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URBAN & REGIONAL PLANNERS

Our Ref.: 1513/GEO/26
Your Ref.: Erf 11000, George

11 October 2026

The Municipal Manager
George Municipality
PO Box 19
GEORGE
6530

ATTENTION: MR. CLINTON PETERSEN

Dear Mr. Petersen,

PROPOSED REZONING, CONSENT USE AND DEPARTURE ON ERF 11000, GEORGE MUNICIPALITY AND DIVISION

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/2026/1513-GEO-26/Korrespondensie/b1.docx

Cc: ARVION HOLDINGS (PTY) LTD

PROPOSED REZONING, CONSENT USE AND DEPARTURE ON ERF 11000, GEORGE MUNICIPALITY AND DIVISION



FOR: ARVION HOLDINGS (PTY) LTD

DELPLAN
CONSULTING
URBAN & REGIONAL PLANNERS

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PROPOSED REZONING, CONSENT USE AND DEPARTURE ON ERF 11000, GEORGE MUNICIPALITY AND DIVISION

1. INTRODUCTION

The erf currently contains a structure previously used as a crèche, which is no longer in use. The owners aim to rezone the property from "*Community Zone I*" to "*General Residential Zone IV" to* allow Flats for the purpose of providing a boarding hostel for students attending Nelson Mandela University. The owner appointed *DELPLAN Consulting* to prepare and submit the required land use application. A copy of the Power of Attorney to submit this land use application is attached as **Annexure 1**.

1.1 Title Deed

The subject property is registered in the name of Arvion Holdings (Pty) Ltd according to Title Deed T62874/2026. The title deed is attached as **Annexure 2** with accompanying SG diagram attached as **Annexure 3.** These documents confirm that the erf measures 3232m² in extent. There are no title deed restrictions prohibiting the proposed application but there is a mortgage registered over the erf, this is confirmed with the conveyancer's certificate attached as **Annexure 4**. Attached also find a letter from the municipality regarding previous conditions located within the previous title deeds. The bondholder's consent is also attached hereto as **Annexure 5.**

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) from "*Community Zone I*" to "*General Residential Zone IV" to* allow Flats.

2. Consent Use in terms of Section 15(2) (o) of the George Municipality: Land Use Planning By-Law (2023), for a boarding hostel for 31 students and two staff members on the property.

3. Departure in terms of Section 15(2) (b) of the George Municipality: Land Use Planning By-Law (2023):

- to relax parking requirements from "normal areas" to PT1 to allow 15 parking bays
- to relax the southern common boundary building line from 5m to 4m, 3.9m & 2.6m for the existing structure to be converted to a boarding hostel.

2. CONTEXTUAL INFORMATION

2.1 The Locality of the Subject Property

The subject properties are located at 3 Libra Street, Ballotsview in ward 7 to the east of Nelson Mandela Boulavard. Figure 1 shows the subject property in relation to other surrounding properties, and the N2. For a more detailed view, please refer to figure 2 and the locality plan attached hereto as **Annexure 6.**



Figure 1: The location of the subject property in relation to surrounding land uses



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

2.2 Existing Land Uses and Character of the Area

The erf currently contains a structure previously used as a crèche and contains ample green space for further development. The need for student housing is of significant importance as the George area is severely lacking with regards to affordable student housing. Currently students are spread throughout the residential landscape utilising formal flat developments at great cost well as backyard developments and granny flats. The need for an affordable, controlled environment which is student orientated is of significant importance. The surrounding area holds no such features; thus, the addition of this typology would be ideal.

The area is predominantly characterised by dwelling houses, usually smaller in scale on erven below 500m². The subject erf is abutted by one street to the west and by residential erven on all other sides. Nelson Mandela Boulevard to the east of the subject erf contains several business uses within 300m of the subject erf. The erf previously contained a crèche, and it is not foreseen that the proposed use for a boarding hostel would be any more disruptive than this use to the surrounding area. The street view and character also resemble the same residential character as the broader area. The street character can be seen in figure 3 and 4 indicating the views northward and southward. The access to the erf will be altered but still only one access will be utilised to Libra Street, and it is not foreseen that the streetscape will change. The current fencing will, however, be replaced with vibracrete walls to ensure both safety and privacy.



Figure 3: A photograph of the street taken southwards down Libra Street



Figure 4: A photograph of the street taken northwards down Libra Street

The Land Use Plan for the property and surrounds is attached herewith as **Annexure 7.**

2.3 Zoning

As can be seen in figure 5, the current zoning of the subject property according to the George Integrated Zoning Scheme By-Law is *Community Zone I*. Zoning particulars of surrounding properties can also be seen in this regard. **Annexure 8** shows a more complete overview of the existing zoning, with the proposed zoning indicated as **Annexure 9.**



Figure 5: Zoning of the subject erven with surrounding uses

3. DEVELOPMENT PROPOSAL

3.1 Proposed Development

The development proposal entails that the erf currently be rezoned to *General Residential Zone IV* to allow flats with a consent use for a boarding hostel to provide housing to students attending Nelson Mandela University. A total of 17 units/rooms is proposed in addition to staff quarters and a supervisor's unit. The proposal also includes recreational facilities and ample functional open space as seen in figure 6. Parameters for "boarding hostel" were utilised for the purposes of this application to accommodate student housing and "student accommodation" parking requirements (PT1) were utilised.

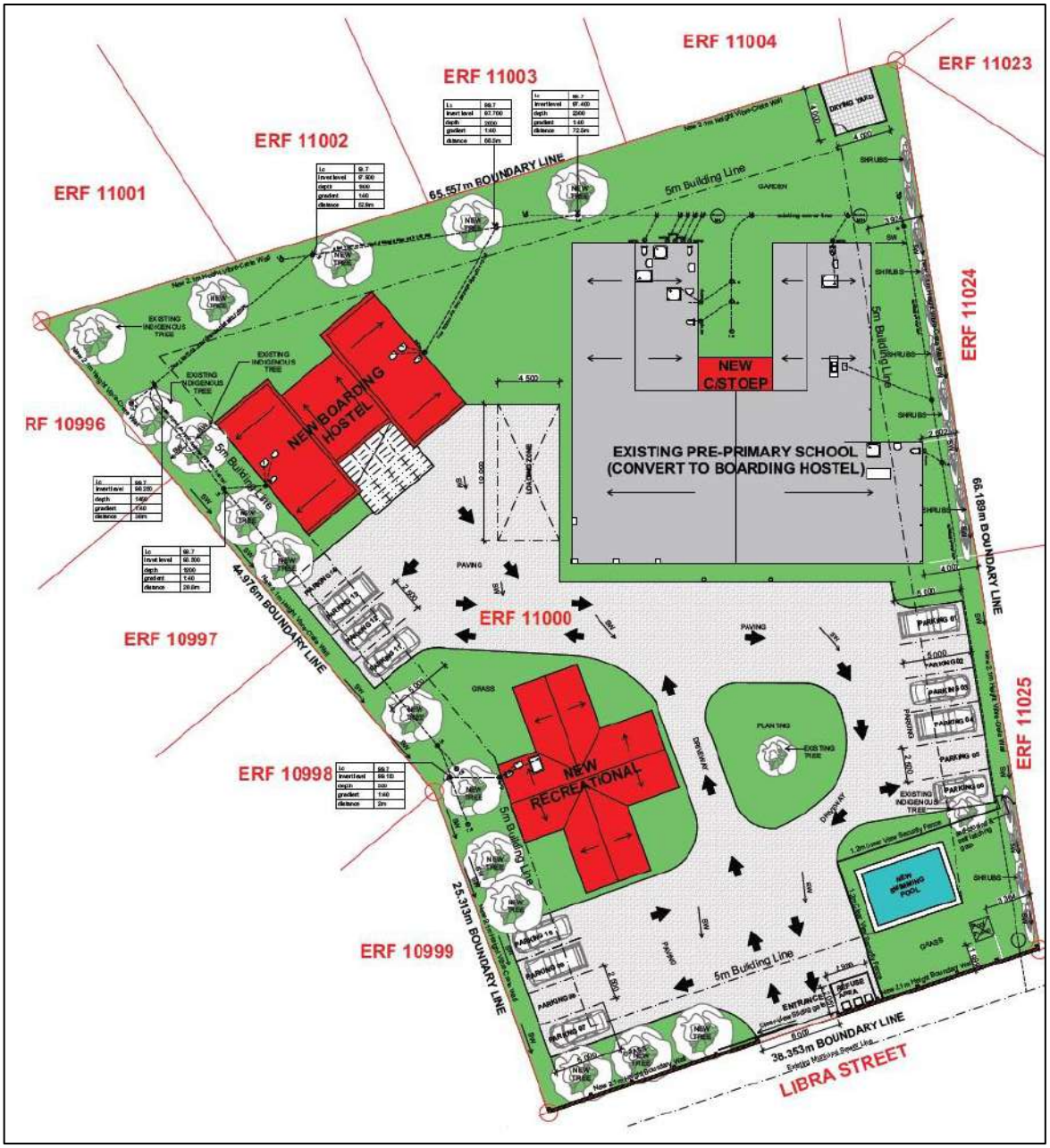


Figure 6: Site Plan extract

The number of parking bays is currently sufficient (0.75 per bedroom and 2 for supervisor) thus 15 bays are currently proposed. The parking reduction for PT1 is motivated in three main points and is discussed in section 3.2. The first point being that there is a student shuttle, that travels to campus, which the students would use. The second point is the fact that the development is located within 300m of Nelson Mandela Boulevard where *GoGeorge* bus routes are located. The third point is based on the location and the fact that the development caters to students likely being in a lower income group. The individual car ownership would therefore be very low and the provision of parking is therefore seen to be sufficient.

Building line relaxations are only required to relax the southern common boundary from 5m to 4m, 3.9m & 2.6m for the existing structure on the erf that will be converted to a boarding hostel. A photograph of the section of the existing structure over the building line can be seen on figure 7.



Figure 7: Section of existing crèche over the building line

As can be seen, the distance to the neighbours is still more than sufficient, especially given that the fence will be replaced with a solid, 2,1m high Vibracrete wall. The proposed uses encroaching the building line are also not student rooms and are therefore unlikely to generate significant noise levels. The only neighbouring structure close to the proposed building line relaxation appears to be an informal backward shack or outbuilding. The dwellings themselves are still more than sufficiently spaced from the subject erf and existing structure to be converted. Any noise emanating from the subject property is highly unlikely to exceed any noise levels generated by a crèche and therefore will have a lower impact. As per the Site Plan, landscaping is also proposed along this boundary which assist in creating a green living environment as well as act as a sound and light buffer.

The maximum height is not being encroached, and the newly proposed structures do not encroach the building lines. Amenities such as a service yard and a refuse area are being provided as well as sufficient functional private open space thus the site is efficiently utilised. Nelson Mandela Boulevard contains many amenities and community services and is located within 300m of the subject erf. The development proposal can be seen in figures 8 & 9. As can be seen the design features a specific layout to abide by the minimum requirements of the student accommodation policy. This will make conversion to other uses extremely hard. As can be seen the rooms are not big enough to operate as separate flats as communal kitchen space and bathroom provision is limited. Any conversion of the structures would require extensive construction work and alterations.

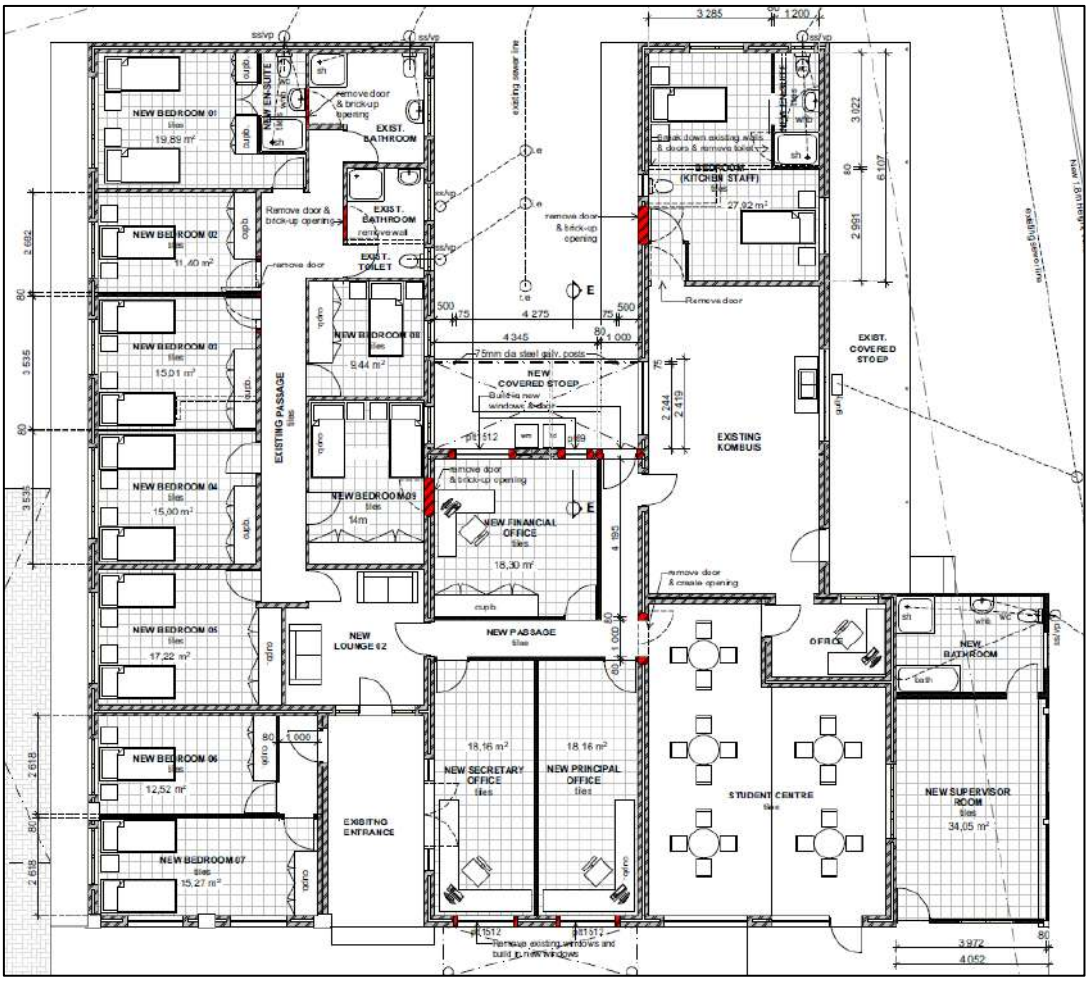


Figure 8: Floor plans for existing dwelling to be converted



Figure 9a: Floor plans for second boarding hostel structure

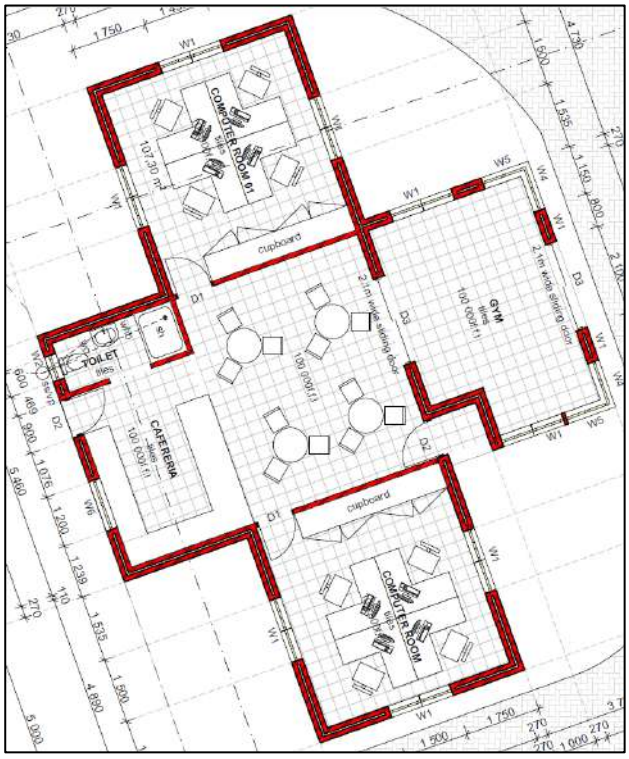


Figure 9b: Floor plans for recreational centre

As can be seen, a total of 17 student rooms is provided in addition to staff sleeping quarters and a supervisor's room. There will be 31 student beds. The recreation room is separated from the sleeping quarters by a separate structure. Three structures are therefore proposed on the site. The main boarding hostel converted from the existing dwelling, the separate smaller boarding hostel and the recreation room. The Site Plan is attached hereto as **Annexure 10.**

3.2 Accessibility and Parking

The current development gains access off Libra Street which will be moved further southward, away from the intersection to the north. The parking relaxation to PT1 is also included in this motivation and is included under the following motivational points. The first point being that there is a student shuttle that travels to campus, which all students can use, thus they do not require their own transport for this purpose. The second point is the fact that the development is located within 300m of Nelson Mandela Boulevard where *GoGeorge* bus routes are located. The bus routes run throughout George at an affordable price; thus students can reach basically any destination in the George area by utilising this transport mode.

