDER ROOF

SCHEDULE OF AREAS		
UNIT - TYPE A :	03 x 202.00 m ²	606.00 m ²
UNIT - TYPE B :	03 x 230.10 m ²	690.30 m ²
STORE & WC :		12.60 m ²
REFUSE AREA :		10.20 m ²
TOTAL AREA OF BUILDINGS :		1 319.10 m ²
AREA OF BUILDINGS ON SITE :		1 145.40 m ²
AREA OF SITE :		2 871.00 m ²
COVERAGE :		39.89 %
PERMISSIBLE COVERAGE:		50.00 %
SWIMMING POOLS : 6 x 5.00 m ²		30.00 m ²

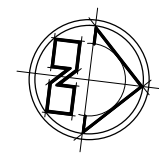
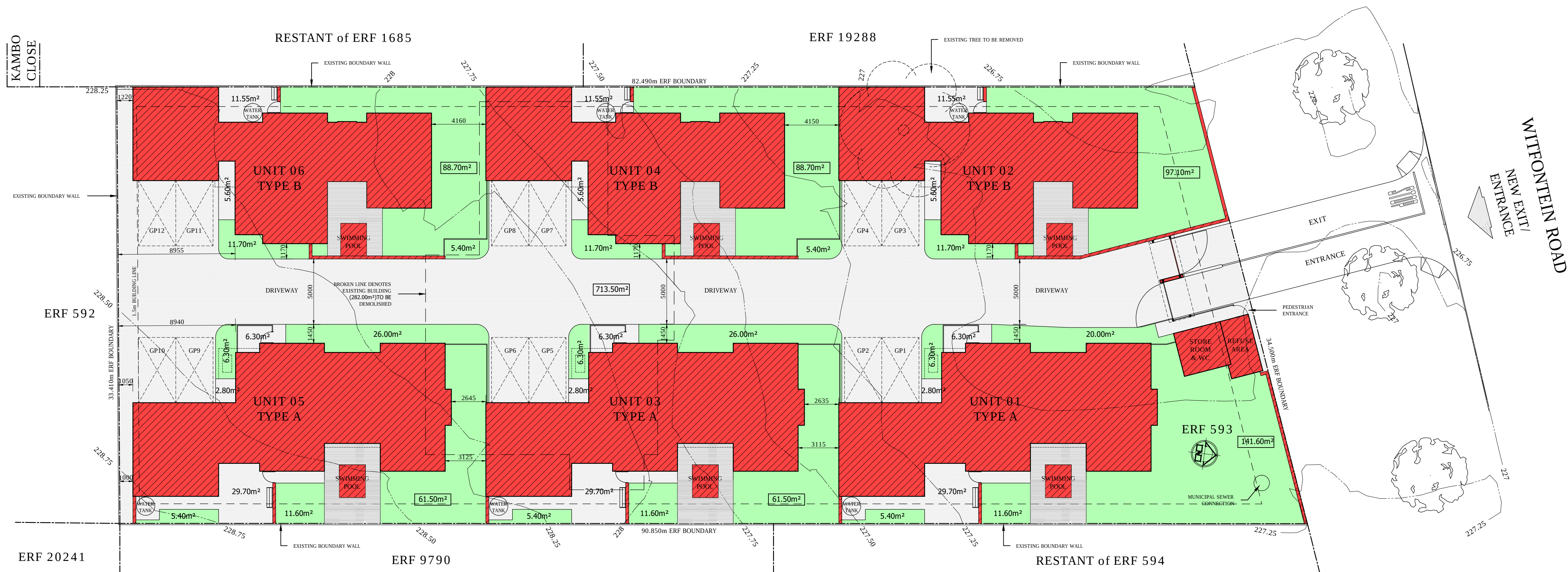
PARKING REQUIREMENTS		
TYPE A	: 03 x 1.75 PARKINGS	5.25
TYPE B	: 03 x 1.75 PARKINGS	5.25
VISITORS	: 06 x 0.25 PARKINGS	1.50
TOTAL PARKINGS REQUIRED		12.00
PARKINGS PROVIDED		24.00

STATUTORY NOTES		
ITEM	ALLOWED	ACTUAL
ERF SIZE		2 871.00m ²
COVERAGE	Max 50% 1 435.50m ²	39.78% 1 142.20m ²
FLOOR AREA (TOTAL)		1 142.20m ²
HEIGHT	8.5m above NGL	8.5m above NGL
STOREYS	2	2
BUILDING LINES	Street : 3m Lateral : 1.5m (main building) Lateral : 0m (garages) Lateral : 1.5m (main building) Lateral : 0m (garages) Rear : 1.5m (main buildings)	
SERVITUDES	None	

GENERAL NOTES:

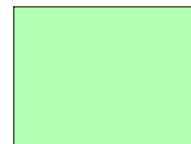
1. MEASUREMENTS IN MILLIMETERS.
2. DATUM HEIGHT 0 = 221.263
3. ALL INTERNAL SEWER LINES ARE 50mm ϕ
AND EXTERNAL SEWER LINES ARE 110mm ϕ
uPVC PIPES AT 1:60 FALL.
4. ALL LEVELS TO BE CHECKED ON SITE
BEFORE ANY CONSTRUCTION COMMENCES
5. STORMWATER DIRECTION 

	NAME LEBITSO NAAM	DATE LETSATSI DATUM
DESIGNED HO NISOLA PLANE ONTWERP	R.M.V.	
DRAWN NGODIWE GETEKEN	R.M.V.	8 Feb 2024
CHECKED HO HLAHLOBA NAGESIEN	R.M.V.	
VARIATION PHETHOHO WYSIGING	DIANE	2 June 2026
SCALE: SEKALA :	AS SHOWN	
APPROVED: HO DIMELANA : GOEDGEKEUR :		
FILE NR : PEHO YA NOMORO : LEER NO :		
DRWG NR : NGODISO YA NOMORO : TEK. NO. :	24/02/HRC - 001	REV 1

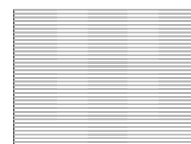


LANDSCAPING PLAN Scale 1 : 200

SCHEDULE OF AREAS	
TOTAL AREA OF SITE	2 871.00 m ²
COMMUNAL AREAS:	
PAVING	713.50 m ²
GARDEN	136.80 m ²
TOTAL AREA:	850.30 m²
COVERAGE OF SITE:	29.62%
PRIVATE AREAS:	
PAVING	167.85 m ²
GARDEN	590.10 m ²
TOTAL AREA:	757.95 m²
COVERAGE OF SITE:	26.40%
TIMBER DECKING:	112.68 m ²
SWIMMING POOLS:	30.00 m ²

- 

OUTDOOR SPACE
AT LEAST 50 m² PER DWELLING UNIT
- 

PAVING
- 

TIMBER DECKING

ALGEMENE NOTAS

GENERAL NOTES

KOPIEREG VOORBEHOU.

TEKENINGE MAG NIE GESKAAL WORD NIE.

ALLE MATE EN HOOGTES MOET VOORAF OP TERREIN GEKONTROLEER WORD EN INDIEN VAN TOEPASSING BY BESTAANDE BOUWERK AANGEPAAS WORD.

ENIGE ONDUIDELIKHEID OF TEENSTREIDIGHEID MOET ONMIDDELIK MET DIE ARGITEK BESPREEK WORD.

ALLE MATE SOOS OP PLAN AANGEDUI MOET OP 'N HORIZONTALITEIT WATERPUSLAK UITGESIT WORD.

MAAK GEBRUIK VAN PROFIEL KOLOMME TEEN 85mm s/s VIR MESSELWERK.

DIE KONTRAKTEUR IS VERANTWOORDELIK VIR DIE KORREKTE UITSIT VAN BOUWERK OP TERREIN VERAL TEN OPSIGTE VAN ERFGRENSE, SERWITTUTE EN BOULYNE.

DIE KONTRAKTEUR IS VERANTWOORDELIK VIR GOEDGEKEURDE VOGWERLAE IN ALLE BUITEMURE EN ONDER VLOERE.

KWALITEIT VAN ALLE MATERIAAL EN VAKMANSKAP MOET OOREENSTEM MET DIE TOEPASLIKE S.A.B.S SPESIFIKASIES EN STANDAARDE.

DIE KONTRAKTEUR MOET TE ALLE TYE 'N VOLLEDIGE STEL TEKENINGE OP TERREIN AANHOU.

ALLE VLOERVOLAK HOOGTES OP DIE TEKENING GETOON IS ONAFGEWERKTE HOOGTES.

COPYRIGHT RESERVED.

NO DRAWINGS ARE TO BE SCALED.

PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK, ALL MEASUREMENTS, HEIGHTS AND LEVELS TO BE CONTROLLED ON SITE AND WHERE APPLICABLE, ADAPTED TO SUGGESTED BUILDING WORK.

ANY INDISTINCTNESS OR CONTRADICTION HAS TO BE DISCUSSED WITH THE ARCHITECT IMMEDIATELY.

ALL DIMENSIONS AS INDICATED ON PLAN TO BE SET OUT ON A LEVEL HORIZONTAL PLANE.

ALL BRICKWORK TO BE SET OUT USING A PROFILE MARKED AT 85mm C/L.

THE CONTRACTOR IS RESPONSIBLE FOR THE CORRECT SETTING OUT OF BUILDING WORK ON SITE WITH PARTICULAR REFERENCE TO SITE BOUNDARIES, SERWITTUTE AND BUILDING LINES.

THE CONTRACTOR IS TO BUILD IN APPROVED D.P.C.'s TO ALL EXTERNAL WALLS AND UNDER FLOORS.

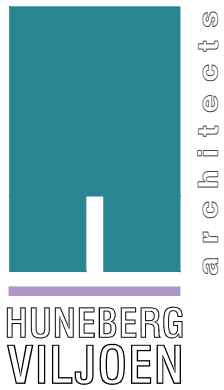
QUALITY OF ALL MATERIAL AND CRAFTSMANSHIP TO COMPLY WITH THE RELEVANT S.A.B.S. STANDARDS.

THE CONTRACTOR MUST HAVE A COMPLETE SET OF DRAWINGS ON SITE.

ALL FLOOR LEVELS SHOWN ON THIS DRAWING ARE UNFINISHED LEVELS.

WYSIGINGS / REVISIONS

WYSIG. REVS.	DATUM DATE	PAR. SIGN.	BESKRYWING DESCRIPTION



GEORGE OFFICE
10 Sugarbush Close
Fancourt
GEORGE

BLOEMFONTEIN OFFICE
5 Villa Masimo
Langenhoven Park
BLOEMFONTEIN

P.O. BOX 29552, Danhof, 9310
Tel. 082 826 4426
E-mail - rohan.viljoen@vodamail.co.za
Rohan Marcel Viljoen, Pr Arch
SACAP Reg. No. 4701



PROFESSIONAL ARCHITECT
ROHAN MARCEL VILJOEN

14:08 PM (Pretoria) on 12 May 2024

SERVICE

MOSEBETSI

DIENS

PROPOSED NEW GROUP HOUSING DEVELOPMENT for HRC TRUST on STAND 593, WITFONTEIN ROAD, HEATHER PARK, GEORGE

DRAWING DESCRIPTION	HO NGOLA HO BOLEDISA	TEKENING BESKRYWING
LANDSCAPING PLAN		
DESIGNED HO NGOLA PLANE ONTWERP	R.M.V.	
DRAWN NGODILWE GETEKEN	R.M.V.	8 Feb 2024
CHECKED HO HLHLORLA NAGESIEN	R.M.V.	
VARIATION PHETHOHO WYSIGING	DIANE	2 June 2026

NAME LEBITSO NAAM	DATE LETSATSI DATUM

SCALE:
SEKALA :

SKAAL :

AS SHOWN

APPROVED:
HO DUMELANA :
GOEDGEKEUR :

FILE NR :
PEHO YA NOMORO :
LEER NO :

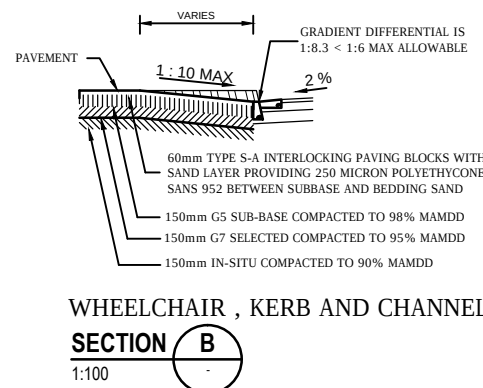
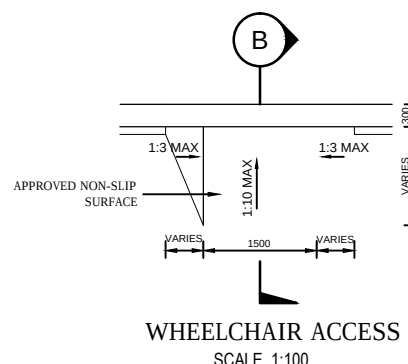
DRWG. NR :
NGODISO YA NOMORO : 24/02/HRC - 008 REV 1
TEK. NO :



PARKING LAYOUT PLAN Scale 1 : 200

SCHEDULE OF AREAS	
UNIT - TYPE A : 03 x 202.00 m ²	606.00 m ²
UNIT - TYPE B : 03 x 230.10 m ²	690.30 m ²
STORE & WC :	9.40 m ²
REFUSE AREA :	10.20 m ²
TOTAL AREA OF BUILDINGS :	1 315.90 m ²
AREA OF BUILDINGS ON SITE :	1 142.20 m ²
AREA OF SITE :	2 871.00 m ²
COVERAGE :	39.78 %
PERMISSIBLE COVERAGE:	50.00 %
SWIMMING POOLS : 6 x 5.00 m ²	30.00 m ²

PARKING REQUIREMENTS		
TYPE A	: 03 x 1.75 PARKINGS	5.25
TYPE B	: 03 x 1.75 PARKINGS	5.25
VISITORS	: 06 x 0.25 PARKINGS	1.50
TOTAL PARKINGS REQUIRED		12.00
PARKINGS PROVIDED		24.00



NOTE:

GATE CONTROL WILL BE DONE VIA REMOTE CONTROL BY EACH OWNER. AN INTERCOM WILL BE SUPPLIED FOR VISITORS. AN AUTOMATIC TRIGGER SYSTEM WILL BE INSTALLED ON THE INSIDE OF THE PREMISES FOR OPENING FOR RESIDENTS AND GUESTS.

THE SLOPE OF PARKING BAYS WILL NOT EXCEED THE FOLLOWING GRADIENTS:

- LONGITUDINAL DIRECTION: 3%
- CROSSFALL: 5%

THE LONGITUDINAL GRADIENT OF THE ACCESS ROAD/DRIVEWAY ON THE ERF WILL NOT EXCEED 5%. THE GRADIENT OF THE ACCESS ROAD OVER THE SIDEWALK AND THE FIRST/LAST 5m ON THE ERF WILL NOT EXCEED 4%.

