

Our Ref.: 1200/GEO/21
Your Ref.: Farm 192/285, Kleinkrantz

24 August 2026

The Municipal Manager
George Municipality
PO Box 19
GEORGE
6530

ATTENTION: MR. CLINTON PETERSEN

Dear Mr. Petersen,

PROPOSED DEPARTURES: FARM KLEINKRANTZ 192/285, GEORGE MUNICIPALITY AND DIVISION

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

Yours Faithfully
DELPLAN Urban & Regional Planning



DELAREY VILJOEN Pr. Pln

<https://delplan.sharepoint.com/sites/Delplan/Shared Documents/General/Documents/PROJECTS/2021/1200-GEO-21/Korrespondensie/b1.doc>

Cc: S BARNETT & ZATOCEL (PTY) LTD

**PROPOSED APPLICATION FOR DEPARTURE ON
KLEINKRANTZ 192/285, GEORGE MUNICIPALITY AND DIVISION**



FOR: S BARNETT & ZATOCEL (PTY) LTD



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

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PROPOSED DEPARTURES ON FARM 192/285, KLEINKRANTZ, GEORGE MUNICIPALITY AND DIVISION

- **Departure:** Application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023, for relaxation of
 - The 20m northern common boundary building line for the following:
 - The as-built pergola at the existing main dwelling to 15.7m & 12.8m
 - The new entertainment with braai area to 14.1m, 13m, 12.6m, 12.8m & 14.86m
 - The as-built pergola of the second dwelling to 18.96m & 18.54m as well as the carport to 19.4m & 16.1m
 - The 20m southern common boundary building for the as-built braai to 2.5m & 2.49m and 3m & 7.1m for the playground
 - The 175m² maximum second dwelling size to 192m²

Property Description:	Kleinkrantz 192/285, George			
Physical Address:	Hoekwil Road			
Owner:	Siobhan Barnett & Zatocel (Pty) Ltd			
Title Deed No:	T43968/2023			
Bond Holder:	NO			
Size of the property:	2.03ha			
HOA/ Body Corporate	N/A	Written Consent	YES	NO

1. INTRODUCTION

Farm 192/285, Kleinkrantz, is currently developed with a main dwelling, second dwelling, entertainment area, as-built braai, and several container structures. In 2023, the owner obtained approval for a consent use for the additional dwelling as well as multiple departures, as certain proposed structures exceeded the applicable building lines. However, the structures were not constructed in accordance with the approved site plan. As a result, the owner now intends to apply for multiple departures to regularise the portions of the development that encroach on the prescribed building lines. *DELPLAN Consulting* was appointed by the registered owner of Farm 192/285, Kleinkrantz, hereafter referred to as the “subject property”, to prepare and submit the required land use application. A copy of the Power of Attorney authorising the submission of this land use application is attached as **Annexure 1**.

2. OWNERSHIP/TITLE DEED

The subject property is currently registered to Siobhan Barnett according to Title Deed T43968/2023. The farm measures 2.03ha in extent. The title deed is 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**.

3. LOCALITY

The subject property is located along Hoekwil Road in Ward 4. Figure 1 below indicates the subject property in relation to the greater surrounding area. Figure 2 gives a closer view of the subject property in relation to the immediate surroundings. No significant historic buildings, ruins, grave sites or any other heritage-related activities and objects are evident within the landscape. A locality plan is attached hereto as **Annexure 5**.

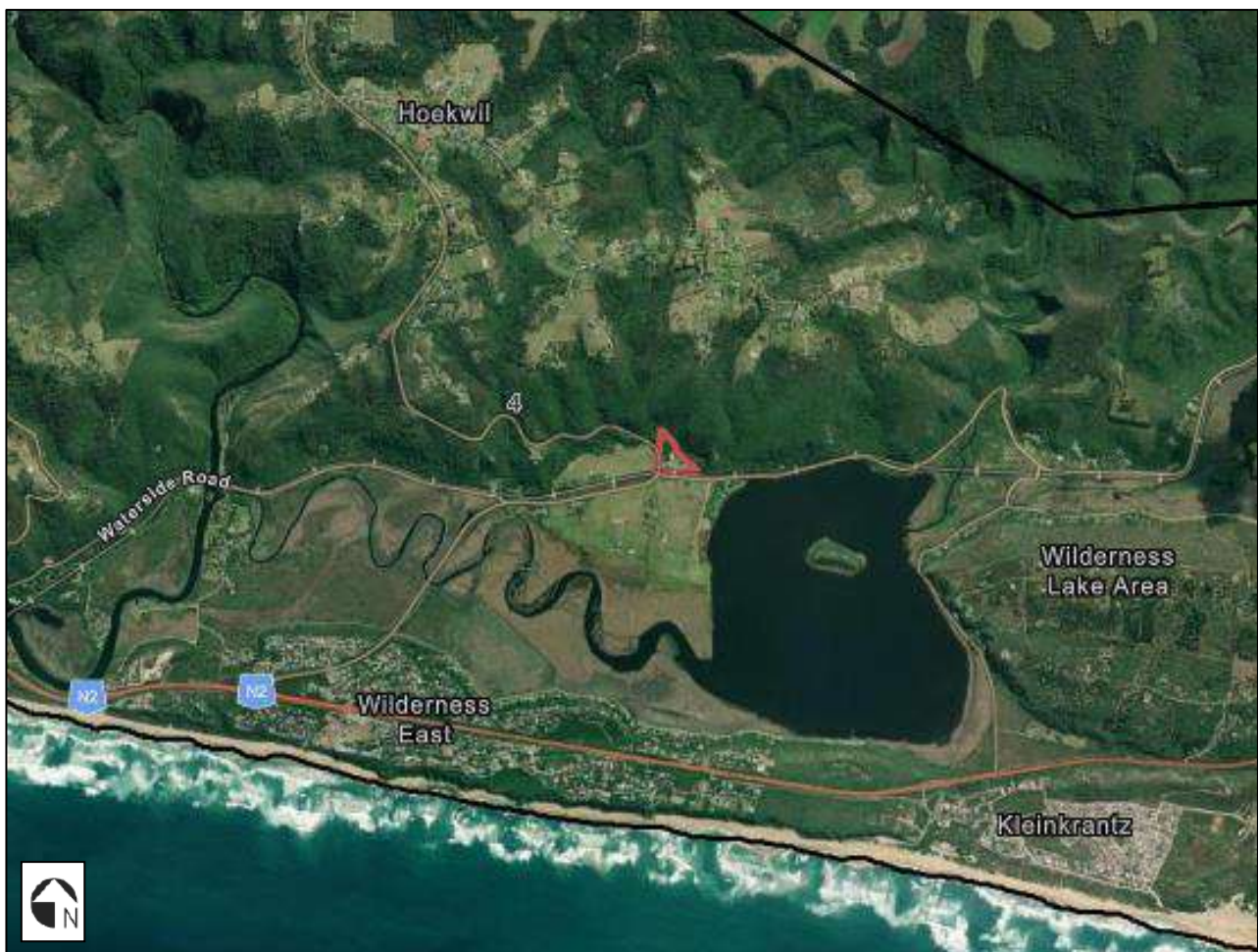


Figure 1: The subject property (indicated in red) in relation to surrounding areas



Figure 2: Closer view of the subject property in relation to the immediate surroundings

4. PROPOSED DEVELOPMENT

When the original departure was approved in 2023, the subject property was still largely underdeveloped. The previous approval included consent use for the second dwelling and departures for the pergola, lateral building line encroachments, and the proposed entertainment area; however, these were not constructed in accordance with the approved site plan. As a result, the new entertainment area, the addition of a pergola, and the as-built braai require building line relaxations. The containers exceed the prescribed building lines; however, these will be removed from the site as indicated. Figure 3 illustrates the approved site plan, while Figure 4 illustrates the proposed site plan.

It is notable that the main dwelling is approved and already constructed in its current position.

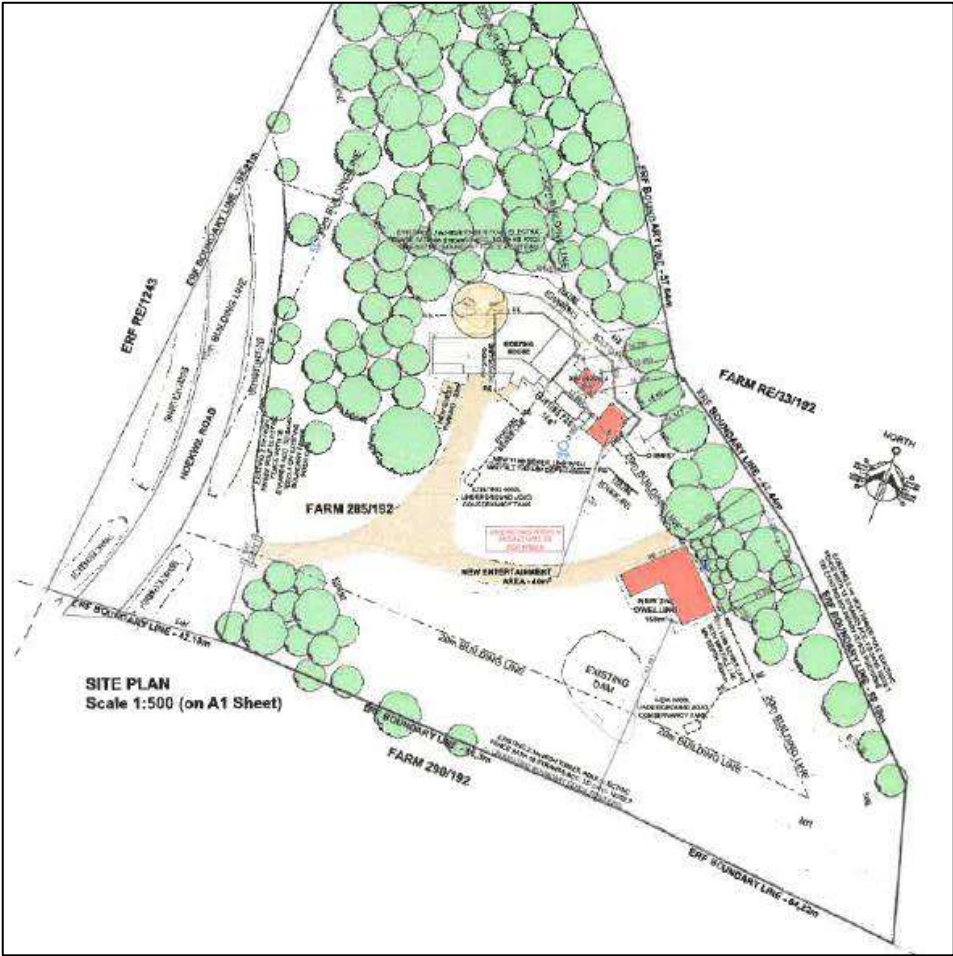


Figure 4: Approved Site Plan

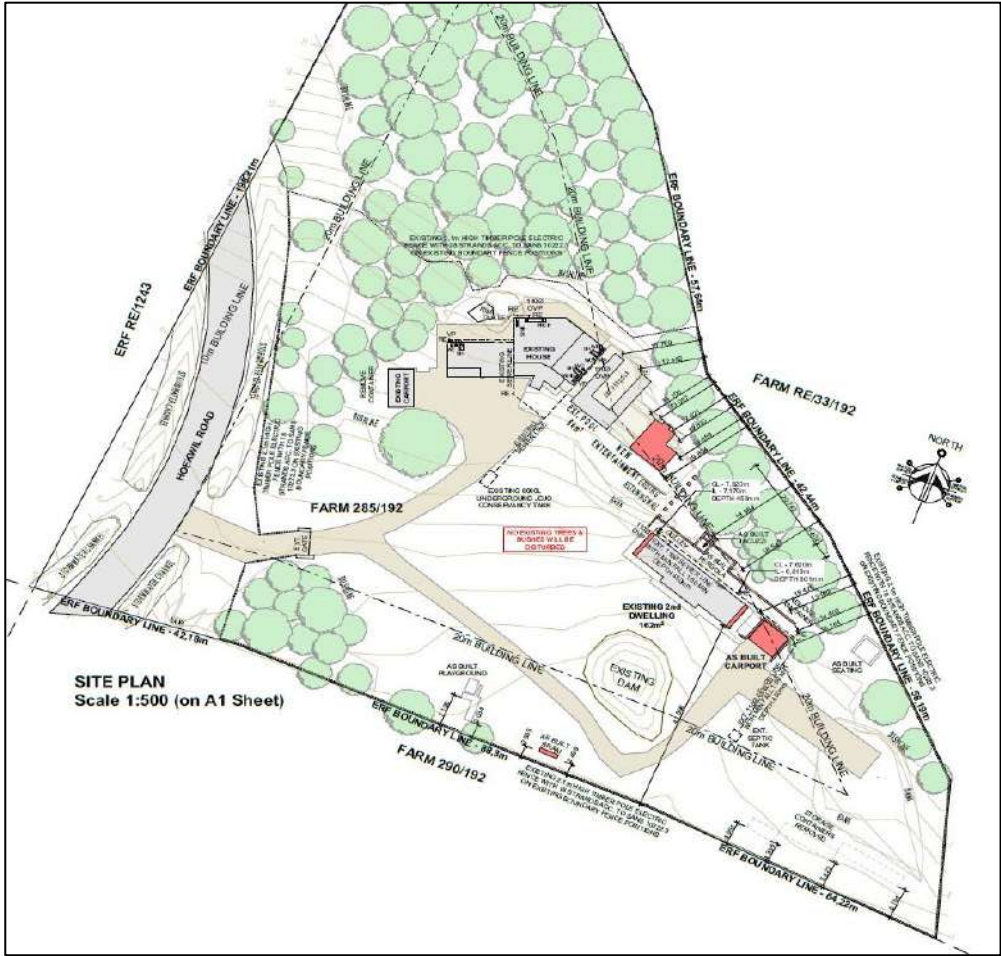


Figure 3: Proposed Site Plan

The following relaxations are required along the 20m northern common boundary building line: The pergola surrounded by the pool as part of the main dwelling requires relaxation to 15.7m & 12.8m as the approved pergola differs from what is constructed. The entertainment area with braai area requires a relaxation to 14.1m, 13m, 12.6m, 12.8m & 14.86m, the pergola located at the rear of the second dwelling (north) requires a relaxation to 18.96m & 18.54m. The carport located at the second dwelling additionally requires a relaxation to 19.4m & 16.1m. Along the 20m southern common boundary building line, the as-built braai also requires a building line relaxation to 2.5m & 2.49m and the playground requires relaxation to 7.1m & 3m. There is also an open seating area (containing no roof) east of the second dwelling which does not require a relaxation.

The second dwelling only measures 162m², but the carport associated with the dwelling measures 30m² and the total size therefore measures 192m², thus necessitating a departure. None of the retaining wall structures within the building line exceed the required height and none therefore require departures. All proposed structures are within the permissible height restrictions. No vegetation will be disturbed as part of the proposed land use application. The approved site plan/approval is attached as **Annexure 6**, with the proposed site plan attached as **Annexure 7**.

5. NATURAL ENVIRONMENT

Developments are pre-existing and built on the existing outline of the original dwelling; consequently, the natural environment will remain intact, and no vegetation will be cleared from the property.

6. HERITAGE

The subject property is not located in a heritage area, and none of the buildings is older than 60 years, no heritage impact assessment is necessary.

7. TRAFFIC AND PEDESTRIAN MOVEMENT

The subject property has one existing access off Hoekwil Road, which will remain unchanged. All structures on the property will continue to make use of this existing access point. Figure 5 provides a visual representation of the existing access from Hoekwil Road. Sufficient on-site parking is available, and all vehicle manoeuvring will take place within the boundaries of the property.

Pedestrian movement will not be significantly affected by the proposed development, as the structures are located at a sufficient distance from the road. Although there is no designated pedestrian pathway on-site, there is adequate space to accommodate pedestrian movement, and therefore pedestrian circulation will be only minimally influenced by the proposed development. Figure 5 provides a visual of the existing access off Hoekwil Road in relation to the view along the road.



Figure 5: Visual along Hoekwil Road

8. IMPACT ON NEIGHBOURING PROPERTIES

The proposed development will not negatively impact surrounding neighbours, as the structures are not visually projecting from the subject property to the neighbouring properties. The northern and eastern neighbours' property is currently vacant land that is largely covered with vegetation; as such, these neighbours will not be affected by the proposed development. The southern and western neighbours are also situated at a sufficient distance from the subject property, ensuring that their views will not be affected. Furthermore, as the development already exists, it will not alter or significantly impact the existing streetscape.

The character of the area will remain unchanged, as the development does not increase the density of the area (from what was approved) and is aligned with the surrounding built form and rural-

residential character. Neighbouring privacy will not be affected due to the distance between the proposed development and surrounding properties. In addition, noise generated from the subject property is not expected to impact adjacent landowners due to the separation distances. Access to sunlight for neighbouring properties will also remain unaffected as a result of these distances and the positioning of the existing structures. All developments along the southern border, are located along the railway line with sufficient vegetation screening, thus there is no impact on any adjacent neighbours.

9. PUBLIC PARTICIPATION

The Formal Public Participation Process will be followed by sending notice letters to the surrounding property owners informing them of the proposed development. A site notice will also be erected.

10. NEED AND DESIRABILITY

Desirability in the land use planning context may be defined as the degree of acceptability of a proposed development on the land unit concerned. This section expresses the desirability of the proposed building line relaxations, taken in conjunction with the development principles and criteria set out through the policies and planning framework, 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 current need for this application is centred around attaining legality regarding the encroachments for the existing developments. The development is not needed to realise any spatial goal of the Municipality. Desirability in this sense includes the fact that the development suits the smallholding land use, with no additional impacts that could negatively impact the broader public interest. Furthermore, the proposed application is not considered to be in contradiction with spatial policies and poses no further risk or inconvenience to neighbouring properties. The development can therefore be described as desirable.

11. POLICIES

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

This spatial document does not specifically address the subject property and sets no policy preference that prohibits the proposed developments. The application, therefore, adheres to parameters set forth by the GMSDF.

11.2 Wilderness/Hoekwil Local Spatial Development Framework (WLSDF) (2015)

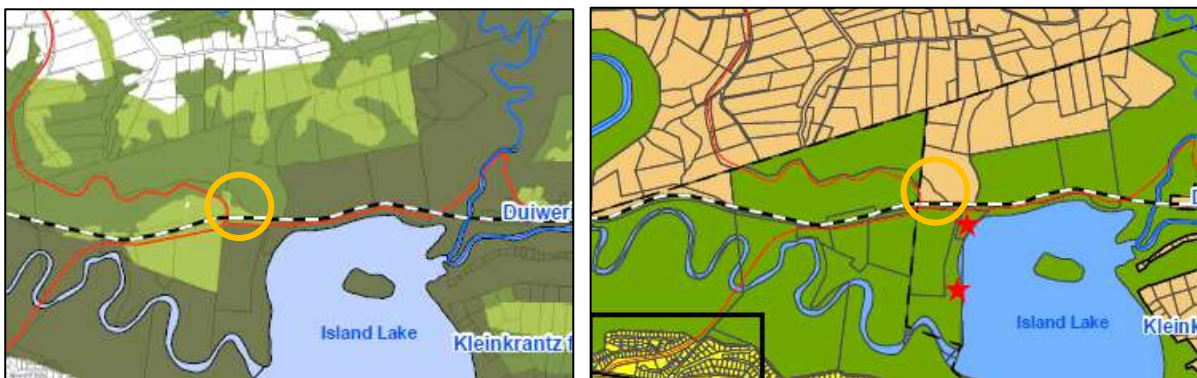


Figure 6: LSDF Extraction

As can be seen in Figure 6, the subject property is shown to be an ecological support area, corresponding to its AGZII zoning, which specifies smallholdings as the main use. Other land uses can also be seen in this regard. Surrounding agricultural areas are identified as “protected areas” by their green shading. As the departure does not influence the surrounding views or aesthetics from neighbouring properties or the roadside, there is no contradiction with the WLSDF. The proposed developments, though over the building line, do fall within the already disturbed area.

Regarding landscape character or view sheds along tourism routes, it is stated that it *must be protected by appropriate guidelines and even regulations to ensure that this landscape and visual resource is protected for the generation to come*. In terms of movement systems, it is stated that *sensitive areas in view from tourist routes must be protected from inappropriate developments or infrastructure that could harm its special character*.

To ensure the latter, guidelines are provided by which the impact of the development can be measured. These are relevant to all land use changes and include rezoning, departures, consent, subdivision and building plan approvals.

Guidelines pertaining to land use changes	Relevance to Kleinkrantz 192/285
A change in land use from the prevailing use;	The zoning remains the same; additional uses are added and are allowable under the current zoning.
A use that is in conflict with an adopted plan or vision for the area;	Not relevant
A significant change to the fabric and character of the area;	Not relevant
A significant change to the townscape or streetscape;	No negative impact on the urban streetscape as proposed departures are not relevant to street building lines.
Possible visual intrusion in the landscape such as developments that are proposed on skylines, are out of scale and causes light pollution during the night, etc	Developments do not exceed the height restrictions and will be located in the already disturbed section of the property.
Obstruction of views of others in the area.	Wilderness National Park is the only neighbour adjacent to the proposed building line departures. There, however, still exists a large natural landscape buffer between Wilderness National Park and the proposed development. Additionally, all relevant precautions will be taken to protect the natural landscape against possible detrimental effects of the proposed development. No other neighbouring properties are influenced, as no development occurs in proximity to these properties.