A Taxi service can also be utilised, should the need arise in addition to options such as Uber or Bolt where cost of rides can be shared. The third point is based on the fact that due to the development area and the fact that the development caters to students likely being in a lower income group, it is highly unlikely that even half of the students would have their own private transport. Noting the fact that the caretaker requires two parking bays and the likelihood of even half of the students owning private transport, the reduction in parking can therefore be sufficiently motivated on this site. The effect of the development on the surrounding roadway is also minimal at best and is not considered significant.

3.3 Engineering Services

The property is located in an already developed and serviced residential area although service capacity needs to be confirmed. An electrical engineering report is being finalised and will confirm the service capacity details. The electrical services report (when finalised) and /or confirmation of appointment is attached herewith as **Annexure 11.** Development contributions will also be paid to accommodate the proposed development.

3.4 Pre-Application

A Pre-application meeting was conducted on 18 March 2026 (**Annexure 12**), the following comments were made:

<u>Town Planning comments:</u>

- Applicant to contact the Properties Section of the George Municipality as the subject title deed condition was imposed by the George Municipality. A removal of the title deed condition in terms of the Land Use Planning By-law for George Municipality, 2023 is not the method to deal with this condition.

- The sales agreement should also be provided to note any condition of sale.

The conditions were removed as can be seen in the new title deed.

- Applicant to motivate proposal in terms of SPLUMA, LUPA, PSDF, MSDF and LSDF. Any deviation must be motivated.
- Applicant must indicate compliance with the zoning objective, land use description and development parameters contained in the George Integrated Zoning Scheme By-law, 2023. Any deviation from the latter requires a departure application.

Noted, the relevant required information is included in the motivational report.

- Proposal in principle may be supported from a spatial planning perspective.
- Applicant to clearly clarify which place of education or tertiary educational institution the facility will be managed by or on behalf of in terms of the land use description of boarding hostel in the Zoning Scheme.

Noted, included as such in report. The boarding is proposed for students attending Nelson Mandela University.

- Applicant to clearly clarify use of the conference facility, as a conference facility is not permitted under GRZIV. Please indicate ancillary uses.

Conference facility is excluded.

- All structures on site and development parameters of the applicable zoning to be indicated on the site plan.
- Adequate parking spaces, manoeuvring space and dimensions to be indicated on the site plan. Parking to be provided in line with minimum off-street parking requirements in terms of the Zoning Scheme.

Noted, PT1 departure is being applied for and reduction in parking is motivated within the motivational report.

- Existing mature vegetation to be retained and incorporated into the design and development, especially the mature trees. If any trees are to be removed, the trees must be offset.

Mature vegetation is retained as far as possible where indigenous trees are present. Significant landscaping is proposed to offset the removal of any trees and provide screening and beatified areas.

- Please amend labelling on the site plan to reflect the correct uses (not conference facility and not student accommodation).

Included as such, student accommodation renamed and conference facility to be excluded.

- Indicate measures to ensure facility will not be converted to or used as flats (main zoning).

Included in the motivation report.

- Motivate proposal by addressing relevant sections in the student accommodation policy (even if not proposed, some of the principles are relevant).

Noted, included as such in report.

Civil Engineering Services comments:

- Access is restricted to Libra Street,
- Access restricted i.t.o. GIZS 2023.
- For all new applications, all parking, including vehicle movement, must be fully accommodated on-site.
- No parking will be allowed within the road reserve.

Noted.

- A drop-and-go facility, in terms of the school, will be required, should the site accommodate any school activities.

No School is being included in the current application.

- PT1 may be supported.
- Municipal water and sewer capacity are available, subject to capacity confirmation.
- Developer to note the existing sewer mains located on 3 sides of the property. Building line relaxation on these 3 building lines will not be supported.
- Development charges (DC) will be applicable based on the time of building plan submission or transfer application in accordance with the applicable DC policy.
- The developer must adhere to all applicable Municipal Bylaws and National Building Regulations concerning stormwater management.

Comments noted. Relaxation is only sought for the existing structure.

Electro Technical Engineering Services comments:

- Electrical services report required.
- DCs applicable.

Noted, Electrical services report is being completed. The report and / or appointment confirmation is attached as Annexure 11.

4. RELEVANT SPATIAL PLANNING POLICIES/OTHER 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)

This spatial document does not specifically address the subject property. The GMSDF does however, state that properties situated on public transport routes such as the *GoGeorge* bus system, should be densified. The subject property is located within 300m of Nelson Mandela Boulevard which is a major transport corridor containing multiple public transport modes. The *GoGeorge* bus route along Nelson Mandela Boulevard can be seen in figure 10. The development falls within the urban edge and is not proposed within a discouraged growth area or ecologically sensitive area.



Figure 10: SDF spatial layer overlay with bus routes

As can be seen in figure 11, there are community services available in the area and the property is located within the Densification Zone. The proposed development will constitute a controlled densification on an erf that can reasonably support it and spatially, no negative effects are foreseen.

Majority of the development is still at ground floor level and no overshadowing in scale to the neighbouring erven is currently relevant. The proposed rezoning is therefore in line with the densification policy for the area and the application adheres to parameters set forth by the GMSDF.

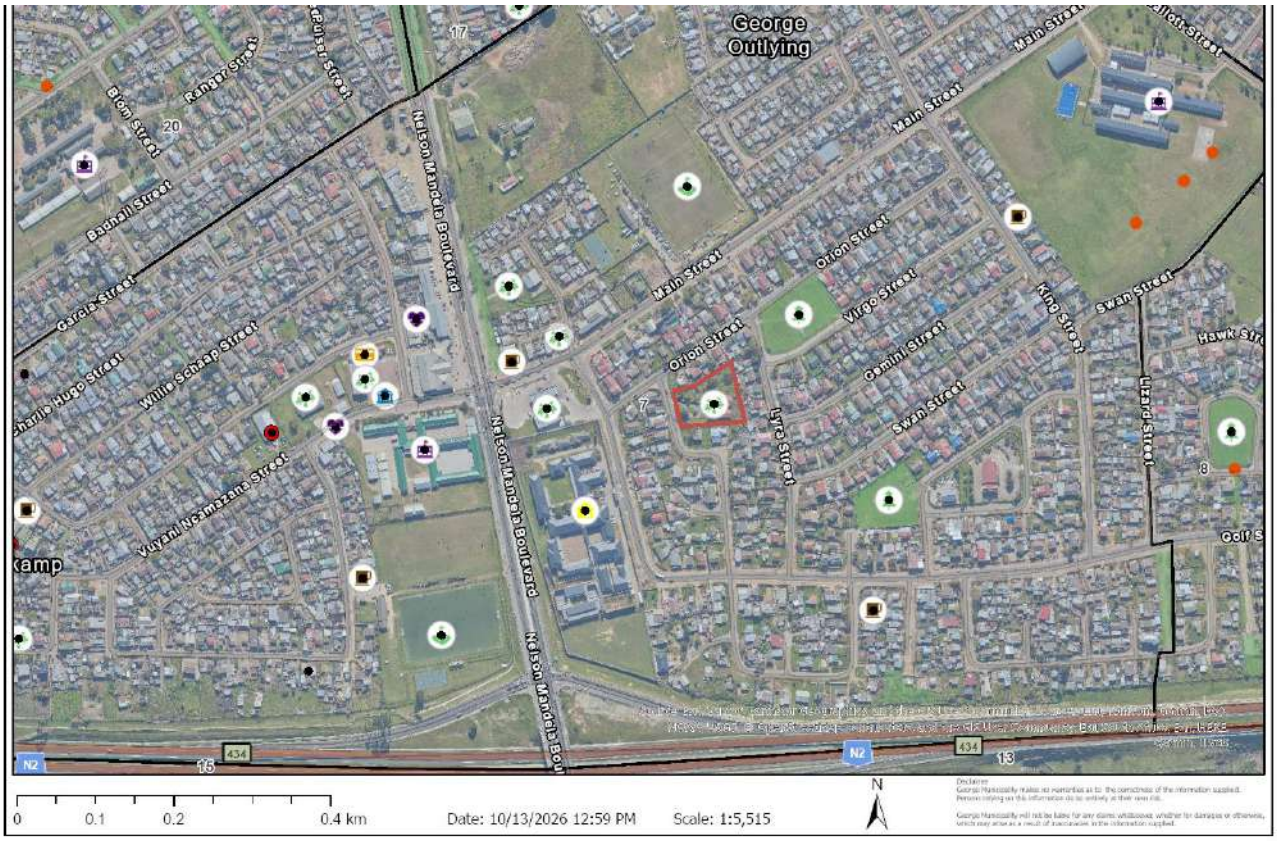


Figure 11: Community services in relation to the subject erf

4.2 Urban Design Guidelines for High Density, Social and Affordable Housing (2023)

The Urban Design guidelines can be used to guide higher density developments to align with the spatial vision set forth by the Spatial Development Framework. The relevant factors are discussed below.

<u>Location</u>

□Within restructuring, densification and intensification zones and nodes noted in strategic Municipal documents

□ Within appropriate locations which promote access to daily needs.

□ In close proximity to public transport and employment opportunities

The development itself is located within the residential area, being a much calmer and tranquil environment than along major routes. The development proposal is located within 300m of Nelson Mandela Boulevard, therefore being in close proximity to shops, and transport opportunities as well as other community services.

Maintenance and Management

The Body Corporate will be responsible for this section, which will be established as part of the SDP application.

Development blocks

☐ Promote maximum connectivity and flexibility through block layout that forms street grid
☐ Provide appropriately dimensioned development blocks, avoid oversized development blocks
☐ Ensure development blocks can accommodate a range of uses

The development is already only ground floor level for majority of the site with only a small section containing a first floor, which is a significantly smaller structure comparted to the main boarding hostel building. There are also several mitigation measures proposed such as landscaping thus mitigating the effect it has on the surrounding environment.

Height and massing

☐ Ensure context appropriate building heights and massing
☐ Enhance and protect views by appropriately located buildings and appropriate massing
☐ Buildings should be a minimum of 2 storeys
☐ Balance distribution of density across the site
☐ Located taller buildings at points of gateway
☐ Define public space and structure routes with taller buildings
☐ Vary heights of buildings to mitigate monotony
☐ Maximise natural light through appropriate building heights

The current height is far within the maximum allowed within densified areas, additionally, majority of the development is only at ground floor level. A section of the proposed development contains a first-floor section within the allowable height. The development is proposed to integrate sufficiently into the surrounding uses without causing significant disruption. Ample functional open space is also provided ensuring sufficient liveable and recreational space.

Land use

☐ Align development land use and activities with Municipal Zoning By-law
☐ Encourage mix use, especially in primary and secondary nodal areas
☐ Promote safety and activity with ground floor commercial
☐ Create extroverted development blocks relating to streets and open spaces
☐ Cluster complementary uses

The owners opted to maintain only a relatively low-density residential type of use on the property. The erf is located within the densification zone, thus higher density residential units are allowable

and could have been supported. The development will be fenced in with 2.1m walls; thus, noise pollution is limited and safety /security is increased.

Building placement and coverage

☐ Promote a courtyard / perimeter block typology
☐ Define public realm by locating buildings to the street edge of the property
☐ Located parking to the rear of the plot
☐ Maximize coverage by minimising at-grade parking requirements where possible
☐ Layer privacy
☐ Orientated buildings north to maximise natural light opportunities
☐ Promote accessibility and integration by ensuring a single building is not over 70m long

The buildings are placed in positions where no impact on the building line will be applicable as well as to maximise the usable open space on the erf. The courtyard development typology is implemented to some degree with the main structure, but majority of the erf does not require this configuration. The parking and buildings are spread throughout the green sections of the erf (70m building length is never achieved) and the public realm is protected in the sense that the streetscape can be maintained through the placement of the current buildings and proposed landscaping. The structures are not of such a significant scale that overshadowing is considered a problem as majority of the erf is at ground floor level. Privacy is increased – and noise minimised by both the construction of the 2.1m high vibracrete wall and placement of landscaping.

Interface and street frontage

☐ Locate building facades fronting onto the public realm
☐ Create visual connections between inside and outside
☐ Locate buildings entrances along the street front
☐ Provide ground floor unit access with direct access
☐ Demarcate public and private realm
☐ Provide protection from the elements to pedestrians
☐ Incorporate balconies to provide passive surveillance
☐ Articulate facades of long, large buildings

The majority of the development is at ground floor level with only a small section at first-floor level. The impact on the public realm is limited given the scale of the development and no negative effects on the streetscape or surrounding developments is foreseen.

Security

☐ No gated developments or complex
☐ Address security at an internal superblock or building level
☐ Link security cameras to CCTV
☐ Create multiple entrance points to increase connectivity.
☐ Minimise perimeter fences

The development is gated with fencing for security purposes, this cannot be changed. As the vehicle entrance is so close to the road, a pedestrian access is not proposed. Relevant other security measures (cameras ect.) can and will likely also be added later.

Development Aesthetics

☐ Use a consistent, muted colour scheme with a minimum of 2 colours and textures
☐ Vary and articulate building facade
☐ Comply with council adopted policies and by-laws
☐ Avoid visual dominance of solar panels
☐ Minimise impact of security features

This factor will be addressed with the SDP submission or architectural guidelines if relevant.

4.3 George Municipality Student Accommodation Policy (2023)

LOCATION

a) The following principles should be applied:

i. Accessibility of the property.
ii. Locality in respect of a higher order road.
iii. Locality in respect of public transport facilities.
iv. Locality in respect of main development corridors in the area.
v. Locality and distance from existing nodes and facilities.
vi. Locality in respect of higher density developments.

The proposed development is located in close proximity to a higher order road such as Nelson Mandela Boulevard and in close proximity to a variety of community facilities as well as public transport. The development is also proposed within the densification zone where higher density housing would be supported.

b) Private student accommodation should ideally be located close to universities, colleges, and other educational institutions. This proximity reduces commuting time and makes it easier for students to attend classes, access libraries, and participate in campus activities.
c) Accommodation should be easily accessible through public transportation networks, including buses, trains, and even within walking distance of the educational institution. This accessibility ensures that students can travel conveniently between their accommodation and campus.

The development is proposed within 300m of Nelson Mandela Boulevard containing a GoGeorge bus route, taxi's also regularly drive along Nelson Mandela Boulevard, and a student shuttle service is also operational.

d) Safety is paramount. The chosen area should have a reputation for low crime rates and be well-lit and well-patrolled. Consider neighbourhoods that have a strong community watch presence or are known for their safety measures.
e) Look for areas with essential amenities nearby, such as grocery stores, pharmacies, medical facilities, and recreational spaces. Access to these services makes daily living more convenient for students.
f) Ensure that the area has reliable infrastructure, including well-maintained roads, electricity, water supply, and internet connectivity. These factors contribute to the comfort and well-being of students.
g) Areas with cultural attractions, restaurants, cafes, and recreational facilities can enhance students' overall experience and quality of life.

The development is proposed within a lower income area that has a decent reputation. The road network and other services are adequately maintained, and the erf has a high level of connectivity being located within 300m of Nelson Mandela Boulevard. The development is located in a residential area but there are several community services in close proximity to the proposed development as well as increased socio-economic service accessibility along Nelson Mandela Boulevard.

h) Consider areas where the cost of living is reasonable and aligns with students' budgets. Accommodation costs should not be excessive, ensuring that students from various economic backgrounds can afford to live in the area.
i) Look for neighbourhoods that have a positive community atmosphere. This can contribute to a supportive living environment, especially for students who are away from home.
j) Choose areas that are known for their diversity and inclusivity. This can help create a welcoming environment for students from various cultural and social backgrounds.

The proposal aims to cater to as many students as possible, whilst sharing amenities as well as being within its current location would likely mean lower rent rates making it more accessible to different income groups.

k) Consider the environmental impact of the location, including factors like air quality, noise levels, and proximity to green spaces. A healthy environment contributes to students' well-being.
l) Areas with services tailored to students, such as study spaces, tutoring centres, and student-friendly businesses, can enhance the overall experience.
m) Research any upcoming developments or infrastructure projects in the area. These could affect the value of the property and the overall living conditions for students.

Not all factors herein could be addressed, but it should be noted that the area is residential in nature, although a high level of connectivity can be achieved as the proposed development is within 300m of Nelson Mandela Boulevard. The area is not described as an area containing heavy industrial uses that could have an impact on factors such as air pollution. As can be seen in figure 12 below, there are several different uses surrounding the subject erf and several parks are located in close proximity to the proposed development.