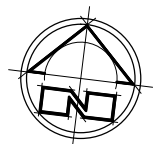
ALGEMENE NOTAS				GENERAL NOTES			
KOPIEREG VOORBEHOU.							
TEKENINGE MAG NIE GESKAAL WORD NIE.							
ALLE MATE EN HOOGTES MOET VOORAF OP TERREIN GEKONTROLEER WORD EN INDIEN VAN TOEPASSING BY BESTAANDE BOUWERK AANGEPAAS WORD.							
ENIGE ONDUIDELIHEID OF TEENSTREIDIGHEID MOET ONMIDDELIK MET DIE ARGITEK BESPREEK WORD.							
ALLE MATE SOOS OP PLAN AANGEDUI MOET OP 'N HORIZONTALLE WATERPASVLAK UITGESIT WORD.							
MAAK GEBRUIK VAN PROFIEL KOLOMME TEEN 85mm s/s VIR MESSELWERK.							
DIE KONTRAKTEUR IS VERANTWOORDELIK VIR DIE KORREKTE UITSTUIT VAN BOUWERK OP TERREIN VERAL TEN OPSIGTE VAN ERFGRENSE, SERWITTUTE EN BOULYNE.							
DIE KONTRAKTEUR IS VERANTWOORDELIK VIR GOEDGEKEURDE VOGWEERLAE IN ALLE BUITEMURE EN ONDER VLOERE.							
KWALITEIT VAN ALLE MATERIAAL EN VAKMANSKAP MOET OOREENSTEM MET DIE TOEPASLIKE S.A.B.S SPESIFIKASIES EN STANDAARDE.							
DIE KONTRAKTEUR MOET TE ALLE TYE 'N VOLLEDIGE STEL TEKENINGE OP TERREIN AANHOU.							
ALLE VLOERVLAK HOOGTES OP DIE TEKENING GETOON IS ONAFGEWERKTE HOOGTES.							
COPYRIGHT RESERVED.							
NO DRAWINGS ARE TO BE SCALED.							
PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK, ALL MEASUREMENTS, HEIGHTS AND LEVELS TO BE CONTROLLED ON SITE AND WHERE APPLICABLE, ADAPTED TO SUGGESTED BUILDING WORK.							
ANY INDISTINCTNESS OR CONTRADICTION HAS TO BE DISCUSSED WITH THE ARCHITECT IMMEDIATELY.							
ALL DIMENSIONS AS INDICATED ON PLAN TO BE SET OUT ON A LEVEL HORIZONTAL PLANE.							
ALL BRICKWORK TO BE SET OUT USING A PROFILE MARKED AT 85mm C/L.							
THE CONTRACTOR IS RESPONSIBLE FOR THE CORRECT SETTING OUT OF BUILDING WORK ON SITE WITH PARTICULAR REFERENCE TO SITE BOUNDARIES, SERWITUDE AND BUILDING LINES.							
THE CONTRACTOR IS TO BUILD IN APPROVED D.P.C.'s TO ALL EXTERNAL WALLS AND UNDER FLOORS.							
QUALITY OF ALL MATERIAL AND CRAFTSMANSHIP TO COMPLY WITH THE RELEVANT S.A.B.S. STANDARDS.							
THE CONTRACTOR MUST HAVE A COMPLETE SET OF DRAWINGS ON SITE.							
ALL FLOOR LEVELS SHOWN ON THIS DRAWING ARE UNFINISHED LEVELS.							
WYSIGINGS / REVISIONS							
WYSIG. REVS.	DATUM DATE	PAR. SIGN.	BESKRYWING DESCRIPTION				
 huneberg viljoen GEORGE OFFICE 10 Sugarbush Close Fancourt GEORGE BLOEMFONTEIN OFFICE 5 Villa Masimo Langenhoven Park BLOEMFONTEIN P.O. BOX 29552, Danhof, 9310 Tel: 082 826 4426 E-mail: rohan.viljoen@vodamail.co.za Rohan Marcel Viljoen, Pr Arch SACAP Reg. No. 4701							
 PROFESSIONAL ARCHITECT ROHAN MARCEL VILJOEN 16-08-1974 FM (Pretoria)-rohanviljoen@gmail.com on 23 May 2024 							
SERVICE		MOSEBETSI				DIENS	
PROPOSED NEW GROUP HOUSING DEVELOPMENT for HRC TRUST on STAND 593, WITFONTEIN ROAD, HEATHER PARK, GEORGE							
DRAWING DESCRIPTION		HO NGOLA HO BOLEDISA				TEKENING BESKRYWING	
PARKING LAYOUT PLAN							
		NAME LEBITSO NAAM				DATE LETSATSI DATUM	
DESIGNED HO NGOLA PLANE ONTWERP		R.M.V.					
DRAWN NGODILWE GETEKEN		R.M.V.				8 Feb 2024	
CHECKED HO HLARHORA NAGESIEN		R.M.V.					
VARIATION PHETHOHO WYSIGING		DIANE				2 June 2026	
SCALE: SEKALA: SKAAL:		AS SHOWN					
APPROVED: HO DUMELANA: GOEDGEKEUR:							
FILE NR: PEHO YA NOMORO: LEER NO:							
DRWG. NR: NGODISO YA NOMORO: 24/02/HRC - 007 REV 1							
TEK. NO:							



SCHEDULE OF AREAS:
GROUND FLOOR = 150.00 m²
COVERED ENTRANCE = 5.00m²
GARAGE = 47.00 m²

TOTAL = 202.00 m²

SWIMMING POOL = 5.00 m²



ALGEMENE NOTAS

GENERAL NOTES

KOPIEREG VOORBEHOUD.

TEKENINGE MAG NIE GESKAAL WORD NIE.
ALLE MATE EN HOOGTES MOET VOORAF OP TEREIN
GEKONTROLEER WORD EN INDIEN VAN TOEPASSING
BY BESTAANDE BOUWERK Aangepas WORD.
ENIGE ONDUIDELIHEID OF TEENSTREIDIGHEID MOET
ONWIDERSPEK NIE DIE ARCHITECT OPSPEK WORD.
ALLE MATE SOOS OP PLAN AANGEDUI MOET OP N
HORIZONTALLE WATERPASPAL UITGESTE WORD.
MAAR GEBRUIK VAN PROFIEL KOLOMME TEN
85mm s/v NIE MESSELWURK.
DIE KONTRAKTOR IS VERANTWOORDELIK VIR DIE
KORREKTE UITSIT VAN BOUWERK OF TEREIN
VERAL TEN OPSIGTE VAN EIGENSKE, SERWITUTE
EN BOULINE.
DIE KONTRAKTOR IS VERANTWOORDELIK VIR
GOEDGEKEURDE VOOERLEER IN ALLE BUTEMURE
EN ONDER VLOERE.
KWALITEIT VAN ALLE MATERIAAL EN VAKMANSKAP
MOET OOREENSTEM NIE DIE TOEPASKE S.A.B.S.
SPESIFIKASIE EN STANDAARD.
DIE KONTRAKTOR MOET ALLE TALE NIE N VOLLEDIGE
STEL TEKENINGE OP TEREIN AANHOU.
ALLE VLOERVLAK HOOGTES OP DIE TEKENING GETOON
IS ONAFGEWERKTE HOOGTES.

COPYRIGHT RESERVED.
NO DRAWINGS ARE TO BE SCALED.
PRIOR TO THE COMMENCEMENT OF ANY BUILDING
WORK, ALL MEASUREMENTS, DIMENSIONS AND LEVELS
TO BE CONTROLLED ON SITE AND WHERE APPLICABLE,
ADAPTED TO SUGGESTED BUILDING WORK.
ANY INCONSISTENCY OR CONTRADICTION HAS TO BE
DISCUSSED WITH THE ARCHITECT IMMEDIATELY.
ALL DIMENSIONS AS INDICATED ON DRAWINGS
TO BE SET OUT ON A LEVEL HORIZONTAL PLANE.
ALL BRICKWORK TO BE SET OUT USING A PROFILE
MARKED AT 85mm C/L.
THE CONTRACTOR IS RESPONSIBLE FOR THE CORRECT
SETTING OUT OF BUILDING WORK ON SITE WITH
PARTICULAR REFERENCE TO SITE BOUNDARIES,
SERVITUDE AND BUILDING LINES.
THE CONTRACTOR IS TO BUILD IN APPROVED D.P.C.'S
AS WELL AS TO EXTERNAL WALLS, ROOFS AND FLOORS.
QUALITY OF ALL MATERIAL AND CRAFTSMANSHIP
TO COMPLY WITH THE RELEVANT S.A.B.S.
STANDARDS.
THE CONTRACTOR MUST HAVE A COMPLETE SET
OF DRAWINGS ON SITE.
ALL FLOOR LEVELS SHOWN ON THIS PLAN ARE
UNFINISHED LEVELS.

WYSIGINGS / REVISIONS			
WYSIG. REVS.	DATUM DATE	PAR. SIGN.	BESKRIVNING DESCRIPTION

**HUNEBERG
VILJOEN**

PROFESSIONAL ARCHITECT

GEORGE OFFICE
10 Sugarbush Close
Fancourt
GEORGE

BLOEMFONTEIN OFFICE
5 Villa Massimo
Langenhoven Park
BLOEMFONTEIN

P.O. BOX 29552, Danhof, 9310
Tel: 082 826 4436
E-mail - rohan.viljoen@vodanet.co.za
Rohan Marcel Viljoen, Pr Arch
SACAP Reg. No. 4701




SERVICE	MOSEBETSI	DIENS
---------	-----------	-------

PROPOSED NEW GROUP HOUSING
DEVELOPMENT for
HRC TRUST
on STAND 593,
WITFONTEIN ROAD,
HEATHER PARK, GEORGE

DRAWING DESCRIPTION	HO NGOLA HO BOLEDISA	TEKENING BESKRYWING
------------------------	-------------------------	------------------------

TYPE A
FLOOR & ROOF PLAN

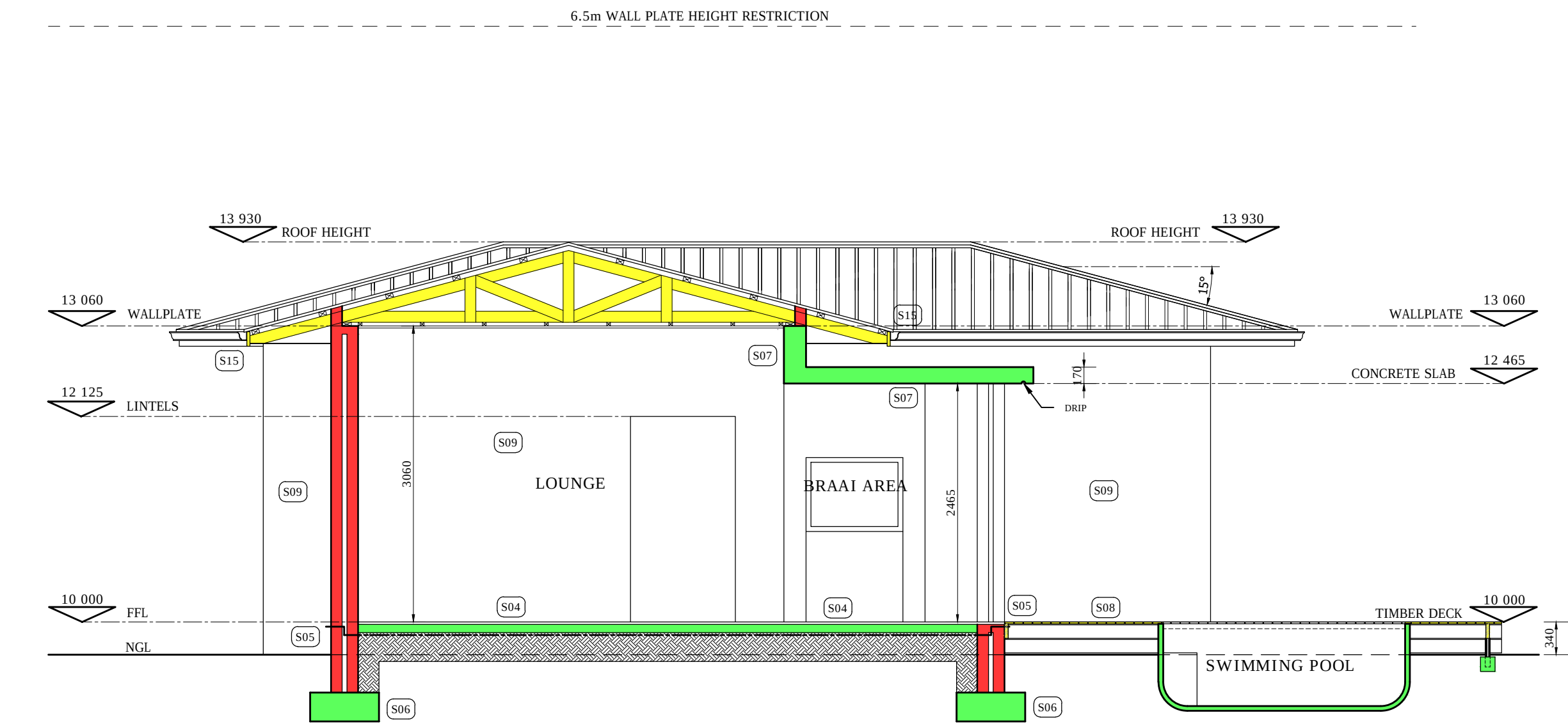
	NAME LEBITSO NAAM	DATE LETSATSI DATUM
DESIGNED HO NGOLA PLANE ONTWERP	R.M.V.	
DRAWN NGODILWE GETEKEN	R.M.V.	8 Feb 2024
CHECKED HO HLAHLOBA NAGESIEN	R.M.V.	
VARIATION PHETHOHO WYSIGING	DIANE	2 June 2026

SCALE :	
SEKALA :	AS SHOWN
SKAAL :	

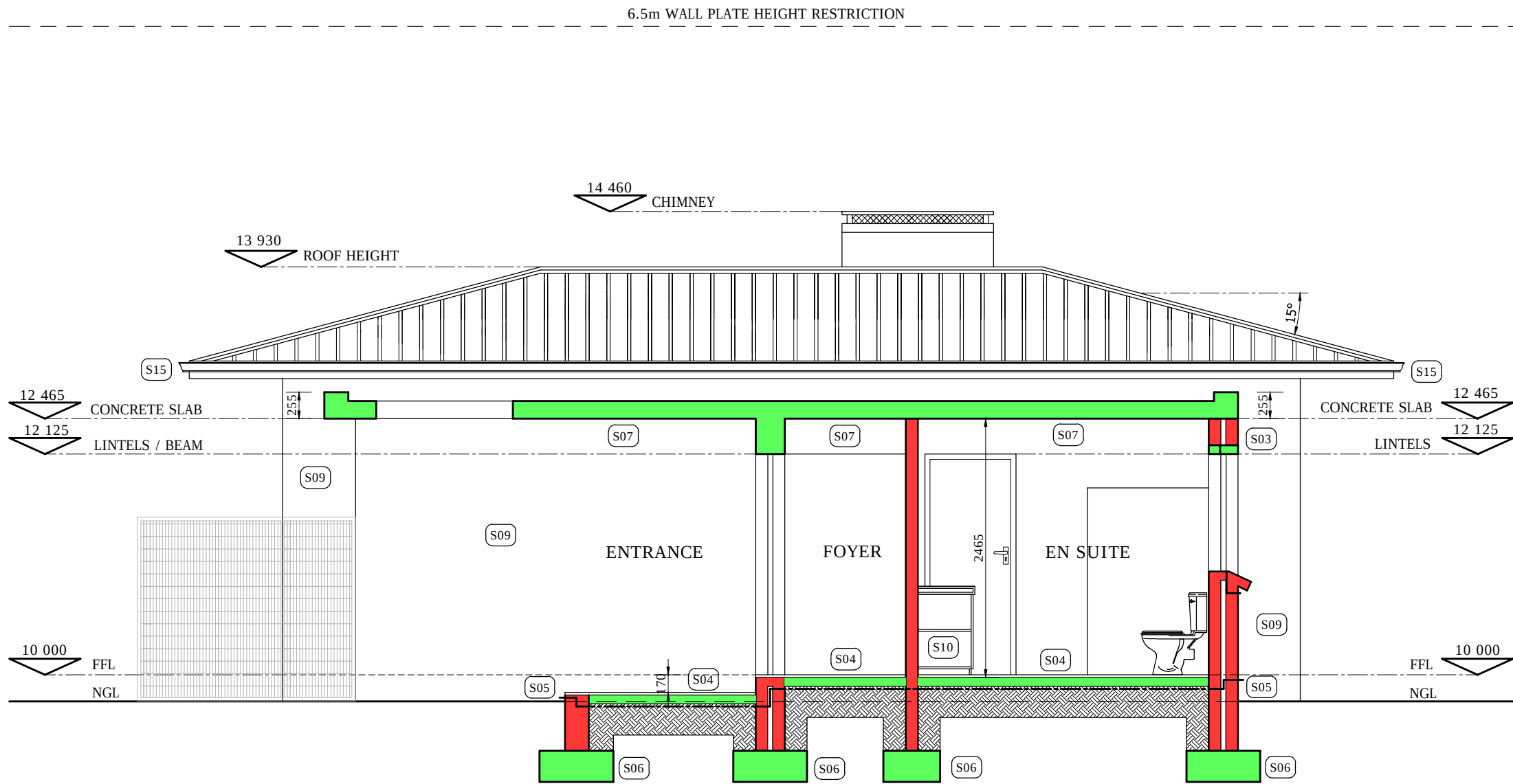
APPROVED :
HO DUMELANA :
GOEDGEKEUR :

FILE NR :	
PEHO YA NOMORO :	
LEER NO :	