12. CONCLUSION

As mentioned in this motivation report, we believe that the abovementioned principles, considerations and guidelines for this land use application for Farm 192/285, Kleinkrantz, satisfy the applicable legislation. As a result, it is trusted that this application can be finalised successfully.



DELAREY VILJOEN Pr. Pln

AUGUST 2026

ANNEXURE 1

POWER OF ATTORNEY

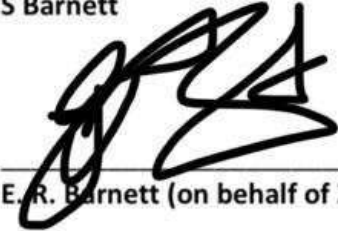
We, **Siobhan Barnett and Zatocel Pty Lt**, the undersigned and registered landowners of **Kleinkrantz 192 / 285, George Municipality and Division, Western Cape Province**, hereby instruct Delarey Viljoen of *DELPLAN Consulting* to submit the necessary land use application in terms of the George Municipality By-Law on Municipal Land Use Planning, 2015.



S Barnett

11 May 2026

Date



E. R. Barnett (on behalf of Zatocel Pty Ltd)

Witnesses:

1.



2.



COR21.1



Companies and Intellectual
Property Commission
100 Waterlooville Road, Waterlooville, 1709
Gauteng, South Africa
011 446 9100

Date: 23/08/2016

Our Reference: 947702960

B&M TAX ADVISORS
E-mail: CAT@BMTAX.CO.ZA
To be collected: BMTAKS

RE: Amendment to Company Information
Company Number: 2013/153441/07
Company Name: ZATOCEL (PTY) LTD

We have received a COR21.1 (Address Change) from you dated 23/08/2016.

The COR21.1 was accepted and placed on file.

With effect from 31/08/2016, the registered address was changed to:

4 TRALEE STREET
KENMARE
KRUGERSDORP
GAUTENG
1739

Yours truly

Commissioner: CIPC

Please Note:

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



The Companies and Intellectual Property Commission
of South Africa
P.O. BOX 429, PRETORIA, 0001, Republic of South Africa Docex 256, PRETORIA.
Call Centre Tel 036 100 2472, Website www.cipc.co.za



COR21.1

**Certificate issued by the Companies and Intellectual Property
Commission on Wednesday, August 31, 2016 05:32
Certificate of Confirmation**



Companies and Intellectual
Property Commission
a member of the SAG group

Registration number	2013 / 153441 / 07
Enterprise Name	ZATOCEL (PTY) LTD
Enterprise Shortened Name	None provided.
Enterprise Translated Name	None provided.
Registration Date	28/08/2013
Business Start Date	28/08/2013
Enterprise Type	Private Company
Enterprise Status	In Business
Financial year end	February
Main Business/Main Object	
Postal address	P O BOX 541 PAARDEKRAAL KRUGERSDORP GAUTENG 1752
Address of registered office	4 TRALEE STREET KENMARE KRUGERSDORP GAUTENG 1739



The Companies and Intellectual Property Commission
of South Africa

P.O. BOX 429, PRETORIA, 0001, Republic of South Africa Docex 256, PRETORIA
Call Centre Tel 086 100 2472, Website www.cipc.co.za



COR21.1

**Certificate issued by the Companies and Intellectual Property
Commission on Wednesday, August 31, 2016 05:32
Certificate of Confirmation**



Companies and Intellectual
Property Commission
A member of the SAG Group

Registration number **2013/153441/07**
Enterprise Name **ZATOCEL (PTY) LTD**

Name
Postal Address

Active Directors / Officers

Surname and first names	ID number or date of birth	Director type	Appoint- ment date	Addresses
BARNETT, ELMER ROBIN	7006305037087	Director	01/09/2013	Postal: P O BOX 541, PAARDEKRAAL, 1752 Residential: 64 FREDERICK COOPER STREET, KENMARE, KRUGERSDORP, 1739



The Companies and Intellectual Property Commission
of South Africa
P.O. BOX 429, PRETORIA, 0001, Republic of South Africa Docex 258, PRETORIA.
Call Centre Tel 086 100 2472, Website www.cipc.co.za



ANNEXURE 2

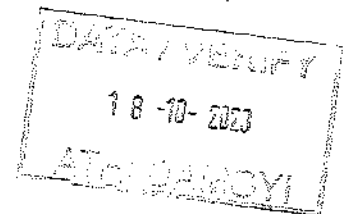
Chanine Goosen & Associates
21 Longford Street
Kenmare Ext 4
Krugersdorp
1739

PREPARED BY ME



CONVEYANCER
CHANINE GOOSEN (50124)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	REDACTED	R. 1 453,00
Reason for exemption	Category Exemption	Exemption i to. Sec/Reg Act/Proc



T 000043968 / 2023

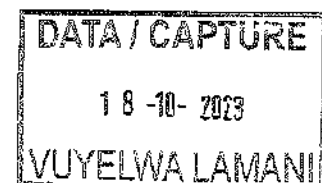
DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

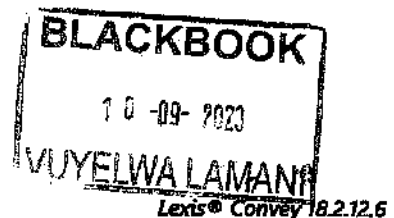
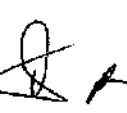
JACOBUS PETRUS VAN ZYL (LPCM 79800)

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

SIOBHAN BARNETT
IDENTITY NUMBER 920526 0243 08 0
MARRIED OUT OF COMMUNITY OF PROPERTY



which said Power of Attorney was signed at HAROLDS BAY on 21 AUGUST 2023



And the appearer declared that his/her said principal had, on 24 July 2023, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

ZATOCEL PROPRIETARY LIMITED
REGISTRATION NUMBER 2013/153441/07

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

**A 1/2 (ONE HALF) SHARE IN AND TO
PORTION 285 (A PORTION OF PORTION 24) OF THE FARM KLEIN
KRANTZ NO 192, IN THE MUNICIPALITY AND DIVISION GEORGE,
PROVINCE WESTERN CAPE**

IN EXTENT 2,0300 (TWO COMMA ZERO THREE ZERO ZERO) HECTARES

**FIRST TRANSFERRED BY DEED OF TRANSFER T50665/1987 WITH
DIAGRAM no X1760/1987 RELATING THERETO AND HELD BY DEED OF
TRANSFER T25235/2021**

- A. SUBJECT to the conditions referred to in Deed of Transfer no T9385/1908.
- B. SUBJECT FURTHER and ENTITLED to certain benefits to the following special conditions referred to in Deed of Transfer no T9385/1908 namely:

"That the two lakes situated on the remaining extent of the aforesaid farm called "Klein Krantz" shall remain for the joint use of all the Appearer's Constituents, that is to say, for those who receive title upon partition of deducted portion and those to receive undivided shares in the remaining extent."

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

SIOBHAN BARNETT
IDENTITY NUMBER 920526 0243 08 0
MARRIED OUT OF COMMUNITY OF PROPERTY

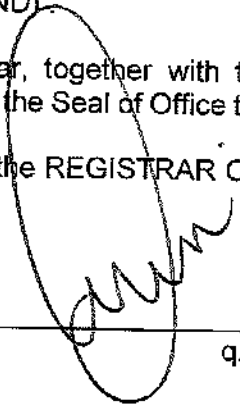
heretofore had to the premises, did in consequence also acknowledge her to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

ZATOCEL PROPRIETARY LIMITED
REGISTRATION NUMBER 2013/153441/07

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R1 550 000,00 (ONE MILLION FIVE HUNDRED AND FIFTY THOUSAND RAND).

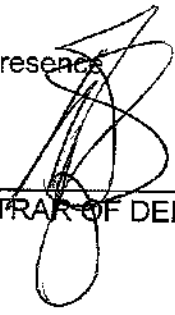
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on
17 OCT 2023



q.q.

In my presence



REGISTRAR OF DEEDS

LOUIS BERGH & ASSOCIATES
504 HOLE IN ONE AVENUE
RUIMSIG

PREPARED BY ME

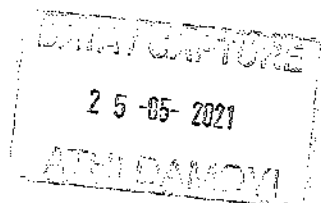
CONVEYANCER
LOUIS BERGH
LPCM: 6034

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 1,778,00	R. 1,778,00
Reason for exemption	Category Exemption	Exemption i.o. Sec/Reg Act/Proc



1/2 HALF SHARE

GETRANSPORTEER AAN	TRANSFERRED TO
Zatocel Proprietary Limited	
RESTANT/REMAINDER	
T 000043960	2023
17 OCT 2023	REGISTRAR/REGISTRAR



T 000025235 / 2021

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

JENNIFER NORRIS (85277)

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

SOLIDO BELEGGINGS PROPRIETARY LIMITED
REGISTRATION NUMBER 2017/225471/07

which said Power of Attorney was signed at GEORGE on 7 APRIL 2021

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE 4

And the appearer declared that his/her said principal had, on 16 February 2021, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

SIOBHAN BARNETT
IDENTITY NUMBER 920526 0243 08 0
MARRIED OUT OF COMMUNITY OF PROPERTY

her Heirs, Executors, Administrators or Assigns, in full and free property

**PORTION 285 (A PORTION OF PORTION 24) OF THE FARM KLEIN
KRANTZ NO 192, IN THE MUNICIPALITY AND DIVISION GEORGE,
PROVINCE WESTERN CAPE;**

IN EXTENT 2,0300 (TWO COMMA ZERO THREE ZERO ZERO) Hectares

**FIRST TRANSFERRED BY DEED OF TRANSFER T50665/1987 WITH
DIAGRAM no T1760 RELATING THERETO AND HELD BY DEED OF
TRANSFER T42451/2020**

- A. SUBJECT to the conditions referred to in Deed of Transfer no T9385/1908.
- B. SUBJECT FURTHER and ENTITLED to certain benefits to the following special conditions referred to in Deed of Transfer no T9385/1908 namely:

"That the two lakes situated on the remaining extent of the aforesaid farm called "Klein Krantz" shall remain for the joint use of all the Appearer's Constituents, that is to say, for those who receive title upon partition of deducted portion and those to receive undivided shares in the remaining extent."



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

**SOLIDO BELEGGINGS PROPRIETARY LIMITED
REGISTRATION NUMBER 2017/225471/07**

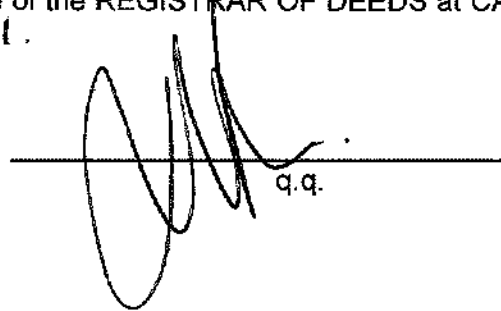
heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

**SIOBHAN BARNETT
IDENTITY NUMBER 920526 0243 08 0
MARRIED OUT OF COMMUNITY OF PROPERTY**

her Heirs, Executors, Administrators 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 R3 100 000,00 (THREE MILLION ONE HUNDRED THOUSAND RAND) .

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

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on 24 May 2021.


q.q.

In my presence



REGISTRAR OF DEEDS



<p>Diagram Number <i>manuvereend</i> <i>Has been</i></p>	
<p>GEWYSIG Kragtens ART 1 (1) VAN WET 47 VAN 1937 OM TE LEES:</p>	<p>AMENDED IN TERMS OF SECTION 4 (1) OF ACT 47 OF 1937 TO READ</p>
<p>1760/1987</p>	
<p>_____</p>	
<p>_____</p>	
<p>_____</p>	
<p>_____</p>	
<p>_____</p>	
<p>BO00037596 / 2023</p>	<p><i>[Signature]</i></p>
<p>17 OCT 2023</p>	<p>REGISTRATEUR/REGISTRAR</p>

ANNEXURE 3

1760-87

OFFICE COPY

TREVOR & BAILEY

SIDES		ANGLES OF DIRECTION	CO-ORDINATES				
Metres			Y		System Lo23° X		
		Constant:		+	0, 00	+	3 700 000, 00
A B	83, 8	314 45 30	A	+	33 937, 8	+	61 829, 9
B C	57, 6	328 24 20	B	+	33 878, 3	+	61 888, 9
C D	42, 4	304 26 20	C	+	33 848, 1	+	61 938, 0
D E	58, 2	315 12 30	D	+	33 813, 1	+	61 962, 0
E F	34, 4	344 08 50	E	+	33 772, 1	+	62 003, 3
F G	64, 2	95 53 50	F	+	33 762, 7	+	62 036, 4
G H	88, 3	92 43 50	G	+	33 826, 6	+	62 029, 8
H J	42, 2	86 27 30	H	+	33 914, 8	+	62 025, 6
J A	199, 2	185 30 00	J	+	33 956, 9	+	62 028, 2

231 Knys 34 Δ + 37 341,14 + 62 089,46
 108 Berg 14 Δ + 38 455,57 + 55 217,28

Description of Beacons

A concrete block 150*190mm proj 0,33m
 B concrete block 150*190mm proj 0,16m
 C planted stone 230*110mm proj 0,25m
 D planted stone 160*230mm
 E G H 20mm iron peg in concrete
 F concrete block 150*190mm proj 0,10m
 J iron standard in concrete

The figure A B C D E F G H J
 represents 2,0300 hectares of land, being

PORTION 285 a portion of portion 24 of the Farm KLEIN KRANTZ NO 192

situate in the Administrative District of George,
 Province of Cape of Good Hope.
 Surveyed in November 1986
 by me.

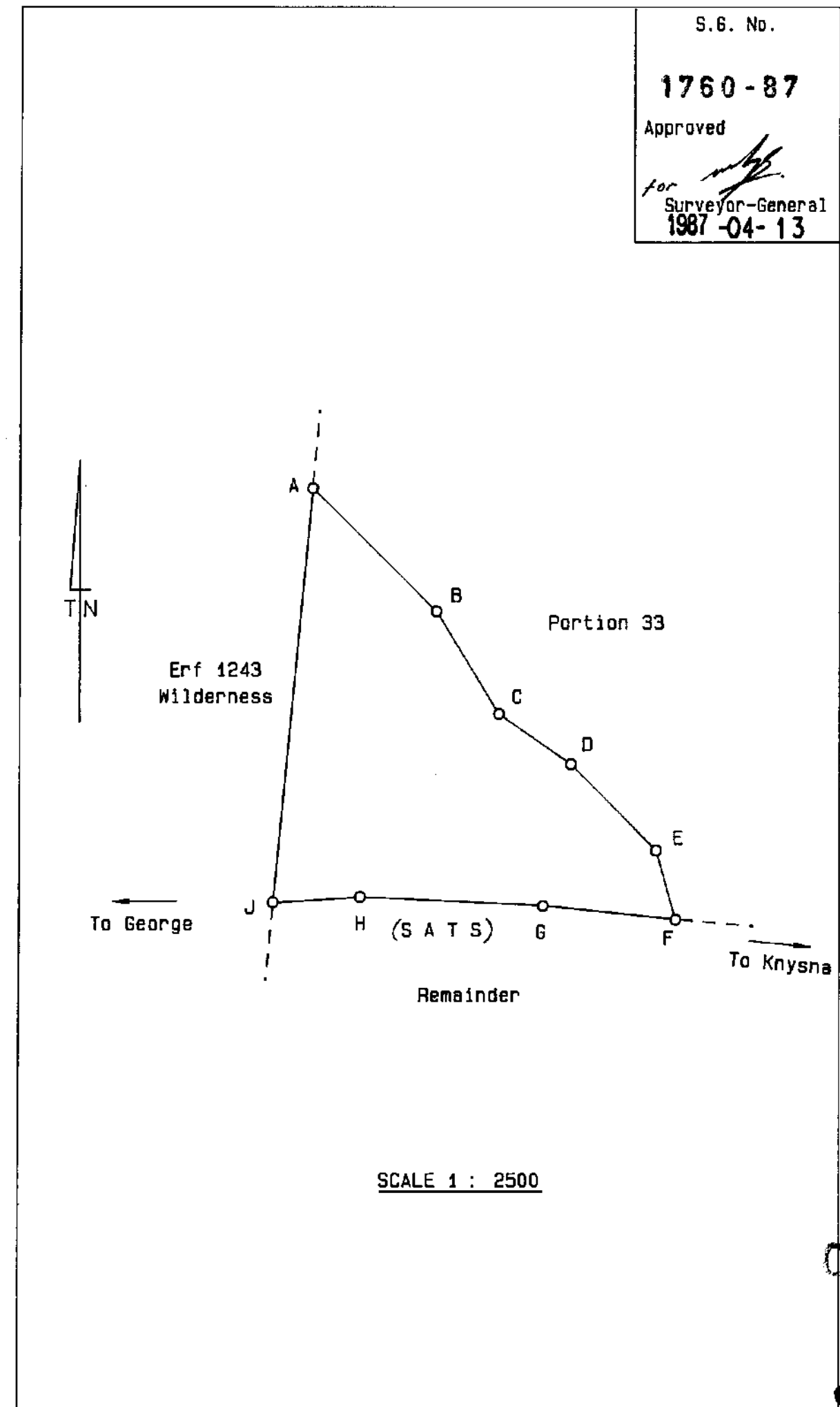
J. Bailey
 Land Surveyor

This diagram is annexed to
 Deed of Transfer
 No. T.50665/1987
 dated
 i.f.o.

Registrar of Deeds

The original diagram is
 No. 9162/1953
 annexed to Transfer
 No. 1956.72.3586

File No. GEORG. 192
 S.R. No. E 544/87
 Comp. BL-8CDC (4142)



ANNEXURE 4

CONVEYANCER'S CERTIFICATE

in terms of Section 38(1)(n) of the George Municipality: Land Use Planning By-law (2015)

I, the undersigned, ANN MARJORY COETZEE, a duly qualified and admitted conveyancer, practicing at Raubenheimers Inc., 60 Cathedral Street, George, Western Cape Province, do hereby certify that:

1. I have perused the conditions of title in respect of:

PORTION 285 (A PTN OF PTN 24) OF THE FARM KLEIN KRANTZ NO.192
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE

IN EXTENT: 2,0300 (TWO COMMA ZERO THREE ZERO ZERO) HECTARES

HELD BY DEED OF TRANSFER NUMBER T25235/2021

registered in the name of

SIOBHAN BARNETT
IDENTITY NUMBER 920526 0243 08 0
MARRIED OUT OF COMMUNITY OF PROPERTY

2. I have been advised that application will be made:

- in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2015 for a **permanent departure** from the 20m lateral building line to 14.177m, and
- in terms of Section 15(2)(o) of the Land Use Planning By-law for George Municipality, 2015 for **consent use** to allow the second dwelling of 150m² under the current zoning.

3. there are no conditions contained in the abovementioned title deed which restrict the contemplated departure from the existing building line nor the consent use.

4. there are no bonds registered over the property.

Dated at GEORGE on 06 OCTOBER 2022.



A M COETZEE
CONVEYANCER - LPC no. 83392

ANNEXURE 5

ANNEXURE 6

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

Collaborator No.: 2443725
Reference / Verwysing: Portion 285 of the Farm Kleinkrantz 192, Division George
Date / Datum: 17 July 2023
Enquiries / Navrae: Primrose Nako

Email: planning@delplan.co.za

DELPLAN CONSULTING
PO BOX 9956
GEORGE
6530

**APPLICATION FOR CONSENT USE AND DEPARTURE: PORTION 285 OF THE FARM
KLEINKRANTZ 192, DIVISION GEORGE**

Abovementioned application as well as the municipality's decision letter dated 23 June 2023 (copy attached) in this regard refers.

No appeal against the above decision has been received. The application is thus regarded as finalized.

Yours faithfully



C. PETERSEN

SENIOR MANAGER: TOWNPLANNING

C:\scan\Portion 285 of farm 192 KK (final decision)\Delplan.docx

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

Collaborator No.: 2443725
Reference / Verwysing: Kleinkrantz 192 Portion 285, Division George
Date / Datum: 23 June 2023
Enquiries / Navrae: Marisa Arries

Email: planning@delplan.co.za

DELPLAN
PO BOX 9956
GEORGE
6530

**APPLICATION FOR CONSENT USE AND DEPARTURE: PORTION 285 OF THE FARM KLEINKRANTZ 192,
DIVISION GEORGE**

Your application in the above refers.

The Deputy Director: Town Planning (Authorised Official) has, under delegated authority, 4.16.18.1 of 30 June 2022 decided that the following applications applicable to Portion 285 of the Farm Kleinkrantz 192, Division George:

1. Consent Use in terms of Section 15(2)(o) of the Land Use Planning By-Law for George Municipality, 2023 for a second dwelling unit on Portion 285 of the Farm Kleinkrantz 192, Division George;
2. Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for relaxation of the eastern lateral boundary building line from 20m to 18.80m, 15.67m and 18.78m respectively for the proposed pergola as well as to 15.54m and 14.18m respectively for the proposed entertainment area on Portion 285 of the Farm Kleinkrantz 192, Division George;

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

REASONS FOR DECISION

- (i) The proposed development is deemed to be consistent with the spatial planning policies and guidelines for this area.
- (ii) The proposed second dwellings aligns with the provisions the zoning scheme provisions and fit in with the rural character of the area.
- (iii) The property is subject to an OSCAE process which will guide and mitigate the impact on the natural environment and the visual impact the structures may have.
- (iv) The relaxation of building lines will not pose a negative impact on the adjacent property owners' amenities in terms of views and privacy taken into consideration the dense disbursement of the vegetation.
- (v) Required mitigation measures have also been imposed in the conditions of approval below.