Figure 12: Zonings surrounding subject erf

DESIGN
a) Residence designs must accommodate a maximum of two students per room and a maximum of 10 students per residence.
b) A minimum area of 8m2 must be provided for a bedroom occupied by one student and a minimum area of 14m2 must be provided for a bedroom occupied by two students, which area includes only sleeping and study quarters and shall not include other communal living quarters, ablution areas, food preparation areas, dining areas or outdoor living areas.
c) One toilet should be provided for every five students, and one shower should be provided for every seven students.
d) Shower and ablution facilities must be designed in such a way that individual privacy is provided, and sanitary bins should be provided in every bathroom.
e) The following minimum food preparation standards must be provided:

i. suitable food storage, preparation and kitchen space shall be provided.
ii. at least a four-plate stove (with oven) per 8 students.

iii. cold storage – a minimum of a 320-litre capacity fridge / freezer combination is the minimum requirement per 8 students.

iv. lockable cupboards – 1 per student.

v. countertop space must be sufficient for 25% of the capacity of the student residents for simultaneous usage.

f) It is preferable that all student rooms have access to the internet for study purposes. All communal spaces designed for study purposes in residences must have internet access.

The current design meets all the above requirements, although further details can also be included in the formal SDP application for consideration, this land use application is more focused on the principal of the proposed development than specific design guidelines.

g) The municipal guidelines pertaining to high density development in the MSDF and applicable LSDF must be adhered to.

h) The design of the establishment may be subjected to scrutiny by the Aesthetic and Heritage Committee.

i) In addition to the above all building designs must comply with SANS 10400.

j) A dedicated refuse area should be provided and indicated on the SDP.

k) Adequate indoor and/or outdoor recreational space should be provided on the property and indicated on the SDP.

The relevant points are motivated in this report such as the compliance to the SDF. The factors mentioned above are noted, the SDP layout and SDP application following the approval of the proposed land use rights will deal with factors not directly addressed in the motivational report.

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. Set out 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 SDF's and relevant planning policies, spatial planning mechanisms, land use management systems and land development procedures to address these imbalances.

- *No reference is made to the property in the SDF or relevant planning policies. This development principle is not applicable to this application. The development could in fact make it affordable for students to stay in the area in a safe and well managed space as opposed to utilising other means of private accommodation. The development could therefore positively attribute to addressing past imbalances given that the development would likely cater to students that come from disadvantaged backgrounds.*

2) Spatial Sustainability

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

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

3) Spatial Efficiency

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

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

4) Spatial Resilience

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

- *The development proposal does not undermine the aim of any relevant spatial plan. The addition of a more densified housing typology could speak to a higher degree of income inclusiveness in the area that is more flexible given that the development is aimed at providing more affordable student housing. There is a severe shortage of student housing in the Goerge area, where many students have to live in private accommodation thus making accessibility very low. The new addition will provide housing opportunities in close proximity to a variety of community services.*
- *Other aspects of spatial resilience are, however, not considered relevant to this application.*

5) Good Administration

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

- *The application as set forth, aligns with all relevant principles and frameworks. George Municipality should consider the application within the prescribed timeframes and follow due process in an efficient manner. 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

As there are no significant public interests currently vested in this site, the proposed rezoning and minor departures will have little impact on such interests. Neighbouring buildings are fenced-in behind high existing boundary walls or existing fencing which will be replaced with vibracrete and heightened to 2.1m. The majority of developments on the erf will remain at ground floor level with only a small boarding hostel section being double storey.

The proposal is still under the height restriction, and no significant sun blockage will occur to surrounding developments as only a section of the existing ground level structure (crèche) encroaches the building line, all other building lines are abided by.

Proposed developments will adhere to all relevant frameworks and parameters to ensure that surrounding properties are minimally influenced, should development occur. The shortage of student housing opportunities is, however, of significant public interest as it is necessary to have certain restrictions on these development typologies as opposed to students being spread throughout the residential landscape in granny flats and backyard developments. The approval of the application will only increase the density of the area on land that is currently underutilised, which will positively influence public interests. It is not foreseen that the approval of the application will therefore not have an additional impact on the surrounding property owners compared to the existing and approved land use for a crèche. The view northward can be seen in figure 13.



Figure 13: View along the northern boundary line

As can be seen, there is a degree of vegetation currently adding a buffer area between the subject erf and neighbouring erven. Indigenous trees will be retained as indicated on the Site Plan. The boundary wall will be heightened to 2.1m and additional vegetation will be added along this wall to assist with buffering and green landscaping. The double storey smaller boarding hostel is located along the northern boundary building line, however, the building line is not encroached, and the

building is within the allowable height. The windows facing onto neighbouring erven are also small windows and bathroom windows thus the impact on privacy is extremely limited. The view eastward can also be seen in figures 14 & 15. As can be seen there is very little vegetation to this side and the current SDP proposed additional landscaping along the eastern boundary to add aesthetics and add a buffer zone for noise - and light pollution. Figure 15 shows the neighbours to the east from the back of the existing structure (crèche). The fence on this side will also be enclosed with a 2.1m high vibracrete wall to protect privacy, and act as a sound buffer.



Figure 14: View eastwards



Figure 15: View of the existing crèche in relation to the eastern neighbours

The view to the southern neighbours can again be seen in figure 16 and 17. The tree as seen will be retained and the current fence will be replaced with a 2.1m high vibracrete wall to protect views, privacy and limit noise transmission. The service yard is proposed in the furthest corner to the southeast.



Figure 16: View of the existing crèche in relation to the southern neighbours



Figure 17: View of the existing crèche in relation to the southern neighbours (photo taken facing towards street)



Figure 18: View of the western neighbours across the street

The view of the western neighbours across the street (Libra Street) can be seen in figure 18. These developments are located at a sufficient distance from the proposed development. No street building lines are encroached and the access along Libra Street is only moved slightly from its current

position thus no impact herein is foreseen. The access is also a sufficient instance from any intersections. Given that majority of the students will utilise public /or campus specific transport a very limited traffic impact is expected. As motivated, to all sides of the development, the impact of the development is lessened by the fact that the development mostly remains at ground floor level, and the boundary wall is heightened. The addition of vegetation along the boundary will also add additional landscaping and add additional buffering for noise - and light pollution.

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 mature vegetation is retained as far as possible. As indicated by the Site Plan, the trees that are removed will be offset in other spaces with an abundance of additional landscaping. 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 sets 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 all have relative bearing with regards to this application and have been included in the framework analysis under subsection 5.1.1.

5.2.1 Compliance/Consistency with Spatial Policy Directives

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

"*(1) If a spatial development framework or structure plan specifically provides for the utilisation or development of land as proposed in a land use application or a land development application, the proposed utilisation or development is regarded as complying with that spatial development framework or structure plan:*

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

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

5.2.2 Need and Desirability

The concept *"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 and departures departure, 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 current need for further development is structured around the densification of areas in close proximity to a variety of public transport modes as well as the need for safe, efficient and affordable student housing provision. Utilising underused sites is an efficient way to encourage densification and halt urban sprawl. The scale of the development typology is also not significant enough to negatively impact surrounding properties or the character of the area, thus making it a desired development.

Furthermore, the desirability of this development is rooted in the promotion of increased densities within the densification zone as well as the higher density provision of student housing in areas that are suited for – or can support such uses. The character of the area is rooted in a residential typology, but the subject erf is within 300m of Nelson Mandela Boulevard which contains many different uses.

The proposed application is not considered to be in contradiction with spatial policies and at no further risk or inconvenience to neighbouring properties. The *need* for the current development is rooted in the severe shortage of student housing in George and surrounds. The development is needed in order to provide safe and managed spaces for students to ensure the best and optimum educational experiences. The development itself is not needed to spatially address any adherence to the SDF or other policies.

6. CONCLUSION

We believe that the abovementioned principles, considerations and guidelines for this land use application on Erf 11000, George satisfies the applicable legislation. As a result, it is trusted that this application can be finalised successfully.



DELAREY VILJOEN Pr. Pln **OCTOBER 2026**

ANNEXURE 1

COMPANY RESOLUTION

ARVION HOLDINGS (PTY) LTD

RESOLUTION PASSED ON 08/10/2026

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

This decision was approved by all parties concerned.

Julian Angelo Folding

Hartley Fernando May

Myrtle Sacuenda

I **Myrtle Sacuenda,** hereby accept my appointment as representative of the above **entity without** any objections.

M Sacuenda

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Companies and Intellectual Property Commission
a member of the dtic group

Date: 24/04/2026 Our Reference: 9457353203

MYRTLE SACUENDA
E-mail: MYRT2005@YAHOO.COM
–
–
–
–

RE: Amendment to Company Information
Company Number: 2026/326458/07
Company Name: ARVION HOLDINGS (PTY) LTD

We have received a COR15.2 (Amendment of Memorandum of Incorporation) from you dated 24/04/2026.

The COR15.2 was accepted and placed on file.

The name was changed from
K2026326458 (SOUTH AFRICA) to ARVION HOLDINGS.

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.

COMPANIES AND INTELLECTUAL PROPERTY COMMISSION
REPUBLIC OF SOUTH AFRICA

Form COR14.3 - Amended Registration Certificate

Effective date:	24/04/2026
Print date:	24/04/2026
Customer code:	AEYHXG
Tracking number:	9457353203

Concerning:

ARVION HOLDINGS (PTY) LTD 2026/326458/07

The above company has filed an amendment of its Memorandum of Incorporation in terms of section 16 of the Companies Act, 2008, changing the company name from
K2026326458 (SOUTH AFRICA)
to ARVION HOLDINGS (PTY) LTD.
In accordance with the Notice of Amendment of the Memorandum of Incorporation, the change of the company name takes effect on 24/04/2026.
In conjunction with this certificate, the Commission has not issued another notice contemplated in section 12 (3).

Commissioner: CIPC

Certificate issued by the Companies and Intellectual Property Commission on Friday, April 24, 2026 03:27
Certificate of Confirmation

Registration number	**2026 / 326458 / 07**
Enterprise Name	**ARVION HOLDINGS (PTY) LTD**
Enterprise Shortened Name	**None provided.**
Enterprise Translated Name	**None provided.**
Registration Date	**23/04/2026**
Business Start Date	**23/04/2026**
Enterprise Type	**Private Company**
Enterprise Status	**In Business**
Financial year end	**February**
Main Business/Main Object	**BUSINESS ACTIVITIES NOT RESTRICTED.**
Postal address	**6A CHOPIN STREET HARMONY PARK PACALTSDORP GEORGE WESTERN CAPE 6529**
Address of registered office	**6A CHOPIN STREET HARMONY PARK PACALTSDORP GEORGE WESTERN CAPE 6529**

Certificate issued by the Companies and Intellectual Property Commission on Friday, April 24, 2026 03:27
Certificate of Confirmation

Companies and Intellectual Property Commission
a member of the dtic group

Registration number **2026/326458/07**

Enterprise Name **ARVION HOLDINGS (PTY) LTD**

Name

Postal Address

Active Directors / Officers

Surname and first names	ID number or date of birth	Director type	Appoint-ment date	Addresses
FOLDING, JULIAN ANGELO	8807225379080	Director	23/04/2026	Postal: MH 45 MOEGEHUUR HOUTKAPPER STREET, ANDERSONVILLE PACALTSDORP, GEORGE, WESTERN CAPE, 6529 Residential: MH 45 MOEGEHUUR HOUTKAPPER STREET, ANDERSONVILLE PACALTSDORP, GEORGE, WESTERN CAPE, 6529
SACUENDA, MYRTLE	7305130216084	Director	23/04/2026	Postal: 6A CHOPIN STREET HARMONY PARK, PACALTSDORP, GEORGE, WESTERN CAPE, 6529 Residential: 6A CHOPIN STREET HARMONY PARK, PACALTSDORP, GEORGE, WESTERN CAPE, 6529
MAY, HARTLEY FERNANDO	6610035259084	Director	23/04/2026	Postal: 5 CORSAIR ROAD, SANDDRIFT MILNERTON, CAPE TOWN, WESTERN CAPE, 7441 Residential: 5 CORSAIR ROAD, SANDDRIFT MILNERTON, CAPE TOWN, WESTERN CAPE, 7441

POWER OF ATTORNEY

I, **Myrtle Sacuenda,** the undersigned and authorised representative of **ARVION HOLDINGS (PTY) LTD**, the registered owner of 11000, George Municipality and Division hereby instruct Delarey Viljoen of *DELPLAN Consulting* to submit the land use application with the local authority.

M Sacuenda

Date: 09/10/2026

Witnesses:

1. _____

2. _____

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ANNEXURE 2

UITVOERING - EXECUTION

SYMINGTON DE KOK CAPE TOWN

082

TEL: 021 913 3137

A. VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE:

(a) Datum van indiening / Date of lodgement:

LODGED
21 SEP 2026
INGEDIEN

(b)

2026 -10- 01

Ondersoekers / Examiners		Kamers Rooms	Skakeling / Linking	Reject Verwerp	Passeer Pass
1			4 2		
2					
3					

ERF 11000 GEORGE

A. VIR AKTEBESORGER SE GEBRUIK / FOR CONVEYANCER'S USE:

Aard van Akte byv: Transport, Verband, ens.
Nature of Deed e.g.: Transfer, Bond. etc.

Transfer

T 000062874 / 2026

Verw. No/ Ref. No.:	Skakeling / linking	
FGG3598 CV	4	2

Kode / Code	Name van Partye / Names of Parties	Firma Firm No.	No. in stel/batch	Titelaktes ens. binne Title etc. within
1	BC GEORGE KINDER EN GESINS		1082	SDK
2	T GEORGE KINDER EN GESINS / ARVION HOLDING PTY LTD		1082	SDK
3	BC GEORGE KINDER EN GESINS / GEORGE MUN		1082	SDK
4	B AVRION HOLINGS PTY LTD / ALTVEST CAPITAL		1082	SDK
5				T8159/96
6	HANDED IN FOR EXECUTION			
7				
8	2026 -10- 01			
9				
10				
11	HANDED IN FOR EXECUTION			

080009108264

Registrasie versoek deur / Registration requested by: LOUWHANDA LUISA KILIAN

Datum / Date: 02 OCT 2026

For Information Only
For Information Only

Roos Inc.
1 Caledon Street
George
6529

Prepared by me

CONVEYANCER
JANINE FOUCHE (60411)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R 2 050 000,00	R 24580
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

DATA / VERIFY
07 -10- 2026
PHUMELELA MNAMATA

VERBIND MORTGAGED
VIR FOR R 2 120 725,00
B 000030997 / 2026
2026 -10- 02
REGISTRAR

T 000062874 / 2026

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

~~**JANINE FOUCHE (LPCM60411)**~~ LOUWHANDA LUISA KILIAN (89230)

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

GEORGE KINDER- EN GESINSORGVERENIGING
Registration Number NPO-003-598

which said Power of Attorney was signed at GEORGE on 3 SEPTEMBER 2026

For Information Only

And the appearer declared that his/her said principal had, on 22 April 2026, 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:

ARVION HOLDINGS PROPRIETARY LIMITED
Registration Number 2026/326458/07

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

ERF 11000 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT 3232 (THREE THOUSAND TWO HUNDRED AND THIRTY TWO) Square metres

FIRST TRANSFERRED and still held by Deed of Transfer Number T81759/1994 with General Plan No. 11824 relating thereto

A. SUBJECT to the conditions referred to in Dee of Transfer Number T7228/1950.

B. SUBJECT to the following conditions contained in Deed of Transfer No. T81759/1994 imposed by the George Municipality, namely:-

2. Geen onderverdeling van hierdie perseel sal toegelaat word nie.

For Information Only

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

GEORGE KINDER- EN GESINSORGVERENIGING
Registration Number NPO-003-598

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

ARVION HOLDINGS PROPRIETARY LIMITED
Registration Number 2026/326458/07

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 R2 050 000,00 (TWO MILLION 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: WESTERN CAPE at CAPE TOWN on 02 OCT 2026

q.q.