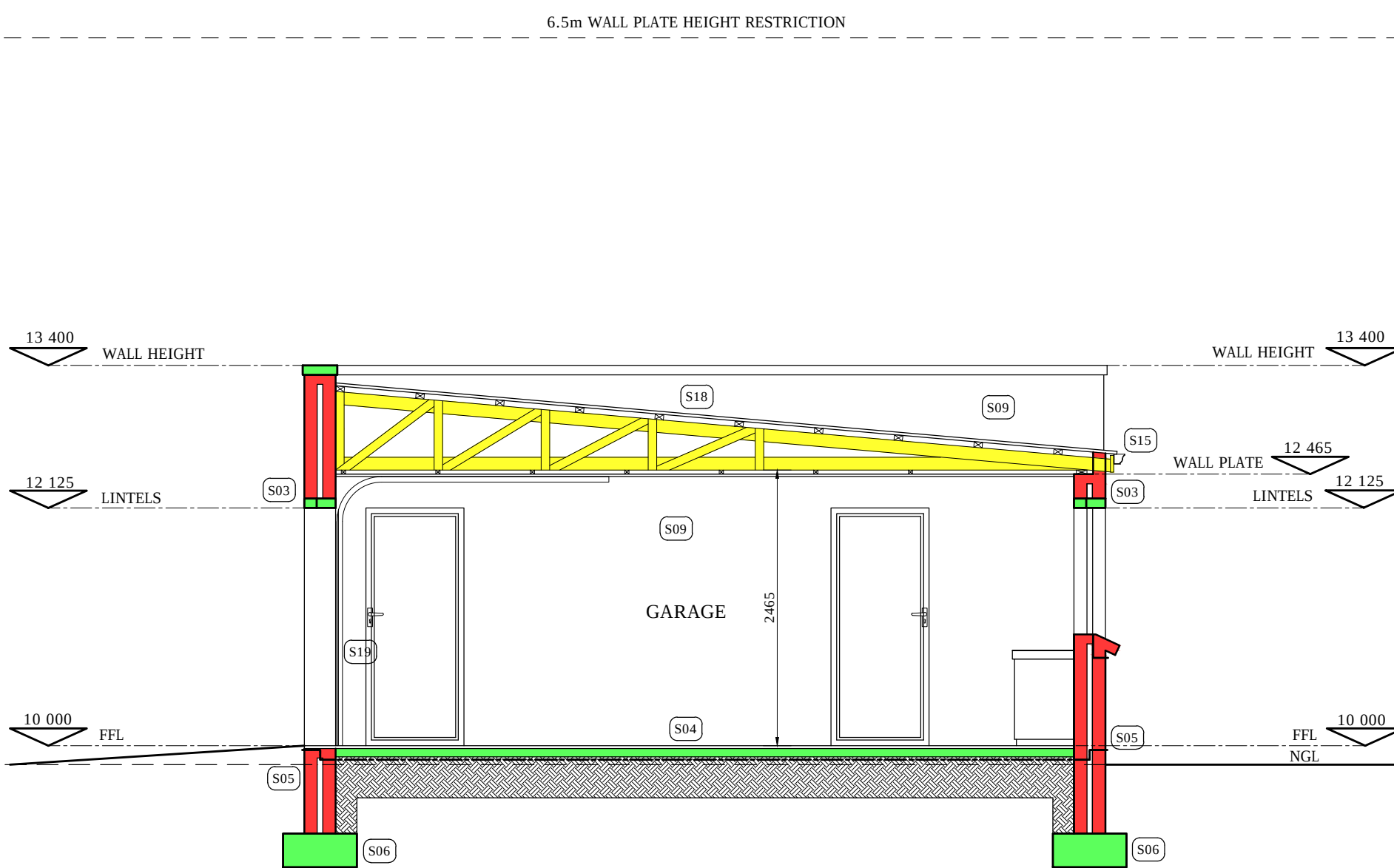
DRWG. NR :
NGODISO YA NOMORO : 24/02/HRC - 002 REV 1
TEK. NO :



SECTION A - A Scale 1 : 50
TYPE A



SECTION B - B Scale 1 : 50
TYPE A



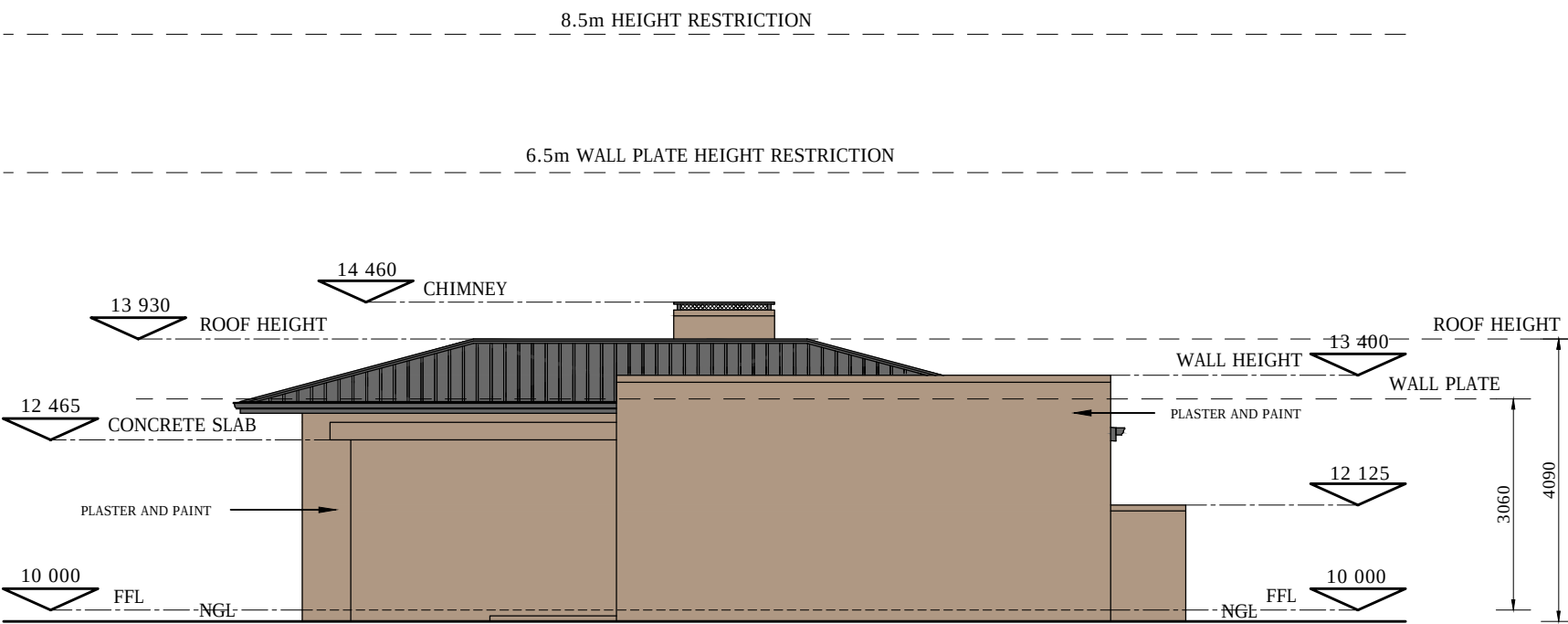
SECTION C - C Scale 1 : 50
TYPE A

NOTES:

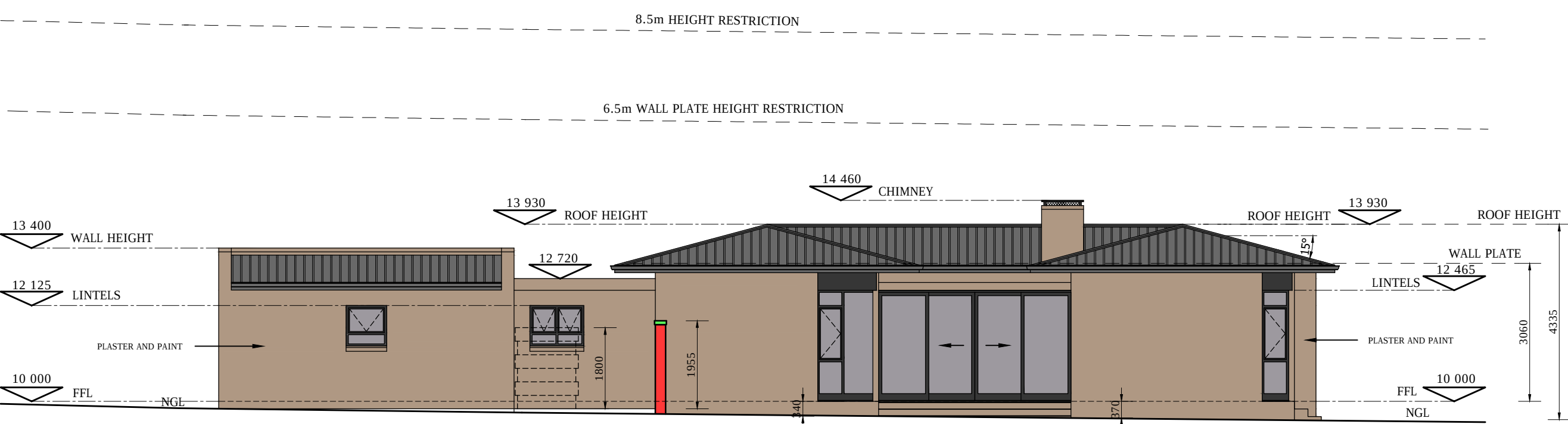
- S01 : CHROMADEK KLIP LOK SHEETING - IBR PROFILE - CHARCOAL GREY - INSTALLED AS PER MANUFACTURERS SPECIFICATIONS ON GUNDE PLASTIC UNDER SHEETING FOR WATERPROOFING ON 75 x 50mm S.A. PINE BRANDING ON GANGNAIL TRUSSES WITH A MINIMUM OF 900mm C/C ON 114 x 38mm WALLPLATE, AT 15°
- S02 : 6.4mm RHINOBOARD CEILING WITH H-PROFILE JOINTS TO 38 x 38mm SA PINE BRANDING ON GANGNAIL TRUSSES, SUPPLY GYPSUM CORNICE
- S03 : LINTELS OVER ALL OPENINGS AT 2125mm HEIGHT
- S04 : 25mm THICK SCREED ON CONCRETE SLAB, MIXTURE: 2 PARTS PLASTER SAND, 2 PARTS 3mm ROCK AND ONE PART CEMENT, 80mm THICK CONCRETE SLAB, 20MPa CONCRETE ON LAYERS OF 150mm HARCORE FILLING
- S05 : DAMP PROOF COURSE IN WALLS AND FFL
- S06 : CONCRETE STRIP FOUNDATION 600 x 350mm AS PER ENGINEERS DETAILS
- S07 : CONCRETE SLAB AND BEAMS AS PER ENGINEERS DETAILS
- S08 : TIMBER DECK BY SPECIALIST
- S09 : WALL TO BE FINISHED WITH PLASTER AND PAINT
- S10 : WHITE MELAMINE ON INSIDE OF CUPBOARDS, OUTSIDE FINISHES AS PER ARCHITECT. POST FORMED TOPS INSTALLED BY SPECIALIST
- S11 : CHARCOAL ALUMINIUM SLIDING DOORS, SIDELIGHTS, STACK DOORS AND WINDOWS AS SHOWN ON FLOOR PLAN
- S12 : BRICK ON EDGE
- S13 : BALUSTRADE BY SPECIALIST- CHARCOAL POWDER COATED TO MATCH WINDOWS AND TO CONFORM TO MUNICIPAL REGULATIONS
- S14 : FULL BORE WATER OUTLET
- S15 : WATERTITE GUTTERING DOMESTIC OGEE PROFILE ALUMINIUM H3003H 14 SEAMLESS GUTTER, OVERALL SIZE 125 x 85 x 0.6mm THICK COATED INTERNALLY AND EXTERNALLY WITH COLOURTECH G4 IN CHARCOAL
- S16 : 100 x 100mm SQUARE STEEL COLUMN
- S17 : 140mm FLEXIBLE FIBRE GLASS BLANKET - CEILING INSULATION
- S18 : CHROMADEK KLIP LOK SHEETING - IBR PROFILE - CHARCOAL GREY - INSTALLED AS PER MANUFACTURERS SPECIFICATIONS ON GUNDE PLASTIC UNDER SHEETING FOR WATERPROOFING ON 75 x 50mm S.A. PINE BRANDING ON GANGNAIL TRUSSES WITH A MINIMUM OF 900mm C/C ON 114 x 38mm WALLPLATE, AT 5°
- S19 : CHARCOAL GREY ALUMINIUM SECTIONAL OVERHEAD GARAGE DOOR



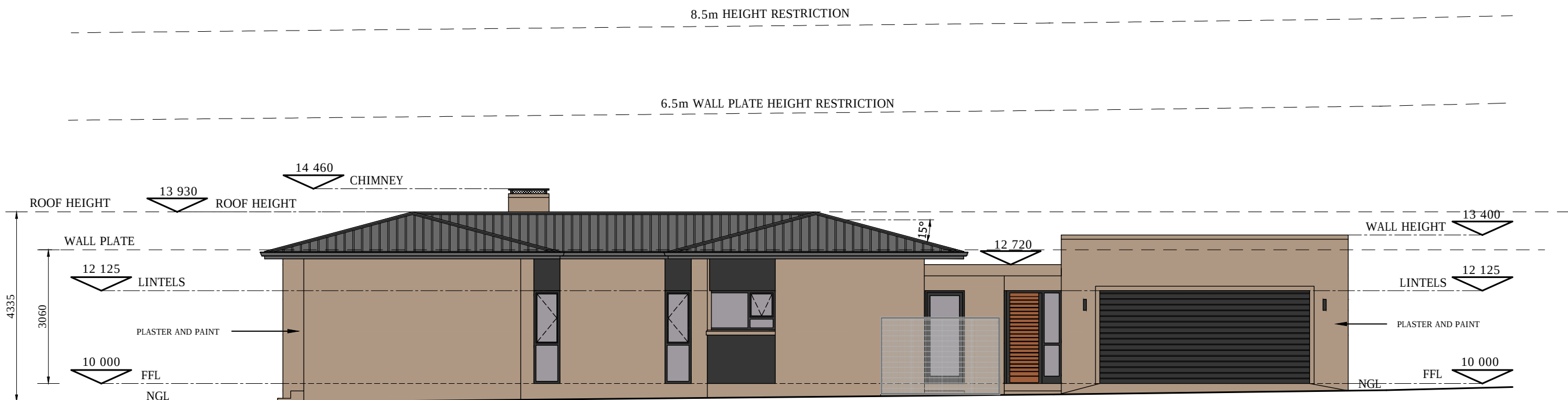
NORTH ELEVATION Scale 1 : 100
TYPE A



SOUTH ELEVATION Scale 1 : 100
TYPE A



EAST ELEVATION Scale 1 : 100
TYPE A



WEST ELEVATION Scale 1 : 100
TYPE A

ALGEMENE NOTAS GENERAL NOTES

KOPIEREG VOORBEHOU.
TEKENINGE MAG NIE GESKAAL WORD NIE.
ALLE MATE EN HOOGTES MOET VOORAF OP TERREIN GEKONTROLEER WORD EN INDIEN VAN TOEPASSING BY BESTAANDE BOUWERK AANGEPAAS WORD.
ENIGE ONDUIDELIKHEID OF TEENSTREIDIGHEID MOET ONMIDDELIK MET DIE ARGITEK BESPREEK WORD.
ALLE MATE SOOS OP PLAN AANGEDUI MOET OP 'N HORSIONTALE WATERPUSLAK UITGESIT WORD.
MAAK GEBRUIK VAN PROFIEL KOLOMME TEEN 85mm s/s VIR MESSELWERK.
DIE KONTRAKTEUR IS VERANTWOORDELIK VIR DIE KORREKTE UITSITS VAN BOUWERK OP TERREIN VERA TEN OPSIGTE VAN ERFGRONSE, SERWITUTE EN BOULYNE.
DIE KONTRAKTEUR IS VERANTWOORDELIK VIR GOEDGEKEURDE VOGWERLAE IN ALLE BUITEMURE EN ONDER VLOERE
KWALITEIT VAN ALLE MATERIAAL EN VAKMANSKAP MOET OOREENSTEM MET DIE TOEPASLIKE S.A.B.S SPESIFIKASIES EN STANDAARDE.
DIE KONTRAKTEUR MOET TE ALLE TYE 'N VOLLEDIGE STEL TEKENINGE OP TERREIN AANHOU
ALLE VLOERVLAK HOOGTES OP DIE TEKENING GETOON IS ONAFGEWERKTE HOOGTES.

COPYRIGHT RESERVED.
NO DRAWINGS ARE TO BE SCALED.
PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK, ALL MEASUREMENTS, HEIGHTS AND LEVELS TO BE CONTROLLED ON SITE AND WHERE APPLICABLE, ADAPTED TO SUGGESTED BUILDING WORK.
ANY INDISTINCTNESS OR CONTRADICTION HAS TO BE DISCUSSED WITH THE ARCHITECT IMMEDIATELY.
ALL DIMENSIONS AS INDICATED ON PLAN TO BE SET OUT ON A LEVEL HORIZONTAL PLANE.
ALL BRICKWORK TO BE SET OUT USING A PROFILE MARKED AT 85mm C/L.
THE CONTRACTOR IS RESPONSIBLE FOR THE CORRECT SETTING OUT OF BUILDING WORK ON SITE WITH PARTICULAR REFERENCE TO SITE BOUNDARIES, SERWITUTE AND BUILDING LINES.
THE CONTRACTOR IS TO BUILD IN APPROVED D.P.C.'s TO ALL EXTERNAL WALLS AND UNDER FLOORS.
QUALITY OF ALL MATERIAL AND CRAFTSMANSHIP TO COMPLY WITH THE RELEVANT S.A.B.S. STANDARDS.
THE CONTRACTOR MUST HAVE A COMPLETE SET OF DRAWINGS ON SITE.
ALL FLOOR LEVELS SHOWN ON THIS DRAWING ARE UNFINISHED LEVELS.