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

CONDITIONS OF THE DIRECTORATE: HUMAN SETTLEMENTS, PLANNING AND DEVELOPMENT

General conditions

1. In terms of the Land Use Planning By-law for the George Municipality, 2023, the Consent Use and Departure approvals shall lapse if not implemented within a period of five (5) years from the date this decision comes into operation.
2. This approval shall be taken to cover only the applications as applied for and as indicated on the site layout plan, Plan no. M001 drawn by M Smith Architectural Group, dated 20 June 2023 and attached hereto as "**Annexure A**" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision.
3. The approval will be deemed implemented on the commencement of works in accordance with approved building plans.

Notes

- (i) *The owner must submit an Outeniqua Sensitive Coastal Area Extension (OSCAE) permit application to the Directorate for consideration and approval. No building plan will be approved prior to the issuing of the OSCAE permit.*
- (ii) *The owners must join the South Cape Fire Protection Association Management Unit for the area with an approved fire management plan compiled in conjunction with the Fire Protection Association. Proof of membership to be submitted with building plans.*
- (iii) *A building plan must be submitted for approval in accordance with the National Building Regulations (NBR).*
- (iv) *Only one second dwelling up to a maximum size of 150m² will be allowed on the property. The 'butler's room' with the kitchen (as indicated on the approved building plan) currently constitutes a second dwelling. Should the owner wish to implement this approval, the kitchen in the butler's room (quarters) must be removed.*
- (v) *The owner must ensure that adequate stormwater management mitigation occurs to prevent soil erosion and the dissipation of the water across the property, which may include the capturing of water into rainwater tanks.*
- (vi) *The applicant must make use of natural materials and dark paint tones that blend in with the surrounding environment in the design of all exterior elevations, walls and retaining structures. All roofs shall be dark tones, preferably dark greens, greys or black that blends with the surrounding environment.*
- (vii) *The pruning or removal of protected indigenous trees or tree clumps must first carry the approval/granting of a permit by the Department of Forestry, Fisheries and the Environment (DFFE) (Knysna Office).*
- (viii) *That on-going clearing of alien invasive vegetation take place in terms of the Conservation of Agricultural Resources Act 43 of 1983 (CARA).*
- (ix) *A suitably qualified Environmental Control Officer (ECO) should be appointed and must be present during the construction and ensure the implementation of the OSCAE conditions.*
- (x) *The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.*
- (xi) *The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.*
- (xii) *Provisions for the removal of solid waste is to be addressed in conjunction with the Directorate: Community Services.*
- (xiii) *Should it be required, a services agreement is to be drawn up between the developer and the George Municipality, by an attorney acceptable to the Municipal Manager. All expenses will be for the developer.*
- (xiv) *The developer is to adhere to the requirements of the Environmental Authorisation (EA). The onus is on the developer to provide the Dir: CES with the necessary proof of compliance with the EA.*
- (xv) *There may be an existing Overhead Power Line that runs across the boundary of the property. No construction to be performed near the power line and a safety clearance to be maintained at all times. The permanent structures shall also maintain the clearances as specified by the relevant regulations.*

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

6. The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause below, with regards to the proposed development, the developer will be required to make development contribution, as follows:
7. The amounts of the development contributions are reflected on the attached calculation sheet dated 21/11/2022 (**Annexure B**) and are as follows:
Road – R 0.0 Excluding VAT
Sewer – R 0.0 Excluding VAT
Water – R 0.0 Excluding VAT
Total – R 0.0 Excluding VAT
8. The total amount of the development charges of R0.00 shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
9. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in condition 7 above, which might lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.
10. As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R0.00 shall be adjusted in line with the consumer price index published by Statistics South Africa up to the date when payment is made in terms of condition 8 above.
11. Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
12. All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered electrical contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.
13. Any, and all, costs directly related to the development remain the developers' responsibility.
14. Only one connection permitted per registered erf (water and sewer connections). Condition 12 applies.
15. Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf. (Condition 12 applicable)
16. Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (Condition 12 applicable)
17. Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (Condition 12 applicable)
18. Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
19. Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
20. The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.

21. No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
22. No potable municipal water service is available at present. Should a municipal network in future be extended to this area, the owner will be compelled, at own cost, to connect to the network. A Development Charge for water will then become payable in accordance with the approved DC Guidelines at the time of connection.
23. No municipal waterborne sewer service is available at present. Should a municipal network in future be extended to this area, the owner will be compelled, at own cost, to connect to the network. A Development Charge for sewer will then become payable in accordance with the approved DC Guidelines at the time of connection.
24. A conservancy tank, or alternative approved sewer disposal method, must be installed at the Developer/owner's cost. The Developer/owner is to appoint a private contractor, at own expense, to service the tank, and the disposal of the content is to be via an approved disposal method. The installation of a septic tank may be considered if the required percolation tests are within the accepted norms.
25. No municipal road network is currently available. Should a municipal network in future be extended to this area, the owner will be compelled, at own cost, to link to the road network. A Development Charge for roads will then become payable in accordance with the approved DC Guidelines at the time of connection.
26. The developer is to provide the Dir: CES with a TIA approved by the DRE and/or SANRAL. The comments and conditions in the approved TIA must be implemented by the developer.
27. The discharge of surface stormwater is to be addressed by the developer. Condition 12 applies. All related costs are for the developer. The developer is to consult with the Dir: CES to ensure that stormwater planning is done in line with the available stormwater master plans.
28. Internal parking requirements (ie within the development area), position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic must be addressed and all measures indicated on plans and drawings submitted for approval.
29. Adequate parking with a hardened surface must be provided on the premises of the proposed development.
30. No private parking will be allowed in the road reserve.
31. A dimensioned layout plan indicating the proposed accesses onto private / servitude roads, must be submitted to the relevant departments for approval. Condition 12 applies.
32. The approval of the layout of the development and accesses is subject to the George Roads Master Plan and approved by the Dir: CES. A site development plan is to be submitted to the Dir: CES, or any other relevant authority for approval prior to any construction work taking place.
33. The District Roads Engineer (DRE) is to comment on the development application and/or approve the external TIA.
34. Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.

CONDITIONS OF THE DIRECTORATE: ELECTRO-TECHNICAL SERVICES

35. The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
36. The amounts of the development contributions are reflected on the attached calculation sheet dated 16/11/2022 (***Annexure B***) and are as follows:

Electricity – R4 706.48 Excluding VAT

37. The total amount of the development charges of R4 706,48 Excluding VAT shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
38. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in condition 36 above, which might lead to an increase in the proportional

- contribution to municipal public expenditure will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.
39. As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R4 706,48 Excluding VAT shall be adjusted in line with the consumer price index published by Statistics South Africa up to the date when payment is made in terms of condition 37 above.
 40. Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
 41. All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered electrical contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.
 42. Should more than two developments/properties be party to or share any service, the Dir: CES & ETS will in conjunction with the parties determine the pro-rata contributions payable.
 43. Any, and all, costs directly related to the development remain the developers' responsibility.
 44. Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 41 applies.
 45. Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf. (Condition 41 applicable)
 46. Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (Condition 41 applicable)
 47. Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (Condition 41 applicable)
 48. Suitable servitudes must be registered for any municipal service not positioned within the normal building lines. Servitudes must be registered for all electrical services traversing erven.
 49. Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
 50. The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
 51. No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
 52. In all cases, where individual customer applies for a supply capacity exceeding that provided for in the calculation of DCs and for the developer paid, will be subject to additional DCs based on the rates applicable at the time.
 53. Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
 54. Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
 55. The developer and/or an owner of an erf shall see to it that no Small-Scale Embedded Generation (SSEG) are installed on an erf, any portion of an erf or the development, without prior approval from the ETS. Should any SSEG be installed within any part of the development the Electrotechnical Services will within their discretion either implement applicable penalties and/or disconnect the relevant point of supply.
 56. Installation of ripple relays are compulsory for all geysers with electrical elements.

57. The Electricity DC charge excludes any MV/LV and LV network costs. The customer will be quoted separately for any upgrade work required.
58. Rural connection: Capital contributions will be payable by the applicant as part of the electrical connection on application for an electrical connection. The Capital contribution will be determined by the department ETS, based on the size of the connection at the standard prevailing DCs calculation methodology for rural connections.

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

A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Human Settlements, Planning and Development, P O Box 19, George, 6530 or Directorate: Human Settlements, Planning and Development, 5th floor, Civic Centre, York Street, George **on or before 14 JULY 2023** and simultaneously submit a copy of the appeal on any person who commented, made representations or objected to the application in the above regard. Please also note that the appeal must be e-mailed to the administrative officer mentioned above.

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

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

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

Yours faithfully



C. PETERSEN

SENIOR MANAGER: TOWN PLANNING

C:\Marisa\Decisions_New By-Law Pro formas_(applicant)\Kleinkrantz 192 portion 285, Division George _ approval\delplan.docx

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Requests for information concerning this drawing and the project it represents should be directed to the project manager, M. Smith Architectural Group, 10000 Highway 100, Suite 100, Houston, Texas 77055. Phone: (281) 444-1111. Fax: (281) 444-1112. Email: info@msmithgroup.com

ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 DIMENSIONS TO FACE OF EXISTING STRUCTURES SHALL BE AS SHOWN ON THE EXISTING SURVEY.
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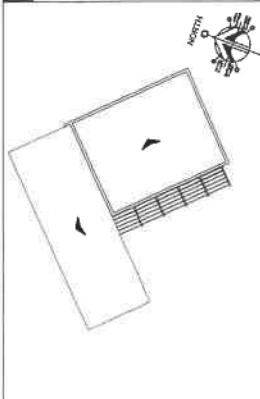
REVISIONS

No.	Date	Description
1	08/14/23	Initial Design
2	08/14/23	Revised Design
3	08/14/23	Final Design

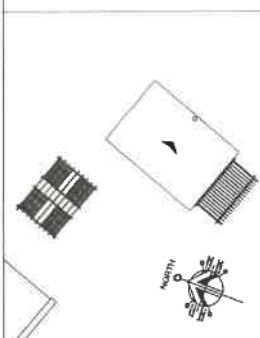
MSMITH
 ARCHITECTURAL GROUP
 PASSION TO CREATE
 10000 HIGHWAY 100, SUITE 100
 HOUSTON, TEXAS 77055
 (281) 444-1111
 info@msmithgroup.com

ADDITIONS FOR S. BARNETT ON FARM 285/192 HOEKWIL RD WILDERNESS

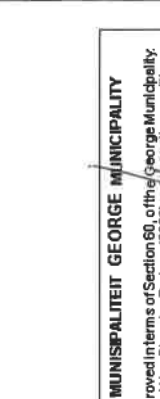
DATE	DESCRIPTION
1-500, 1:200	2105-01b
M001	3
2023/06/20	IN DU PREEZ MS



2nd DWELLING ROOF LAYOUT
 Scale 1:200 (on A1 Sheet)



ENTERTAINMENT ROOF LAYOUT
 Scale 1:200 (on A1 Sheet)

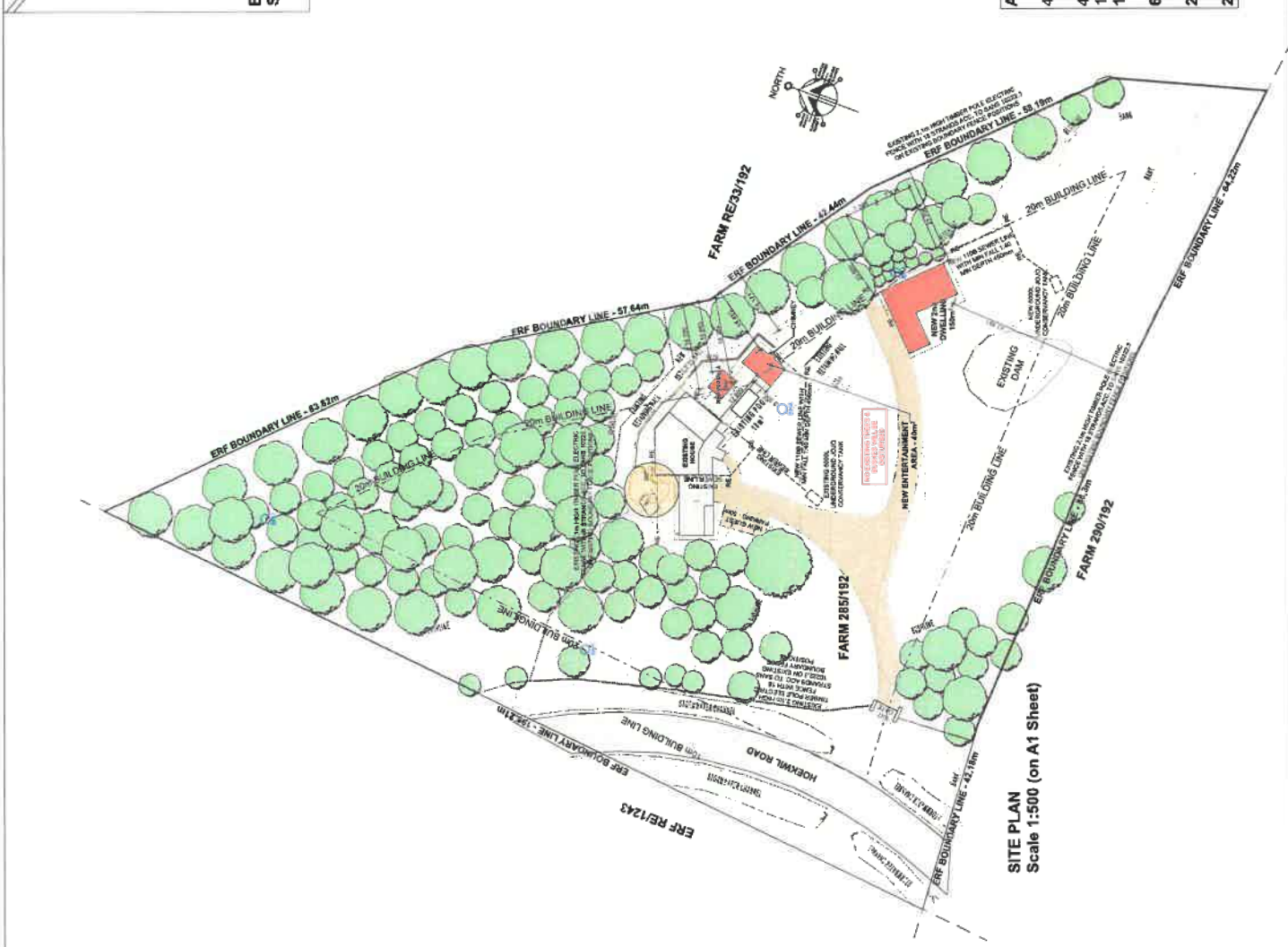


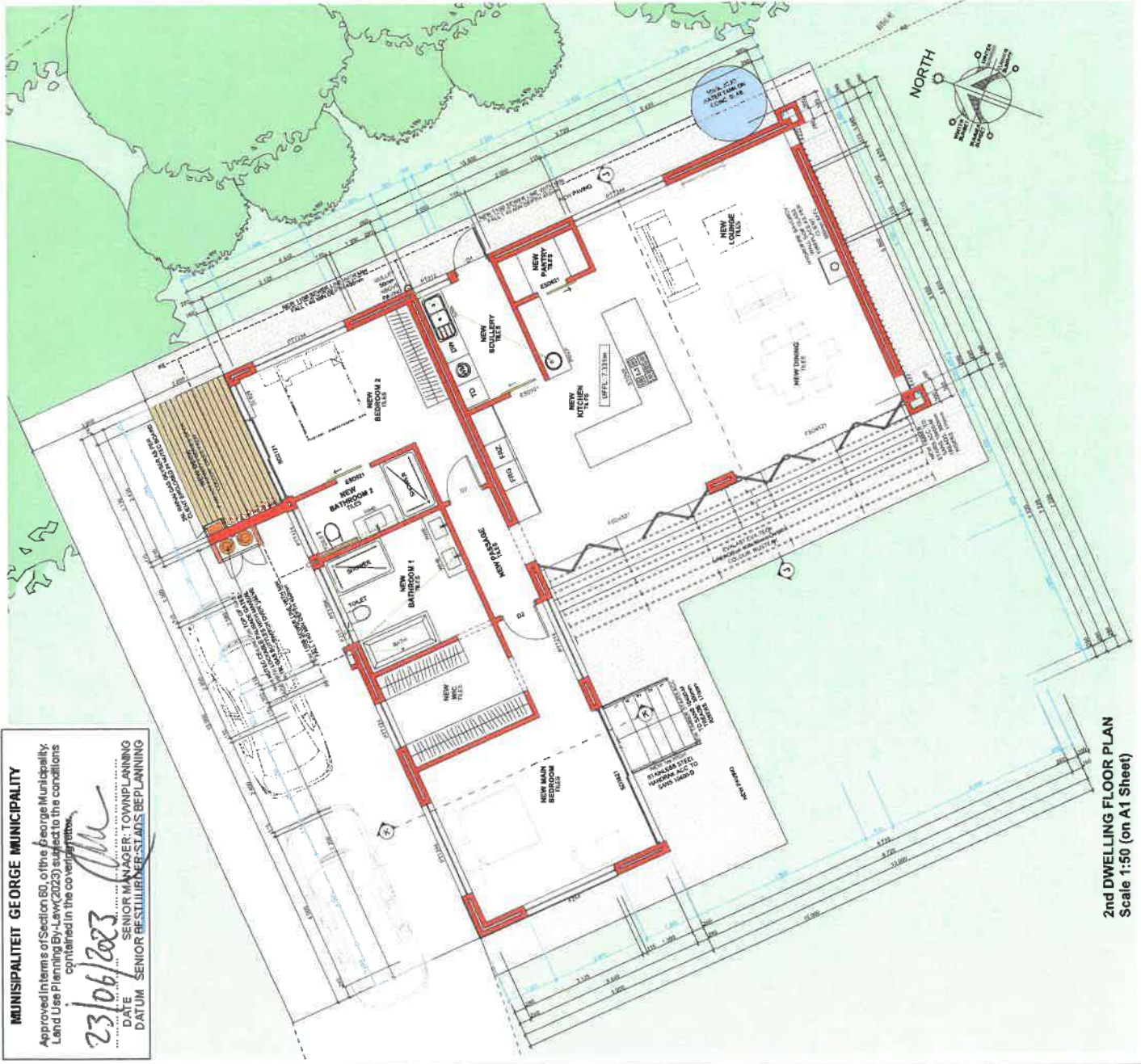
MUNICIPALITEIT GEORGE MUNICIPALITY
 Approved in terms of Section 80, of the George Municipality Land Use Planning By-Law (2023) subject to the conditions contained in the co-vesting order.

DATE: 23/06/2023
 SENIOR MANAGER: TOWN PLANNING
 DATUM: SENIOR BESTUURDER-STAATS BEPLANNING

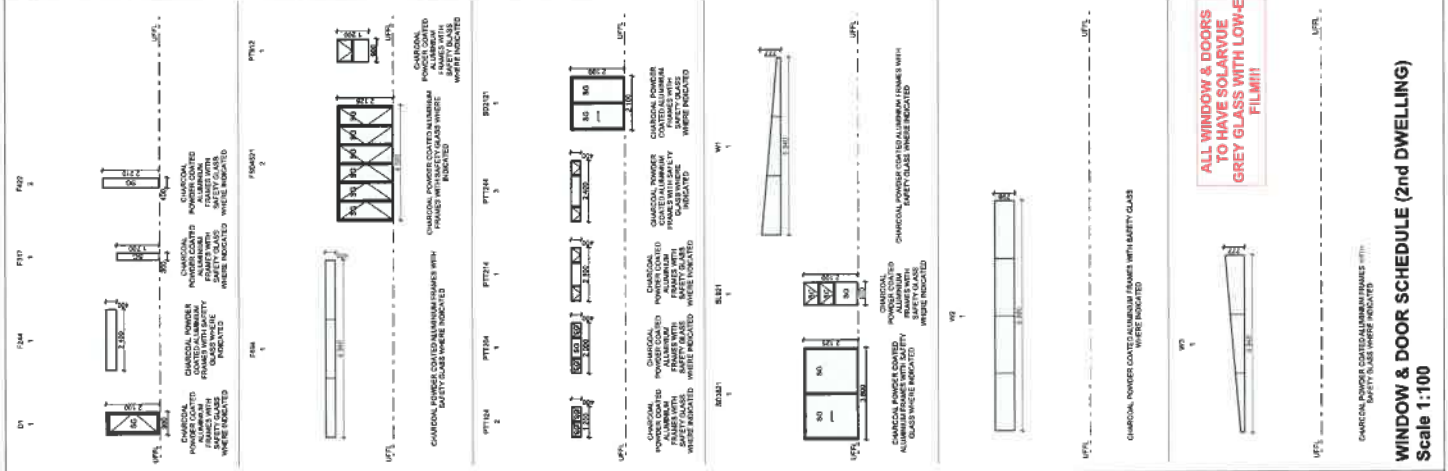
AREA SCHEDULE:

453m ² - EXISTING AREA
40m ² - NEW ENTERTAINMENT
190m ² - SECOND DWELLING
190m ² - TOTAL NEW AREA
643m ² - TOTAL AREA
20 302.93m ² - FARM AREA
2.19% COVERAGE





2nd DWELLING FLOOR PLAN
Scale 1:50 (on A1 Sheet)



WINDOW & DOOR SCHEDULE (2nd DWELLING)
Scale 1:100

MSMITH ARCHITECTURAL GROUP
PASSION TO CREATE
UNIT 23 FAMILY COURT BUILDING
141 STREET EASTERN CAPE
GEORGE
GARDEN ROUTE
CALL: 082 240 2224
WWW.MSMITH.CO.ZA

ADDITIONS FOR S. BARNETT ON FARM 285/192 HOEKWIL RD WILDERNESS
2nd DWELLING FLOOR PLAN, WINDOW & DOOR SCHEDULE

ITEM	DESCRIPTION	QUANTITY	UNIT
1:50, 1:100	2105-01b	1	SET
M003	3	1	SET
202/06/20	H DU PREZ MS	1	SET

NOTES:
1. ALL BUILDINGS MUST COMPLY TO SANS 10400-1:2012.
2. ALL BUILDINGS MUST COMPLY TO SANS 10400-2:2012.
3. ALL BUILDINGS MUST COMPLY TO SANS 10400-3:2012.
4. ALL BUILDINGS MUST COMPLY TO SANS 10400-4:2012.
5. ALL BUILDINGS MUST COMPLY TO SANS 10400-5:2012.
6. ALL BUILDINGS MUST COMPLY TO SANS 10400-6:2012.
7. ALL BUILDINGS MUST COMPLY TO SANS 10400-7:2012.
8. ALL BUILDINGS MUST COMPLY TO SANS 10400-8:2012.
9. ALL BUILDINGS MUST COMPLY TO SANS 10400-9:2012.
10. ALL BUILDINGS MUST COMPLY TO SANS 10400-10:2012.