In my presence

REGISTRAR OF DEEDS

For Information Only

Roos Inc.
1 Caledon Street
George
6529

Prepared by me

CONVEYANCER
ALTA CARIEN ROOS (24137)

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

HAYLEY FOURIE in my capacity as duly authorised representative of the GEORGE KINDER- EN GESINSORGVERENIGING Registration Number: NPO-003-598 duly authorised hereto by virtue of a resolution dated at George 21 April 2026, a non-profit organisation registered in terms of the Nonprofit Organisations Act, 71 of 1997

do hereby nominate and appoint LOUWHANDA LUISA KILIAN (85230) or JANINE FOUCHE (60411) or ALTA CARIEN ROOS (24137)

with power of substitution to be my true and lawful Attorney and Agent in my name, place and stead to appear at the Office of the REGISTRAR OF DEEDS: WESTERN CAPE at CAPE TOWN or any other competent official in the Republic of South Africa and then and there to act as my Attorney and Agent and to pass transfer to:

ARVION HOLDINGS PROPRIETARY LIMITED
Registration Number 2026/326458/07

the property described as:

ERF 11000 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT 3232 (THREE THOUSAND TWO HUNDRED AND THIRTY TWO) Square metres

HELD BY Deed of Transfer Number T81759/1994

For Information Only

the said property having been sold by me on 22 April 2026, to the said transferee/s for the sum of R2 050 000,00 (Two Million Fifty Thousand Rand)

and further cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the Transferor heretofore had in and to the said property, and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, to all intents and purposes, as the Transferor might or could do if personally present and acting therein; hereby ratifying, allowing and confirming all and whatsoever the said Agent/s shall lawfully do or cause to be done in the premises by virtue of these presents.

Signed at George on 3 September 2026

in the presence of the undersigned witnesses.

AS WITNESSES :

1. _____

2. _____

_____
On behalf of GEORGE KINDER- EN GESINSORGVERENIGING

For Information Only

South African Revenue Service

Transfer Duty **TDREP**

Declaration

Reference Details

Transfer Duty Reference Number: TDE06CE361

Details

Details of Seller / Transferor / Time Share Company

Surname / Registered Name	GEORGE KINDER- EN GESINSORGVERENIGING	Full Name	GEORGE KINDER- EN GESINSORGVERENIGING
Company / CC / Trust Reg No.	NPO003598		

Details of Purchaser / Transferee

Full Name	ARVION HOLDINGS PROPRIETARY LIMITED	Surname / Registered Name	ARVION HOLDINGS PROPRIETARY LIMITED
Company / CC / Trust Reg No.	202632645807	Marital Notes if applicable	

Details of the Property

Date of Transaction/Acquisition (CCYYMMDD)		2026-04-22			
Total Fair Value	R	2050000.00	Total Consideration	R	2050000.00

Calculation of Duty and Penalty / Interest

Transfer Duty Payable on Natural Person	R	2050000.00

Property Description

1	ERF 11000 GEORGE IN THE MUNICIPALITY AND DIVISION OF GEORGE PROVINCE OF THE WESTERN CAPE IN EXTENT 3232 (THREE THOUSAND TWO HUNDRED AND THIRTY TWO) Square metres

Receipt

Receipt Details

Transfer Duty Reference Number	TDE06CE361	Receipt No.	1201352937
Receipt Amount	R 36786.00		

~~Declaration~~ by Conveyancer / Attorney

I certify that this is a true copy of the transfer duty declaration / receipt / exemption certificate drawn from the SARS eFiling site, which will be retained by me for 5 years from the date of registration of transfer.

xxxxxxxxxxxxxxxxxxxxxxxx
xxxxxxxxxxxxxxxxxxxxxxxx
JANINE FOUCHE

Please ensure you sign over the 2 lines of "X"s above

Date (CCYYMMDD) 20260920

For enquiries go to www.sars.gov.za or call 0800 00 SARS (7277)

For Information Only

GEORGE LOCAL MUNICIPALITY

CERTIFICATE IN TERMS OF SECTION 118 OF THE LOCAL GOVERNMENT: MUNICIPAL SYSTEMS ACT, 2000 (ACT No. 32 OF 2000)
(AS PRESCRIBED IN TERMS OF SECTION 120 OF ACT No. 32 OF 2000)
ISSUED BY GEORGE LOCAL MUNICIPALITY

In terms of section 118 of the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000), it is hereby certified that all amounts that became due to George Local Municipality in connection with the undermentioned property situated within that municipality for municipal service fees, surcharges on fees, property rates and other municipal taxes, levies and duties during the two years preceding the date of application for this certificate, have been fully paid.

DESCRIPTION OF PROPERTY (see definition of property in section 1 of Act 32 of 2000)

21 Digit Code (or Municipal Reference Number):	LA-CHUNEY
Erven:	11000
Portion:	0
Extension:	GEORGE
Zoning:	
Registration division / Administrative District:	
Suburb:	
Town:	
Sectional Title unit number:	
Exclusive use area and number as referred to on the registered plan:	
Real right:	
Scheme registration number:	
Sectional Title Scheme Name:	
Registered owner:	GEORGE KINDER- EN GESINSORGVERENIGING (N/A)
Name and Identity/ Registration Number of all purchaser/s:	ARVION HOLDINGS PROPRIETARY LIMITED (2026/326458/07)

This Certificate is valid until: 13/11/2026

Given under my hand at GEORGE **on** 14/09/2026

Digitally signed by George Municipality
Signee: Winnifred Kennedy
Sign date: 2026-09-14 02:35:13.966 pm
Expiration date: 2028/02/12

MUNICIPAL MANAGER
George Local Municipality

Date issued: 14/09/2026

Authorised Officer: Winnifred Kennedy

Certificate By Conveyancer:

I JANINE FOUCHE (full name and surname) hereby certify that this is a print-out of a data message in respect of the original clearance certificate electronically issued by the George Local Municipality.

Conveyancer

16/9/2026
Date

968617c9-7d03-4051-bc4b-c60313b26d5c

For Information Only

4

PROD DEEDS REGISTRATION SYSTEM - WESTERN CAPE DEEDS R DATE : 20260921 TIME : 12:38:59.8 PAGE : 1
PREPARED BY : DRS08362 - JONGQO UNATHI

TRACK NUMBER : 88009188264

BLACK-BOOKING ENQUIRY ON NAME - KINDER & GESINSORGVERENIGING-GEORGE
ID NUMBER -
BIRTH DATE - 0
MARITAL STATUS -
MAIDEN NAME -
TYPE OF PERSON -

PERSON HAS NO CONTRACTS/INTERDICTS

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

* * * END OF REPORT * * *

For Information Only
For Information Only

PROD DEEDS REGISTRATION SYSTEM - WESTERN CAPE DEEDS REGISTRY DATE : 20260921 TIME : 11:57:11.6 PAGE : 1
PREPARED BY : DRS08362 - JONGQO UNATHI

TRACK NUMBER : 88009108264

PROPERTY DETAILS PRINT FOR PORTION 0
ERF NO 11000
TOWNSHIP GEORGE
REG DIV GEORGE RD

PROVINCE WESTERN CAPE
PREV DESCRIPTION PTN OF 13715-GP11824
DIAGRAM DEED NO T81759/1994
EXTENT 3232 SQM
CLEARANCE GEORGE MUN

NO INTERDICTS

DOCUMENTS	HOLDER & SHARE	AMOUNT	O/P/A	SCAN/MICRO REF	MMDD
B81120/1994	MUN GEORGE	18500.00		1994 0929 5427	

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	MMDD	MICROFILM REF
KINDER & GESINSORGVERENIGING-GEORGE	19920916	R18520.00			T81759/1994	1831	1994 0906 2743

* O/P/A - O - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

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FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

* * * END OF REPORT * * *

IKE E: /XARRA //KE

For Information Only
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ANNEXURE 3

VEL 1
HIERDIE PLAN BESTAAN UIT 3 VELLE

CDR

ALGEMENE PLAN No. 11824

van
Onderverdeling van Erf 13715 George
Vide Kaart No. 3382/1987
Geleë in die Munisipaliteit van George
Administratiewe Distrik : George
Provinsie : Kaap die Goeie Hoop

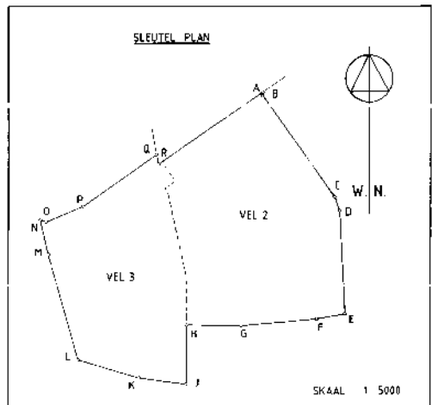
BAKENBESKRYWING:

R	12mm ysterpen langs betonbaken, 178X152mm
Alle ander bakens	12mm ysterpen

VERSEKERINGSMERKE

VM1,VM2,VM3,VM4, VM5,VM6,VM7,VM8	Standaard dorp versekeringsmerke

SLEUTEL PLAN



SKAAL 1 5000

VEL	ERWE
2	10917 - 10958, 11026 - 11230,
3	10905 - 10916, 10951 - 11005, 11221 - 11225

KOORDINATE	METERS	STELSEL Lo 23°
KONSTANTE	Y = 0,00	X = 3 700 000,00

BUITE FIGUUR

	Y	ALLES PLUS	X
A	48 007 . 13	62 348 . 69
B	48 008 . 58	62 353 . 65
C	47 851 . 91	62 372 . 76
D	47 803 . 95	62 382 . 21
E	47 817 . 21	62 631 . 51
F	47 856 . 30	62 846 . 00
G	48 055 . 30	62 843 . 00
H	48 149 . 34	62 843 . 38
J	48 173 . 83	62 936 . 96
K	48 172 . 40	62 936 . 03
L	48 106 . 40	62 918 . 03
M	48 044 . 85	62 917 . 93
N	48 040 . 47	62 819 . 41
O	48 037 . 47	62 823 . 59
P	48 050 . 18	62 785 . 85
Q	48 223 . 83	62 681 . 50
R	48 229 . 15	62 [illegible] . 52

VERSEKERINGSMERKE

VM1	48 460 . 54	62 635 . 36
VM2	48 335 . 56	62 560 . 32
VM3	48 [illegible]	62 [illegible]
VM4	47 951 . 83	62 457 . 57
VM5	48 [illegible]	62 [illegible]
VM6	47 937 . 58	62 588 . 38
VM7	48 [illegible]	62 [illegible]
VM8	48 [illegible]	62 [illegible]

DRIEHOEKSMETING BAKENS

Δ [illegible]	48 760 . 50	63 462 . 33
Δ [illegible]	48 [illegible]	62 [illegible]

BLOKHOEKE

	Y	ALLES PLUS	X
152	48 221 . 38	62 852 . 36
153	48 320 . 36	62 859 . 35
136	48 378 . 12	62 425 . 32
137	48 429 . 75	62 310 . 35
132	47 895 . 25	62 461 . 15
139	48 364 . 38	62 658 . 25
134	48 380 . 38	62 607 . 53
230	48 [illegible]	62 [illegible]
231	47 987 . 74	62 431 . 85
232	47 959 . 34	62 452 . 43
233	48 [illegible]	62 [illegible]
260	48 [illegible]	62 [illegible]
261	48 157 . 39	62 [illegible]
263	47 823 . 63	62 804 . 70
264	48 [illegible]	62 [illegible]
265	48 [illegible]	62 [illegible]
110	48 [illegible]	62 [illegible]
111	48 [illegible]	62 [illegible]
112	47 933 . 69	62 515 . 26
113	47 987 . 53	62 556 . 56
114	48 [illegible]	62 [illegible]
115	48 [illegible]	62 [illegible]
160	48 [illegible]	62 [illegible]
161	48 [illegible]	62 [illegible]
162	47 883 . 39	62 567 . 76
163	47 871 . 49	62 619 . 56
164	47 862 . 83	62 [illegible]
165	48 [illegible]	62 [illegible]
166	48 [illegible]	62 [illegible]
167	48 [illegible]	62 [illegible]
168	48 [illegible]	62 [illegible]

ERF	AREA VIERKANTE METER	ERF	AREA VIERKANTE METER	ERF	AREA VIERKANTE METER	ERF	AREA VIERKANTE METER
10925	350	10984	375	11043	375	11143	519
10926	450	10985	350	11044	375	11145	384
10927	384	10988	350	11059	375	11151	332
10928	358	10989	350	11070	375	11152	368
10929	335	10990	353	11071	434	11153	367
10930	707	10991	353	11072	359	11154	383
10931	335	10992	350	11073	337	11155	503
10932	335	10993	350	11074	496	11156	419
10933	335	10994	468	11075	618	11157	429
10934	350	10995	392	11076	425	11158	368
10935	356	10996	375	11077	375	11159	331
10936	520	10997	334	11078	422	11160	362
Publiekepl	Plek	10998	375	11079	335	11161	481
		10999	526	11080	350	11162	375
10937	350	11000	3232	11081	350	11163	375
10938	350	11001	483	11082	350	11164	468
10939	350	11002	483	11083	350	11165	434
10940	350	11003	468	11084	350	11166	334
10941	350	11004	551	11085	350	11167	397
10942	350	11005	408	11086	350	11168	366
10943	350	11006	379	11087	350	11169	375
10944	450	11007	500	11088	350	11170	495
10945	350	11008	420	11089	350	11171	375
10946	350	11009	441	11090	350	11172	375
10947	350	11010	449	11091	350	11173	375
10948	350	11011	480	11092	388	11174	375
10949	450	11012	420	11093	375	11175	375
10950	350	11013	410	11094	375	11176	375
10951	350	11014	540	11095	375	11177	375
10952	350	11015	421	11096	375	11178	375
10953	436	11016	410	11097	375	11179	375
10954	438	11017	422	11098	375	11180	375
10955	352	11018	435	11099	375	11181	375
10956	352	11019	434	11100	375	11182	375
10957	353	11020	421	11101	375	11183	375
10958	350	11021	409	11102	375	11184	375
10959	356	11022	398	11103	375	11185	375
10960	350	11023	431	11104	375	11186	417
10961	353	11024	531	11105	375	11187	421
10962	350	11025	581	11106	375	11188	456
10963	350	11026	3984	11107	375	11189	350
10964	350	Publiekepl	Plek	11108	375	11190	350
10965	350			11109	406	11191	350
10966	350	11027	353	11110	382	11192	350
10967	353	11028	350	11111	387	11193	350
10968	353	11029	388	11112	372	11194	481
10969	350	11030	458	11113	443	11195	431
10970	350	11031	458	11114	469	11196	375
10971	350	11032	350	11115	376	11197	409
10972	350	11033	350	11116	375	11198	350
10973	325	11034	350	11117	375	11199	350
10974	325	11035	350	11118	375	11200	350
10975	335	11036	358	11119	375	11201	353
10976	350	11037	358	11120	375	11202	353
10977	357	11038	358	11121	425	11203	350
10978	375	11039	398	11122	325	11204	412
10979	446	11040	388	11123	335	11205	412
10980	350	11041	358	11124	375	11206	353
10981	350	11042	358	11125	375	11207	353
10982	388	11043	353	11126	375	11208	350
10983	453	11044	350	11127	375	11209	350
10984	315	11045	350	11128	375	11210	350
10985	350	11046	350	11129	375	11211	356
10986	350	11047	358	11130	375	11212	522
10987	450	11048	350	11131	375	11213	419
10988	335	11049	350	11132	388	11214	350
10989	443	11050	350	11133	354	11215	410
10990	443	11051	350	11134	450	11216	356
10991	469	11052	350	11135	372	11217	358
10992	385	11053	388	11136	386	11218	350
10993	386	11054	383	11137	372	11219	382
10994	380	11055	350	11138	375	11220	4319
10995	376	11056	358	11139	375	11221	1931
10996	424	11057	358	11140	375	11222	2 5031
10997	435	11058	352	11141	383		Mekaar
10998	420	11059	353	11142	381		
10999	241	11060	350	11143	375	11223	1 6129
10980	387	11061	350	11144	375		Meiliker
10981	358	11062	350	11145	375		
10982	393	11063	350	11147	543		
10984	430	11065	350	11148	3539		
10985	335	11066	350	Publiekepl	Plek		

L G No 3384 - 87
GOEDGEKEUR

LANDMETER-GENERAAL

Goedgekeur ingevolge Artikel 25(1) van Ordonnansie 15 van 1985 Verw AF 395/1/30 Datum 18 Februarie 1987

Hierdie Plan is goedgekeur kragtens Wet 54 van 1971

ENDOSSEMENTE					
No	WYSIGING	BYVOEGING	MAGTIGING	GETEKEN	DATUM
1	2 Erf 10916				

L G KANTOORNOTAS

1 Erf 11220 New Koord Nr 3603/90
2 Erf 11223 gekonsolideer sien Krt 7181/94 Erf 17755
3 Erwe 11092 en 11093 gekonsolideer. Sien kaart 7818/1996 (erf 18369)
4 Erf 10916 opgestel vide Krt 4567/1998.
5 Erf 10950 gekonsolideer sien krt 4569/1998 erf 19760.
6 Erf 11221 beins replaced ito Sect 18 (2) vide E1011/1987 S/George 1976g20