WYSIGINGS / REVISIONS			
WYSIG. REV.	DATUM DATE	PAR. SIGN.	BESKRYWING DESCRIPTION



GEORGE OFFICE
10 Sugarbush Close
Fancourt
GEORGE

BLOEMFONTEIN OFFICE
5 Villa Masimo
Langenhoven Park
BLOEMFONTEIN

P.O. BOX 29552, Danhof, 9310
Tel. 082 826 4426
E-mail - rohan.viljoen@vodamail.co.za
Rohan Marcel Viljoen, Pr Arch
SACAP Reg. No. 4701



PROFESSIONAL ARCHITECT
ROHAN MARCEL VILJOEN

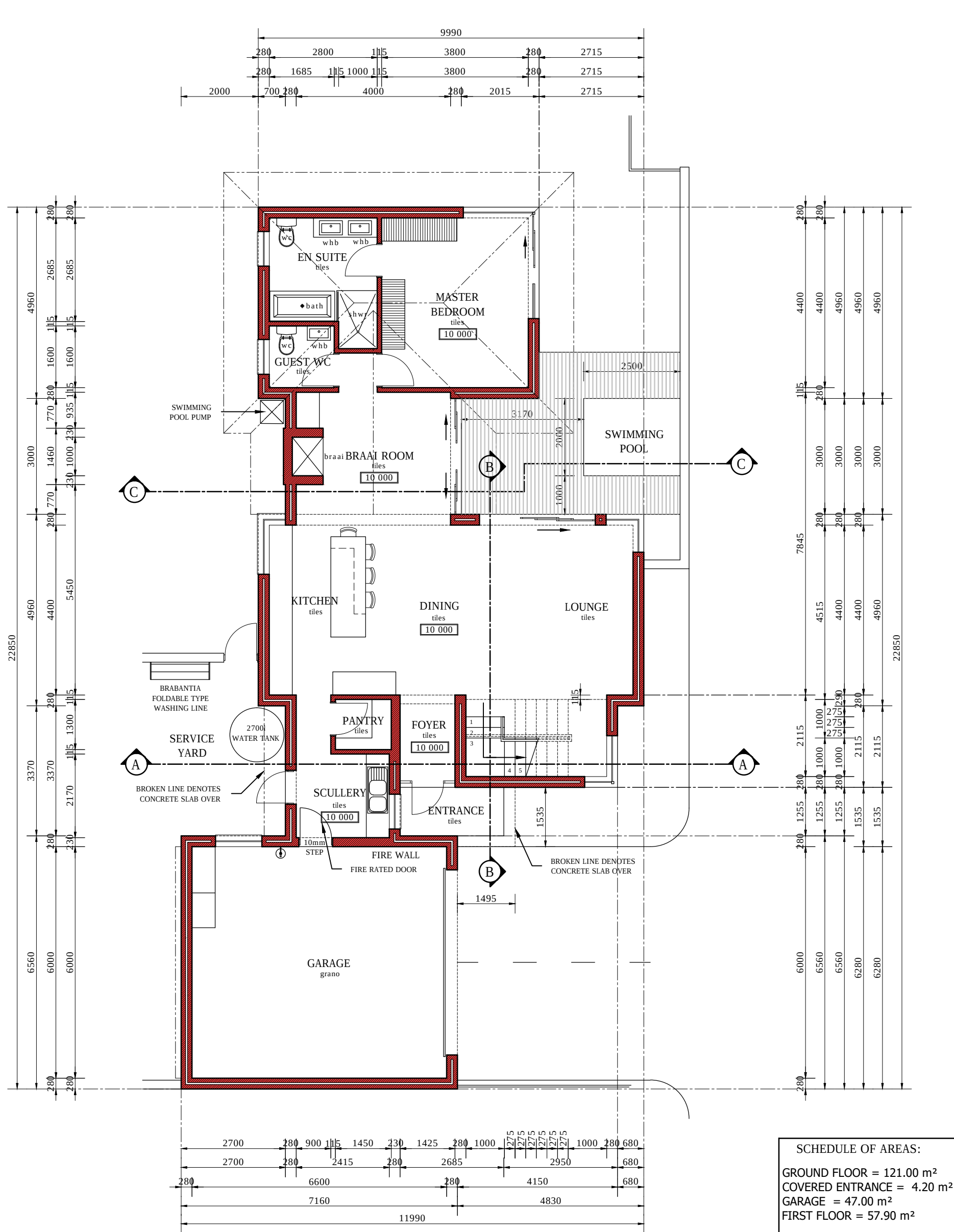


SERVICE	MOSEBETSI	DIENS
---------	-----------	-------

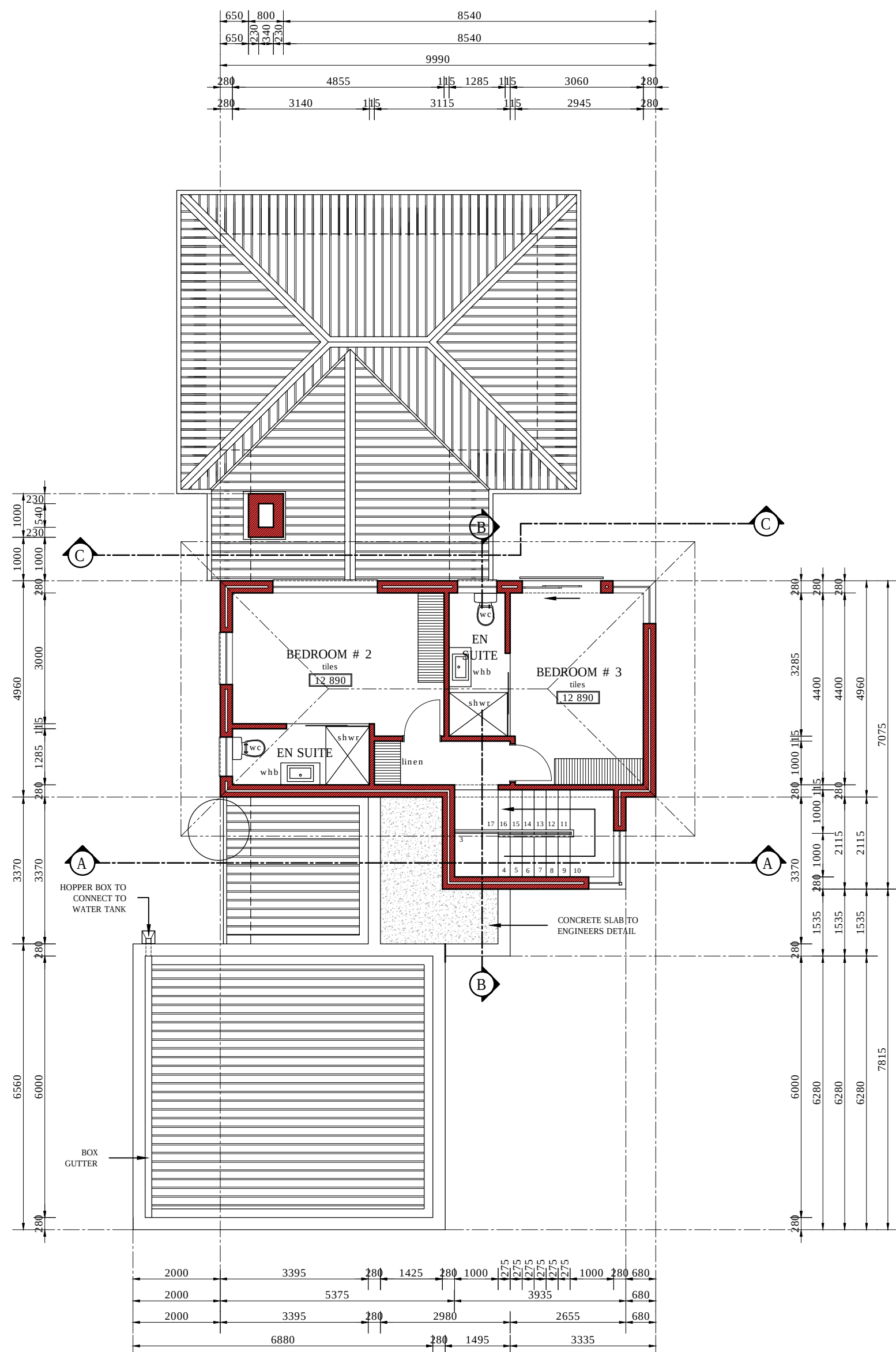
PROPOSED NEW GROUP HOUSING DEVELOPMENT for
HRC TRUST
on STAND 593,
WITFONTEIN ROAD,
HEATHER PARK, GEORGE

DRAWING DESCRIPTION	HO NGOLA HO BOLEDISA	TEKENING BESKRYWING
TYPE A SECTIONS & ELEVATIONS		

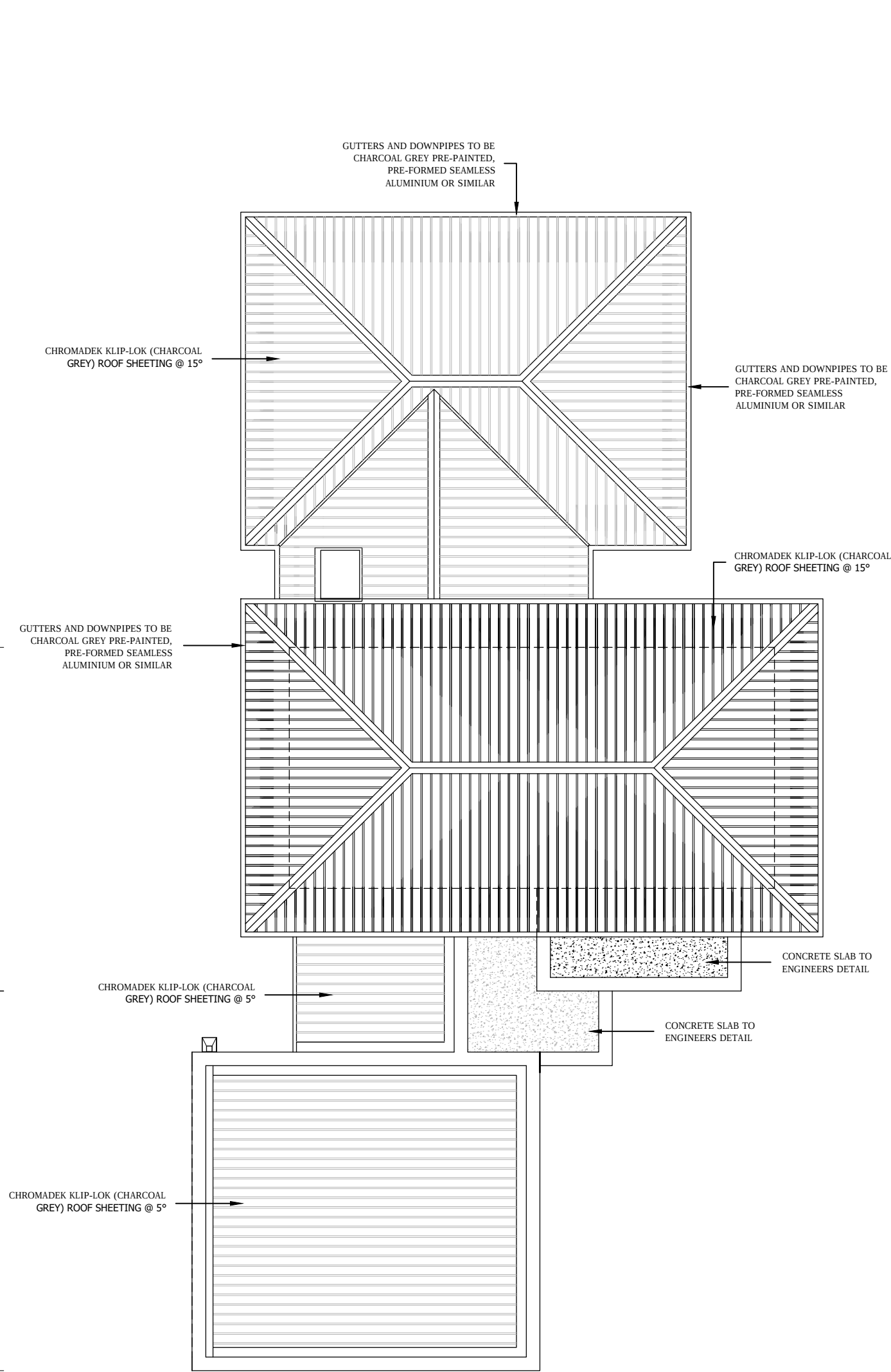
	NAME LEBITSO NAAM	DATE LETSATSI DATUM
DESIGNED HO NGOLA PLANE ONTWERP	R.M.V.	
DRAWN NGODILWE GETEKEN	R.M.V.	8 Feb 2024
CHECKED HO HLHLORBA NAGESIEN	R.M.V.	
VARIATION PHETHOHO WYSIGING	DIANE	2 June 2026
SCALE SEKALA : SKAAL :	AS SHOWN	
APPROVED : HO DUMELANA : GOEDGEKEUR :		
FILE NR : PEHO YA NOMORO : LEER NO :		
DRWG. NR : NGODISO YA NOMORO : TEK. NO :	24 /02 /HRC - 003 REV 1	



GROUND FLOOR PLAN Scale 1 : 100
TYPE B



FIRST FLOOR PLAN Scale 1 : 100
TYPE B



ROOF PLAN Scale 1 : 100
TYPE B

ALGEMENE NOTAS
GENERAL NOTES

KOPIEREG VOORBEHOU.
TEKENINGE MAG NIE GESKAAL WORD NIE.
ALLE MATE EN HOOGTES MOET VOORAF OP TERREIN GEKONTROLEER WORD EN INDIEN VAN TOEPASSING BY BESTAANDE BOUWERK AANGEPAAS WORD.
ENIGE ONDUIDELIKHEID OF TEENSTREIDIGHEID MOET ONMIDDELIK MET DIE ARGITEK BESPREK WORD.
ALLE MATE SOOS OP PLAN AANGEDUI MOET OP 'N HORIZONTALLE WATERPASVLAK UITGESIT WORD.
MAAK GEBRUIK VAN PROFIEL KOLOMME TEEN 85mm s/s VIR MESSELWERK.
DIE KONTRAKTEUR IS VERANTWOORDELIK VIR DIE KORREKTE UITSTY VAN BOUWERK OP TERREIN VERAL TEN OPSIGTE VAN ERFGRENSE, SERWITTUTE EN BOULYNE.
DIE KONTRAKTEUR IS VERANTWOORDELIK VIR GOEDGEKEURDE VOGWEERLAE IN ALLE BUITEMURE EN ONDER VLOERE.
KWALITEIT VAN ALLE MATERIAAL EN VAKMANSKAP MOET OOREENSTEM MET DIE TOEPASLIKE S.A.B.S SPESIFIKASIES EN STANDAARDE.
DIE KONTRAKTEUR MOET TE ALLE TYE 'N VOLLEDIGE STEL TEKENINGE OP TERREIN AANHOU.
ALLE VLOERVAK HOOGTES OP DIE TEKENING GETOON IS ONAFGEWERKTE HOOGTES.

COPYRIGHT RESERVED.
NO DRAWINGS ARE TO BE SCALED.
PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK, ALL MEASUREMENTS, HEIGHTS AND LEVELS TO BE CONTROLLED ON SITE AND WHERE APPLICABLE, ADAPTED TO SUGGESTED BUILDING WORK.
ANY INDISTINCTNESS OR CONTRADICTION HAS TO BE DISCUSSED WITH THE ARCHITECT IMMEDIATELY.
ALL DIMENSIONS AS INDICATED ON PLAN TO BE SET OUT ON A LEVEL HORIZONTAL PLANE.
ALL BRICKWORK TO BE SET OUT USING A PROFILE MARKED AT 85mm C/L.
THE CONTRACTOR IS RESPONSIBLE FOR THE CORRECT SETTING OUT OF BUILDING WORK ON SITE WITH PARTICULAR REFERENCE TO SITE BOUNDARIES, SERVITUDE AND BUILDING LINES.
THE CONTRACTOR IS TO BUILD IN APPROVED D.P.C.'s TO ALL EXTERNAL WALLS AND UNDER FLOORS.
QUALITY OF ALL MATERIAL AND CRAFTSMANSHIP TO COMPLY WITH THE RELEVANT S.A.B.S. STANDARDS.
THE CONTRACTOR MUST HAVE A COMPLETE SET OF DRAWINGS ON SITE.
ALL FLOOR LEVELS SHOWN ON THIS DRAWING ARE UNFINISHED LEVELS.