REVISIONS:

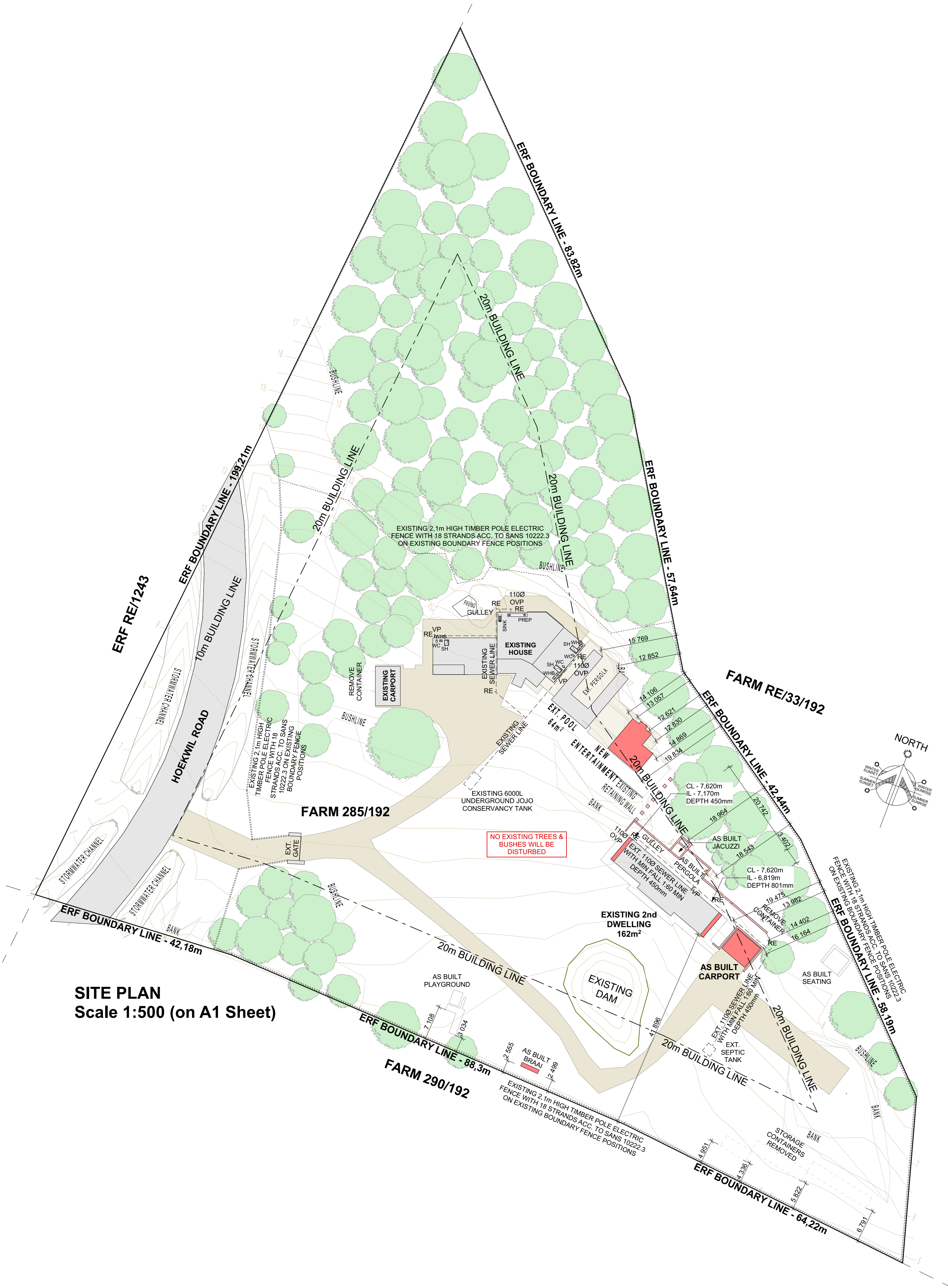
No.	Date	Description
1	2023/06/20	Initial Design

QR CODE VIDEO
SCAN QR CODE HERE

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Client: S. Barnett
Project: Additions to existing house, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 425, 427, 429, 431, 433, 435, 437, 439, 441, 443, 445, 447, 449, 451, 453, 455, 457, 459, 461, 463, 465, 467, 469, 471, 473, 475, 477, 479, 481, 483, 485, 487, 489, 491, 493, 495, 497, 499, 501, 503, 505, 507, 509, 511, 513, 515, 517, 519, 521, 523, 525, 527, 529, 531, 533, 535, 537, 539, 541, 543, 545, 547, 549, 551, 553, 555, 557, 559, 561, 563, 565, 567, 569, 571, 573, 575, 577, 579, 581, 583, 585, 587, 589, 591, 593, 595, 597, 599, 601, 603, 605, 607, 609, 611, 613, 615, 617, 619, 621, 623, 625, 627, 629, 631, 633, 635, 637, 639, 641, 643, 645, 647, 649, 651, 653, 655, 657, 659, 661, 663, 665, 667, 669, 671, 673, 675, 677, 679, 681, 683, 685, 687, 689, 691, 693, 695, 697, 699, 701, 703, 705, 707, 709, 711, 713, 715, 717, 719, 721, 723, 725, 727, 729, 731, 733, 735, 737, 739, 741, 743, 745, 747, 749, 751, 753, 755, 757, 759, 761, 763, 765, 767, 769, 771, 773, 775, 777, 779, 781, 783, 785, 787, 789, 791, 793, 795, 797, 799, 801, 803, 805, 807, 809, 811, 813, 815, 817, 819, 821, 823, 825, 827, 829, 831, 833, 835, 837, 839, 841, 843, 845, 847, 849, 851, 853, 855, 857, 859, 861, 863, 865, 867, 869, 871, 873, 875, 877, 879, 881, 883, 885, 887, 889, 891, 893, 895, 897, 899, 901, 903, 905, 907, 909, 911, 913, 915, 917, 919, 921, 923, 925, 927, 929, 931, 933, 935, 937, 939, 941, 943, 945, 947, 949, 951, 953, 955, 957, 959, 961, 963, 965, 967, 969, 971, 973, 975, 977, 979, 981, 983, 985, 987, 989, 991, 993, 995, 997, 999, 1001, 1003, 1005, 1007, 1009, 1011, 1013, 1015, 1017, 1019, 1021, 1023, 1025, 1027, 1029, 1031, 1033, 1035, 1037, 1039, 1041, 1043, 1045, 1047, 1049, 1051, 1053, 1055, 1057, 1059, 1061, 1063, 1065, 1067, 1069, 1071, 1073, 1075, 1077, 1079, 1081, 1083, 1085, 1087, 1089, 1091, 1093, 1095, 1097, 1099, 1101, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121, 1123, 1125, 1127, 1129, 1131, 1133, 1135, 1137, 1139, 1141, 1143, 1145, 1147, 1149, 1151, 1153, 1155, 1157, 1159, 1161, 1163, 1165, 1167, 1169, 1171, 1173, 1175, 1177, 1179, 1181, 1183, 1185, 1187, 1189, 1191, 1193, 1195, 1197, 1199, 1201, 1203, 1205, 1207, 1209, 1211, 1213, 1215, 1217, 1219, 1221, 1223, 1225, 1227, 1229, 1231, 1233, 1235, 1237, 1239, 1241, 1243, 1245, 1247, 1249, 1251, 1253, 1255, 1257, 1259, 1261, 1263, 1265, 1267, 1269, 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1603, 1605, 1607, 1609, 1611, 1613, 1615, 1617, 1619, 1621, 1623, 1625, 1627, 1629, 1631, 1633, 1635, 1637, 1639, 1641, 1643, 1645, 1647, 1649, 1651, 1653, 1655, 1657, 1659, 1661, 1663, 1665, 1667, 1669, 1671, 1673, 1675, 1677, 1679, 1681, 1683, 1685, 1687, 1689, 1691, 1693, 1695, 1697, 1699, 1701, 1703, 1705, 1707, 1709, 1711, 1713, 1715, 1717, 1719, 1721, 1723, 1725, 1727, 1729, 1731, 1733, 1735, 1737, 1739, 1741, 1743, 1745, 1747, 1749, 1751, 1753, 1755, 1757, 1759, 1761, 1763, 1765, 1767, 1769, 1771, 1773, 1775, 1777, 1779, 1781, 1783, 1785, 1787, 1789, 1791, 1793, 1795, 1797, 1799, 1801, 1803, 1805, 1807, 1809, 1811, 1813, 1815, 1817, 1819, 1821, 1823, 1825, 1827, 1829, 1831, 1833, 1835, 1837, 1839, 1841, 1843, 1845, 1847, 1849, 1851, 1853, 1855, 1857, 1859, 1861, 1863, 1865, 1867, 1869, 1871, 1873, 1875, 1877, 1879, 1881, 1883, 1885, 1887, 1889, 1891, 1893, 1895, 1897, 1899, 1901, 1903, 1905, 1907, 1909, 1911, 1913, 1915, 1917, 1919, 1921, 1923, 1925, 1927, 1929, 1931, 1933, 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2267, 2269, 2271, 2273, 2275, 2277, 2279, 2281, 2283, 2285, 2287, 2289, 2291, 2293, 2295, 2297, 2299, 2301, 2303, 2305, 2307, 2309, 2311, 2313, 2315, 2317, 2319, 2321, 2323, 2325, 2327, 2329, 2331, 2333, 2335, 2337, 2339, 2341, 2343, 2345, 2347, 2349, 2351, 2353, 2355, 2357, 2359, 2361, 2363, 2365, 2367, 2369, 2371, 2373, 2375, 2377, 2379, 2381, 2383, 2385, 2387, 2389, 2391, 2393, 2395, 2397, 2399, 2401, 2403, 2405, 2407, 2409, 2411, 2413, 2415, 2417, 2419, 2421, 2423, 2425, 2427, 2429, 2431, 2433, 2435, 2437, 2439, 2441, 2443, 2445, 2447, 2449, 2451, 2453, 2455, 2457, 2459, 2461, 2463, 2465, 2467, 2469, 2471, 2473, 2475, 2477, 2479, 2481, 2483, 2485, 2487, 2489, 2491, 2493, 2495, 2497, 2499, 2501, 2503, 2505, 2507, 2509, 2511, 2513, 2515, 2517, 2519, 2521, 2523, 2525, 2527, 2529, 2531, 2533, 2535, 2537, 2539, 2541, 2543, 2545, 2547, 2549, 2551, 2553, 2555, 2557, 2559, 2561, 2563, 2565, 2567, 2569, 2571, 2573, 2575, 2577, 2579, 2581, 2583, 2585, 2587, 2589, 2591, 2593, 2595, 2597, 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2931, 2933, 2935, 2937, 2939, 2941, 2943, 2945, 2947, 2949, 2951, 2953, 2955, 2957, 2959, 2961, 2963, 2965, 2967, 2969, 2971, 2973, 2975, 2977, 2979, 2981, 2983, 2985, 2987, 2989, 2991, 2993, 2995, 2997, 2999, 3001, 3003, 3005, 3007, 3009, 3011, 3013, 3015, 3017, 3019, 3021, 3023, 3025, 3027, 3029, 3031, 3033, 3035, 3037, 3039, 3041, 3043, 3045, 3047, 3049, 3051, 3053, 3055, 3057, 3059, 3061, 3063, 3065, 3067, 3069, 3071, 3073, 3075, 3077, 3079, 3081, 3083, 3085, 3087, 3089, 3091, 3093, 3095, 3097, 3099, 3101, 3103, 3105, 3107, 3109, 3111, 3113, 3115, 3117, 3119, 3121, 3123, 3125, 3127, 3129, 3131, 3133, 3135, 3137, 3139, 3141, 3143, 3145, 3147, 3149, 3151, 3153, 3155, 3157, 3159, 3161, 3163, 3165, 3167, 3169, 3171, 3173, 3175, 3177, 3179, 3181, 3183, 3185, 3187, 3189, 3191, 3193, 3195, 3197, 3199, 3201, 3203, 3205, 3207, 3209, 3211, 3213, 3215, 3217, 3219, 3221, 3223, 3225, 3227, 3229, 3231, 3233, 3235, 3237, 3239, 3241, 3243, 3245, 3247, 3249, 3251, 3253, 3255, 3257, 3259, 3261, 3263, 3265, 3267, 3269, 3271, 3273, 3275, 3277, 3279, 3281, 3283, 3285, 3287, 3289, 3291, 3293, 3295, 3297, 3299, 3301, 3303, 3305, 3307, 3309, 3311, 3313, 3315, 3317, 3319, 3321, 3323, 3325, 3327, 3329, 3331, 3333, 3335, 3337, 3339, 3341, 3343, 3345, 3347, 3349, 3351, 3353, 3355, 3357, 3359, 3361, 3363, 3365, 3367, 3369, 3371, 3373, 3375, 3377, 3379, 3381, 3383, 3385, 3387, 3389, 3391, 3393, 3395, 3397, 3399, 3401, 3403, 3405, 3407, 3409, 3411, 3413, 3415, 3417, 3419, 3421, 3423, 3425, 3427, 3429, 3431, 3433, 3435, 3437, 3439, 3441, 3443, 3445, 3447, 3449, 3451, 3453, 3455, 3457, 3459, 3461, 3463, 3465, 3467, 3469, 3471, 3473, 3475, 3477, 3479, 3481, 3483, 3485, 3487, 3489, 3491, 3493, 3495, 3497, 3499, 3501, 3503, 3505, 3507, 3509, 3511, 3513, 3515, 3517, 3519, 3521, 3523, 3525, 3527, 3529, 3531, 3533, 3535, 3537, 3539, 3541, 3543, 3545, 3547, 3549, 3551, 3553, 3555, 3557, 3559, 3561, 3563, 3565, 3567, 3569, 3571, 3573, 3575, 3577, 3579, 3581, 3583, 3585, 3587, 3589, 3591, 3593, 3595, 3597, 3599, 3601, 3603, 3605, 3607, 3609, 3611, 3613, 3615, 3617, 3619, 3621, 3623, 3625, 3627, 3629, 3631, 3633, 3635, 3637, 3639, 3641, 3643, 3645, 3647, 3649, 3651, 3653, 3655, 3657, 3659, 3661, 3663, 3665, 3667, 3669, 3671, 3673, 3675, 3677, 3679, 3681, 3683, 3685, 3687, 3689, 3691, 3693, 3695, 3697, 3699, 3701, 3703, 3705, 3707, 3709, 3711, 3713, 3715, 3717, 3719, 3721, 3723, 3725, 3727, 3729, 3731, 3733, 3735, 3737, 3739, 3741, 3743, 3745, 3747, 3749, 3751, 3753, 3755, 3757, 3759, 3761, 3763, 3765, 3767, 3769, 3771, 3773, 3775, 3777, 3779, 3781, 3783, 3785, 3787, 3789, 3791, 3793, 3795, 3797, 3799, 3801, 3803, 3805, 3807, 3809, 3811, 3813, 3815, 3817, 3819, 3821, 3823, 3825, 3827, 3829, 3831, 3833, 3835, 3837, 3839, 3841, 3843, 3845, 3847, 3849, 3851, 3853, 3855, 3857, 3859, 3861, 3863, 3865, 3867, 3869, 3871, 3873, 3875, 3877, 3879, 3881, 3883, 3885, 3887, 3889, 3891, 3893, 3895, 3897, 3899, 3901, 3903, 3905, 3907, 3909, 3911, 3913, 3915, 3917, 3919, 3921, 3923, 3925, 3927, 3929, 3931, 3933, 3935, 3937, 3939, 3941, 3943, 3945, 3947, 3949, 3951, 3953, 3955, 3957, 3959, 3961, 3963, 3965, 3967, 3969, 3971, 3973, 3975, 3977, 3979, 3981, 3983, 3985, 3987, 3989, 3991, 3993, 3995, 3997, 3999, 4001, 4003, 4005, 4007, 4009, 4011, 4013, 4015, 4017, 4019, 4021, 4023, 4025, 4027, 4029, 4031, 4033, 4035, 4037, 4039, 4041, 4043, 4045, 4047, 4049, 4051, 4053, 4055, 4057, 4059, 4061, 4063, 4065, 4067, 4069, 4071, 4073, 4075, 4077, 4079, 4081, 4083, 4085, 4087, 4089, 4091, 4093, 4095, 4097, 4099, 4101, 4103, 4105, 4107, 4109, 4111, 4113, 4115, 4117, 4119, 4121, 4123, 4125, 4127, 4129, 4131, 4133, 4135, 4137, 4139, 4141, 4143, 4145, 4147, 4149, 4151, 4153, 4155, 4157, 4159, 4161, 4163, 4165, 4167, 4169, 4171, 4173, 4175, 4177, 4179, 4181, 4183, 4185, 4187, 4189, 4191, 4193, 4195, 4197, 4199, 4201, 4203, 4205, 4207, 4209, 4211, 4213, 4215, 4217, 4219, 4221, 4223, 4225, 4227, 4229, 4231, 4233, 4235, 4237, 4239, 4241, 4243, 4245, 4247, 4249, 4251, 4253, 4255, 4257, 4259, 4261, 4263, 4265, 4267, 4269, 4271, 4273, 4275, 4277, 4279, 4281, 4283, 4285, 4287, 4289, 4291, 4293, 4295, 4297, 4299, 4301, 4303, 4305, 4307, 4309, 4311, 4313, 4315, 4317, 4319, 4321, 4323, 4325, 4327, 4329, 4331, 4333, 4335, 4337, 4339, 4341, 4343, 4345, 4347, 4349, 4351, 4353, 4355, 4357,

ANNEXURE 7



SITE PLAN
Scale 1:500 (on A1 Sheet)

AREA SCHEDULE:

- 465m² - EXISTING MAIN HOUSE AREA
42m² - EXISTING CARPORT
507m² - TOTAL EXISTING AREA
- 30m² - NEW CARPORT
56m² - NEW ENTERTAINMENT AREA
13m² - NEW WINE CELLAR
162m² - AS BUILT SECOND DWELLING
261m² - TOTAL NEW AREA

768m² - TOTAL AREA

3m² - OPEN BRAAI
22m² - OPEN SEATING

20 302,93m² - FARM AREA

3,46% COVERAGE

OWNER + BUILDING CONTRACTORS AND SUB-CONTRACTORS TO COMPLY WITH THE FOLLOWING REQUIREMENTS OF SANS 10400 / SANS 204 / SANS XA:

- B. Structural: The Structural system of the building: Part H + Part J + Part K + Part L + Part M + Part N - as well as a competent person (structures) to design and inspect the structures.
D. Public Safety: A change in level, the construction of ramps and driveways; or access to swimming pools is in accordance with the detailed requirements of SANS 10400-D
F. Site Operations: The provision of sanitary facilities is in accordance with the detailed requirements of SANS 10400-F
G. Excavations: The excavations must be less than 3 meters deep and is in accordance with the detailed requirements of SANS 10400-G
H. Foundations: New structures will necessitate geotechnical investigations with the applicable rules. The foundations for the building are in accordance with SANS 10400-B and detailed requirements of SANS 10400-H
The foundations to the extension / addition to an existing building are the same as the existing foundations, which have performed satisfactory. Should any soil improvements be required - a competent person (civil engineering / geotechnical) are to be appointed.
J. Floors: Floors in any Laundry, kitchen, shower room, bathroom or room containing a toilet pan or urinal are in accordance with the detailed requirements of SANS 10400-J (waterproofing or applicable areas). Suspended floors are in accordance with the detailed requirements of SANS 10400-B and SANS 10400-T and or requirements of SANS 10082 and or requirements of SANS 10400-J. Slabs supported on the ground are in accordance with the detailed requirements of SANS 10400-B and or SANS 10400-H and or SANS 10400-J
K. Walls: The structural strength and stability of a wall is in accordance with the detailed requirements of SANS 10400-B and SANS 10400-T and or detailed requirements of SANS 10400-K. The roof fixing to the wall is in accordance with the detailed requirements of SANS 10400-B and or detailed requirements of SANS 10400-K
The water penetration through a wall is in accordance with the detailed requirements of SANS 10400-K
L. Roofs: Roof coverings and waterproofing systems are in accordance with the detailed requirements of SANS 10400-L. Flat roofs or related gutters are in accordance with the detailed requirements of SANS 10400-L and or subject of a rational design or rational assessment. The roof assembly and any ceiling assembly - in addition to complying with the requirements of SANS 10400-C are in accordance with the detailed requirements of SANS 10400-L and the roof assembly is supported on walls that comply with the requirements of SANS 10400-K and or in accordance with SANS 10400-B and SANS 10400-L. Gutters and downpipes are sized in accordance with the requirements of SANS 10400-R. The fire resistance and combustibility of the roof assembly or ceiling are in accordance with the detailed requirements of SANS 10400-S
M. Stairways: Stairways are in accordance with SANS 10400-B and SANS 10400-T and or: the detailed requirements of SANS 10400-M. Walls, screens, railings or balustrades to such stairways are accordance with requirements of SANS 10400-B and SANS 10400-T / SANS 10400-K and SANS 10400-T
N. Glazing: The type of fixing of glazing is in accordance with SANS 10400-B / the detailed requirements of SANS 10400-N
O. Lighting and Ventilation: The lighting and ventilation in a habitable room, bathroom, shower room and room containing a toilet pan complies with the requirements of SANS 10400-T and the detailed requirements of SANS 10400-O
P. Sewer Drainage: The construction of the drainage system is in accordance with the detailed requirements of SANS 10400-P
Q. Non-water borne means of sanitary disposal: The means of sewerage disposal where water-borne sewerage disposal is not available is in accordance with the detailed requirements of SANS 10400-Q
R. Storm water disposal: The means for the control and disposal of storm water is in accordance with the detailed requirements of SANS 10400-R
S. Persons with Disabilities: The means of providing facilities for persons with disabilities is in accordance with the detailed requirements of SANS 10400-S
T. Fire protection: The fire protection measures provided are in accordance with the detailed requirements of SANS 10400-T
V. Space heating: The provision for space heating is in accordance with the detailed requirements of SANS 10400-V
W. Fire installation: The fire installations and supply of water comply with the detailed requirements of SANS 10400-W

Contractor to take responsibility that all details and reports of SANS 10400-XA & SANS 204 and it will be adhered to.