OPGEMEET DEUR ONS IN
APRIL 1985 - OKTOBER 1986

A LOUW
LANDMETER

O.J.A GOOSEN
LANDMETER

LÊER No. GEOR 192
MEETSTUKKL E1011/1987
KOMPILASIE BL - 700/2511761)

S

11824 (Sht. 1)

VEL 2

HIERDIE PLAN BESTAAN UIT 3 VELLE

CDR

ALGEMENE PLAN No. 11824

van

Onderverdeling van Erf 13715 George
Vide Kaart No. 3382/1987
Geleë in die Munisipaliteit van George
Administratiewe Distrik : George
Provinsie : Kaap die Goeie Hoop

NOTA:
Behalwe waar anders aangetoon, is alle afstande wat hoeke stomp sny 5 meter

SKAAL 1 : 750

11824 (Sht. 2)

L.G. No. 3384 - 87
GOEDGEKEUR.
LANDMETER-GENERAAL

GEDEELTE 29 VAN DIE PLAAS SAND KRAAL 197

GEDEELTE 28 VAN DIE PLAAS SAND KRAAL 197

GEDEELTE 88 VAN DIE PLAAS SAND KRAAL 197

MARISTRAAT
ORIONSTRAAT
VIRGOSTRAAT
GEMINISTRAAT
SWANSTRAAT
BOOGSTRAAT
KINGSTRAAT
TRIANGLESTRAAT
GOLFSTRAAT
LYRASTRAAT
PHOENIXSKOOL
RESTANT
Publieke Plek 11826
Publieke Plek 11148
VEL 3 SLUIT HIER AAN

OPGEMEET DEUR ONS IN
APRIL 1985 - OKTOBER 1986

A. LOUW
LANDMETER

O.J.A. GOOSEN
LANDMETER

LÊER No. GEOR 197
MEETSTUKKE E1011/1987
KOMPILASIE BL - 700/ZS117611

VEL 3
HIERDIE PLAN BESTAAN UIT 3 VELLE

11824 (Sht. 3)

CDR

ALGEMENE PLAN No. 11824

van

Onderverdeling van Erf 13715 George
Vide Kaart No. 3382/1987
Gelee in die Munisipaliteit van George
Administratiewe Distrik : George
Provinsie : Kaap die Goeie Hoop

NOTA:
Behalwe waar anders aangetoon is alle afstande wat hoeke stompsny 5 meter

SKAAL 1 : 750

GEDEELTE 88 VAN DIE PLAAS SAND KRAAL 197

GEDEELTE 74 VAN DIE PLAAS SAND KRAAL 197

GEDEELTE 86 VAN DIE PLAAS SAND KRAAL 197 Vide E 1011/1987 Borne Replaced

HAMSTRAAT
RESTANT
Publieke Plek 10926
RESTANT VINKSTRAAT 13m
VEL 2 SLUIT HIER AAN
RESTANT GEWRSTRAAT 13m
RESTANT LYRASTRAAT 13m
RESTANT SWANSTRAAT 13m
ORIONSTRAAT
RESTANT LIBRASTRAAT 13m
RESTANT GOLFSTRAAT 20m
GOLFSTRAAT
SANDKRAAL WEG
PAD
NASIONALE
11221
11222
11223
VM1
VM2
VM7
VM8

INLAS SKAAL 1 : 250

L.G. No 3384 - 87
GOEDGEKEUR
SURVEYOR-GENERAAL 23/08/88

Public Place
Road ~~widened~~/along Bdy Ltd
closed. Notice dd. 2010-09-10
File GEOR 197 vol p80
pp SURVEYOR-GENERAL 2011-01-04 DATE

OPGEMEET DEUR ONS IN
APRIL 1985 - OKTOBER 1986

A. LOUW
LANDMETER

O.J.A. GOOSEN
LANDMETER

LÊER No. GEOR 197
MEETSTUKKE E1011/1987
KOMPILASIE: BL - 700/ZS(1761)

ANNEXURE 4

CONVEYANCER'S CERTIFICATE

I, **ALTA CARIEN ROOS (24137),** CONVEYANCER at Roos Inc, George, certify as follows:

1. Property Details
   ERF 11000 GEORGE
   IN THE MUNICIPALITY AND DIVISION OF GEORGE,
   WESTERN CAPE PROVINCE

   Held by Deed of Transfer Number T62874/2026

2. I confirm that I have carefully examined and perused Title Deed Number T62874/2026 relating to the above-mentioned property, together with all endorsements, conditions, servitudes, and restrictions contained herein.

3. Note that Deed of Transfer Number T7228/1950 referred to in Clause A is not available for electronic perusal on the deeds office portal.

4. This certificate is issued for the purposes of a proposed subdivision, rezoning, several building line relaxations and departure for submission to the relevant authority, and for no other purpose.

5. I hereby certify that, to the best of my knowledge and belief, there are no title deed conditions, restrictions, or servitudes which prohibit, restrict, or are inconsistent with the proposed subdivision, rezoning, several building line relaxations and departure application of the above-mentioned property in the title deeds available to me.

Dated at George on 12 October 2026.

CONVEYANCER
ALTA CARIEN ROOS (24137)

GEORGE
THE CITY FOR ALL REASONS

Rene Hendricks
Investment Properties
rehendricks@george.gov.za
Tel: +27 (0)44 801 9472

DIRECTORATE: HUMAN SETTLEMENTS, PLANNING & DEVELOPMENT
DIREKTORAAT: MENSLIKE NEDERSETTINGS, BEPLANNING & ONTWIKKELING

Reference number:4308439
Date: 30 July 2026
Erf No: Erf 2197 Wilderness
Enquiries: 044 801 9073

ROOS INCORPORATED ATTORNEYS
1 Caledon Street
GEORGE
6529

TRANSFER: ERF 11000 GEORGE, GEORGE KINDER -EN GESINSORGVERENIGING

The abovementioned matter refers.

The title deed expressly records that any rights, claims, title, or interest previously held by the Municipality in respect of the property have been relinquished and are of no further force or effect. This provision constitutes the extinguishment of such rights and claims by operation of the title deed itself and not by way of a subsequent waiver or consent process. The title records that the rights and claims previously enjoyed by the Municipality have already been relinquished and extinguished.

Consent is hereby granted that condition B.1 on page 3 of the existing Titel No. **T81759/1994** be omitted from future title deeds, for the reasons mentioned above.

Yours faithfully

D POWER
ACTING DIRECTOR: PLANNING AND DEVELOPMENT
S:\Properties\2020 & Beyond\17.RENE\CONSENT LETTERS\CONSENT & REMOVAL OF TITLE DEED CONDITIONS\ALTA ROOS INCORPORATED\CONSENT-ERF 1 PARKDENE.docx

ANNEXURE 5

NEDBANK
PRIVATE WEALTH

Our Ref: Facility No. 20105506 / Petroise van Driessel

02 October 2026

Attention: Delarey Viljoen
Delplan Consulting

Dear Mr Viljoen

NEDBANK LIMITED (the "Bank") LOAN IN FAVOUR OF FAIRCAPE MANAGEMENT TRUST
CONSENT TO CONSOLIDATION

The Bank, as mortgagee in respect of Erf 2119 Blanco (the "**Property**") has been requested to consent to the consolidation of the Property with proposed Portion A to form Erf 30441 Blanco.

The Bank has given its consent to the consolidation.

The Bank's consent is given subject to the following:

1. Should you require a consent from the Bank in a specific format, we require that our attorneys prepare same and submit to the Bank for signature.
2. The Bank's bond(s) is to remain in place and rank preferent over the consolidated property.

Yours sincerely

REJANE GERSTNER
Drafter and Implementer
e-mail address: rejaneg@nedbank.co.za

ANNEXURE 6



LEGEND:

A4 Scale:
1:3,000

PROJECT: **PROJEK:**

Proposed rezoning, consent use & departure for Avron Holdings (Pty) Ltd

DESCRIPTION: **BESKRYWING:**

Erf 11000, George

TITLE: **TITEL:**

Locality plan

1513/GEO/26/GIS/Ligging

DESIGNED: SG
ONTWERP:

DRAWN: MV
GETEKEN:

DATE: OCT 2026
DATUM:

PLAN NO: ANNEXURE
PLAN NR:

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

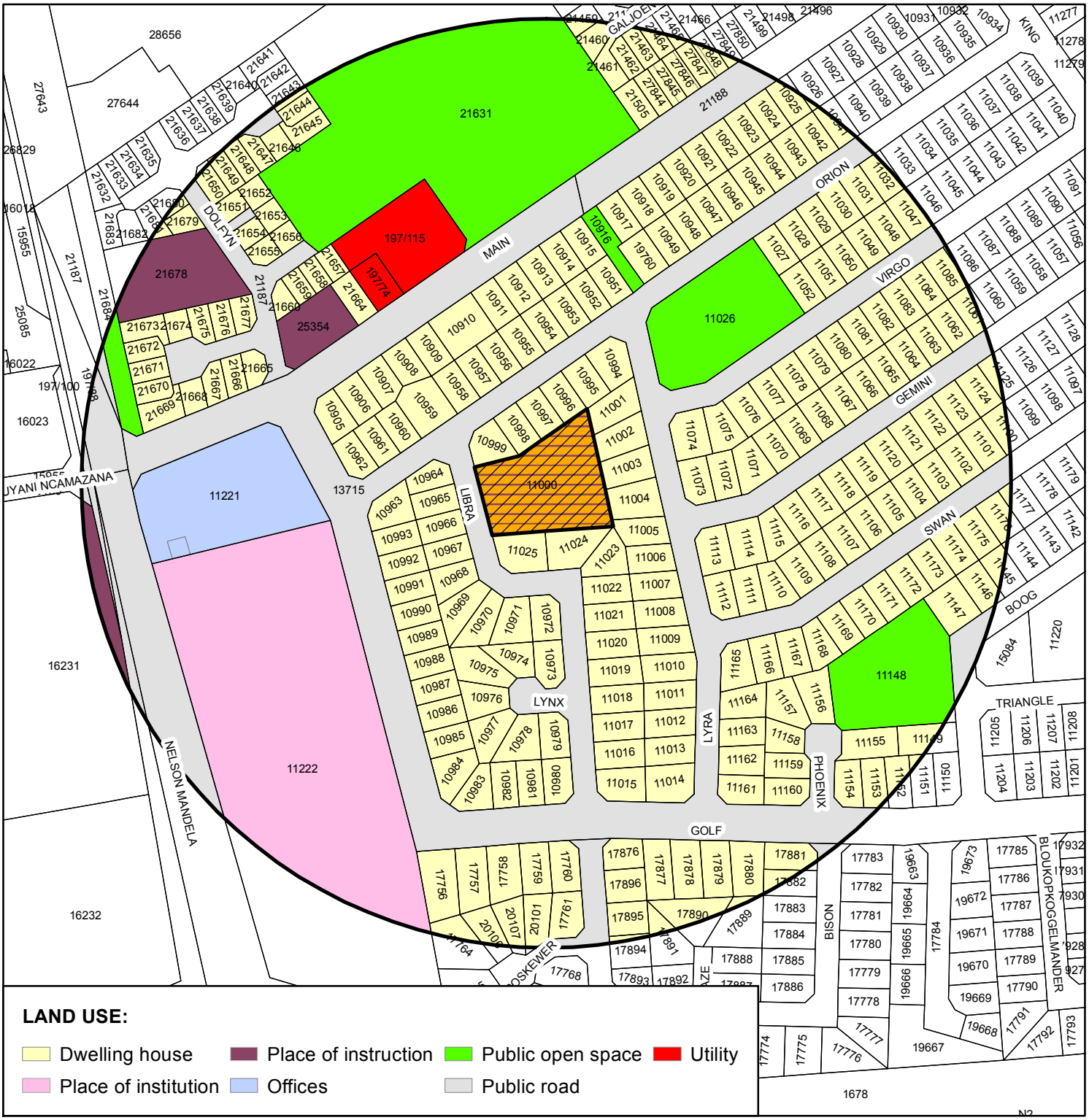
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URBAN & REGIONAL PLANNERS

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ANNEXURE 7



LEGEND:

A4 Scale: 1:3,000

PROJECT: / **PROJEK:**

Proposed rezoning, consent use & departure for Avron Holdings (Pty) Ltd

DESCRIPTION: / **BESKRYWING:**

Erf 11000, George

TITLE: / **TITEL:**

Land use plan

1513/GEO/26/GIS/LandUse

DESIGNED: / **ONTWERP:** SG

DRAWN: / **GETEKEN:** MV

DATE: / **DATUM:** OCT 2026

PLAN NO: / **PLAN NR:** ANNEXURE

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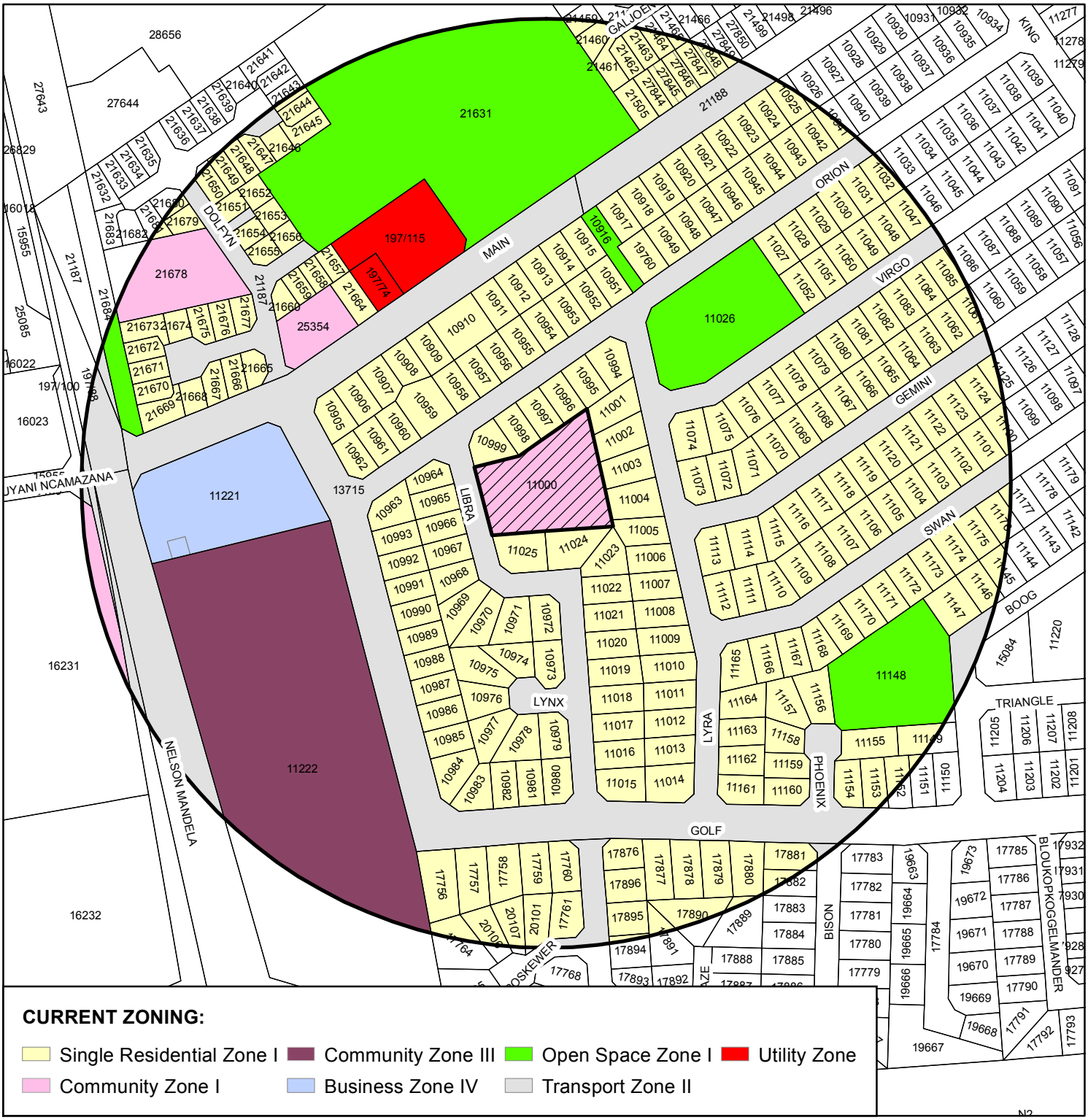
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ANNEXURE 8



CURRENT ZONING:

- Single Residential Zone I
- Community Zone III
- Open Space Zone I
- Utility Zone
- Community Zone I
- Business Zone IV
- Transport Zone II

LEGEND:

A4 Scale: 1:3,000

PROJECT: / **PROJEK:**

Proposed rezoning, consent use & departure for Avron Holdings (Pty) Ltd

DESCRIPTION: / **BESKRYWING:**

Erf 11000, George

TITLE: / **TITEL:**

Current zoning plan

1513/GEO/26/GIS/CurZon

DESIGNED: ONTWERP: SG	**DRAWN: GETEKEN:** MV
DATE: DATUM: OCT 2026	**PLAN NO: PLAN NR:** ANNEXURE

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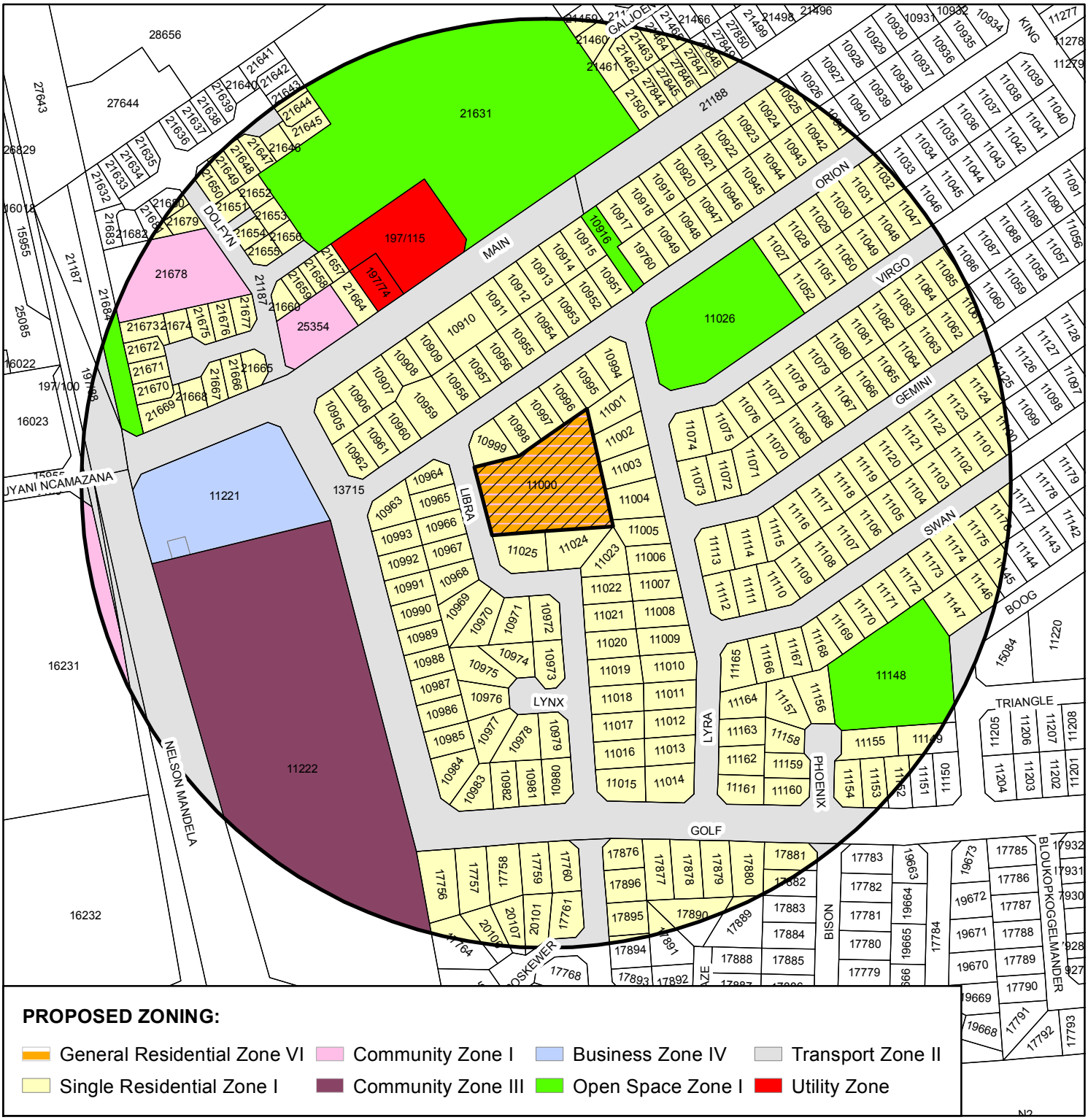
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ANNEXURE 9



PROPOSED ZONING:

- General Residential Zone VI
- Community Zone I
- Business Zone IV
- Transport Zone II
- Single Residential Zone I
- Community Zone III
- Open Space Zone I
- Utility Zone

LEGEND:

A4 Scale: 1:3,000

PROJECT: / **PROJEK:**
Proposed rezoning, consent use & departure for Avron Holdings (Pty) Ltd

DESCRIPTION: / **BESKRYWING:**
Erf 11000, George

TITLE: / **TITEL:**
Proposed zoning plan

1513/GEO/26/GIS/PropZon

DESIGNED: / **ONTWERP:** SG	**DRAWN:** / **GETEKEN:** MV
DATE: / **DATUM:** OCT 2026	**PLAN NO:** / **PLAN NR:** ANNEXURE

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

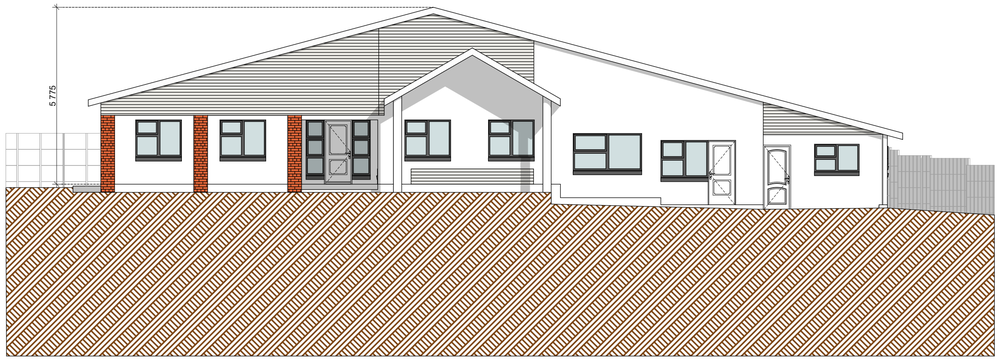
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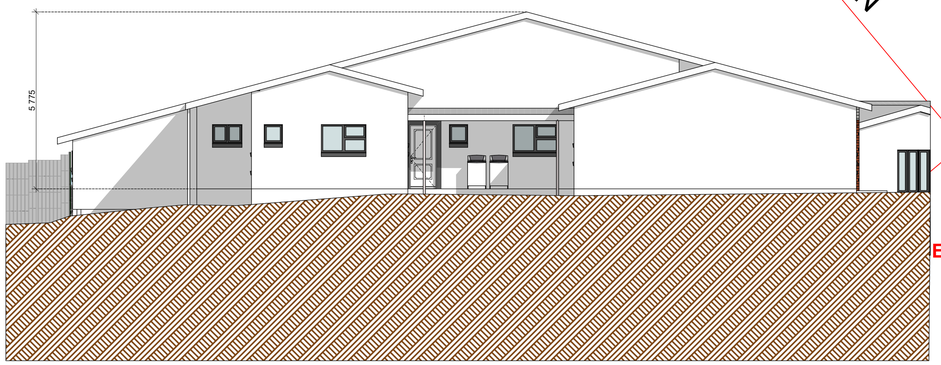
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ANNEXURE 10



FRONT ELEVATION (EXISTING BUILDING)

SCALE 1:100



BACK ELEVATION (EXISTING BUILDING)

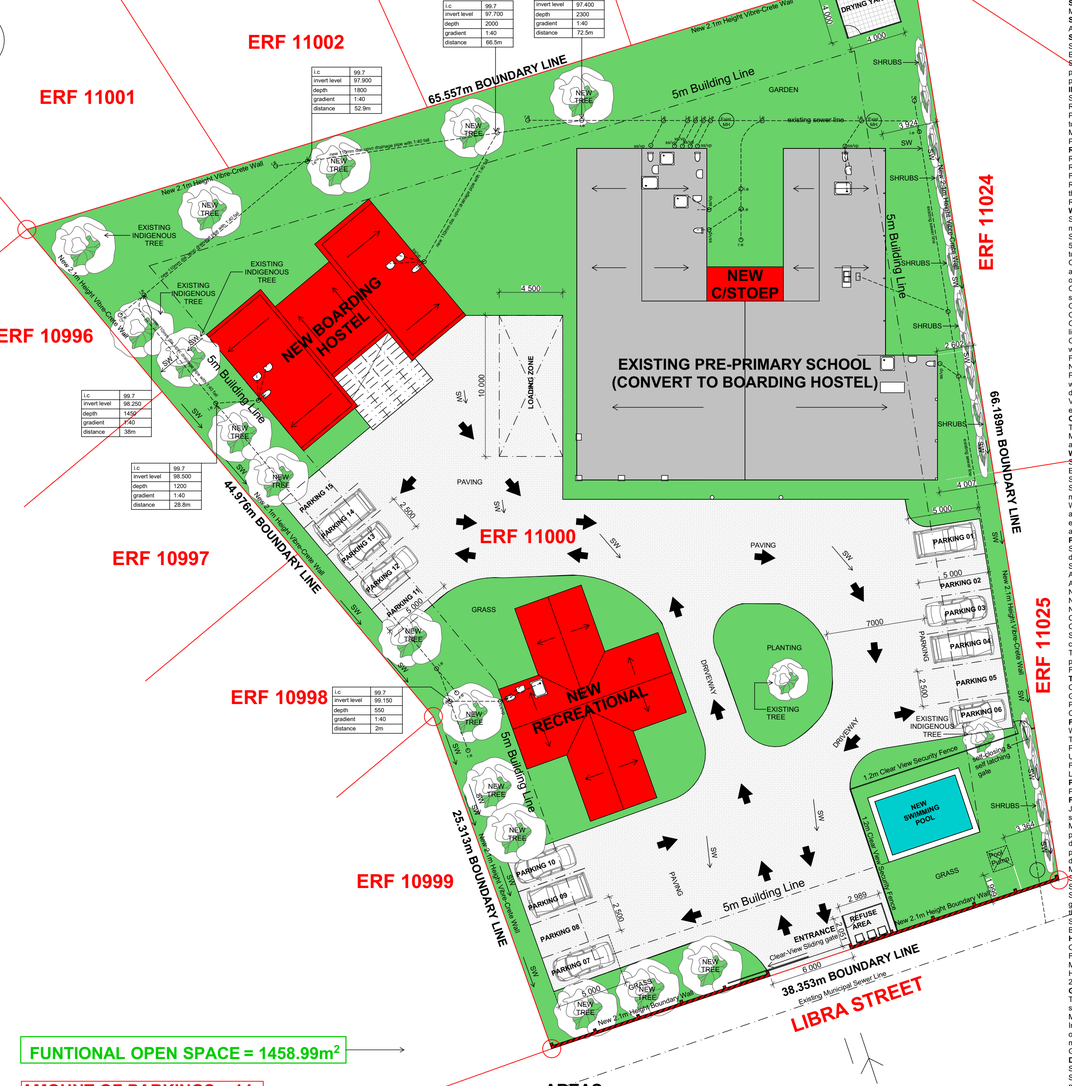
SCALE 1:100



PROPOSED NEW FRONT VIEW



PROPOSED NEW SIDE VIEW



FUNTIONAL OPEN SPACE = 1458.99m²

AMOUNT OF PARKINGS = 14

SITE PLAN

SCALE 1:200

AREAS:
SITE = 3219.4m²
EXIST. BUILDING = 442.97m²
EXIST.COVERED STOEP = 14.39m²
NEW STUDENT ROOMS (GROUND) = 140.3m²
NEW STUDENT ROOMS (FIRST) = 134.8m²
NEW STOEP (PERGOLA OVER) = 24.13m²
NEW RECREATIONAL BUILDING = 122m²
NEW COVERED STOEP = 13.12m²
NEW SWIMMING POOL = 24m²
TOTAL NEW AREAS = 434.22m²
COVERAGE = 22%

GENERAL NOTES
SITE
Class of Occupancy SANS 10400-A: H4
Climatic Zone SANS 204: 4 - Temperate Coastal
Site Atmospheric corrosivity category ISO 9223: C5
DESIGN
The design of this project complies with the requirements of SANS 10400 - application of the National Building Regulations.
STANDARDS
The contractor (including sub-contractors) shall be familiar with the contents of SANS 10400 and related SANS 2001 standards.
SITE CLEARANCE
SANS 2001 - BS1 Site Clearance: Removal and disposal of vegetation or stacking of re-usable materials.
EARTHWORKS
SANS 2001 - BE1 Earthworks (General):
Topsoil: select and stockpile
Surplus and unsuitable material to be dumped at the closest approved dumping site.
CONCRETE WORKS
SANS 2001 - CC1 (structural works) - see structural Engineer's drawings
SANS 2001 - CC2 (minor works):
Paving on ground (SANS 10109) - concrete grade 20 for lightly loaded floor / paving (no trucking) and one course domestic floors on the ground that will serve as the final wearing surface.
finishing - by delayed troweling technique
(surface water to have evaporated) to surface finish - see drawings.
FOUNDATIONS
SANS 2001 - CM2 strip footings, pad footings and slab on the ground foundations for masonry walling (includes the construction fo lightly loaded concrete surface beds)
Site class designation, foundations, protection against termites and fabric reinforcement all to engineer's specifications.
MASONRY
SANS 2001 - CM1
Type of masonry unit: Clay - class as per SANS 227 - NFP for lastered walls.
Work size of clay unit - 222x103x76mm
Solid unit to be used, not hollow.
Single leaf bond-stretcher bond
Multi leaf bond - stretcher and brickforce / English garden wall bond (header course at 450mm max centres / collar-jointed (narrow cavity (<25mm) between the leaves (the collar joint) filled solid with mortar or grout s the work progresses, leaves tied with wall ties.
STRUCTURAL TIMBERWORK (FLOORING)
Mezzanine as per Engineer.
STRUCTURAL TIMBERWORK (ROOFING)
As per Engineer Design or Specialist. Rational Design.
STRUCTURAL STEELWORK
SANS 2001 - CS1 - See Structural Engineer's drawings
Exposed structural steel work coating - hot dipped galvanizing SANS 121 ISO 1461 and prepainting (duplex system). Corrosion protection of structural steel of not less than 3mm thickness by paint - SANS 12944
INSULATION
See sections for insulation thicknesses.
Reflective material under roof sheeting - SANS 1381-4 Class B
Polystyrene board under surface beds & on slabs - see drawings to comply with SANS 53163 -53164
Masonry cavity walls - partial fill cavity insulation
Pipe insulation - see notes on drawings - SANS 1445-3.
ROOF COVERING, CLADDING
Roof terrain category 1 - Coastal
Roof design wind speed: as recommended by roof Manufacturer
Flashings by roof Manufacturer
Roof fasteners - SANS 1273 of corrosion resistance not less than that of the roofing material
Roof covering steel sheeting - refer Roofplan
WATERPROOFING
Substrate surfaces: clean and dry, free of traffic and protrusion, minimum fall including valleys: 1:80
Screeds: min. 35mm thick when laid directly onto concrete, min 50mm thick when laid on insulation boards, 20mm min thick as top layer on low-density concrete or foamed cement screeds
On exposed concrete roofs, box gutters and balconies <10m² area-4mm reinforced bitumen membrane (RBM) heat fused on primed surfaces
On balconies >10m², terraces, walkways - 2 or 3mm base sheet plus 4mm RBM
On parking decks - 5mm RBM
On planters - 4mm anti root RBM
On exposed parapet walls, freestanding walls - reinforced liquid membrane (RLM)
On below ground surfaces, vertical or horizontal, above or belween water table - 2 or 3mm base sheet plus 4mm RBM
Finish / protection:
Non-trafficable finish - paint or crushed stone
Pedestrian areas - topping / tiles on screed / tiles on waterproofing / paving slabs on insulation panels - see drawings for different areas.
Vehicular areas - brick paving laid on 25-30mm sand bed to engineer.
CEILINGS
Type: brandered / suspended - see drawings
Material - Lamda board - see drawings for minimal sheeted roof areas
WINDOWS & DOORS
S&S schedules
Energy efficiency of external units - SANS 204. Installation of glazing-SANS 2001-CG1
Safety glass, inc each pane of SIGU's shall be permanently marked
Wooden doors - Exterior panel doors, exposure class 2 exterior and 4 interior. Performance class HD Hardwood framed and braced for exterior use and HD Solid core flush panel for dry interior doors- sizes as per schedule
PLASTER, SCREEDS, TOPPINGS
SANS 2001-EM1 cement plaster - smooth / textured / skimmed - see drawings
Screeds and toppings
Aggregate for screeds: concrete sand
Aggregate for toppings: aggregate from natural sources SANS 1083 -
Nominal aggregate size, 6,7mm min 25mm topping
Nominal aggregate size, 13mm min 40mm topping
Nominal aggregate size, max19mm min <40mm topping
Cement: SANS 50197-1
Colouring pigment: BS 1014 or BS EN 12878 of approved colour
Screed mix: 1 part cement to 3½ parts sand, or 50 kg (one bag) cement to 130 L sand (two wheelbarrows)
Topping mix: 1 part cement to 1½ parts sand to 1½ parts stone to produce a concrete strength of 25 - 30 MPa
Finish: smooth / non-slip.
TILING
Ceramic tiles: SANS 1449
Group: A1 & B1
Porcelain tiles: SANS13006
Concrete tiles: SANS 541.
FLOORING
Wood flooring type: solid / laminate - to client's choice
Traffic class: 21 / 22 / 23
Pile construction: SANS 1375
Underlay - 1419
Fire index class - 1 / 2
Location grade - U2 / U3
PAINTING
Painting of buildings - SANS 10305
FURNITURE, EQUIPMENT, STIARS, METAL WORKS
Joinery:
solid wood: hardwood
MDF fibreboard: SANS 540
plywood, composite board: SANS 929
decorative melamine-faced board: SANS 1763
polymer laminates and solid surfaces: highpressure decorative laminates: SANS 4586
Metalwork:
Steel tubes: SANS 657-4
Stainless steel: austenitic grade 316, Finish: etched
Stairs:
going 280 riser 170 - sum of the going and twice the riser is not less than 570mm and not more than 650mm
Structure: reinforced concrete to engineer
Balustrade: 1000mm high stainless steel
HARDWARE
Chrome plated or similar approved.
Fasteners - SANS 1700
Material to match hardware
Hinges - steel - number per door >30kg - 2, between 2040 and 2340mm high - 3, and between 2340mm and 3000mm high - 4
GLAZING
Type, size, thickness according to SANS 204 calculations - see schedules
Marking - SANS 10400 N
Installation of glazing - SANS 2001 - Construction Works Part CG1, or a method described in SANS 10137: The installation of glazing materials in buildings.
Glazing side hung doors to prevent sagging - SANS 2001-CG1, fig 1f
DRAINAGE AND WATER SUPPLY
SANS 2001-DP1 Earthworks for buried pipelines.
SANS 2001-DP2 Below ground medium pressure pipelines
SANS 2001-DP4 Sewers (>160 mm)
SANS 2001-DP5 Stormwater drainage
SANS 2001-DP6 below-ground water installations for buildings
Above-ground water supply and drainage for buildings: SANS 10252.
Gas geysers to comply with SANS regulations
Capacity: To manufacturer
GAS INSTALLATION
SANS 10087-The handling, storage, distribution and maintenance of liquefied petroleum gas in domestic, commercial, and industrial installations.
ELECTRICAL WORKS
SANS 10142- The wiring of premises