WYSIGINGS / REVISIONS			
WYSIG. REVS.	DATUM DATE	PAR. SIGN.	BESKRYWING DESCRIPTION

HUNBERG VILJOEN architects

GEORGE OFFICE
10 Sugarbush Close
Fancourt
GEORGE

BLOEMFONTEIN OFFICE
5 Villa Masimo
Langenhoven Park
BLOEMFONTEIN

P.O. BOX 29552, Danhof, 9310
Tel: 082 826 4426
E-mail: rohan.viljoen@vodamail.co.za
Rohan Marcel Viljoen, Pr Arch
SACAP Reg. No. 4701

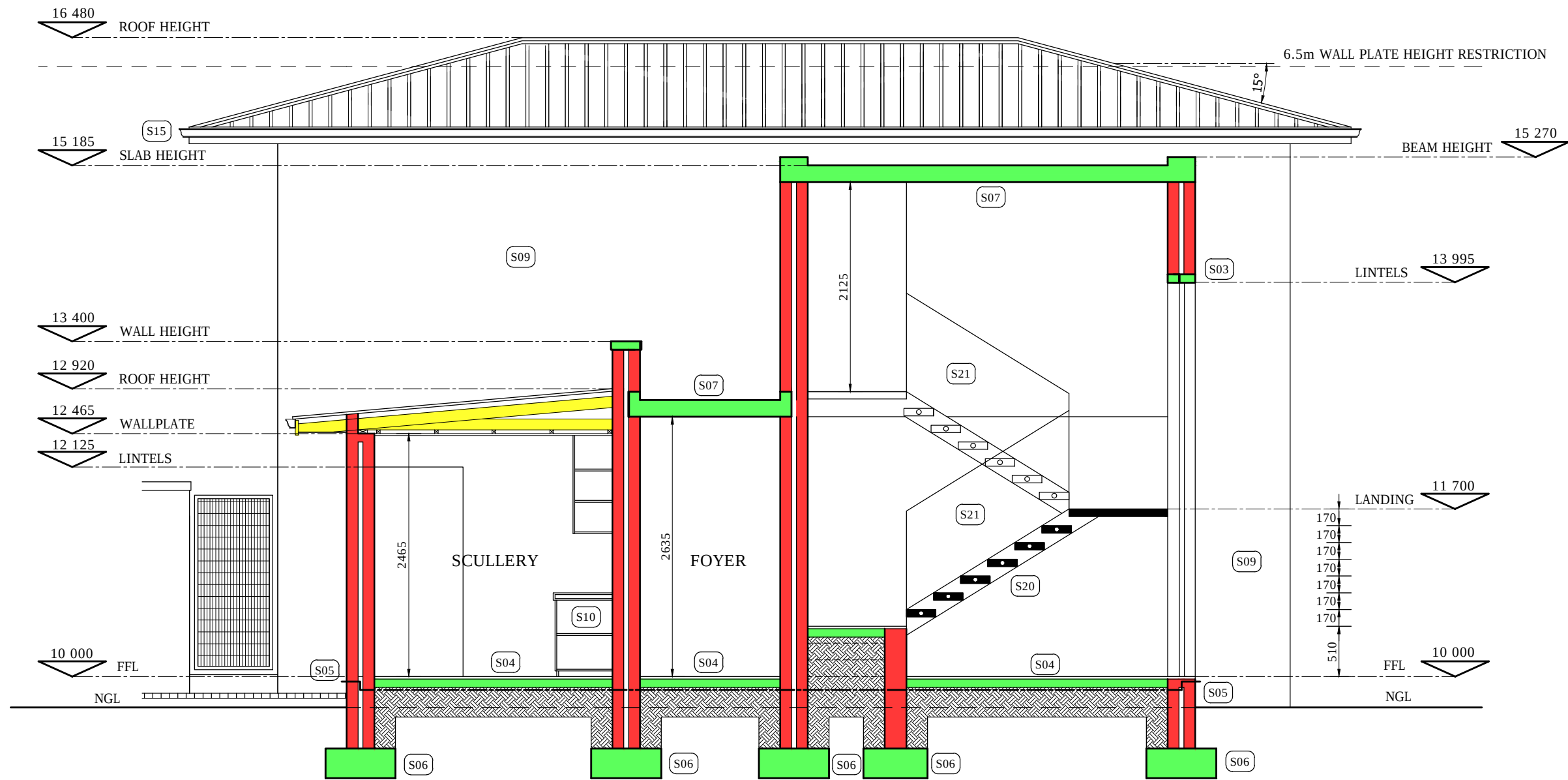
PROFESSIONAL ARCHITECT
ROHAN MARCEL VILJOEN

14:08 PM (UTC+02:00) on 12 May 2024

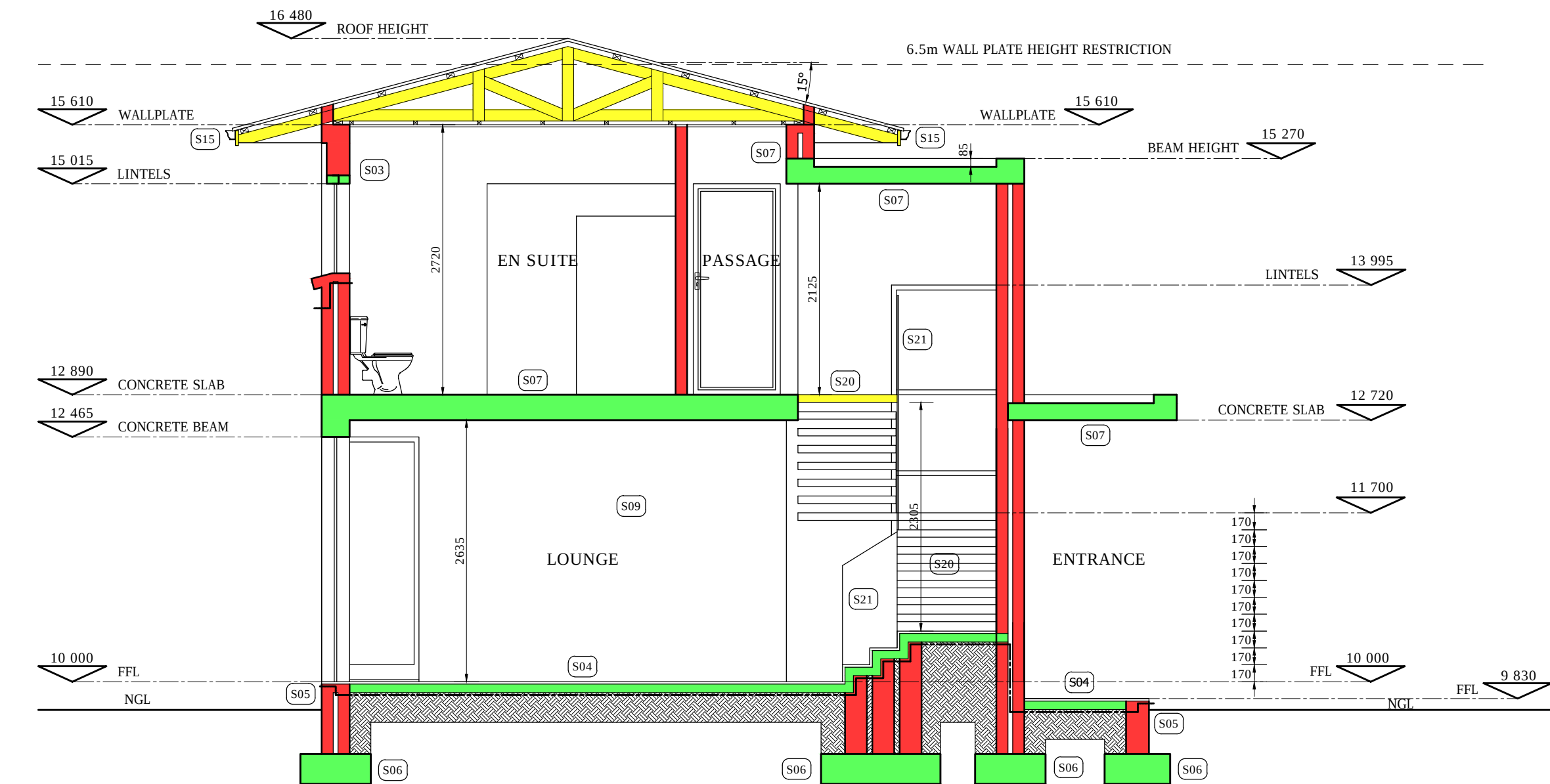
SERVICE MOSEBETSI DIENS

PROPOSED NEW GROUP HOUSING DEVELOPMENT for HRC TRUST on STAND 593, WITFONTEIN ROAD, HEATHER PARK, GEORGE

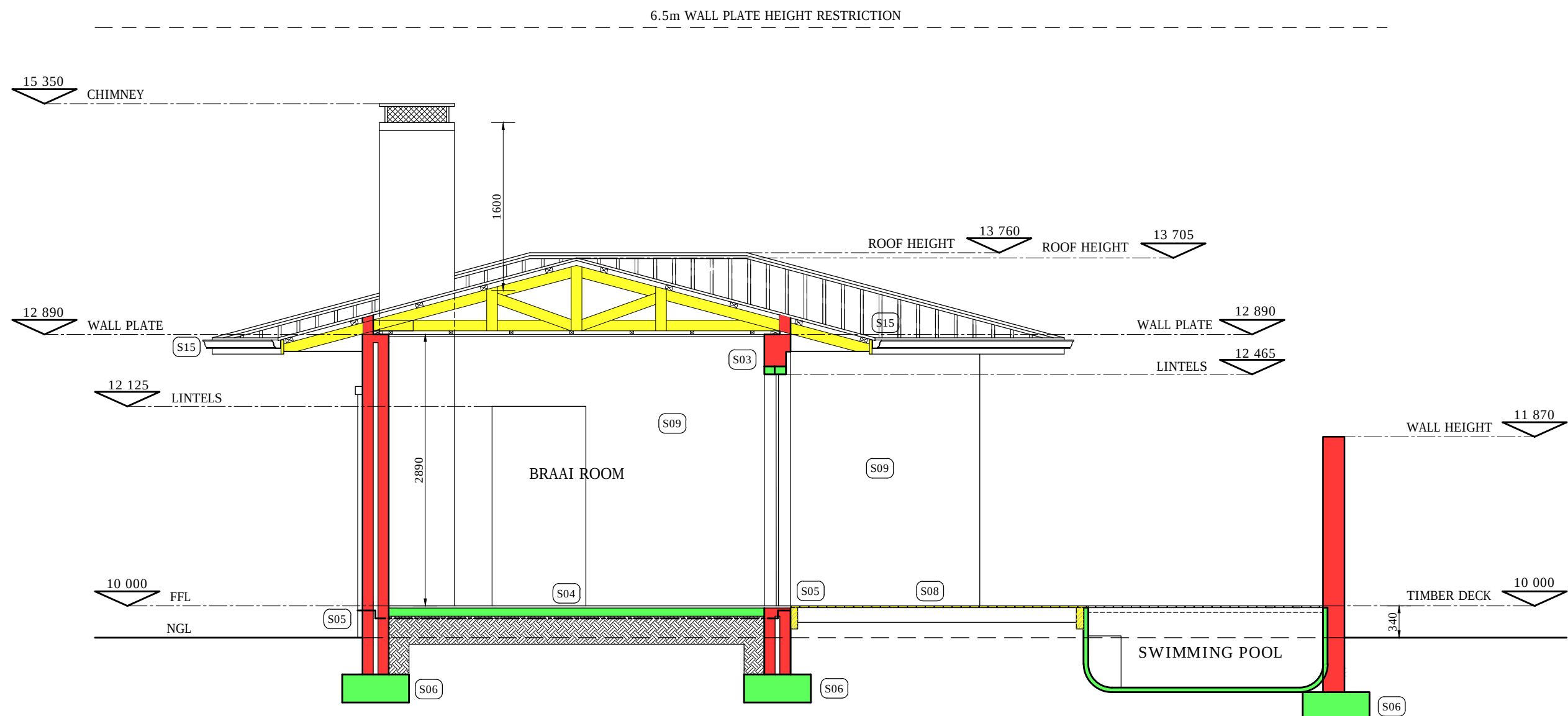
DRAWING DESCRIPTION	HO NGOLA HO BOLEDISA	TEKENING BESKRYWING
TYPE B FLOOR & ROOF PLANS		
DESIGNED HO NGOLA PLANE ONTWERP	NAME LEBITSO NAAM	DATE LETSATSI DATUM
DRAWN NGODILWE GETEKEN	R.M.V.	8 Feb 2024
CHECKED HO HLALOBHA NAGESIEN	R.M.V.	
VARIATION PHETHOHO WYSIGING	DIANE	2 June 2026
SCALE: SEKALA: SKAAL:	AS SHOWN	
APPROVED: HO DUMELANA: GOEDGEKEUR:		
FILE NR: PEHO YA NOMORO: LEER NO:		
DRWG. NR: NGODISO YA NOMORO:	24/02/HRC - 004 REV 1	
TEK. NO:		