Main Contractor to comply with above requirements of SANS 10400 / SANS 204 / SANS 10400-XA (See attached report of SANS 10400-XA and SANS 204)

OWNER SIGNATURE:

DATE:

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SOUTH AFRICAN COUNCIL FOR THE ARCHITECTURAL PROFESSION
MARIUS SMITH Pr.Snr.Arch.T - ST0609

ALL STAIRS ACCORDING TO SANS 10400 - M:

RISERS MAX 200mm
TREADS MIN 250mm
HANDRAIL @ 900mm HEIGHT
BALUSTRADES MAX 100mm CENTRES
HEAD HEIGHT VERTICAL FROM STAIR NOSE 2,1m MIN

ALL FLOORS IN ANY LAUNDRY, KITCHEN, SHOWER ROOM, BATHROOM OR ROOM CONTAINING A TOILET PAN OR URINAL ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-J

ROOF FIXINGS TO COMPLY WITH SANS 10400-B & THE DETAILED REQUIREMENTS OF SANS 10400-K

DPC REQUIRED UNDERNEATH ALL WINDOWS



SCAN TO SEE VIDEO
OR CLICK HERE

Carport / Open Patio (if any) to remain open as per building plan.

Sanitary fittings discharging to a gully to discharge over that gully as per Part P of SANS 10400 (4.2.1).

Drainage installation to comply with SANS 10400 Part P.

Drainage installations under building work must be installed in terms of Part P of SANS 10400 (4.19.4).

Drainage installations under building work must be protected in terms of Part P of SANS 10400 (4.22.2).

NOTES:

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No.	Date	Name	Description

M Smith Architectural Group (Pty)Ltd 2023/768767/07

SACAP REG. NO.: ST0609



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PROJECT

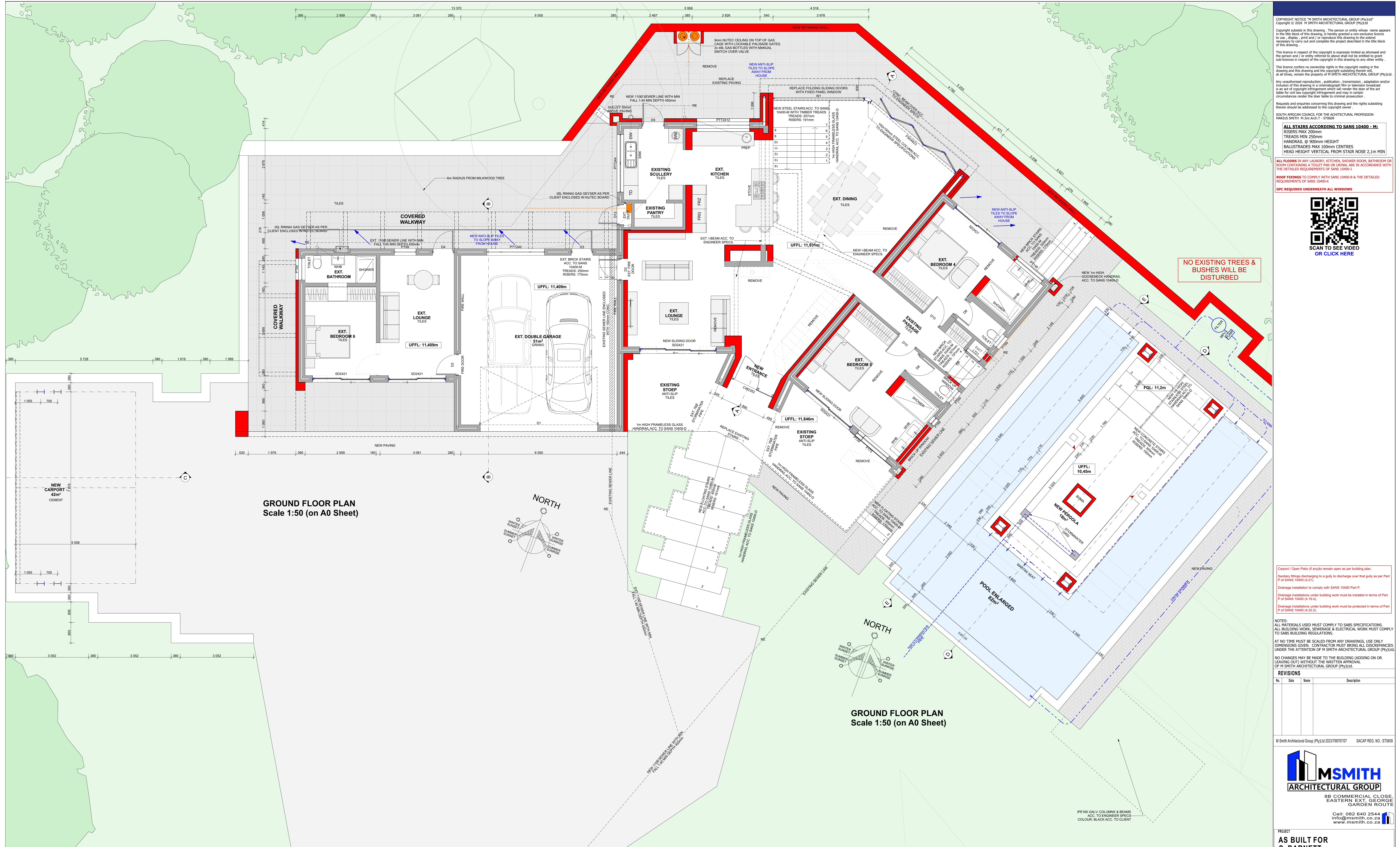
**AS BUILT FOR
S. BARNETT
ON ERF 285/192
HOEKWIL RD
WILDERNESS**

SITE PLAN

SCALE	PROJECT NUMBER	
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DRAWING NUMBER	REVISION	
M001	0	
DATE PRINT ISSUED:	DRAWN	CHECKED
2026/08/13	H DU PREEZ	

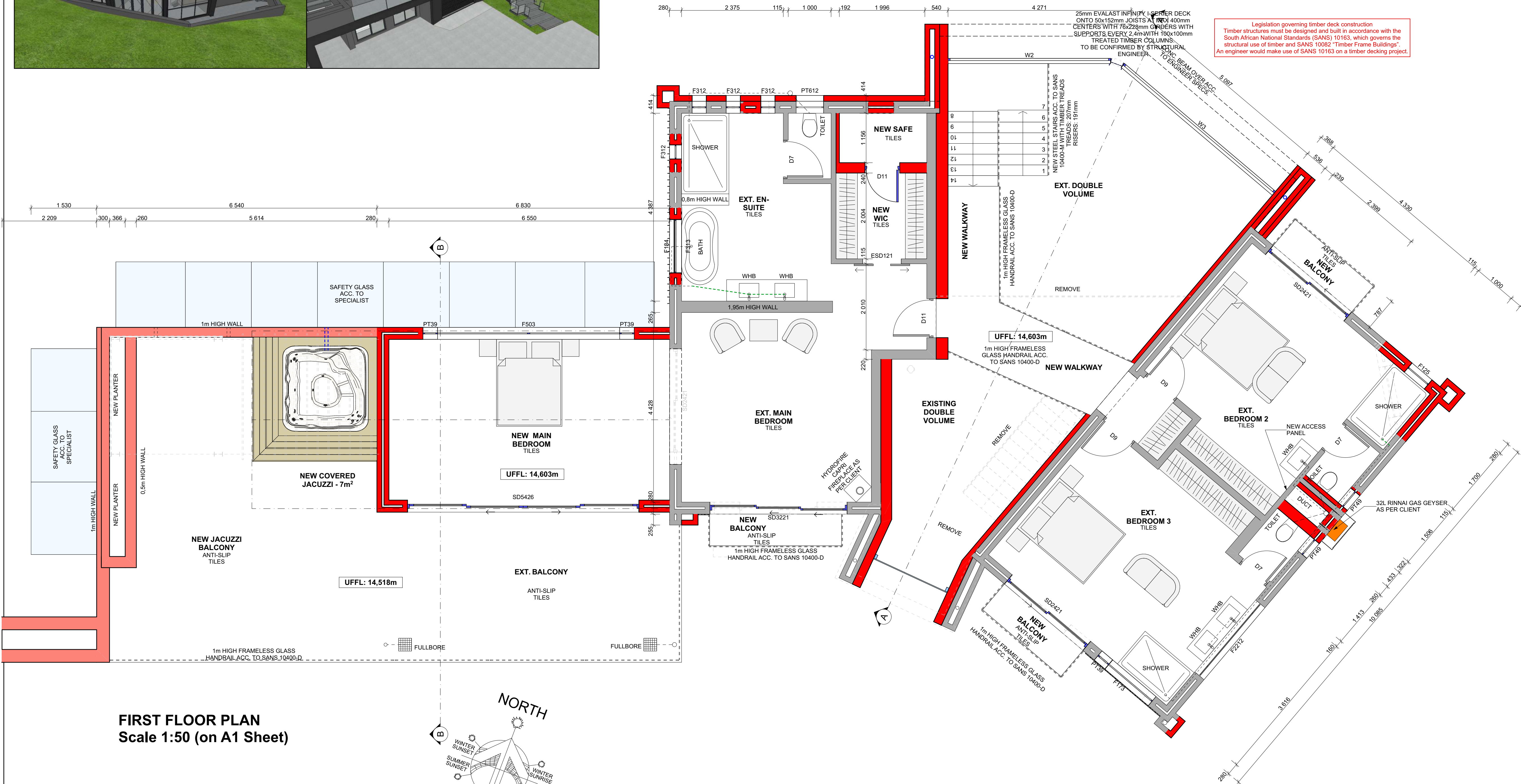
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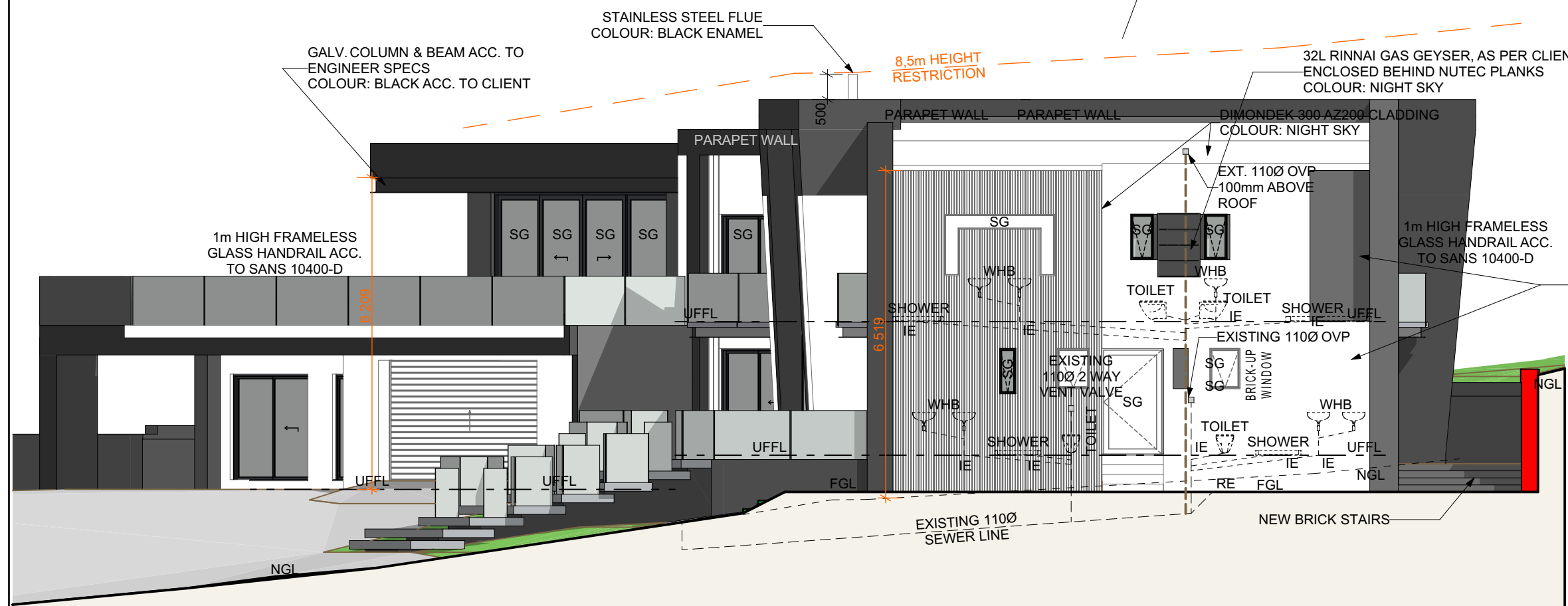


F125 1	F173 2	F184 1	F312 4	F503 1	F504/23 1	L721 1	PT39 4	PT49 2	PT89 1	PT146 1	SD2421 5	SD3221 1	SD5426 1	W1 1	W2 1	W3 1
WINDOW & DOOR SCHEDULE (MAIN HOUSE) Scale 1:100																

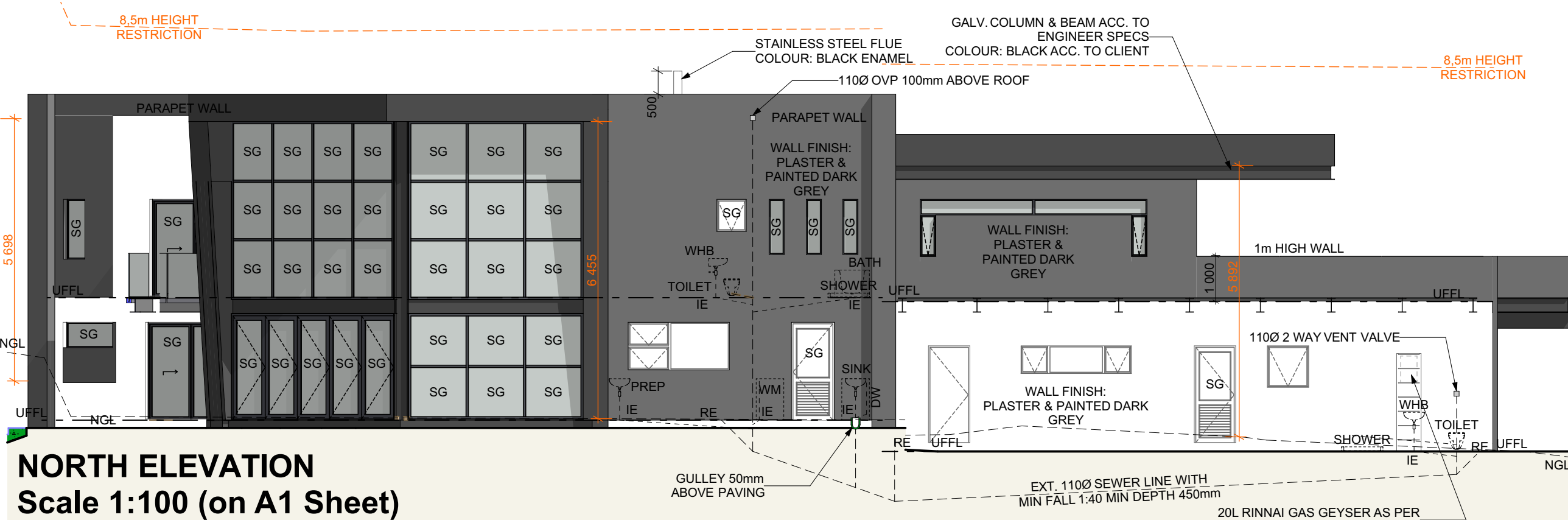
ALL WINDOW & DOORS TO HAVE SOLARVUE
GREY GLASS WITH LOW-E FILM!!!!



FIRST FLOOR PLAN
Scale 1:50 (on A1 Sheet)



EAST ELEVATION
Scale 1:100 (on A1 Sheet)



NORTH ELEVATION
Scale 1:100 (on A1 Sheet)

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RISERS MAX 200mm
TREADS MIN 250mm
HANDRAIL @ 900mm HEIGHT
BALUSTRADES MAX 100mm CENTRES
HEAD HEIGHT VERTICAL FROM STAIR NOSE 2,1m MIN

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DPC REQUIRED UNDERNEATH ALL WINDOWS