GENERAL NOTES

All building work to comply with SABS 0400
No dimensions to be scaled or scanned from drawing
All dimensions to be checked on site before any work at hand.
Where applicable the contractor is to check on
site the size of components to be manufactured prior to installation
Contractor is responsible for correct setting
out of the buildings, all external and internal
walls with particular reference to boundaries, building lines, etc.
Contractor to verify all levels, heights and
dimensions on site and to check the same
against the drawings before putting any work in hand.
Contractor is to locate and identify existing
services on the site and protect these from
damage throughout the duration of the works.
Any errors, discrepancies/omissions to be reported immediately.
Contractor is to build in approved 4 ply D.P.C.
whether or not these are shown on drawings, to
all walls at each floor, beam or parapet level
and to all windows, doors, grilles or other openings in external walls.
Any queries arising from all the above must be
reported and clarified before any works is put in hand.
This drawing to be read in conjunction engineers drawings when applicable.

DRAINAGE NOTES

All plumbing and drainage work and installation of sanitary fittings to comply with the relevant Local Authority by-laws, regulations and requirements.
Provide I.E.'s to all bends and junctions with suitable markers at ground level and to be fully accessible at all times.
Minimum 1:60 fall to all drain pipes.
Provide approved reseal traps to all waste fittings
Provide A.E.'s to foot of all soil stacks.
All soil pipes passing under buildings or footings to be protected against loads.

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The client accepts the responsibility of materials, content and statement.
The elements shown on this drawing are prototypical design only. They implemented in part, or in whole, in any structure without notification and written approval being issued by A4 architecture.

SIGNATURE OF OWNER/ CLIENT: | DATE:

SIGNATURE OF ARCHITECT:
VINCENT MOOS
SACAP NO: TO674 | DATE:

REVISIONS

SACAP NO: TO674

DRAWING STATUS
STAGE 4.1MUN. SUBMISSION DRAWINGS

PROJECT TITLE
Proposed Additions & Alterations to Erf 11000, Libra Street, George

DRAWING DESCRIPTION
SITE PLAN

SCALE	AS SHOWN
DATE	
ISSUED	2026/10/27
DRAWN BY	JLR
CHECKED BY	cvcm
ARCHITECT	

A4 ARCHITECTURE
59 YORK STREET
GEORGE, CAPE
GEORGE
(082) 961 9062
vincent@a4arc.co.za

PROJECT NO:	DRAWING NO:	REVISION
2024-07-022	01	00

01

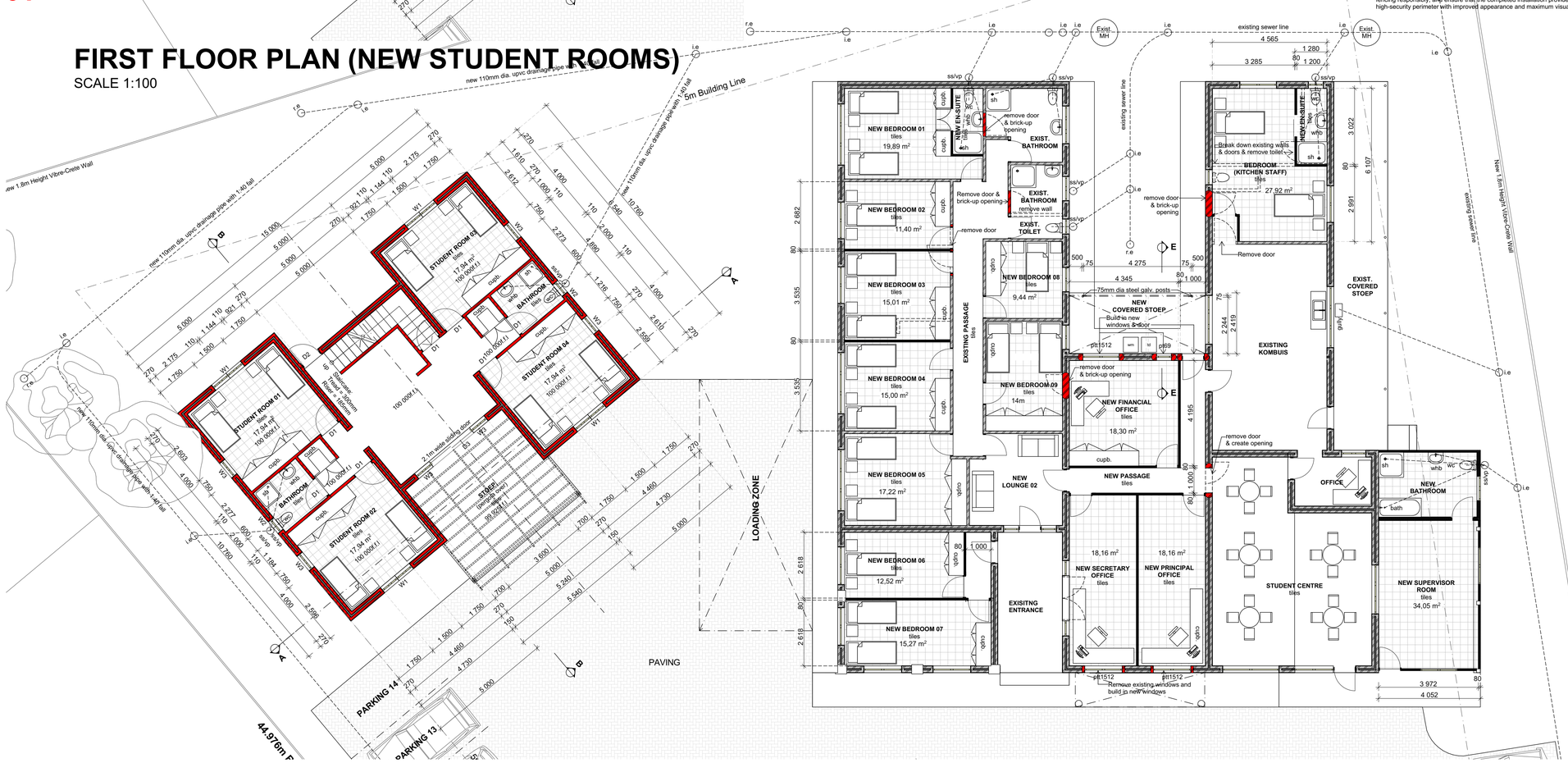
FIRST FLOOR PLAN (NEW STUDENT ROOMS)

SCALE 1:100





LOCALITY PLAN



GROUND FLOOR PLAN (NEW STUDENT ROOMS)

SCALE 1:100

GROUND FLOOR PLAN (EXISTING BUILDING)

SCALE 1:100

PERGOLA SPECIFICATION
Construct a fixed timber pergola comprising 150 × 150 mm Meranti timber support column fixed to stoep with galvanised steel bracket.Timber column formed from three (3) laminated 150 × 50 mm Meranti timber members securely fixed to each other. Provide matching 150 × 50 mm Meranti beams, firmly anchored to wall structure and connected to the timber columns with approved galvanized steel brackets, bolts, and fixings. Install 50 × 50 mm treated timber battens evenly spaced over the top of the beams to form the pergola roof framework. Ensure all timber is straight, treated for exterior use, and free from defects, with all fixings galvanized or stainless steel for corrosion resistance. Complete the installation plumb, level, and securely braced where required, in accordance with the drawings, manufacturer's recommendations, and applicable building standards.

BUILD IN NEW DOOR IN EXISTING WALL SPEC.
Build in a new timber door set to the location shown on the drawings by carefully setting out and forming the opening in the existing wall as required, providing all necessary temporary support where applicable to maintain structural stability.
Supply and install a prehung solid-core timber door complete with a treated hardwood approved timber frame, architraves, hinges, lockset, door stops, seals, and all associated ironmongery.
Secure the frame plumb, level, and square using appropriate fixings, packers, and anchors, fill all gaps with mortar as required, make good disturbed wall finishes internally and externally to match adjacent surfaces, and ensure the door operates smoothly with correct clearances.
All materials and workmanship shall comply with the project specifications, relevant building regulations, and applicable standards, with the completed installation left clean, fully functional, and ready for final finishing.

BUILD IN NEW WINDOW IN EXIST WALL
Brick up the existing opening using matching masonry tied into the existing wall with stainless steel wall starter ties, matching the existing wall thickness and finish. Install a new window opening in the agreed location with a suitable reinforced lintel over, make good all internal and external finishes to match existing, fit the new window in accordance with the manufacturer's instructions, and ensure all work complies with applicable building regulations and structural requirements.

80 mm Thick Gypsum Drywall Partition:
Provide and install an 80 mm thick internal drywall partition comprising 12.5 mm gypsum plasterboard fixed to both sides of a **55 mm treated timber batten framework at 600 mm centres** maximum. Fill cavity with 50 mm acoustic mineral wool insulation where indicated. Finish joints with jointing tape and approved jointing compound, sand smooth, and prepare ready for paint finish. Secure framing to floor and soffit with appropriate fixings, complete with all trims, beads, sealants, and accessories necessary for a complete installation.

EXISTING MESH FENCING TO BE REMOVED
Remove the existing "ogiesdraad" mesh fencing and replace it with a heavy-duty Clear View welded mesh security fencing system, including all existing posts, fixings and associated components where required. The new fence shall consist of rigid welded mesh panels with an approximate 76.2 mm × 12.7 mm (3" × ½") aperture and approximately 4 mm wire diameter, or an approved equivalent, mounted to suitably sized galvanised steel posts at spacing recommended by the manufacturer. The fencing shall be a minimum height as indicated on the drawings or site requirements and shall provide a continuous, rigid and secure perimeter with clear visibility and minimal footholds to discourage climbing. All posts shall be securely installed in concrete foundations suitable for the site conditions, with corners, ends and gate posts adequately reinforced. Panels shall be fixed using tamper-resistant, corrosion-resistant security fixings, with no sharp or hazardous protrusions. All steel components shall be hot-dip galvanised or otherwise suitably corrosion protected, with any damaged galvanised surfaces repaired using an approved zinc-rich coating. The fence shall be installed plumb, level and accurately aligned, with the bottom of the panels suitably detailed to prevent excessive gaps at ground level. Where required, existing gates shall be replaced or modified to match the new Clear View fencing system, including suitable frames, hinges, locks and access-control fittings. The contractor shall verify all dimensions and site conditions prior to fabrication and installation, remove and dispose of the existing fencing responsibly, and ensure that the completed installation provides a durable, low-maintenance, high-security perimeter with improved appearance and maximum visual transparency.

GENERAL NOTES
SITE
Class of Occupancy SANS 10400-A: H4
Climatic Zone SANS 204: 4 - Temperate Coastal
Site Atmospheric corrosivity category ISO 9223: C5
DESIGN
The design of this project complies with the requirements of SANS 10400 - application of the National Building Regulations.
STANDARDS
The contractor (including sub-contractors) shall be familiar with the contents of SANS 10400 and related SANS 2001 standards.
SITE CLEARANCE
SANS 2001 - BS1 Site Clearance: Removal and disposal of vegetation or stacking of re-usable materials.
EARTHWORKS
SANS 2001 - BE1 Earthworks (General):
Topsoil: select and stockpile
Surplus and unsuitable material to be dumped at the closest approved dumping site.
CONCRETE WORKS
SANS 2001 - CC1 (structural works) - see structural Engineer's drawings
SANS 2001 - CC2 (minor works):
Paving on ground (SANS 10109) - concrete grade 20 for lightly loaded floor / paving (no trucking) and one course domestic floors on the ground that will serve as the final wearing surface.
finishing - by delayed troweling technique
(surface water to have evaporated) to surface finish - see drawings.
FOUNDATIONS
SANS 2001 - CM2 strip footings, pad footings and slab on the ground foundations for masonry walling (includes the construction fo lightly loaded concrete surface beds)
Site class designation, foundations, protection against termites and fabric reinforcement all to engineer's specifications.
MASONRY
SANS 2001 - CM1
Type of masonry unit: Clay - class as per SANS 227 - NFP for lastered walls.
Work size of clay unit - 222x103x76mm
Solid unit to be used, not hollow.
Single leaf bond-stretcher bond
Multi leaf bond - stretcher and brickforce / English garden wall bond (header course at 450mm max centres / collar-jointed (narrow cavity (<25mm) between the leaves (the collar joint) filled solid with mortar or grout s the work progresses, leaves tied with wall ties.
STRUCTURAL TIMBERWORK (FLOORING)
Mezzanine as per Engineer.
STRUCTURAL TIMBERWORK (ROOFING)
As per Engineer Design or Specialist. Rational Design.
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Exposed structural steel work coating - hot dipped galvanizing SANS 121 ISO 1461 and prepainting (duplex system). Corrosion protection of structural steel of not less than 3mm thickness by paint - SANS 12944
INSULATION
See sections for insulation thicknesses.
Reflective material under roof sheeting - SANS 1381-4 Class B
Polystyrene board under surface beds & on slabs - see drawings to comply with SANS 53163 / 53164
Masonry cavity walls - partial fill cavity insulation
Pipe insulation - see notes on drawings - SANS 1445-3.
ROOF COVERING, CLADDING
Roof terrain category 1 - Coastal
Roof design wind speed: as recommended by roof Manufacturer
Flashings by roof Manufacturer
Roof fasteners - SANS 1273 of corrosion resistance not less than that of the roofing material
Roof covering steel sheeting - refer Roofplan
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Substrate surfaces: clean and dry, free of traffic and protrusion, minimum fall including valleys: 1:80
Screeds: min. 35mm thick when laid directly onto concrete, min 50mm thick when laid on insulation boards, 20mm min thick as top layer on low-density concrete or foamed cement screeds
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On planters - 4mm anti root RBM
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On below ground surfaces, vertical or horizontal, above or belween water table - 2 or 3mm base sheet plus 4mm RBM
Finish / protection:
Non-trafficable finish - paint or crushed stone
Pedestrian areas - topping / tiles on screed / tiles on waterproofing / paving slabs on insulation panels - see drawings for different areas.
Vehicular areas - brick paving laid on 25-30mm sand bed to engineer.
CEILINGS
Type: brandered / suspended - see drawings
Material - Lamda board - see drawings for minimal sheeted roof areas
WINDOWS & DOORS
See schedules
Energy efficiency of external units - SANS 204. Installation of glazing- SANS 2001-CG1
Safety glass, inc each pane of SIGU's shall be permanently marked
Wooden doors - Exterior panel doors, exposure class 2 exterior and 4 interior. Performance class HD Hardwood framed and braced for exterior use and HD Solid core flush panel for dry interior doors- sizes as per schedule.
PLASTER, SCREEDS, TOPPINGS
SANS 2001-EM1 cement plaster - smooth / textured / skimmed - see drawings
Screeds and toppings
Aggregate for screeds: concrete sand
Aggregate for toppings: aggregate from natural sources SANS 1083 - Nominal aggregate size, 6,7mm min 25mm topping
Nominal aggregate size, 13mm min 40mm topping
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Cement: SANS 50197-1
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Topping mix: 1 part cement to 1½ parts sand to 1½ parts stone to produce a concrete strength of 25 - 30 MPa
Finish: smooth / non-slip.
TILING
Ceramic tiles: SANS 1449
Group: A1 & B1
Porcelain tiles: SANS13006
Concrete tiles: SANS 541.
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Wood flooring type: solid / laminate - to client's choice
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Pile construction: SANS 1375
Underlay - 1419
Fire index class - 1 / 2
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polymer laminates and solid surfaces: highpressure decorative laminates: SANS 4586
Metalwork:
Steel tubes: SANS 657-4
Stainless steel: austenitic, grade 316, Finish: etched
Stairs:
going 280 riser 170 - sum of the going and twice the riser is not less than 570mm and not more than 650mm
Structure: reinforced concrete to engineer
Balustrade: 1000mm high stainless steel
HARDWARE
Chrome plated or similar approved.
Fasteners - SANS 1700
Material to match hardware
Hinges - steel - number per door >30kg - 2, between 2040 and 2340mm high - 3, and between 2340mm and 3000mm high - 4
GLAZING
Type, size, thickness according to SANS 204 calculations - see schedules
Marking - SANS 10400 N
Installation of glazing - SANS 2001 - Construction Works Part CG1, or a method described in SANS 10137: The installation of glazing materials in buildings.
Glazing side hung doors to prevent sagging - SANS 2001-CG1, fig 1f
DRAINAGE AND WATER SUPPLY
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SANS 2001-DP2 Below ground medium pressure pipelines
SANS 2001-DP4 Sewers (>160 mm)
SANS 2001-DP5 Stormwater drainage
SANS 2001-DP6 below-ground water installations for buildings
Above-ground water supply and drainage for buildings: SANS 10252.
Gas geysers to comply with SANS regulations
Capacity: To manufacturer
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SANS 10087-The handling, storage, distribution and maintenance of liquefied petroleum gas in domestic, commercial, and industrial installations.
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SANS 10142- The wiring of premises