SECTION A - A Scale 1 : 50
TYPE B

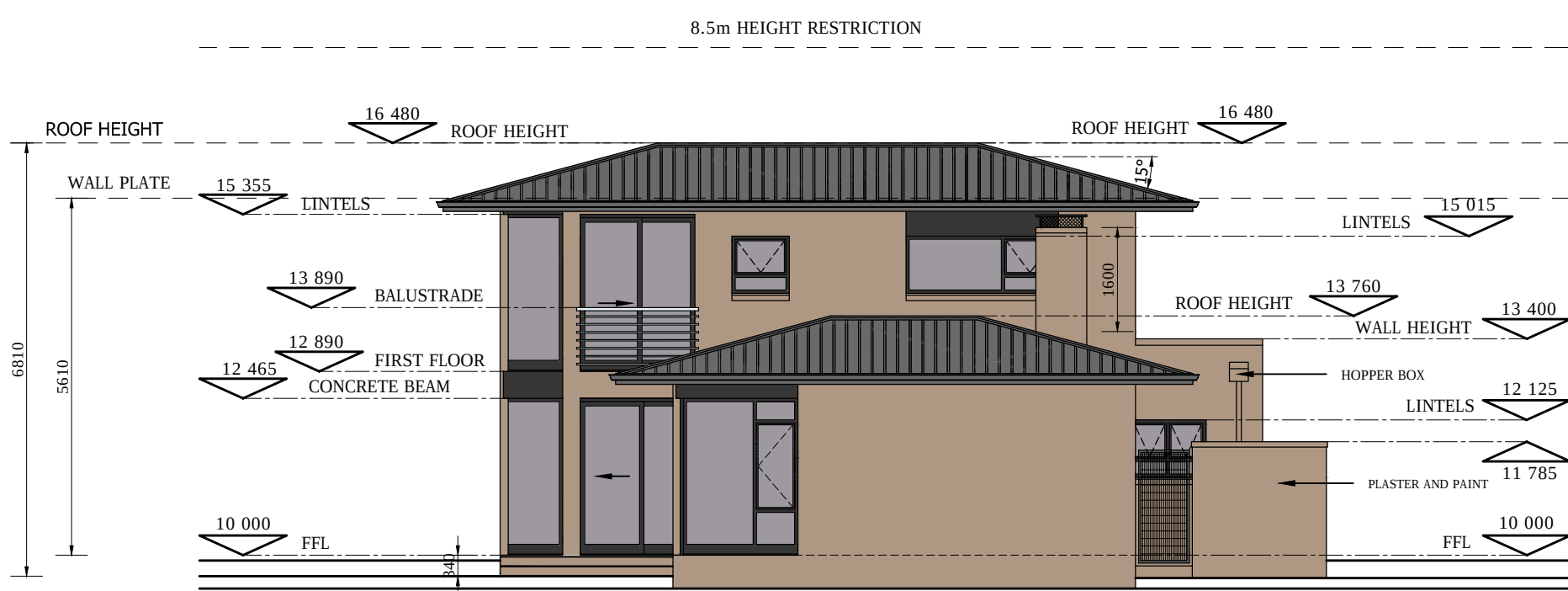


SECTION B - B Scale 1 : 50
TYPE B

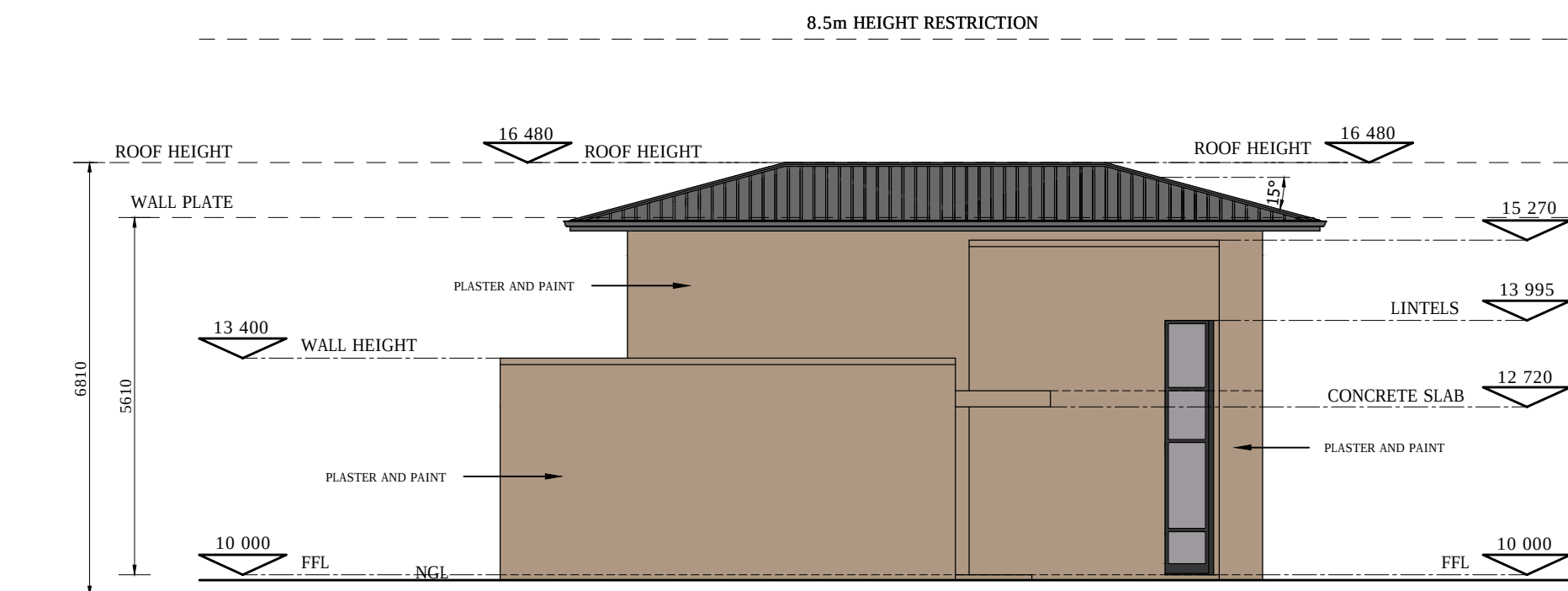


SECTION C - C Scale 1 : 50
TYPE B

- NOTES:
- S01 : CHROMADEK KLIP LOK SHEETING - IBR PROFILE - CHARCOAL GREY - INSTALLED AS PER MANUFACTURERS SPECIFICATIONS ON GUNDE PLASTIC UNDER SHEETING FOR WATERPROOFING ON 75 x 50mm S.A. PINE BRANDING ON GANGNAIL TRUSSES WITH A MINIMUM OF 900mm C/C ON 114 x 38mm WALLPLATE, AT 15°
- S02 : 6.4mm RHINOBOARD CEILING WITH H-PROFILE JOINTS TO 30 x 30mm S.A. PINE BRANDING ON GANGNAIL TRUSSES. SUPPLY GYPSUM CORNICE
- S03 : LINTELS OVER ALL OPENINGS AT 2125mm HEIGHT
- S04 : 25mm THICK SCREED ON CONCRETE SLAB. MIXTURE: 2 PARTS PLASTER SAND, 2 PARTS 3mm ROCK AND ONE PART CEMENT, 80mm THICK CONCRETE SLAB, 20MPa CONCRETE ON LAYERS OF 150mm HARCORE FILLING
- S05 : DAMP PROOF COURSE IN WALLS AND FFL
- S06 : CONCRETE STRIP FOUNDATION 600 x 350mm AS PER ENGINEERS DETAILS
- S07 : CONCRETE SLAB AND BEAMS AS PER ENGINEERS DETAILS
- S08 : TIMBER DECK BY SPECIALIST
- S09 : WALL TO BE FINISHED WITH PLASTER AND PAINT
- S10 : WHITE MELAMINE ON INSIDE OF CUPBOARDS, OUTSIDE FINISHES AS PER ARCHITECT. POST FORMED TOPS INSTALLED BY SPECIALIST
- S11 : CHARCOAL ALUMINIUM SLIDING DOORS, SIDELIGHTS, STACK DOORS AND WINDOWS AS SHOWN ON FLOOR PLAN
- S12 : BRICK ON EDGE
- S13 : BALUSTRADE BY SPECIALIST- CHARCOAL POWDER COATED TO MATCH WINDOWS AND TO CONFORM TO MUNICIPAL REGULATIONS
- S14 : FULL BORE WATER OUTLET
- S15 : WATERTITE GUTTERING DOMESTIC OGEE PROFILE ALUMINIUM F3003H 14 SEAMLESS GUTTER, OVERALL SIZE 125 x 85 x 0.6mm THICK COATED INTERNALLY AND EXTERNALLY WITH COLOURTECH G4 IN CHARCOAL
- S16 : 100 x 100mm SQUARE STEEL COLUMN
- S17 : 140mm FLEXIBLE FIBRE GLASS BLANKET - CEILING INSULATION
- S18 : CHROMADEK KLIP LOK SHEETING - IBR PROFILE - CHARCOAL GREY - INSTALLED AS PER MANUFACTURERS SPECIFICATIONS ON GUNDE PLASTIC UNDER SHEETING FOR WATERPROOFING ON 75 x 50mm S.A. PINE BRANDING ON GANGNAIL TRUSSES WITH A MINIMUM OF 900mm C/C ON 114 x 38mm WALLPLATE, AT 15°
- S19 : CHARCOAL GREY ALUMINIUM SECTIONAL OVERHEAD GARAGE DOOR
- S20 : TIMBER AND STEEL STAIRCASE BY SPECIALIST
- S21 : FRAMELESS GLASS BALUSTRADE AS PER SPECIALIST



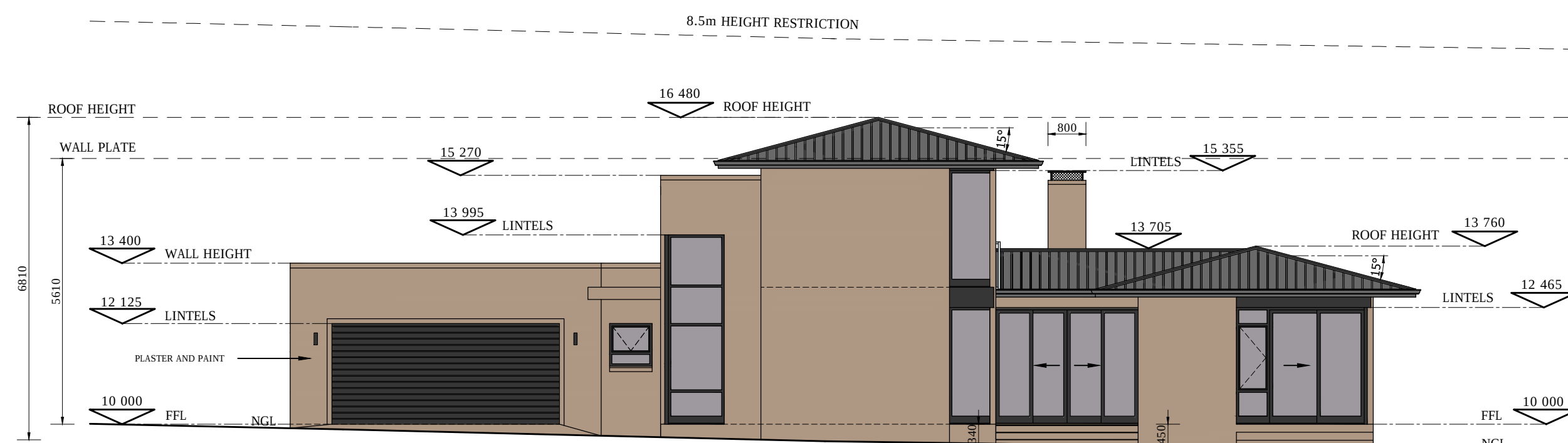
NORTH ELEVATION Scale 1 : 100
TYPE B



SOUTH ELEVATION Scale 1 : 100
TYPE B



WEST ELEVATION Scale 1 : 100
TYPE B



EAST ELEVATION Scale 1 : 100
TYPE B

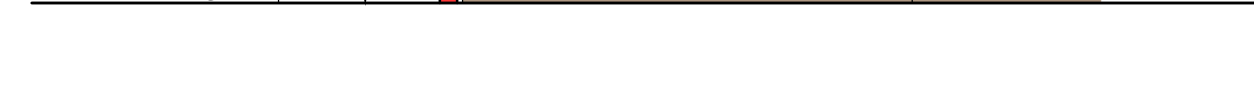
ALGEMENE NOTAS			GENERAL NOTES		
KOPIEREG VOORBEHOU. TEKENINGE MAG NIE GESKAAL WORD NIE. ALLE MATE EN HOOGTES MOET VOORAF OP TERREIN GEKONTROLEER WORD EN INDIEN VAN TOEPASSING BY BESTAANDE BOUWERK AANGEPAAS WORD. ENIGE ONDUIDELIKHEID OF TEENSTREIDIGHEID MOET ONMIDDELIK MET DIE ARGITEK BESPREEK WORD. ALLE MATE SOOS OP PLAN AANGEDUI MOET OP 'N HORIZONTALLE WATERPUSLAK UITGESIT WORD. MAAK GEBRUIK VAN PROFIEL KOLOMME TEEN 85mm s/s VIR MESSELWERK. DIE KONTRAKTEUR IS VERANTWOORDELIK VIR DIE KORREKTE UITSIT VAN BOUWERK OP TERREIN VERAAL TEN OPSIGTE VAN ERFGRONSE, SERWITUTE EN BOULYNE. DIE KONTRAKTEUR IS VERANTWOORDELIK VIR GOEDGEKEURDE VOGWERLAE IN ALLE BUITEMURE EN ONDER VLOERE. KWALITEIT VAN ALLE MATERIAAL EN VAKMANSKAP MOET OOREENSTEM MET DIE TOEPASLIKE S.A.B.S SPESIFIKASIES EN STANDAARDE. DIE KONTRAKTEUR MOET TE ALLE TYE 'N VOLLEDIGE STEL TEKENINGE OP TERREIN AANHOU. ALLE VLOERVLAK HOOGTES OP DIE TEKENING GETOON IS ONAFGEWERKTE HOOGTES.					
COPYRIGHT RESERVED. NO DRAWINGS ARE TO BE SCALED. PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK, ALL MEASUREMENTS, HEIGHTS AND LEVELS TO BE CONTROLLED ON SITE AND WHERE APPLICABLE, ADAPTED TO SUGGESTED BUILDING WORK. ANY INDISTINCTNESS OR CONTRADICTION HAS TO BE DISCUSSED WITH THE ARCHITECT IMMEDIATELY. ALL DIMENSIONS AS INDICATED ON PLAN TO BE SET OUT ON A LEVEL HORIZONTAL PLANE. ALL BRICKWORK TO BE SET OUT USING A PROFILE MARKED AT 85mm C/L. THE CONTRACTOR IS RESPONSIBLE FOR THE CORRECT SETTING OUT OF BUILDING WORK ON SITE WITH PARTICULAR REFERENCE TO SITE BOUNDARIES, SERWITUDE AND BUILDING LINES. THE CONTRACTOR IS TO BUILD IN APPROVED D.P.C.'s TO ALL EXTERNAL WALLS AND UNDER FLOORS. QUALITY OF ALL MATERIAL AND CRAFTSMANSHIP TO COMPLY WITH THE RELEVANT S.A.B.S. STANDARDS. THE CONTRACTOR MUST HAVE A COMPLETE SET OF DRAWINGS ON SITE. ALL FLOOR LEVELS SHOWN ON THIS DRAWING ARE UNFINISHED LEVELS.					
WYSIGINGS / REVISIONS					
WYSIG. REVS.	DATUM DATE	PAR. SIGN.	BESKRYWING DESCRIPTION		
 PROFESSIONAL ARCHITECT ROHAN MARCEL VILJOEN 14:00 PM (GMT+02:00) on 12 May 2024 GEORGE OFFICE 10 Sugarbush Close Fancourt GEORGE BLOEMFONTEIN OFFICE 5 Villa Masimo Langenhoven Park BLOEMFONTEIN P.O. BOX 29552, Danhof, 9310 Tel. 082 826 4426 E-mail - rohan.viljoen@vodamail.co.za Rohan Marcel Viljoen, Pr Arch SACAP Reg. No. 4701 					
SERVICE	MOSEBETSI			DIENS	
PROPOSED NEW GROUP HOUSING DEVELOPMENT for HRC TRUST on STAND 593, WITFONTEIN ROAD, HEATHER PARK, GEORGE					
DRAWING DESCRIPTION	HO NGOLA HO BOLEDISA		TEKENING BESKRYWING		
TYPE B ELEVATIONS & SECTIONS					
	NAME LEBITSO NAAM		DATE LETSATSI DATUM		
DESIGNED HO NGOLA PLANE ONTWERP	R.M.V.				
DRAWN NGODILWE GETEKEN	R.M.V.		8 Feb 2024		
CHECKED HO HLHLORBA NAGESIEN	R.M.V.				
VARIATION PHETHOHO WYSIGING	DIANE		2 June 2026		
SCALE : SEKALA : SKAAL :	AS SHOWN				
APPROVED: HO DUMELANA : GOEDGEKEUR :					
FILE NR : PEHO YA NOMORO : LEER NO :					
DRWG. NR : NGODISO YA NOMORO : 24/02/HRC - 005 REV 1 TEK. NO :					



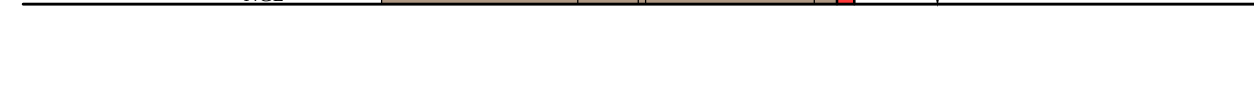
ENTRANCE, STORE & REFUSE YARD Scale 1 : 100

NORTH ELEVATION Scale 1 : 100
ENTRANCE

SOUTH ELEVATION Scale 1 : 100
ENTRANCE

SECTION THROUGH
BOUNDARY WALL

WEST ELEVATION Scale 1 : 100
ENTRANCE



EAST ELEVATION Scale 1 : 100
ENTRANCE



SECTION X - X Scale 1 : 50



SECTION Y - Y Scale 1 : 50

S01 : CHROMADEX KLIP LOK SHEETING - JBR PROFILE -
S02 : CHARCOAL GRAY - INSTALLED AS PER
S03 : MANUFACTURERS SPECIFICATIONS ON GUNDE
S04 : PLASTIC UNDER SHEETING FOR WATERPROOFING
S05 : WITH 75 mm x 54 mm S.PINE BRANDING ON
S06 : GALVALN TRUSSES, SUPPLY GYPSUM CORNICE
S07 : C/C NA 14 x 38mm WALLPLATE, AT 15°
S08 : 6.4mm RHINOBOARD CEILING WITH H-PROFILE
S09 : JOINTS TO 38 x 38mm S.PINE BRANDING ON
S10 : GALVALN TRUSSES, SUPPLY GYPSUM CORNICE
S11 : LINTLS OVER ALL OPENINGS AT 2125mm
S12 : HEIGHT
S13 : 25mm THICK SCREEN ON CONCRETE SLAB,
S14 : MIXTURE : 2 PARTS PLASTER SAND, 2 PARTS 3mm
S15 : SAND AND ONE PART CEMENT, 180 THICK
S16 : CONCRETE SLAB, 20mpa CEMENT ON LAYERS
S17 : OF 150mm HARDWARE FILLING
S18 : DAMP PROOF COAT IN WALLS AND FF
S19 : CONCRETE STRIP IN WALLS 600 x 350mm AS
S20 : PER ENGINEERS DETAILS
S21 : CONCRETE SLAB AND BEAMS AS PER ENGINEERS
S22 : DETAILS
S23 : CONCRETE BLOCK FACEDBRICKS AS PER ARCHT
S24 : WALL TO BE FINISHED WITH PLASTER AND PAINT
S25 : WATER TITE GUTTERING DOMESTIC OGEE

PROFILE ALUMINIUM H300H3 14 SEAMLESS
GUTTER, OVERALL SIZE 125 x 85 x 0.6mm
THICK COATED INTERNALLY AND
EXTERNALLY WITH COLOURTECH G4 IN
CHARCOAL

S11 : 100 x 100mm SQUARE STEEL COLUMN

S12 : CHROMADEK KLIP LOK SHEETING - IBR PROFILE -
CHARCOAL GREY - INSTALLED AS PER
MANUFACTURERS SPECIFICATIONS ON GUNDE
PLASTIC UNDER SHEETING FOR WATERPROOFING
ON 75 x 50mm S.A. PINE BRANDING ON
GANGNAI TRUSSES WITH A MINIMUM OF 900mm
C/C ON 114 x 38mm WALLPATE. AT 5°

KOPPIEGE VOORBEELD

TEKENING MAG NIE GESKAAL WORD NIE.
 ALLE MATE EN HOOGTES MOET VOORAF OP TERREIN
 GEKONTROLEER WORD EN INDIEN VAN TOEPASSING
 BY BESTAANDE BOUWERK AANGEPAAS WORD.
 ONSE ONDELIKHED OP TEENSTRECHDE HOOGTE
 EN ONDELIKHED OP HOOGTE VAN TOEGANG.
 ALLE MATE SOOS OP PLAN AANGEDIJ MOET OP 'N
 HORIZONTALITE WATERPASVAL UITGESUIT WORD.
 MAAK GEBRUIK VAN PROFIEL KOLOMME TEEN
 85mm of 5" VRIJ MEESSELWURK.
 ALLE MATE EN HOOGTES MOET OOK WATERS
 DIE KORREKTE UITSIT VAN BOUWERK OP TERREIN
 VERAL TEN OPSIGTE VAN ERFGRENSE, SERWITUUT
 EN BOULYNE.
 DIE KONTRAKTEUR IS VERANTWOORDELIK VIR
 GOEDGEKEURDE TOEGANG IN ALLE BETUIMING
 EN ONDER 'N BOOM.
 KWALITEIT VAN ALLE MATERIAAL EN VAKMANSKAP
 MOET OOREENSTEM MET DIE TOEPASIKSE S.A.B.S.
 SPESIFIKASIES EN STANDAARDE.
 DIE KONTRAKTEUR MOET TE ALLE TYE 'N VOLLEDIGE
 STEL TEGENOMEN HEBBE VAN TOEGANG.
 ALLE VLOERVALK HOOGHTES OP DIE TEKENING GETOON
 IS ONAFGEWERKTE HOOGHTES.