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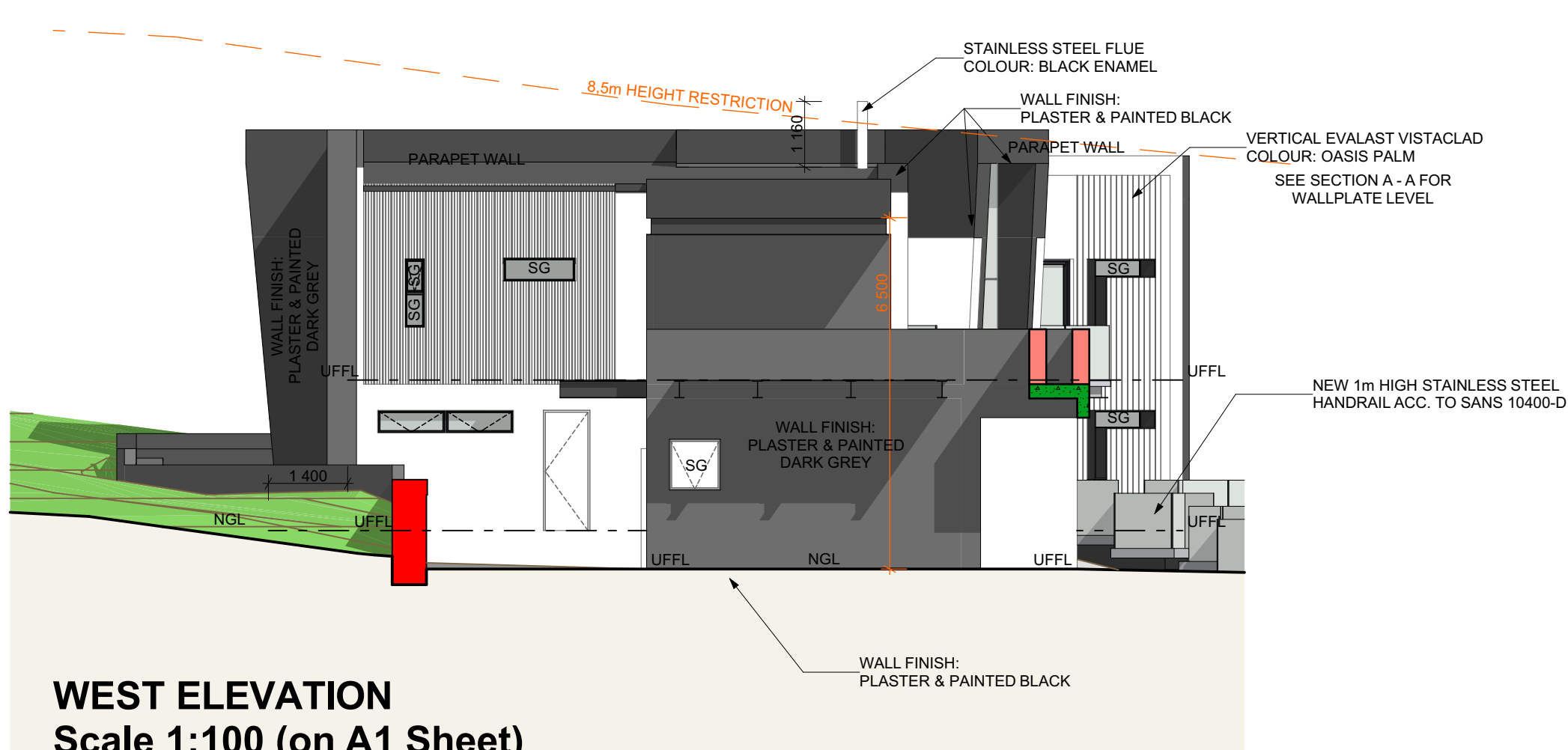
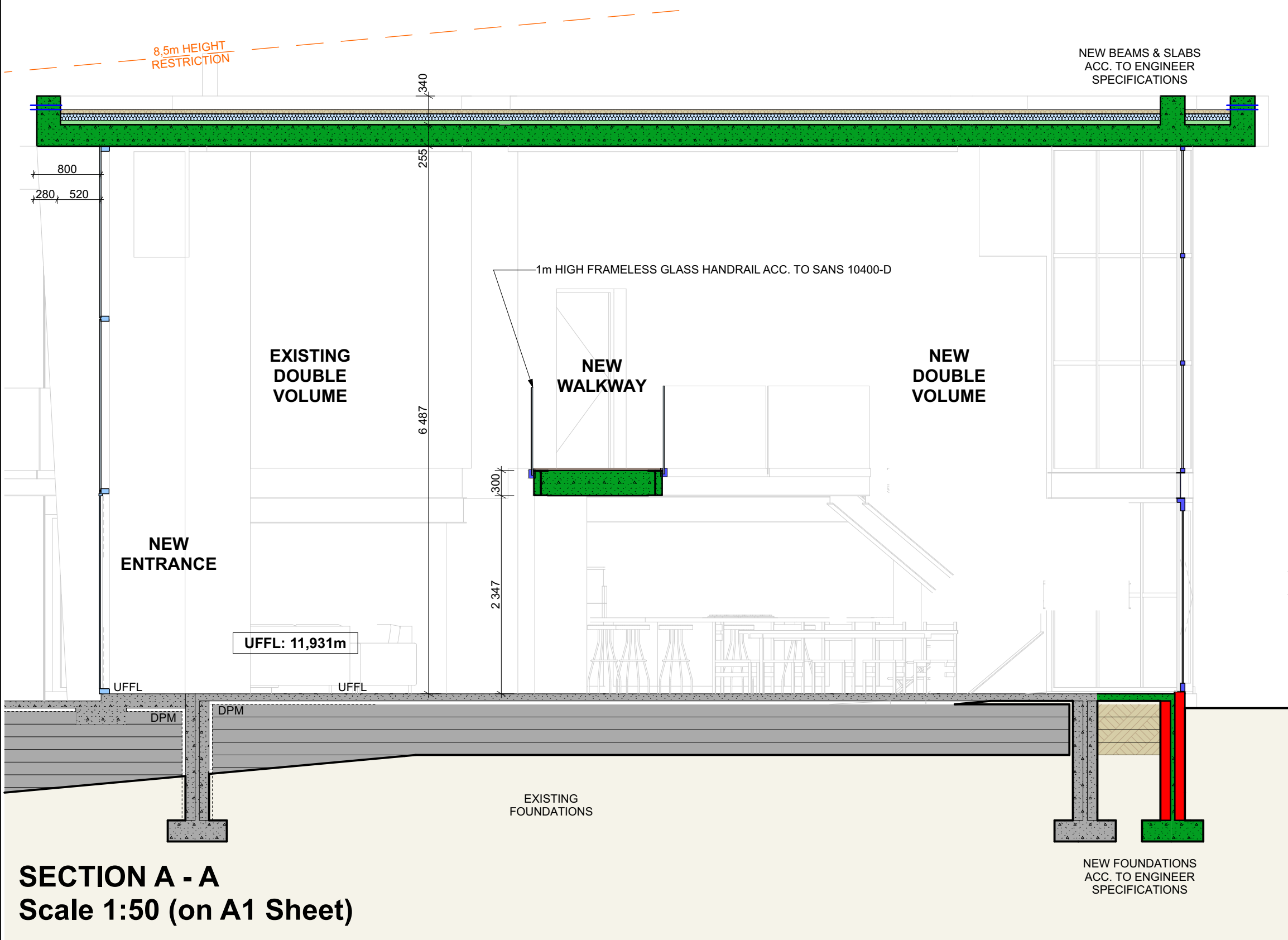
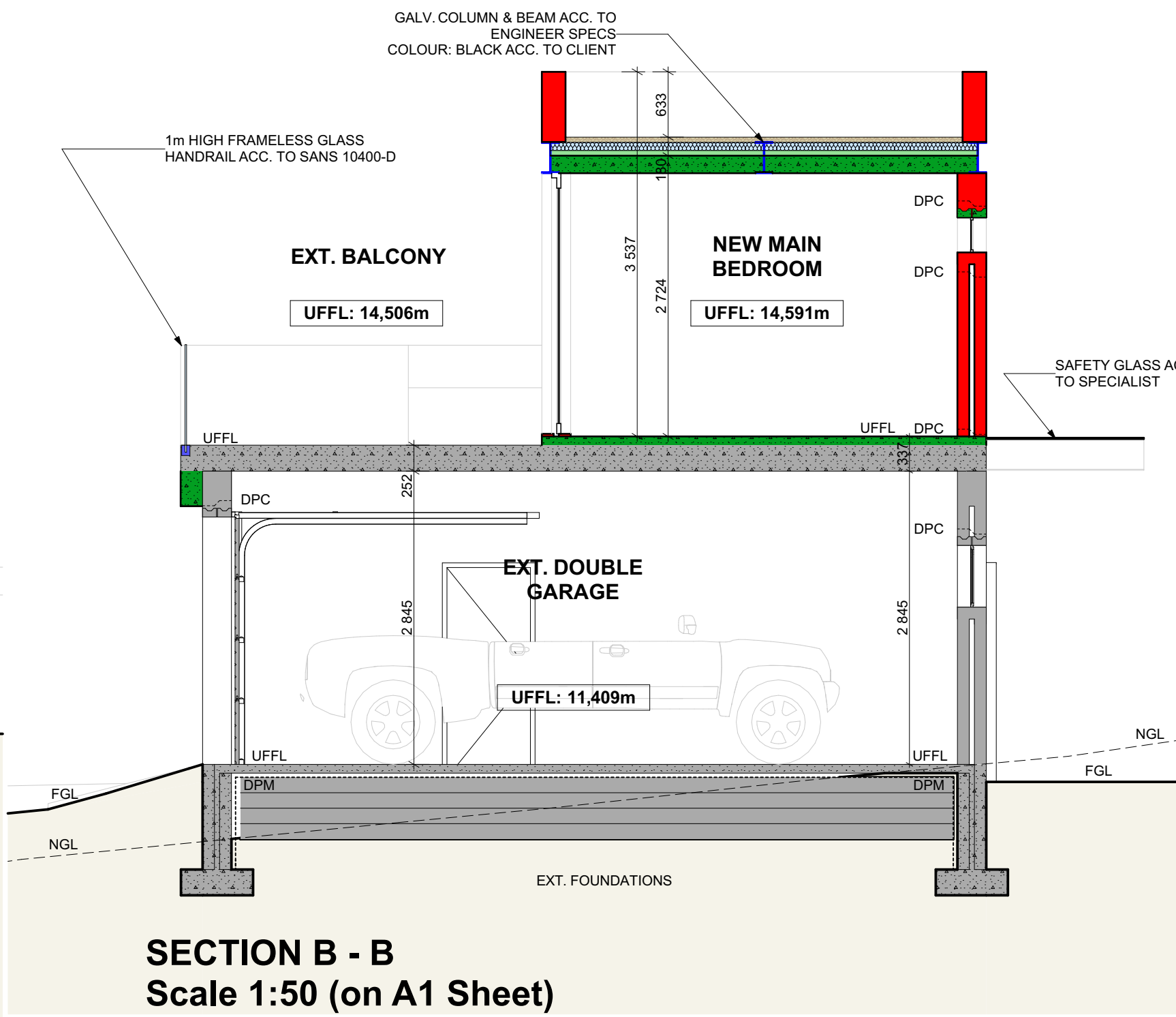
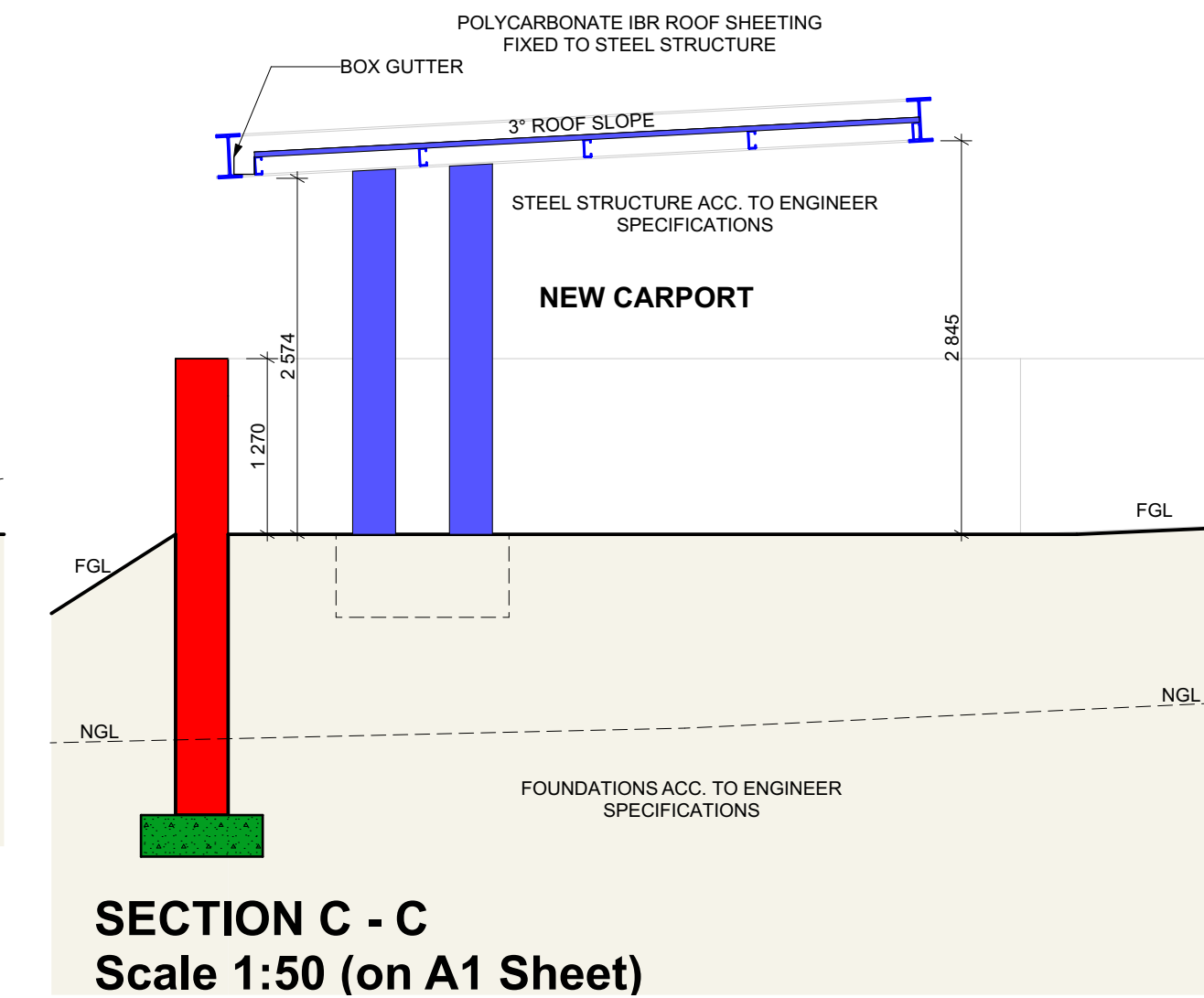
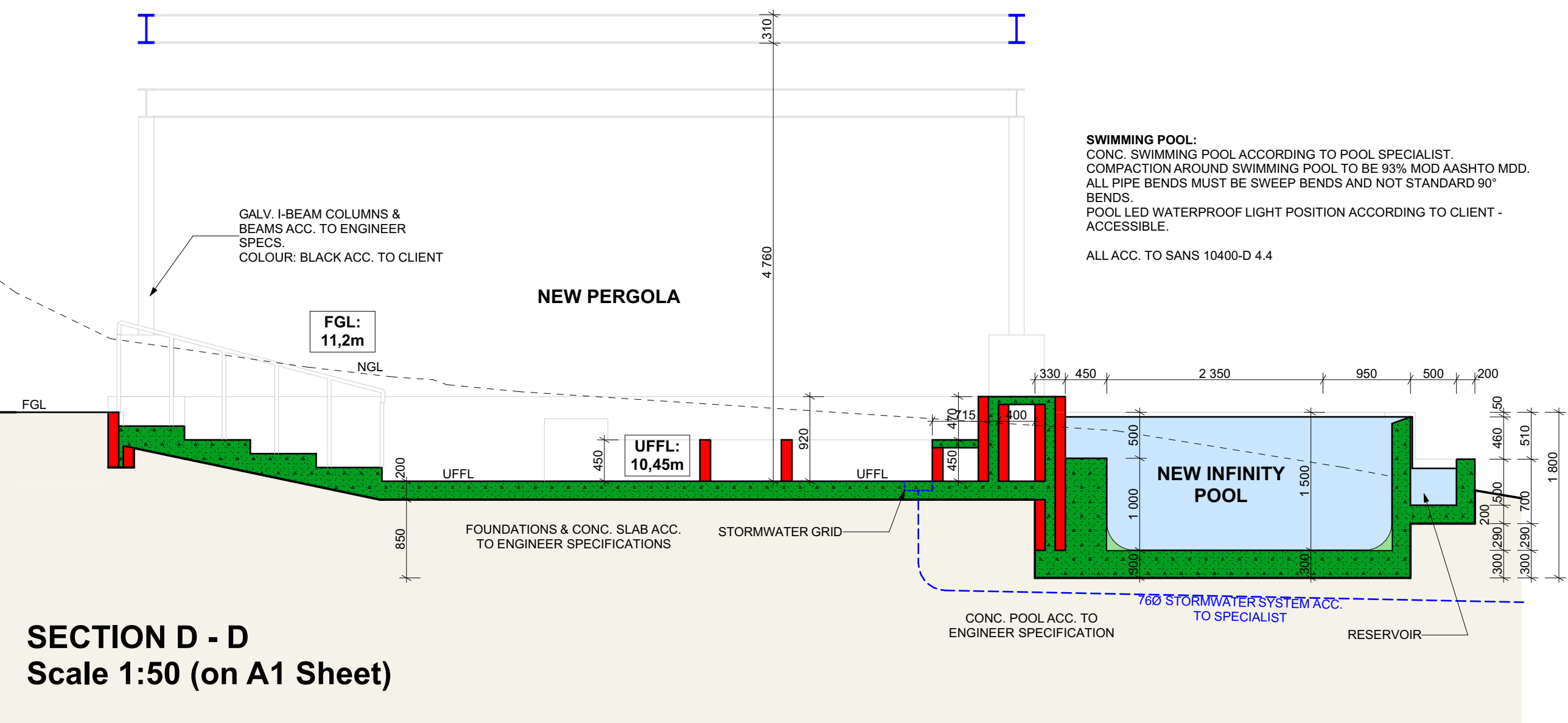
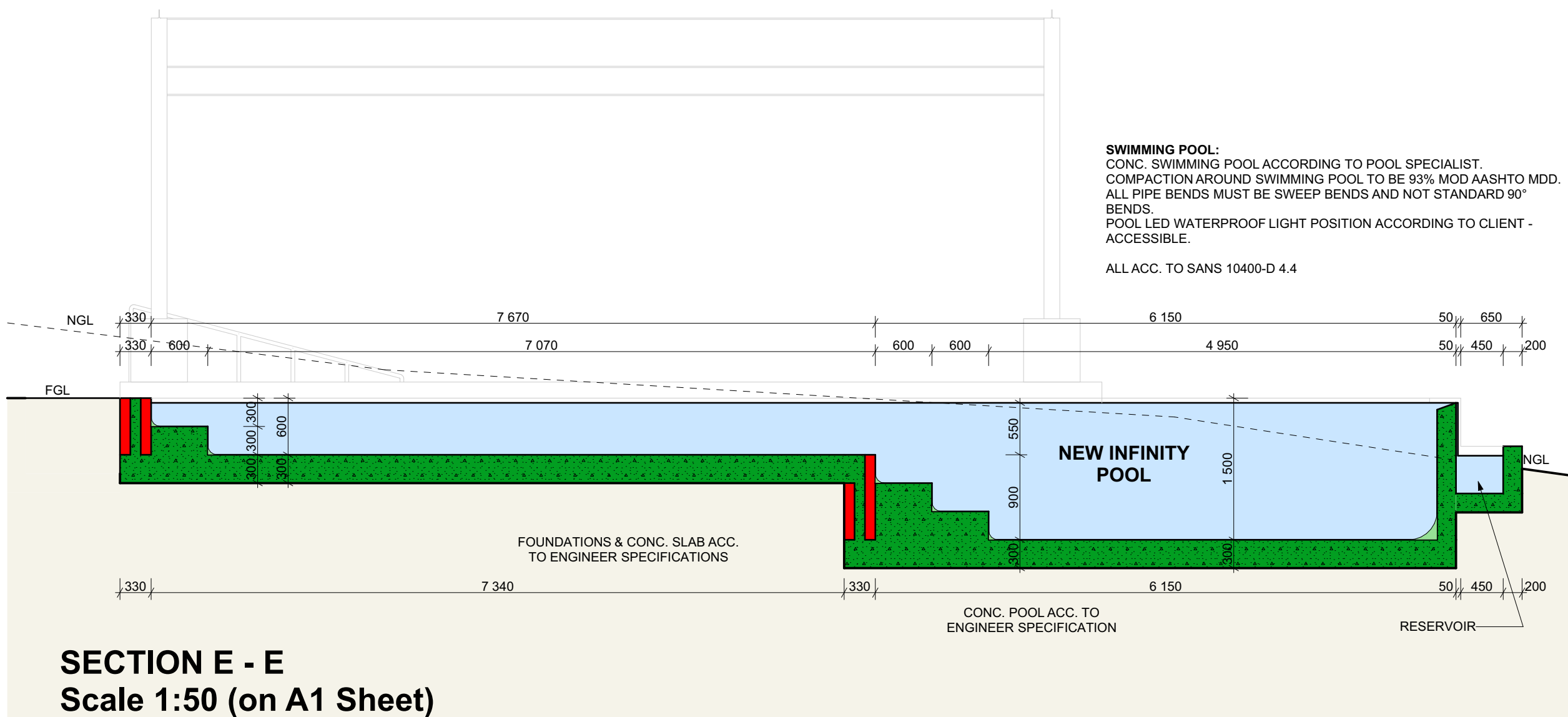
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PROJECT
**AS BUILT FOR
S. BARNETT
ON ERF 285/192
HOEKWIL RD
WILDERNESS**

FIRST FLOOR PLAN, ELEVATIONS

SCALE	PROJECT NUMBER	
1:50, 1:100	2105-01	
DRAWING NUMBER	REVISION	
M003	0	
DATE PRINT ISSUED:	DRAWN	CHECKED
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TREADS MIN 250mm
HANDRAIL @ 900mm HEIGHT
BALUSTRADES MAX 100mm CENTRES
HEAD HEIGHT VERTICAL FROM STAIR NOSE 2,1m MIN

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M Smith Architectural Group (Pty)Ltd 2023/768767/07 SACAP REG. NO.: ST0609			



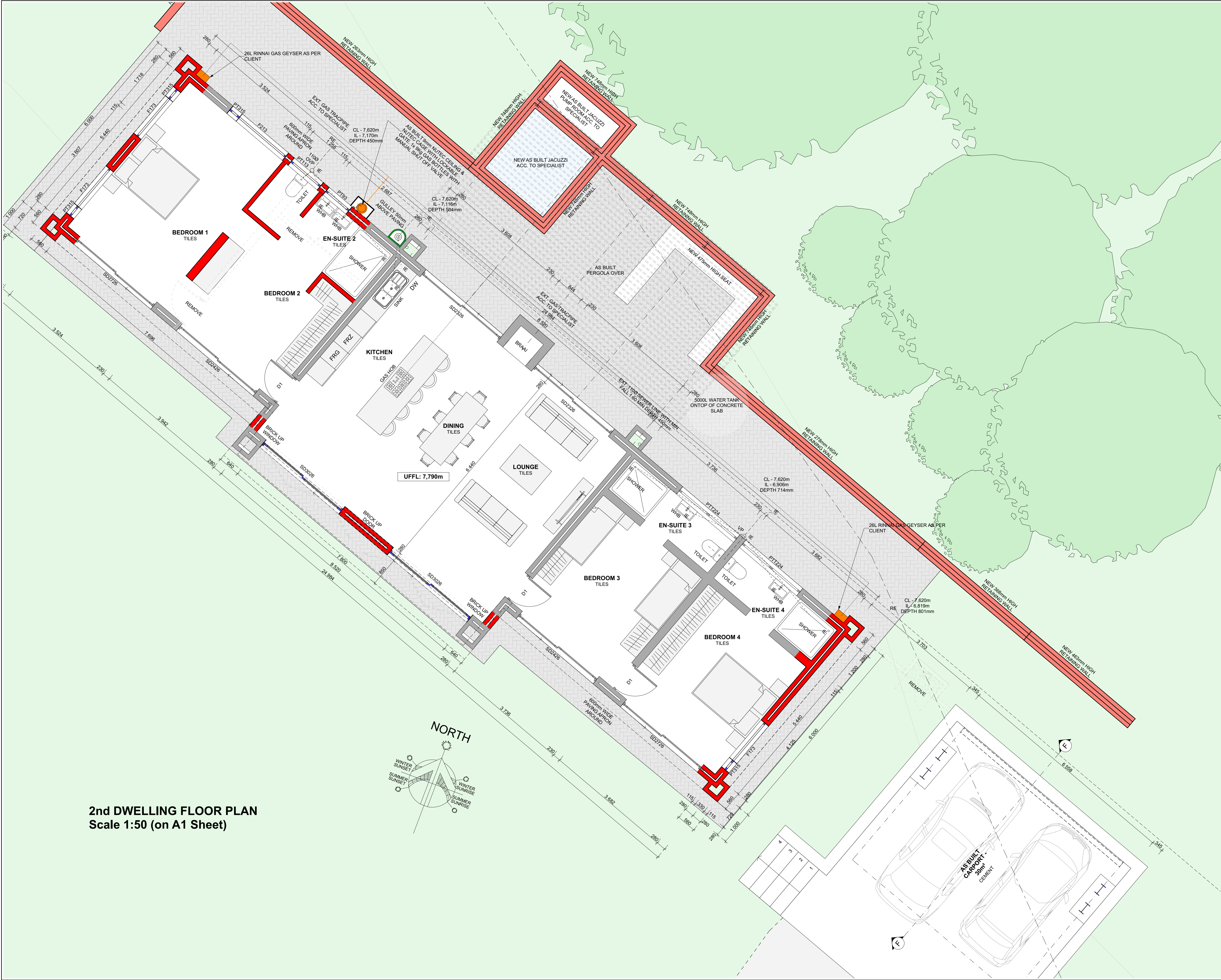
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PROJECT
**AS BUILT FOR
S. BARNETT
ON ERF 285/192
HOEKWIL RD
WILDERNESS**

ELEVATIONS, SECTIONS		
SCALE 1:100, 1:50	PROJECT NUMBER 2105-01	
DRAWING NUMBER M004	REVISION 0	
DATE PRINT ISSUED: 2026/08/13	DRAWN H DU PREEZ	CHECKED

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2nd DWELLING FLOOR PLAN
Scale 1:50 (on A1 Sheet)

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SCAN TO SEE VIDEO
OR CLICK HERE

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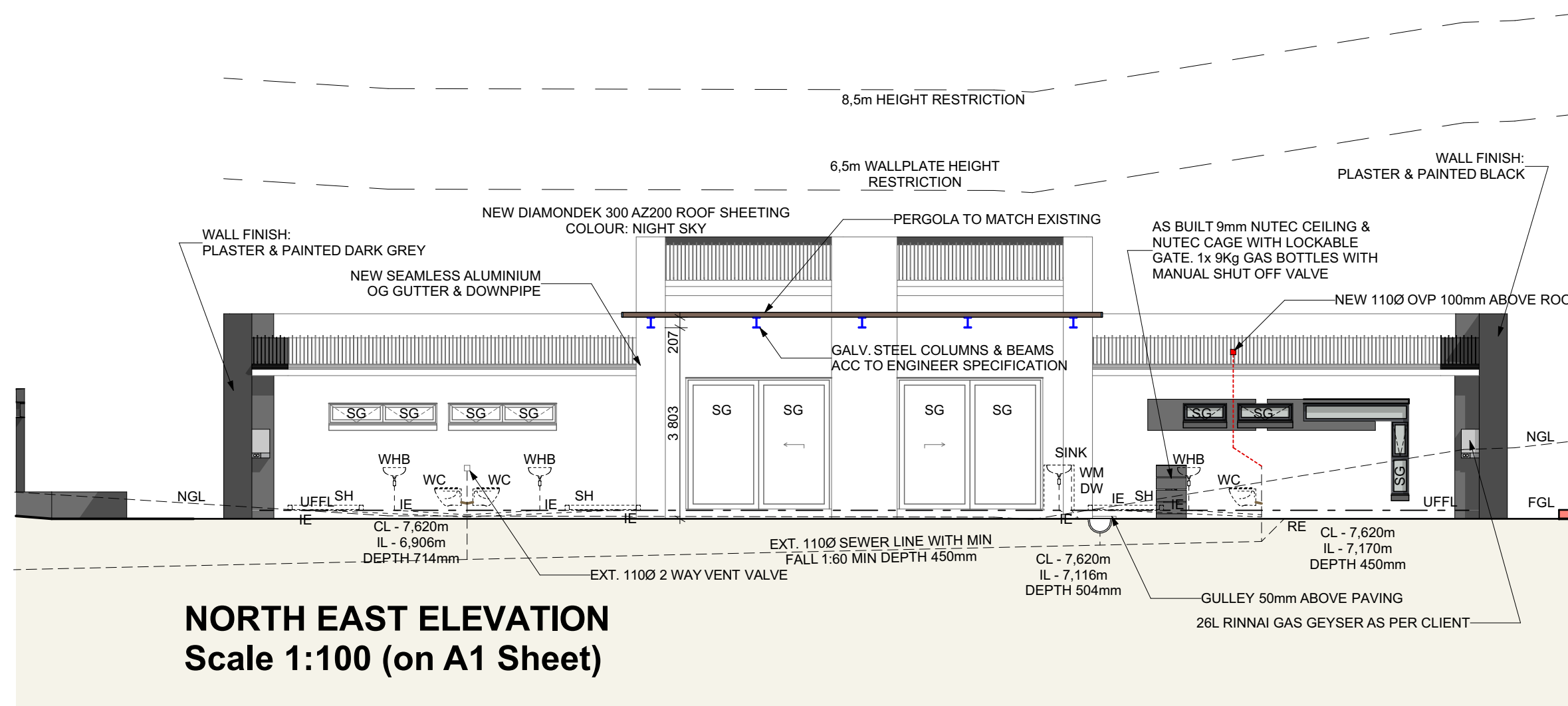
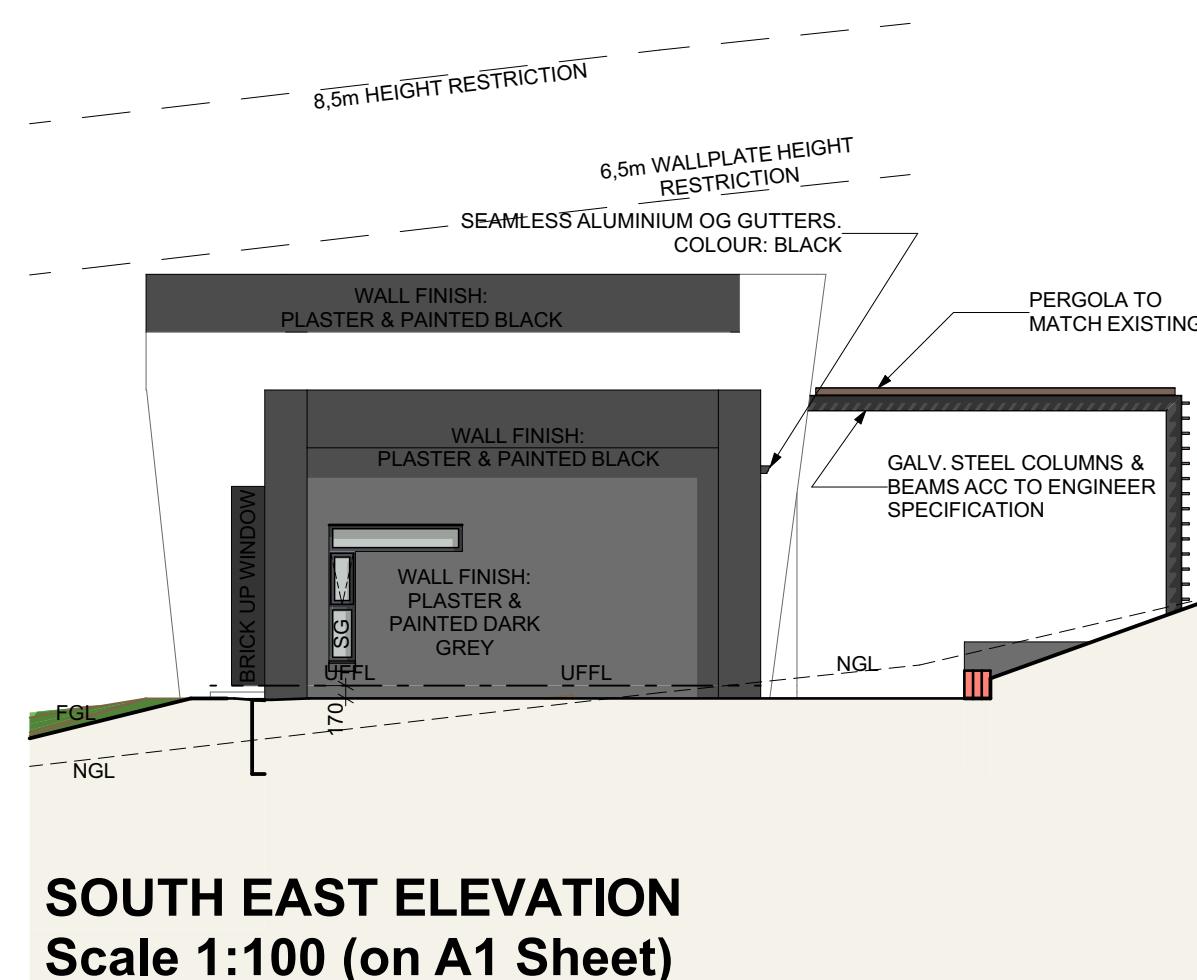
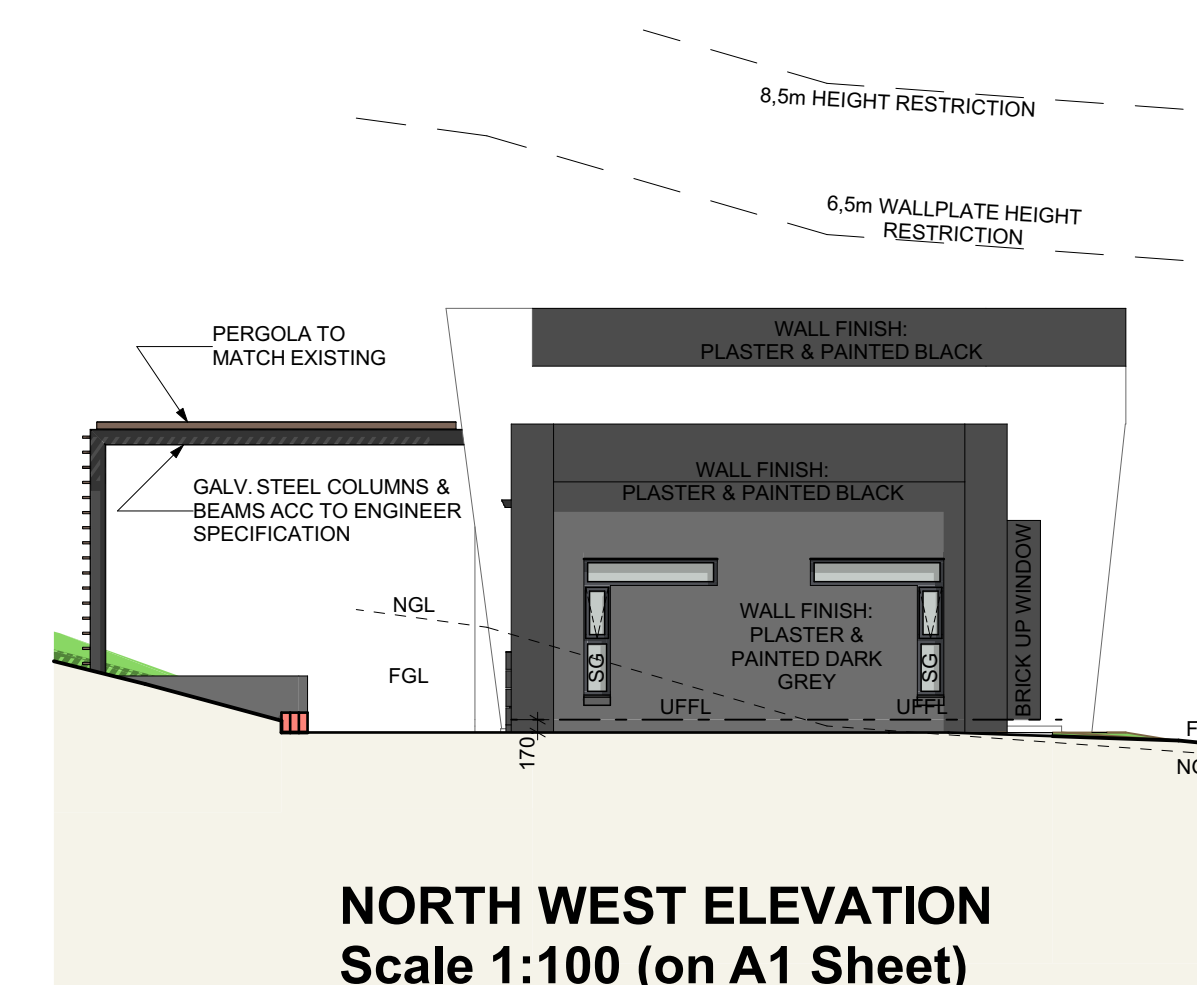
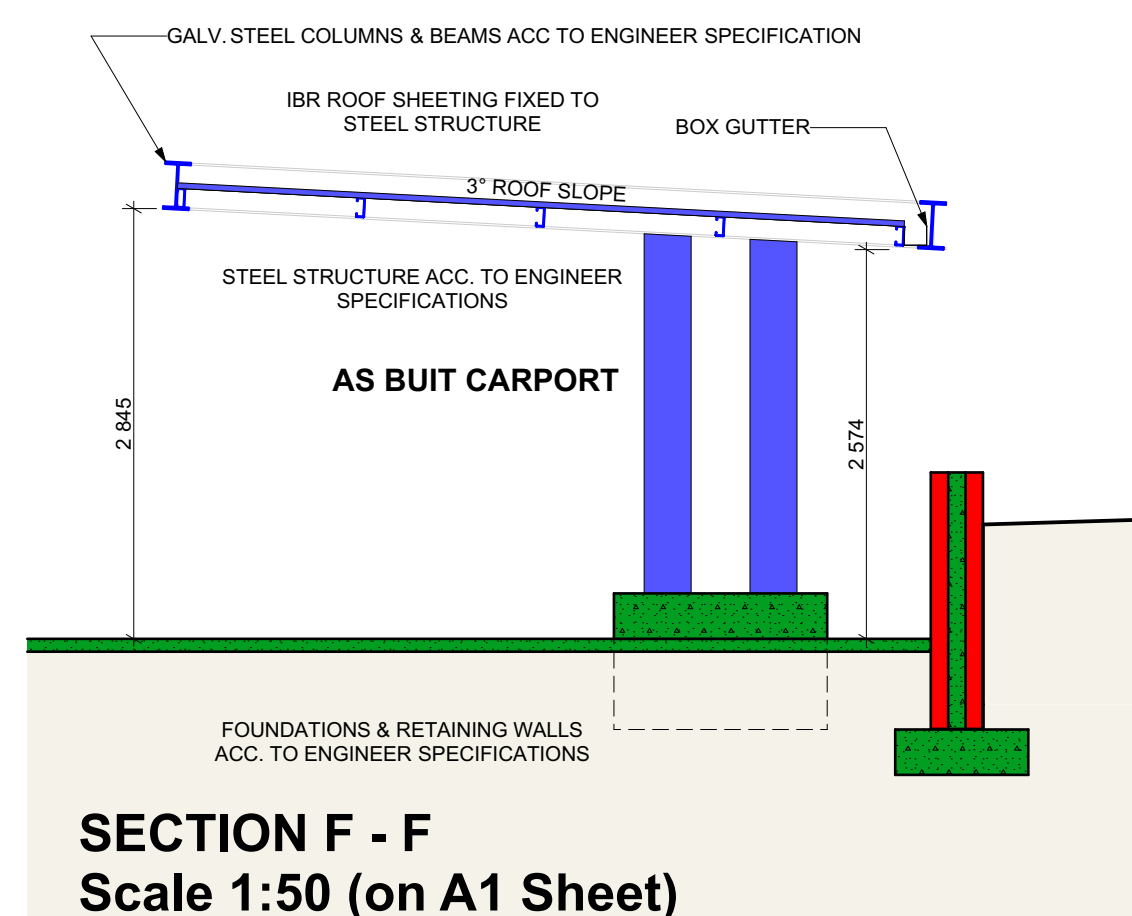
**AS BUILT FOR
S. BARNETT
ON ERF 285/192
HOEKWIL RD
WILDERNESS**

2nd DWELLING FLOOR PLAN

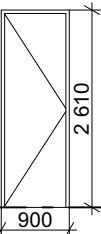
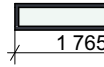
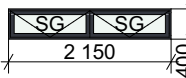
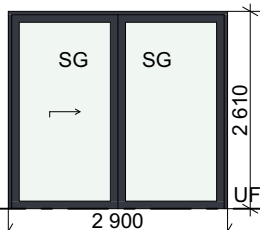
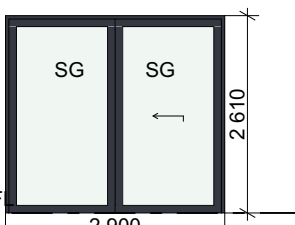
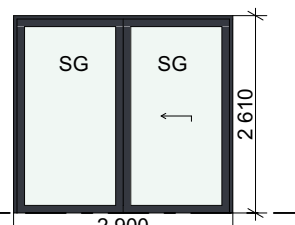
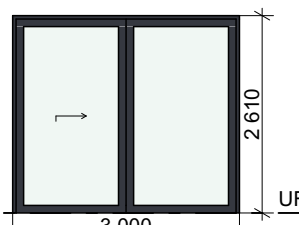
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M005	0	
DATE PRINT ISSUED:	DRAWN	CHECKED
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BE CLEAR GLASS

D1 3	F173 3	F213 1	PT93 1
 <p>SEMI-SOLID TIMBER DOOR WITH PRIMER & PAINT</p> <p>PT113 1</p>	 <p>CHARCOAL POWDER COATED ALUMINUM FRAMES WITH SAFETY GLASS WHERE INDICATED</p> <p>PT315 4</p>	 <p>CHARCOAL POWDER COATED ALUMINUM FRAMES WITH SAFETY GLASS WHERE INDICATED</p> <p>PTT224 2</p>	 <p>CHARCOAL POWDER COATED ALUMINUM FRAMES WITH SAFETY GLASS WHERE INDICATED</p> <p>SD2326 2</p>
 <p>CHARCOAL POWDER COATED ALUMINUM FRAMES WITH SAFETY GLASS WHERE INDICATED</p> <p>SD2426 2</p>	 <p>CHARCOAL POWDER COATED ALUMINUM FRAMES WITH SAFETY GLASS WHERE INDICATED</p> <p>SD2726 2</p>	 <p>CHARCOAL POWDER COATED ALUMINUM FRAMES WITH SAFETY GLASS WHERE INDICATED</p> <p>SD2726 2</p>	 <p>CHARCOAL POWDER COATED ALUMINUM FRAMES WITH SAFETY GLASS WHERE INDICATED</p> <p>SD3026 2</p>
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RISERS Max 200mm
TREADS Min 250mm
HANDRAIL @ 900mm HEIGHT
BALUSTRADES Max 100mm CENTRES
HEAD HEIGHT VERTICAL FROM STAIR NOSE 2,1m MIN