COPYRIGHT RESERVED.
NO DRAWINGS ARE TO BE SCALED.
PRIOR TO THE COMMENCEMENT OF ANY BUILDING
WORK, ALL MEASUREMENTS, HEIGHTS AND LEVELS
TO BE CONTROLLED ON SITE AND WHERE APPLICABLE
ADAPTED TO THE ACTUAL BUILDING WORK.
ANY INCONSISTENCY OR CONTRADICTION HAS TO
BE DISCUSSED WITH THE ARCHITECT IMMEDIATELY.
ALL DIMENSIONS AS INDICATED ON PLAN
TO BE SET OUT ON A LEVEL TO THE BUILDING PLANE.
ALL BRICKWORK TO BE SET OUT USING A PROFILE
MARKED AT 85mm C/L.
THE CONTRACTOR IS RESPONSIBLE FOR THE CORRECT
SETTING OUT OF BUILDING WORK ON SITE WITH
PARTICULAR REFERENCE TO THE BUILDING
SERVITUDE AND BUILDING LINES.
THE CONTRACTOR IS TO BUILD IN APPROVED D.P.C.
TO ALL EXTERNAL WALLS AND UNDER FLOORS.
QUALITY OF CONSTRUCTION AND JOINTWORKSHIP
TO COMPLY WITH THE RELEVANT S.A.S.
STANDARDS.
THE CONTRACTOR MUST HAVE A COMPLETE SET
OF SET OUTS OF DRAWINGS AND TO HAVE ALL
SET POINTS SHOWN ON THIS DRAWING AREA
UNFINISHED LEVELS.

WYSYGINGS / REVISIONS			
WYSIG. REVS.	DATUM DATE	PAR. SIGN.	BESKRYVING DESCRIPTION



architects

**HUNEEBERG
VILJOEN**

GEORGE OFFICE
10 Sugarbush Close
Fancourt
GEORGE

BLUMENTHIN OFFICE
5 Villa Massimo
Langenhoven Park
BLUMENTHIN

P.O. BOX 29552, Dasthai, 9310
Tel: 082 893 4426

E-mail - rohan.viljoen@vodmail.co.za
Rohan Marcel Viljoen, FR ASACAP
SACAP Reg. No. 4701



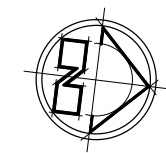
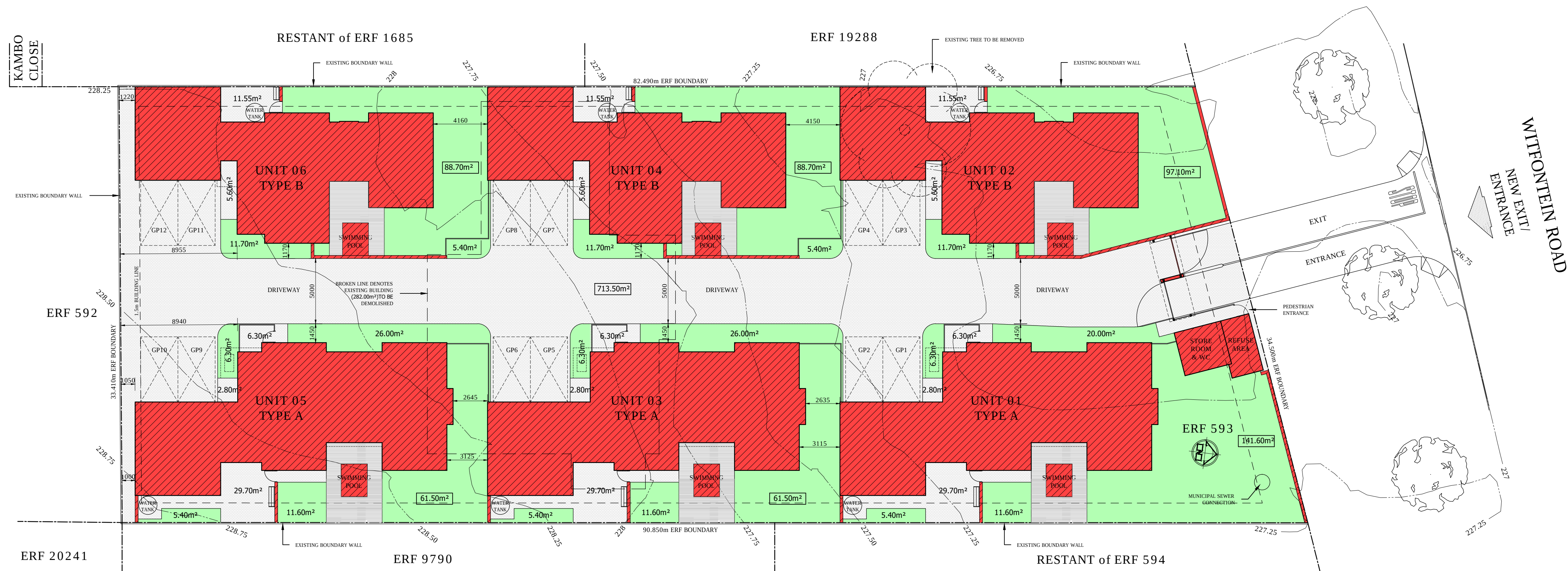
PROFESSIONAL ARCHITECT
ROHAN MARCEL VILJOEN

14/06/2016 07:00:24:rohanviljoen@12 May 2024



SERVICE	MOSEBETSI	DIENS
PROPOSED NEW GROUP HOUSING DEVELOPMENT for HRC TRUST on STAND 593, WITFONTEIN ROAD, HEATHER PARK, GEORGE		
DRAWING DESCRIPTION	HO NGOLA HO BOLEDISA	TEKENING BEKRYWING
ENTRANCE, STORE, WALL DETAILS AND REFUSE AREA		
	NAME LEBITSO NAAM	DATE LETSATS DATUM
DESIGNED HO NGOLA PLANE ONTWERP	R.M.V.	
DRAWN NGODULWE GETEKEN	R.M.V.	8 Feb 2024
CHECKED HO HLAHLOBA NAGESIEN	R.M.V.	
VARIATION PHETHOHO WYSIGING	DIANE	2 June 2026
SCALE : SEKALA :		
AS SHOWN		
APPROVED : HO DUMELANA : GOEDGEKEUR :		
FILE NR : PEHO YA NOMORO : LEERP NO :		
DRWG. NR : NGODISO YA NOMORO : 24/02/HRC - 006 REV 1 TEK. NO :		

ANNEXURE 12



LANDSCAPING PLAN Scale 1 : 200

SCHEDULE OF AREAS	
TOTAL AREA OF SITE	2 871.00 m ²
COMMUNAL AREAS:	
PAVING	713.50 m ²
GARDEN	136.80 m ²
TOTAL AREA:	850.30 m²
COVERAGE OF SITE:	29.62%
PRIVATE AREAS:	
PAVING	167.85 m ²
GARDEN	590.10 m ²
TOTAL AREA:	757.95 m²
COVERAGE OF SITE:	26.40%
TIMBER DECKING:	112.68 m ²
SWIMMING POOLS:	30.00 m ²

- OUTDOOR SPACE
AT LEAST 50 m² PER DWELLING UNIT
- PAVING
- TIMBER DECKING

ALGEMENE NOTAS
GENERAL NOTES

KOPIEREG VOORBEHOU.
TEKENINGE MAG NIE GESKAAL WORD NIE.
ALLE MATE EN HOOGTES MOET VOORAF OP TERREIN GEKONTROLEER WORD EN INDIEN VAN TOEPASSING BY BESTAANDE BOUWERK AANGEPAAS WORD.
ENIGE ONDUIDELIKHEID OF TEENSTREIDIGHEID MOET ONMIDDELIK MET DIE ARGITEK BESPREK WORD.
ALLE MATE SOOS OP PLAN AANGEDUI MOET OP 'N HORIZONTAL WATERSPILAK UITGESIT WORD.
MAAK GEBRUIK VAN PROFIEL KOLOMME TEEN 85mm s/s VIR MESSELWERK.
DIE KONTRAKTEUR IS VERANTWOORDELIK VIR DIE KORREKTE UITSIT VAN BOUWERK OP TERREIN VERAL TEN OPSIGTE VAN ERFGRENSE, SERWITTUTE EN BOULYNE.
DIE KONTRAKTEUR IS VERANTWOORDELIK VIR GOEDGEKEURDE VOGWERLAE IN ALLE BUITEMURE EN ONDER VLOERE.
KWALITEIT VAN ALLE MATERIAAL EN VAKMANSKAP MOET OOREENSTEM MET DIE TOEPASLIKE S.A.B.S SPESIFIKASIES EN STANDAARDE.
DIE KONTRAKTEUR MOET TE ALLE TYE 'N VOLLEDIGE STEL TEKENINGE OP TERREIN AANHOU.
ALLE VLOERVLAK HOOGTES OP DIE TEKENING GETOON IS ONAFGEWERKTE HOOGTES.

COPYRIGHT RESERVED.
NO DRAWINGS ARE TO BE SCALED.
PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK, ALL MEASUREMENTS, HEIGHTS AND LEVELS TO BE CONTROLLED ON SITE AND WHERE APPLICABLE, ADAPTED TO SUGGESTED BUILDING WORK.
ANY INDISTINCTNESS OR CONTRADICTION HAS TO BE DISCUSSED WITH THE ARCHITECT IMMEDIATELY.
ALL DIMENSIONS AS INDICATED ON PLAN TO BE SET OUT ON A LEVEL HORIZONTAL PLANE.
ALL BRICKWORK TO BE SET OUT USING A PROFILE MARKED AT 85mm C/L.
THE CONTRACTOR IS RESPONSIBLE FOR THE CORRECT SETTING OUT OF BUILDING WORK ON SITE WITH PARTICULAR REFERENCE TO SITE BOUNDARIES, SERWITTUTE AND BUILDING LINES.
THE CONTRACTOR IS TO BUILD IN APPROVED D.P.C.'s TO ALL EXTERNAL WALLS AND UNDER FLOORS.
QUALITY OF ALL MATERIAL AND CRAFTSMANSHIP TO COMPLY WITH THE RELEVANT S.A.B.S. STANDARDS.
THE CONTRACTOR MUST HAVE A COMPLETE SET OF DRAWINGS ON SITE.
ALL FLOOR LEVELS SHOWN ON THIS DRAWING ARE UNFINISHED LEVELS.

WYSIGINGS / REVISIONS			
WYSIG. REVS.	DATUM DATE	PAR. SIGN.	BESKRYWING DESCRIPTION

GEORGE OFFICE
10 Sugarbush Close
Fancourt
GEORGE

BLOEMFONTEIN OFFICE
5 Villa Masimo
Langenhoven Park
BLOEMFONTEIN

P.O. BOX 29552, Danhof, 9310
Tel: 082 826 4426
E-mail - rohan.viljoen@vodamail.co.za
Rohan Marcel Viljoen, Pr Arch
SACAP Reg. No. 4701

PROFESSIONAL ARCHITECT
ROHAN MARCEL VILJOEN

08-00-414-414 (Part-time Johannesburg on 29 May 2022)

SERVICE	MOSEBETSI	DIENS
---------	-----------	-------

PROPOSED NEW GROUP HOUSING DEVELOPMENT for HRC TRUST on STAND 593, WITFONTEIN ROAD, HEATHER PARK, GEORGE

DRAWING DESCRIPTION	HO NGOLA HO BOLEDISA	TEKENING BESKRYWING
---------------------	----------------------	---------------------

LANDSCAPING PLAN

	NAME LEBITSO NAAM	DATE LETSATSI DATUM
DESIGNED HO NGOLA PLANE ONTWERP	R.M.V.	
DRAWN NGODILWE GETEKEN	R.M.V.	8 Feb 2024
CHECKED HO HLHLAHLA NAGESIEN	R.M.V.	
VARIATION PHETHOHO WYSIGING		
SCALE: SEKALA: SKAAL:	AS SHOWN	
APPROVED: HO DUMELANA: GOEDGEKEUR:		
FILE NR: PEHO YA NOMORO: LEER NO:		
DRWG. NR: NGODISO YA NOMORO: TEK. NO:	24 / 02 / HRC - 008	

ANNEXURE 13

MESSRS. HRC TRUST

ELECTRICAL SERVICES REPORT

FOR

**PROPOSED REZONING AND SUBDIVISION OF ERF 593,
GEORGE**

REPORT NO: G/19495/R REV 0

22 JANUARY 2025



CLINKSCALES MAUGHAN-BROWN
**CONSULTING MECHANICAL
& ELECTRICAL ENGINEERS**

Prepared by:

ClinkScales Maughan-Brown (South) (Pty) Ltd.
39 Victoria Street
GEORGE
6529
Contact: J Olivier
Tel. No. 044-8741511

**PROPOSED REZONING AND SUBDIVISION OF ERF 593, GEORGE –
SERVICES REPORT ON ELECTRICAL RETICULATION:
REPORT NO G/19444/E/R OF AUG 2024**

INDEX

Item	Description	Page
1.0	Introduction	1
2.0	Location	1
3.0	Supply Authority	1
4.0	Basis of Report	1
5.0	Demand	1
6.0	Availability of Capacity	2
7.0	Point of Connection	2
8.0	Bulk and Link Services	2
9.0	Internal Services	2
10.0	Technical Particulars	3
11.0	Environmental Requirements	3
12.0	Programme	3
13.0	Capital Costs	4
14.0	Conclusion	4
Annexures	A – Drawing No. 19495/E/SK01 B – Development Contribution Calculation	

*Copyright
All rights reserved*

*No part of this document may be reproduced or transmitted in any
form or by any means, electronic or mechanical, including
photocopying, recording or by any information storage and retrieval
system, without permission in writing from the
Clinkscapes Maughan-Brown Manager.*

1.0 **INTRODUCTION**

This report has been prepared by Messrs. Clinkscales Maughan-Brown, who has been appointed by the Developer, Messrs. HRC Trust, as the Electrical Consultants for the main supply to this development. The purpose of this report is to provide the necessary information on the proposed electrical connection to the existing municipal network in the area, in order to obtain all the necessary statutory approvals for rezoning and to draw up a services agreement.

2.0 **LOCATION**

The planned development is on Erf No. 593, located at 35 Witfontein Road, Heatherpark, George.

The property to be developed will accommodate Six (6) Group Housing units.

3.0 **SUPPLY AUTHORITY**

The Supply Authority for the area is George Municipality, and therefore their Electricity Department was consulted on matters related to the electrical services.

4.0 **BASIS OF REPORT**

The report is based on the following:

- (i) The Land use planning pre-application Consultation Form dated 11 April 2024, forwarded to this office by Messrs Huneburg Viljoen Architects. This report contains the proposed layouts for this development.
- (ii) Information obtained from Mr Mzwanele Gatyeni, George Municipality's Electro-Technical Services: Planning & Design, during discussions and e-mail messages on 10 December 2024 and 13 January 2024.
- (iii) Inspection on site.
- (iv) General information received from the Client and other members of the professional and construction teams.

5.0 **DEMAND**

Based on the information currently available, the peak kVA demand of the Development has been estimated as follows:

6 x 10.35 kVA – Residential Units	=	62.10
1 x <u>2.50 kVA</u> – General	=	<u>2.50</u>
Before diversity Demand	=	64.60 kVA
After Diversity Demand (0.85 df)	=	54.91 kVA (79.26 A)
For standard circuit breaker size of 80A	=	55.43 kVA.

It is proposed that the demand will be supplied from the existing 315kVA miniature substation "MS-Airways", in Airway Road, as indicated on the drawing.

The following objectives will be set to reduce consumption:

- Comply with SANS 10400.
- Energy efficient light fittings, air conditioning, mechanical ventilation, refrigeration and water heating installations as applicable, etc.
- Use of LPG gas instead of electrical appliances for cooking where economically feasible.
- Use of energy efficient appliances.
- Installation of Photo Voltaic (PV), if it can be economically justified.

The demand calculated for the Development will be made available and will be energized after all related costs, including Development Charges, have been received by George Municipality.

Should an increased or decreased demand be needed, all related cost including Development Charges as applicable, shall be for the Developer's account.

Details regarding the electrical capacity allocation to each unit to be included in the rental agreements or sales contracts.

6.0 **AVAILABILITY OF CAPACITY**

Load measurements and recordings were undertaken at the miniature substation recently by George Municipality's Electrotechnical Department. It was confirmed that sufficient capacity is available at the existing miniature substation "MS-Airways" for the proposed development.

7.0 **POINT OF CONNECTION**

The identified point of connection for this development is at the low voltage busbars of existing miniature substation "MS-Airways", as indicated on Drawing No. 19495/SK/01 which is attached as Annexure A.

8.0 **BULK AND LINK SERVICES**

The Developer will not be required to install any bulk infrastructure upstream from the Point of Connection, but will contribute towards same in the form of the standard development contribution.

It is proposed that the Developer supply and install a new dedicated low voltage cable from the existing miniature substation to a new dedicated municipal LV bulk metering point outside the Development.

The trenching in the road reserves and on sidewalks will be subject to receiving the necessary wayleave approvals from George Municipality.