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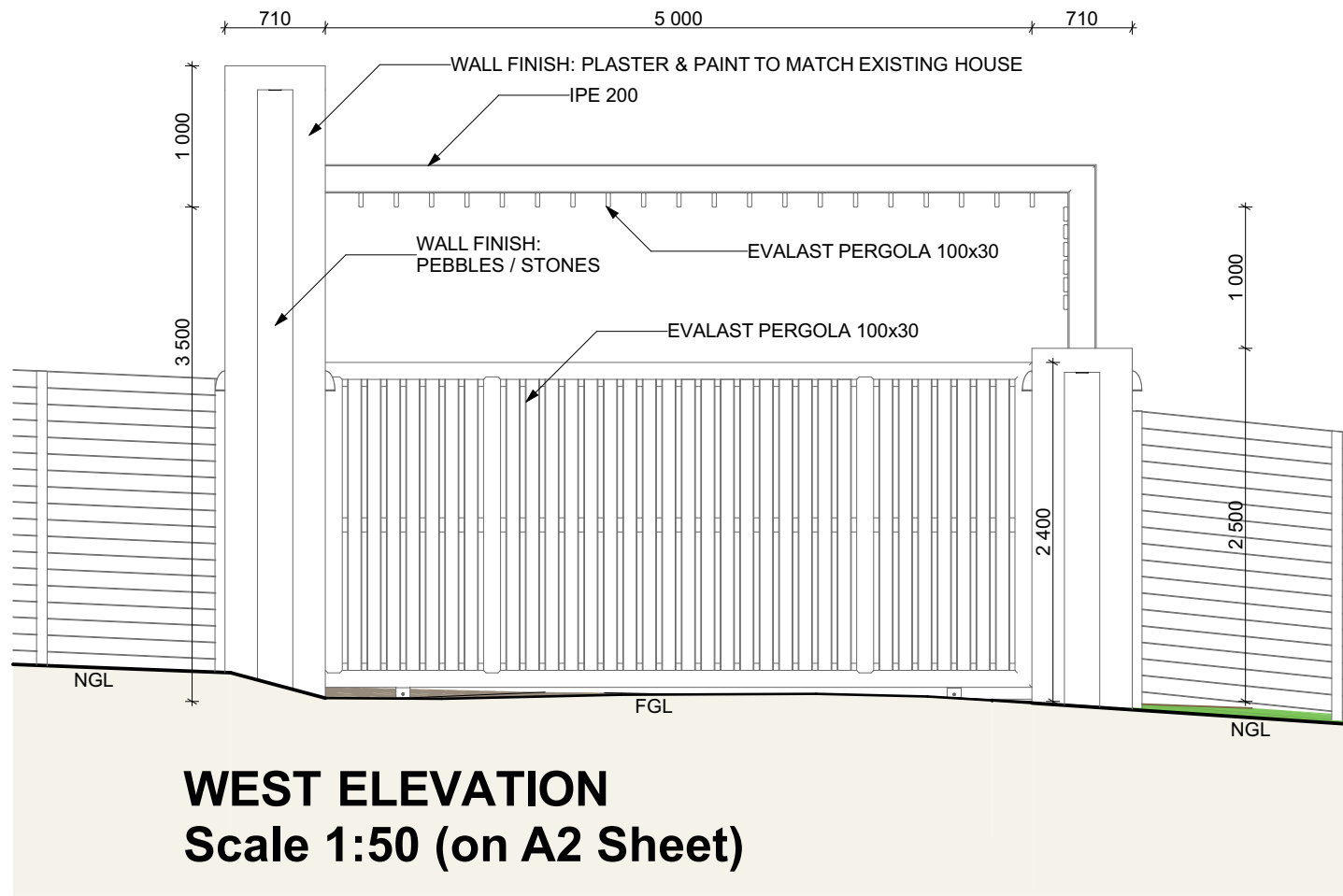
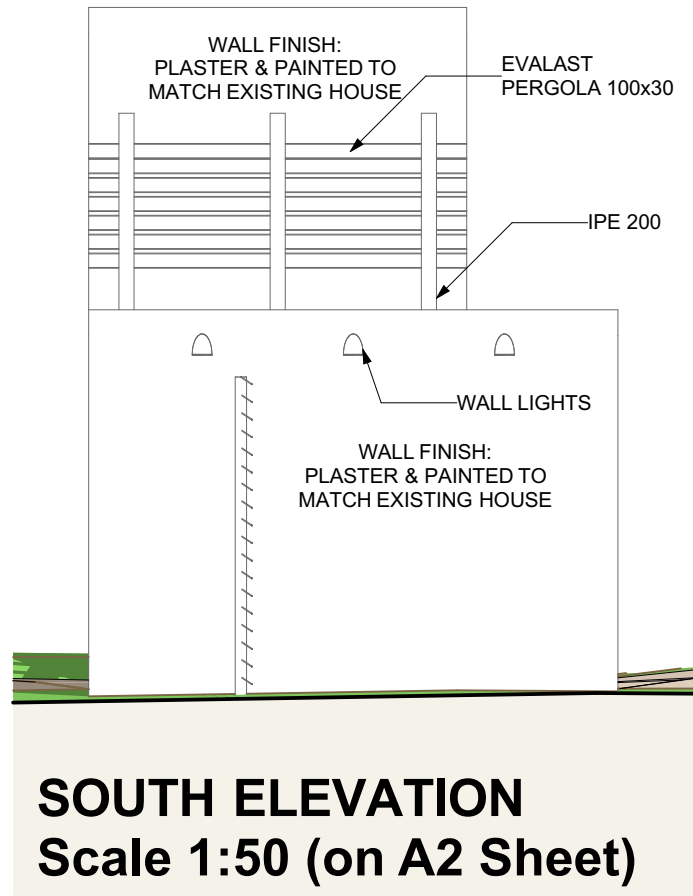
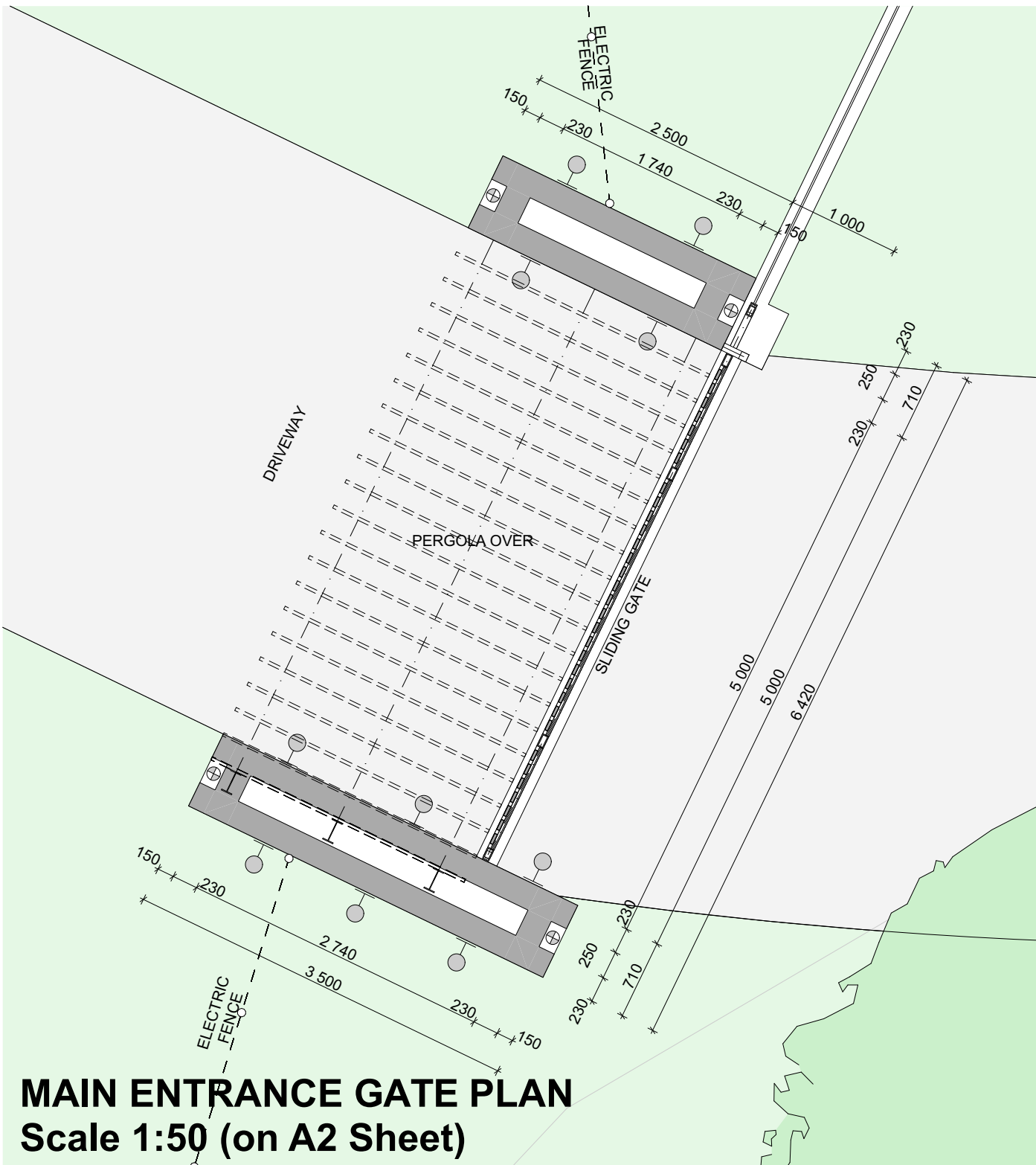
PROJECT

AS BUILT FOR
S. BARNETT
ON ERF 285/192
HOEKWIL RD
WILDERNESS
2nd DWELLING ELEVATIONS,
SECTIONS, WINDOW & DOOR
SCHEDULE

SCALE 1:100, 1:50		PROJECT NUMBER 2105-01b	
DRAWING NUMBER M006		REVISION 0	
DATE PRINT ISSUED: 2026/08/13		DRAWN H DU PREEZ	CHECKED

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No.	Date	Name	Description

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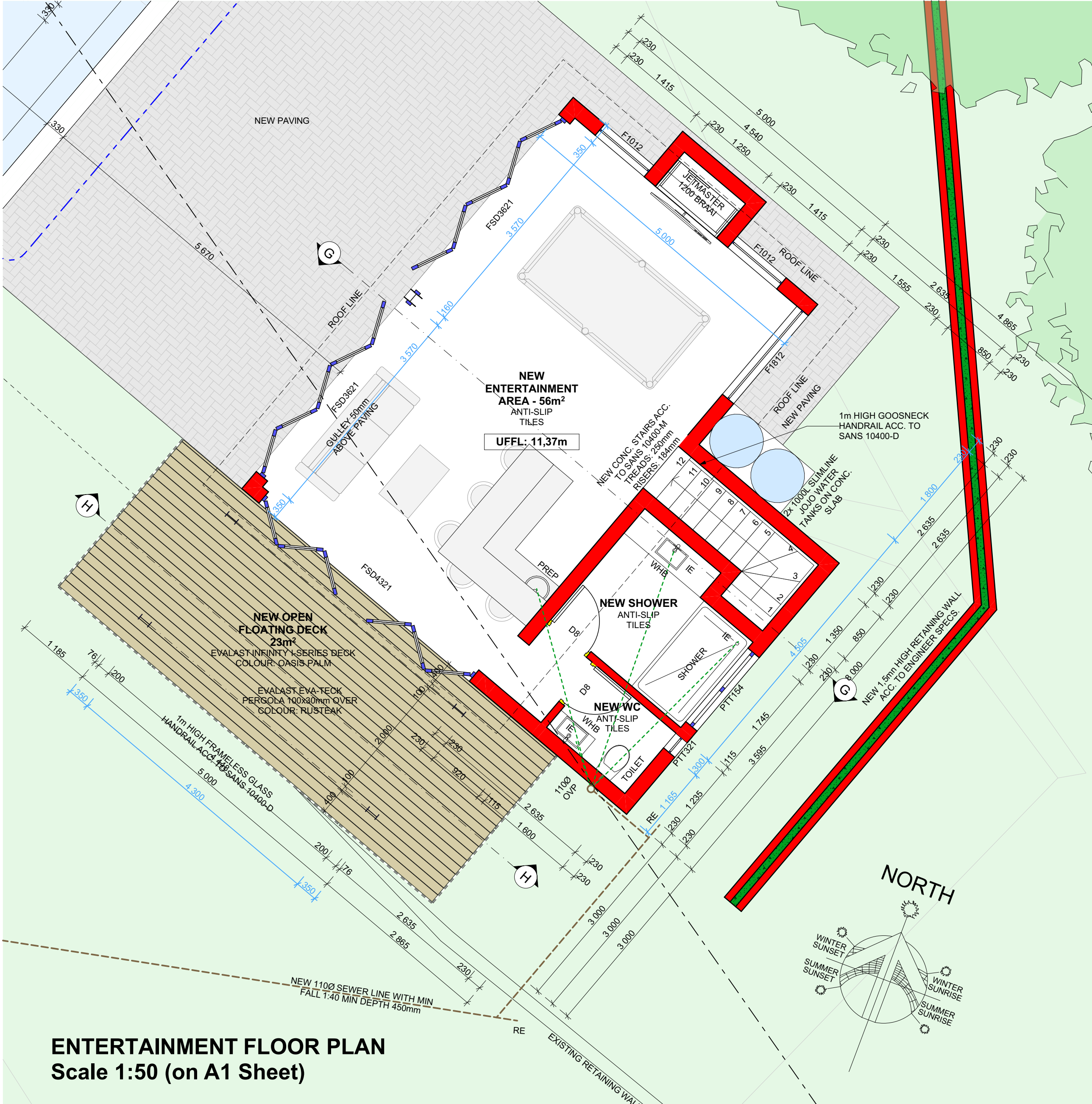
PROJECT
**ADDITIONS FOR
S. BARNETT
ON ERF 285/192
HOEKWIL RD
WILDERNESS**

**ELEVATIONS, MAIN ENTRANCE
GATE PLAN**

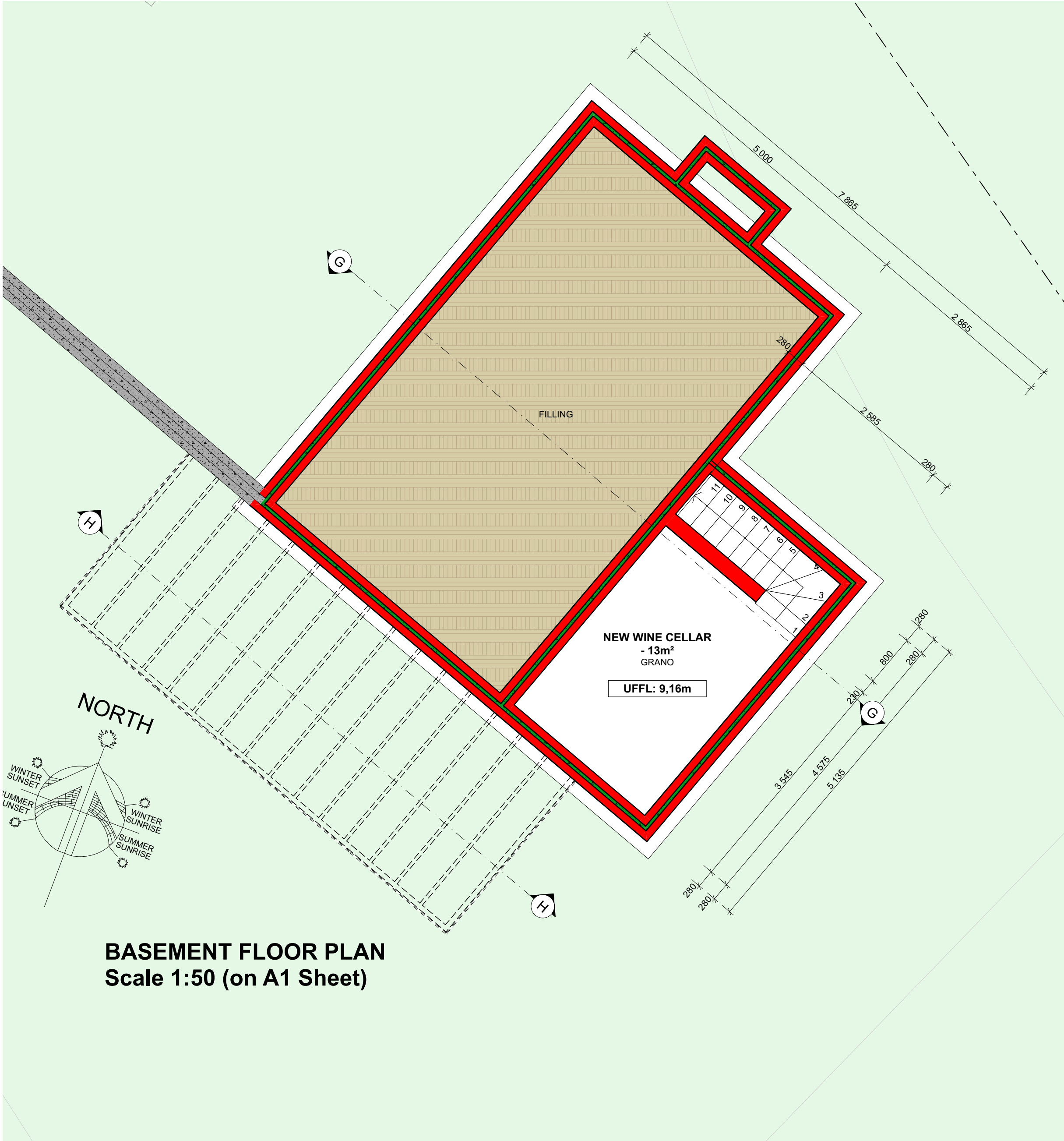
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DRAWING NUMBER M007	REVISION 0
DATE PRINT ISSUED: 2026/08/13	DRAWN H DU PREEZ
	CHECKED

APPROVED
BY CLIENT

SIGNATURE:



ENTERTAINMENT FLOOR PLAN
Scale 1:50 (on A1 Sheet)



BASEMENT FLOOR PLAN
Scale 1:50 (on A1 Sheet)

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SOUTH AFRICAN COUNCIL FOR THE ARCHITECTURAL PROFESSION
MARIUS SMITH Pr.Snr.Arch.T - ST0609

ALL STAIRS ACCORDING TO SANS 10400 - M:
RISERS MAX 200mm
TREADS MIN 250mm
HANDRAIL @ 900mm HEIGHT
BALUSTRADES MAX 100mm CENTRES
HEAD HEIGHT VERTICAL FROM STAIR NOSE 2,1m MIN

ALL FLOORS IN ANY LAUNDRY, KITCHEN, SHOWER ROOM, BATHROOM OR ROOM CONTAINING A TOILET PAN OR URINAL ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-J

ROOF FIXINGS TO COMPLY WITH SANS 10400-B & THE DETAILED REQUIREMENTS OF SANS 10400-K

DPC REQUIRED UNDERNEATH ALL WINDOWS



SCAN TO SEE VIDEO
OR CLICK HERE

Carport / Open Patio (if any) to remain open as per building plan.

Sanitary fittings discharging to a gully to discharge over that gully as per Part P of SANS 10400 (4.2.1).

Drainage installation to comply with SANS 10400 Part P.

Drainage installations under building work must be installed in terms of Part P of SANS 10400 (4.19.4).

Drainage installations under building work must be protected in terms of Part P of SANS 10400 (4.22.2).

NOTES:
ALL MATERIALS USED MUST COMPLY TO SABS SPECIFICATIONS.
ALL BUILDING WORK, SEWERAGE & ELECTRICAL WORK MUST COMPLY TO SABS BUILDING REGULATIONS.
AT NO TIME MUST BE SCALED FROM ANY DRAWINGS, USE ONLY DIMENSIONS GIVEN. CONTRACTOR MUST BRING ALL DISCREPANCIES UNDER THE ATTENTION OF M SMITH ARCHITECTURAL GROUP (Pty)Ltd.
NO CHANGES MAY BE MADE TO THE BUILDING (ADDING ON OR LEAVING OUT) WITHOUT THE WRITTEN APPROVAL OF M SMITH ARCHITECTURAL GROUP (Pty)Ltd.

REVISIONS			
No.	Date	Name	Description

M Smith Architectural Group (Pty)Ltd 2023/768767/07 SACAP REG. NO.: ST0609



8B COMMERCIAL CLOSE,
EASTERN EXT, GEORGE
GARDEN ROUTE

Cell: 082 640 2544
info@msmith.co.za
www.msmith.co.za

PROJECT
**NEW ENTERTAINMENT FOR
S. BARNETT
ON ERF 285/192
HOEKWIL RD
WILDERNESS**

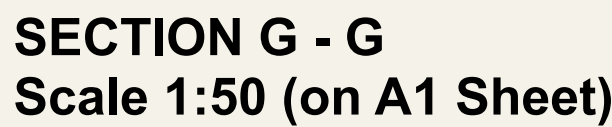
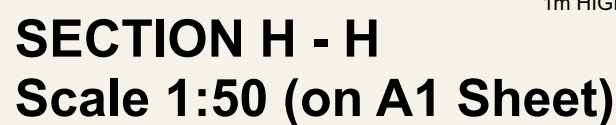
ENTERTAINMENT FLOOR PLAN		
SCALE	PROJECT NUMBER	
1:50	2105-01	
DRAWING NUMBER	REVISION	
M008	0	
DATE PRINT ISSUED:	DRAWN	CHECKED
2026/08/13	H DU PREEZ	

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WINDOW & DOOR SCHEDULE
Scale 1:100



ALL STAIRS ACCORDING TO SANS 10400 - M:
 RISERS MAX 200mm
 TREADS MIN 250mm
 HANDRAIL @ 900mm HEIGHT
 BALUSTRADES MAX 100mm CENTRES
 HEAD HEIGHT VERTICAL FROM STAIR NOSE 2,1m



Carport / Open Patio (if any) to remain open as per building plan.
Sanitary fittings discharging to a gully to discharge over that gully as per Part P of SANS 10400 (4.21).
Drainage installation to comply with SANS 10400 Part P.
Drainage installations under building work must be installed in terms of Part P of SANS 10400 (4.19.4).
Drainage installations under building work must be protected in terms of Part P of SANS 10400 (4.22.2).

NOTES:
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REVISONS			
No.	Date	Nom	Description

M Smith Architectural Group (Pty) Ltd 2023/768767/07 SACAP REG. NO.: ST0609



PROJECT NEW ENTERTAINMENT FOR S. BARNETT ON ERF 285/192 HOEKWIL RD WILDERNESS		
ELEVATIONS, SECTIONS, WINDOW SCHEDULE		
SCALE <div style="font-size: 1.5em; font-weight: bold; text-align: center;">1:100, 1:50</div>	PROJECT NUMBER <div style="font-size: 1.5em; font-weight: bold; text-align: center;">2105-01</div>	
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DATE PRINT ISSUED: <div style="font-size: 1.2em; text-align: center;">2026/08/13</div>	DRAWN <div style="font-size: 1.2em; text-align: center;">H DU PREEZ</div>	CHECKED <div style="height: 40px;"></div>
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