9.0 **INTERNAL SERVICES**

The Municipality's responsibility will end at the load terminals of the new LV bulk meter to be installed in a dedicated metering kiosk installed on the boundary of the Development.

The Developer will have to enter into a supply agreement with the Municipality. The Developer will be responsible for operating and maintaining the internal network downstream from the meter.

The Developer will be responsible for metering of each individual residential unit's and General consumption, sending out accounts, debt collection, etc. The services of a metering agent could be employed to assist in this regard and using prepayment metering.

All cables and electrical equipment outside the erf will be installed in servitudes, road reserves and open spaces and will be accessible to the Municipality at all times.

The Developer shall appoint and maintain an appointment of a responsible person as defined in the General Machinery regulations of the OHS Act to take responsibility of the installation and operation thereof beyond the metering point.

No embedded generation will be installed without prior approval from George Municipality.

No individual consumer can connect to the Municipal network, as the power need to be supplied via the bulk metering point.

10.0 **TECHNICAL PARTICULARS**

All drawings and specifications of the proposed network must comply with the Municipality's technical requirements and must be submitted to them for official approval before any construction can commence.

The LV bulk kWh/kVA consumption meter will be the Landis & Gyr type and must have the ability to be read remotely from the electrical department's offices. The meter shall be 4 quadrant, 4 wire and programmed as such.

The Low Voltage (LV) supply will be underground cable. The LV cable type will be PVC insulated, PVC bedded, galvanised steel wire armoured 600/1000V with four aluminium conductors.

The internal network must be designed so that any internal faults do not cause nuisance tripping of the upstream municipal network.

No switching of supplies or work in close proximity of existing cables / overhead lines will be carried out without prior arrangement with the Municipality's electrical department. The Electrical Contractor will also be required to liaise with the Municipality's civil department and communication service provider/s to ensure that no damage is caused to existing underground piped services during construction.

Should this development ever in future need to be taken over by George Municipality, the infrastructure shall be designed and upgraded to their standards before this can be requested.

11.0 **ENVIRONMENTAL REQUIREMENTS**

All work will comply in all respects with the relevant environmental management requirements.

12.0 **PROGRAMME**

It is expected that construction of services to the two portions will commence immediately after all the necessary approvals have been received and the feasibility has been approved.

13.0 **CAPITAL COSTS**

- (i) The Developer will be responsible for the supply, installation and commissioning of the complete internal network and the link to the existing network as described above.

All work will be done under the direction of the Developer's Electrical Consultant, i.e. Messrs. Clinkscapes Maughan-Brown, and by an Electrical Contractor to be approved by the Developer and the Municipality.

- (ii) The Developer will be responsible for payment of the standard municipal development charges towards bulk infrastructure. The level at which the Development connects in the shared network, and thus its contribution to shared networks, must be taken as MV/LV.

Based on a provisional calculation done by Mr. Mzwanele Gatyeni, the amount for the electricity development contributions is R 78 643-80, excl. VAT. A copy of this calculation is attached as Annexure B.

It is proposed that the calculation be reviewed and finalized by the Municipality subsequent to this report in consultation with CMB and be included in the services agreement.

- (iii) There will be no credit against development contributions payable.
- (iv) The Developer will be responsible for the payment of a consumer deposit equal to an estimate of three (3) month's charges at maximum demand and applicable tariff. A bank guarantee can be issued for the consumer deposit.
- (v) The demand calculated for the Development will be made available and will be energized after all Development charges has been received by George Municipality.

14.0 **CONCLUSION**

We trust that this information is sufficient to obtain the necessary statutory approvals for the development and to draw up the services agreement.

Please contact the writer should more information be required.

Yours faithfully



J Olivier

CLINKSCALES MAUGHAN-BROWN

.....
Approved by Developer

.....
Name

.....
Date

.....
*Approved by George Municipality
Electrical Department*

.....
Name

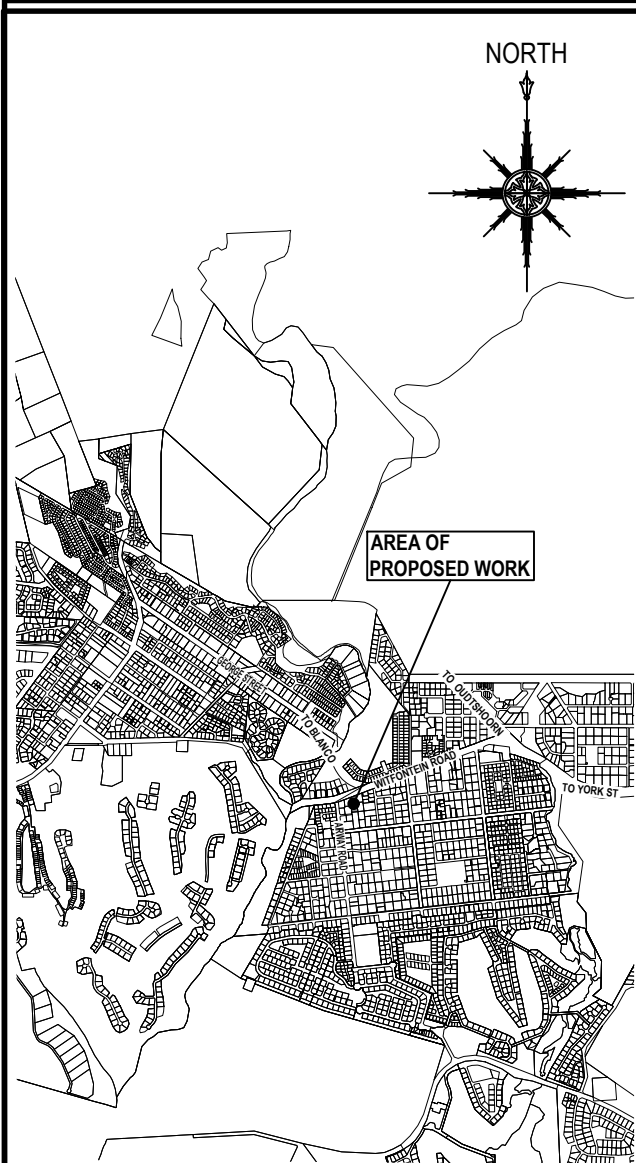
.....
Date

ANNEXURE A

Drawing No: 19495/E/01 – Plan layout of proposed electrical connection.

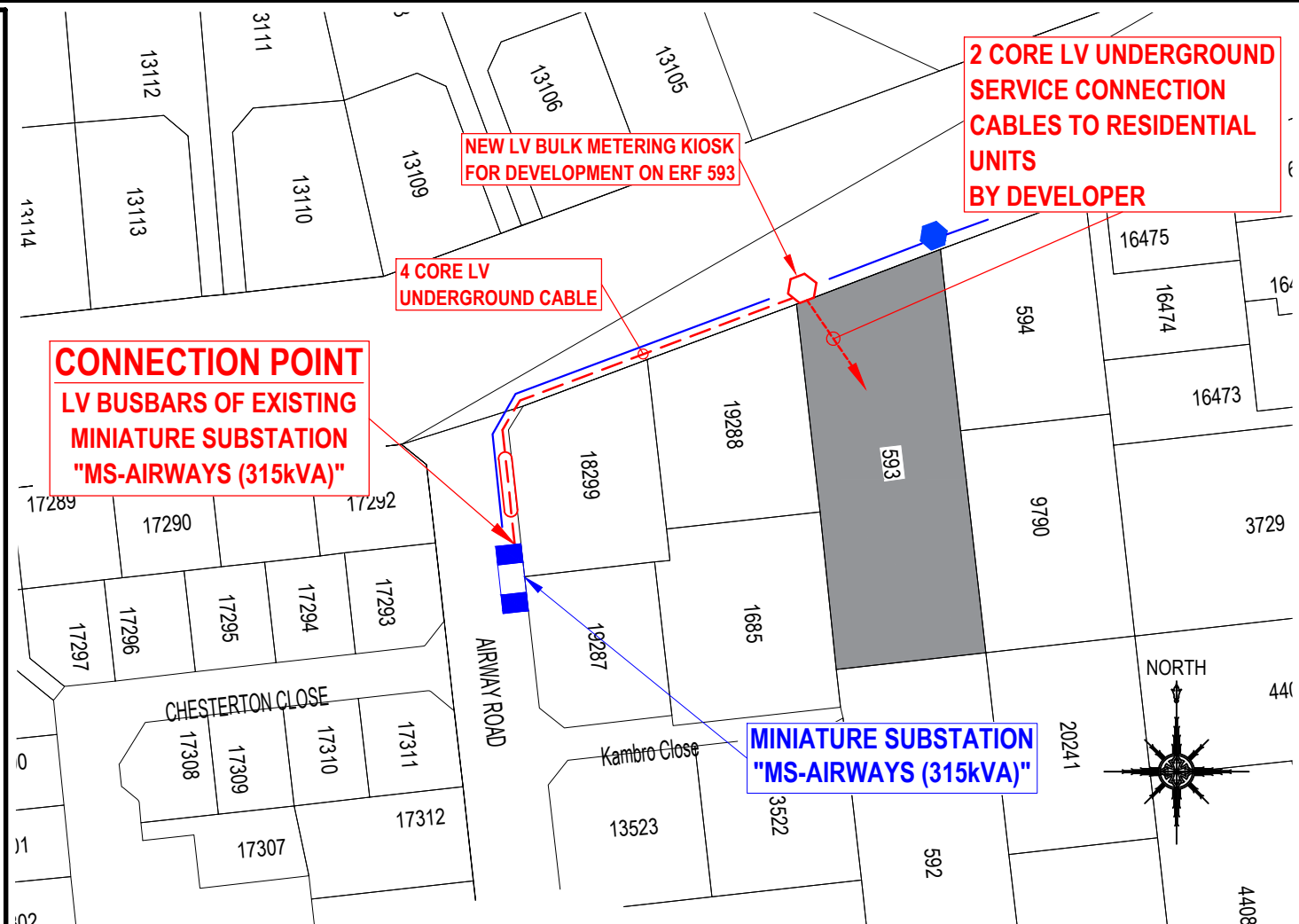
LEGEND

- EXISTING MINIATURE SUBSTATION
- EXISTING LV DISTRIBUTION KIOSK
- NEW LV METERING KIOSK BY DEVELOPER
- EXISTING MUNICIPAL LV NETWORK
- NEW LV UNDERGROUND CABLE BY DEVELOPER
- NEW 160mm uPVC SLEEVE



LOCALITY PLAN

N.T.S.



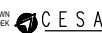
CLINKSCALES MAUGHAN-BROWN

CONSULTING MECHANICAL & ELECTRICAL ENGINEERS

PORT ELIZABETH EAST LONDON GEORGE CAPE TOWN WINCHER

CLINKSCALES MAUGHAN-BROWN (SOUTH) (PTY) LTD (2012/075086/7)

39 Victoria St
George 6520
PO Box 2551
George 6530
Tel: +27 44 874 1511
Fax: +27 44 874 1510
cmb@cmbgeorge.co.za
www.clinksc.co.za



COPYRIGHT. ALL RIGHTS RESERVED.

NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRICAL OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING OR ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE AUTHOR.

CLIENT

HRC TRUST

PROJECT

PROPOSED REZONING AND
SUBDIVISION OF ERF 593, GEORGE

DRAWING TITLE

LV ELECTRICAL CONNECTION

DRAWN

JO

DESIGNED

JO

CHECKED

JO

APPROVED

JO

SCALE

1:1500

DATE

17 JAN 2025

CAD REF No.

19495-E-SK01

DWG-SIZE

A4

DRAWING NO

19495/E/SK01

REVISION

ANNEXURE B

Development Contribution Calculation

Development Charges Calculator				Version 1.00		2024/06/10		
				Erf Number	593			
				Allotment area	George			
				Elec DCs Area/Region	George Network			
				Elec Link Network	MV/LV			
				Elec Development Type	Normal			
				Developer/Owner	0			
				Erf Size (ha)	0			
				Date (YYYY/MM/DD)	2024-12-10			
Current Financial Year				2024/2025				
Collaborator Application Reference				0				
Code	Land Use	Unit		Total Existing Right		Total New Right		
RESIDENTIAL				Units	Units	Units		
	Single Res > 1000m² Erf (Upmarket)	unit			1			
	Group Housing >200m²	unit				6		
OTHERS				kVA	kVA			
	Others. No further diversity applied. (as applied by consultant)	Actual kVA (ADMD)				1		
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	5,78	18,34	R 6 261,85	R 78 643,80	R 11 796,57	R 90 440,37	
Total bulk engineering services component of Development Charge payable					R 78 643,80	R 11 796,57	R 90 440,37	
Link engineering services component of Development Charge								
Total Development Charge Payable								

City of George

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. 2000383**

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

Brief proposal: **1. Rezoning from Single Residential Zone I to General Residential Zone III to erect 8 new town houses and existing house**

2. Removal of Title Deed Condition if necessary

Property(ies) description: **Erf 593 George**

Date: **6 September 2021**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Clinton Peterson	George	044 801 9191	Cpeterson@george.gov.za
	Ilane Huyser	Municipality	044 801 9550	ihuyser@george.gov.za
Pre-applicant	Delarey Viljoen	DELplan Consulting	044 873 4566	planning@delplan.co.za
	Rohan Viljoen	Achitect	082 826 4426	rohan.viljoen@vodamail.co.za

Documentation provided for discussion:

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

1. Site Development Plan
2. Title Deed
3. SG Diagram
4. Locality Map

YES	NO
-----	----

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:

The subject property is located along Witfontein Road in Heather Park, to the west of George CDB.

The proposed application is for the **Rezoning** of Erf 593 George in terms of Section 15(2) (a) of the George Municipality: Land Use Planning By-Law (2015) from Single Residential Zone I to General Residential Zone III to allow for a Town Housing development of 9 double storey units.

The title deed contains a restrictive condition, restricting development within 20 feet (6.096m) of the boundary common of certain properties. Further investigation will be conducted to identify which properties this condition applies to as the current Title Deed and SG Diagram is unclear.

As this condition restricts development within 20 feet (6.096m) the proposed development will be within the building lines of the proposed General Residential Zone II as set out by the George Integrated Zoning Scheme.

The proposed development is situated in an area identified by George Municipal SDF as an Intensification Zone, an area to “promote and direct new affordable residential development to well-located infill and/or vacant or under-utilised land” (George SDF, 2019). Surrounding properties within close proximity to the north, west and east has similar Group Housing development in the area as seen on the locality map attached. Therefore, the proposed development will not set a precedent in the area. There are also GoGeorge bus stops close by.

There is currently an existing house on the property. A section of the existing house will be demolished to establish a road to provide access to proposed units 7, 8 & 9, as seen on Site Development Plan. 25 Parking bays are provided on site, therefore meet the parking requirements of 2 parking bays per unit as set out by GIZS.

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
✓	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
	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
			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			In Line
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)]			X	Conveyance Attorney 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? <u>George Integrated Zoning Scheme 2017</u> _____ What is the current zoning of the property? <u>Single Residential Zone I</u> _____ What is the proposed zoning of the property? <u>General Residential Zone III</u> _____ Does the proposal fall within the provisions/parameters of the zoning scheme? <u>YES</u> _____ Are additional applications required to deviate from the zoning scheme? (if yes, specify) <u>No</u> _____	
---	--

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)?		X		National Department of Environmental

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
(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) (NEM:ICM) / National Environmental Management: Waste Act, 2008 (Act 59 of 2008) (NEM:WA) (~~strikethrough irrelevant~~)				Affairs (DEA) & DEA&DP
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?				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

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
				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, 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 (to be considered)
Y	N	Proposed Subdivision Plan (including street names and numbers)	Y	N	Copy of original approval letter
Y	N	Services Report or indication of all municipal services / registered servitudes	Y	N	Home Owners' Association consent
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)	Y	N	Required number of documentation copies

PART E: DISCUSSION

CES:

- Access must be in accordance with the Blanco AMP and must conform to Provincial access management guidelines.
- Developer to investigate possible street access to Kambro street over erf 592.

ETS:

- Engineering report required.

Town Planning:

- The access to be investigated and determined by a traffic engineer;
- Notwithstanding the width of the sidewalk, a stacking distance of at least 6m will be required;
- Reconsider site layout:
 - functional open spaces to be provided;
 - Consider a parking relaxation: 2 parking bays per unit may be considered (which will provide opportunity for more open space and a more feasible layout);
 - Refuse yard will be required;
 - Landscaping plan will be required (trees to be planted/incorporated);
 - Consider the existing mature indigenous trees on site (consider incorporating in layout);
- To confirm if a Heritage are applicable.

- Note that the units must be built as harmonious architectural entity (considering the exiting main house).

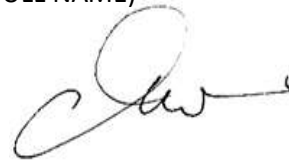
PART F: SUMMARY / WAY FORWARD

Refer to comments in part E. Application may be submitted for consideration.

OFFICIAL: Ilane Huyser PRE-APPLICANT: **Delarey Viljoen**

(FULL NAME)

(FULL NAME)



SIGNED: _____

SIGNED: _____

DATE: 2021/09/13

DATE: 06/09/2021

**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.*