GENERAL NOTES

All building work to comply with SABS 0400
No dimensions to be scaled or scanned from drawing
All dimensions to be checked on site before any work at hand.
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Contractor is responsible for correct setting out of the buildings, all external and internal walls with particular reference to boundaries, building lines, etc.
Contractor to verify all levels, heights and dimensions on site and to check the same against the drawings before putting any work in hand.
Contractor is to locate and identify existing services on the site and protect these from damage throughout the duration of the works.
Any errors, discrepancies/omissions to be reported immediately.
Contractor is to build in approved 4 ply D.P.C. whether or not these are shown on drawings, to all walls at each floor, beam or parapet level and to all windows, doors, grilles or other openings in external walls.
Any queries arising from all the above must be reported and clarified before any works is put in hand.
This drawing to be read in conjunction engineers drawings when applicable.

DRAINAGE NOTES

All plumbing and drainage work and installation of sanitary fittings to comply with the relevant Local Authority by-laws, regulations and requirements.
Provide I.E. 's to all bends and junctions with suitable markers at ground level and to be fully accessible at all times.
Minimum 1:60 fall to all drain pipes.
Provide approved reseal traps to all waste fittings
Provide A.E. 's to foot of all soil stacks.
All soil pipes passing under buildings or footings to be protected against loads.

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SIGNATURE OF OWNER/ CLIENT: | DATE:

SIGNATURE OF ARCHITECT: **VINCENT MOOS** **SACAP NO: TO674** | DATE:

REVISIONS

SACAP NO: TO674

DRAWING STATUS
STAGE 4.1MUN. SUBMISSION DRAWINGS

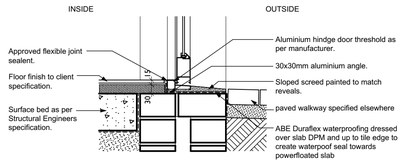
PROJECT TITLE
Proposed Additions & Alterations to Erf 11000, Libra Street, George

DRAWING DESCRIPTION
PLANS

SCALE	AS SHOWN
DATE	
ISSUED	2026/10/27
DRAWN BY	JLR
CHECKED BY	cvcm
ARCHITECT	

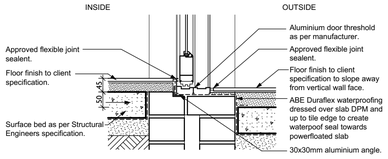
A4 ARCHITECTURE
59 HORN STREET
GEORGE,6.LGARFF
GEORGE
082 395 9592
vincent@a4arc.co.za

PROJECT NO:	DRAWING NO:	REVISION
2024-07-022	02	00



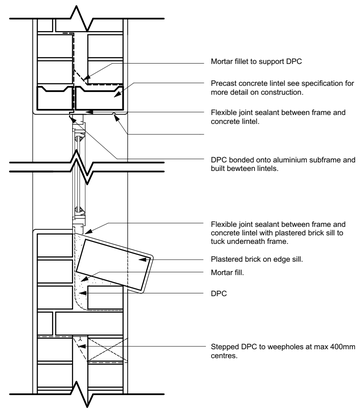
TYPICAL THRESHOLD SECTION (ALUMINIUM HINGED DOOR)

SCALE 1:10



TYPICAL THRESHOLD SECTION (ALUMINIUM SLIDING DOOR)

SCALE 1:10



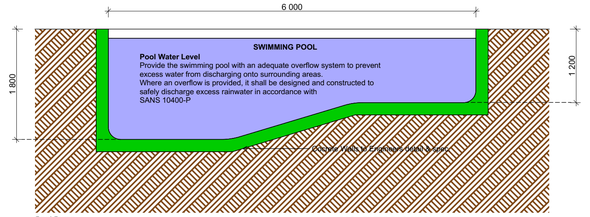
TYPICAL WINDOW SECTION

SCALE 1:10

SAFETY FENCING AROUND SWIMMING PPOL
Provide a swimming pool safety fence/barrier with a minimum height of 1.2 m above finished ground level.
The fence shall be designed to prevent unauthorised access to the swimming pool and shall have no opening capable of allowing the passage of a 100 mm diameter sphere. The fence shall be provided with a self-closing and self-latching gate, with provision for locking. Steel fencing and gates shall comply with the applicable requirements of SANS 1390

SELF-CLOSING GATE
Provide a swimming pool safety gate, minimum 1.2 m high, fitted with rising hinges, spring hinges or another approved self-closing device.
The gate shall be self-latching and fitted with a locking device.
The gate shall be designed so that it cannot open towards the swimming pool.
The latching and locking mechanism shall be positioned on the pool side of the gate in the highest practical position. Gate openings shall not permit the passage of a 100 mm diameter sphere, and the gate shall not provide footholds.
Steel gate shall comply with SANS 1390.)

Pool Safety Cover
Provide a safety cover over the swimming pool, securely anchored and designed to prevent accidental access to the water.
The cover shall be capable of supporting the required imposed load without collapsing into the pool and shall be installed and maintained in accordance with the applicable requirements of SANS 10400-D and relevant pool-safety standards.

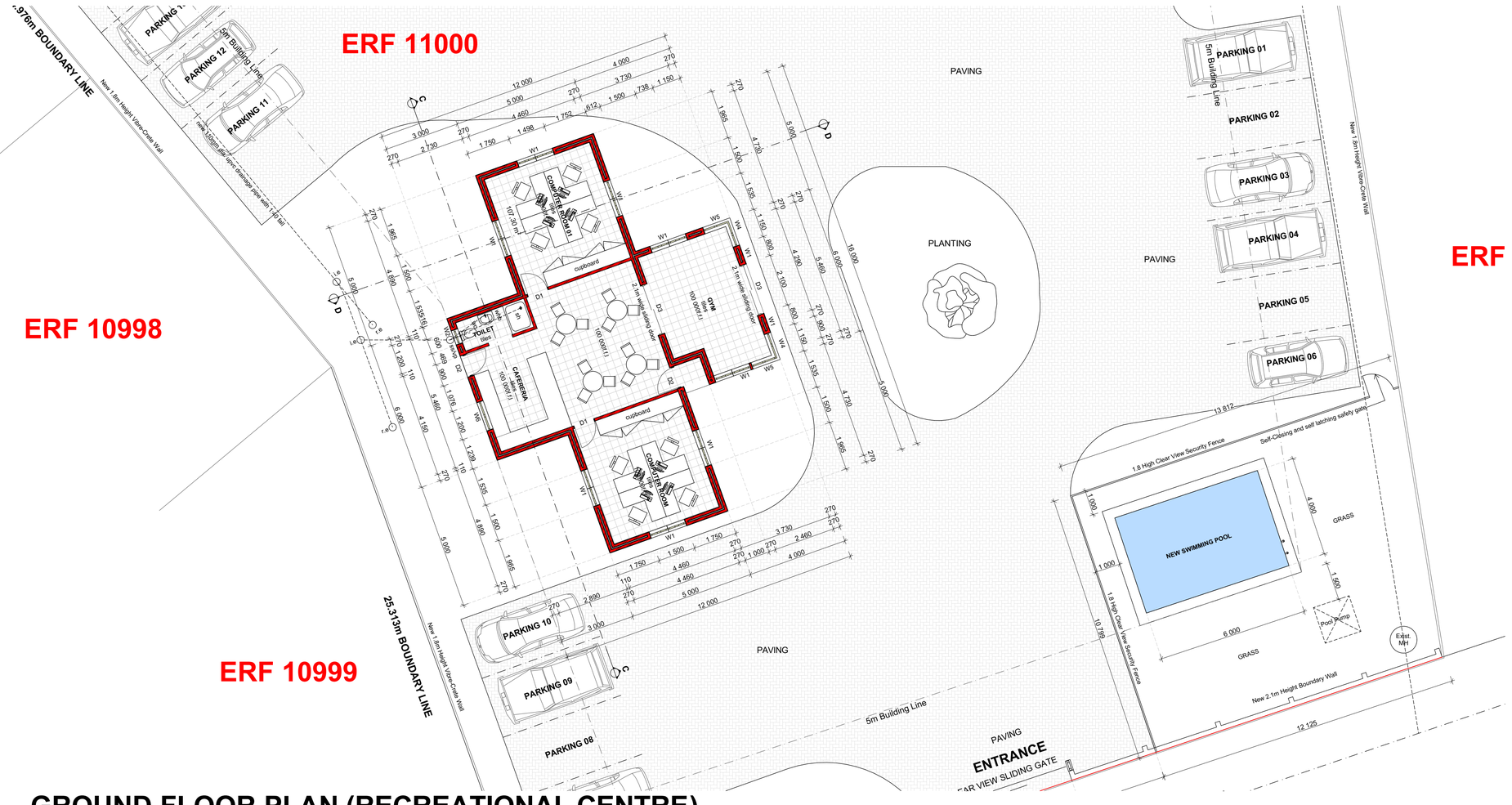


Pool Pump
Provide and install a suitably sized swimming-pool circulation pump and filtration system by a specialist pool contractor.
The pump and associated electrical installation shall be installed in accordance with the manufacturer's requirements and applicable SANS 10400 and SANS 10142-1 requirements.
The electrical supply shall include appropriate earth-leakage protection, earthing/equipotential bonding and suitable weatherproof equipment and connections.

POOL FILTER BACKWASH WATER:
Swimming Pool backwash may not be deposited into any storm water system or natural streams,it must be deposited into the sewer disposal system.

SWIMMING POOL DETAIL

SCALE 1:50



GROUND FLOOR PLAN (RECREATIONAL CENTRE)

SCALE 1:100

GENERAL NOTES
SITE
Class of Occupancy SANS 10400-A: H4
Climatic Zone SANS 204: 4 - Temperate Coastal
Site Atmospheric corrosivity category ISO 9223: C5
DESIGN
The design of this project complies with the requirements of SANS 10400 - application of the National Building Regulations.
STANDARDS
The contractor (including sub-contractors) shall be familiar with the contents of SANS 10400 and related SANS 2001 standards.
SITE CLEARANCE
SANS 2001 - BS1 Site Clearance: Removal and disposal of vegetation or stacking of re-usable materials.
EARTHWORKS
SANS 2001 - BE1 Earthworks (General):
Topsoil: select and stockpile
Surplus and unsuitable material to be dumped at the closest approved dumping site.
CONCRETE WORKS
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SANS 2001 - CC2 (minor works):
Paving on ground (SANS 10109) - concrete grade 20 for lightly loaded floor / paving (no trucking) and one course domestic floors on the ground that will serve as the final wearing surface.
finishing - by delayed troweling technique
(surface water to have evaporated) to surface finish - see drawings.
FOUNDATIONS
SANS 2001 - CM2 strip footings, pad footings and slab on the ground foundations for masonry walling (includes the construction fo lightly loaded concrete surface beds)
Site class designation, foundations, protection against termites and fabric reinforcement all to engineer's specifications.
MASONRY
SANS 2001 - CM1
Type of masonry unit: Clay - class as per SANS 227 - NFP for lastered walls.
Work size of clay unit - 222x103x76mm
Solid unit to be used, not hollow.
Single leaf bond-stretcher bond
Multi leaf bond - stretcher and brickforce / English garden wall bond (header course at 450mm max centres / collar-jointed (narrow cavity (<25mm) between the leaves (the collar joint) filled solid with mortar or grout s the work progresses, leaves tied with wall ties.
STRUCTURAL TIMBERWORK (FLOORING)
Mezzanine as per Engineer.
STRUCTURAL TIMBERWORK (ROOFING)
As per Engineer Design or Specialist. Rational Design.
STRUCTURAL STEELWORK
SANS 2001 - CS1 - See Structural Engineer's drawings
Exposed structural steel work coating - hot dipped galvanizing SANS 121 ISO 1461 and prepainting (duplex system). Corrosion protection of structural steel of not less than 3mm thickness by paint - SANS 12944
INSULATION
See sections for insulation thicknesses.
Reflective material under roof sheeting - SANS 1381-4 Class B
Polystyrene board under surface beds & on slabs - see drawings to comply with SANS 53163 / 53164
Masonry cavity walls - partial fill cavity insulation
Pipe insulation - see notes on drawings - SANS 1445-3.
ROOF COVERING, CLADDING
Roof terrain category 1 - Coastal
Roof design wind speed: as recommended by roof Manufacturer
Flashings by roof Manufacturer
Roof fasteners - SANS 1273 of corrosion resistance not less than that of the roofing material
Roof covering steel sheeting - refer Roofplan
WATERPROOFING
Substrate surfaces: clean and dry, free of traffic and protrusion, minimum fall including valleys: 1:80
Screeds: min. 35mm thick when laid directly onto concrete, min 50mm thick when laid on insulation boards, 20mm min thick as top layer on low-density concrete or foamed cement screeds
On exposed concrete roofs, box gutters and balconies <10m² area-4mm reinforced bitumen membrane (RBM) heat fused on primed surfaces
On balconies >10m², terraces, walkways - 2 or 3mm base sheet plus 4mm RBM
On parking decks - 5mm RBM
On planters - 4mm anti root RBM
On exposed parapet walls, freestanding walls - reinforced liquid membrane (RLM)
On below ground surfaces, vertical or horizontal, above or belween water table - 2 or 3mm base sheet plus 4mm RBM
Finish / protection:
Non-trafficable finish - paint or crushed stone
Pedestrian areas - topping / tiles on screed / tiles on waterproofing / paving slabs on insulation panels - see drawings for different areas.
Vehicular areas - brick paving laid on 25-30mm sand bed to engineer.
CEILINGS
Type: brandered / suspended - see drawings
Material - Lamda board - see drawings for minimal sheeted roof areas
WINDOWS & DOORS
See schedules
Energy efficiency of external units - SANS 204. Installation of glazing- SANS 2001-CG1
Safety glass, inc each pane of SIGU's shall be permanently marked
Wooden doors - Exterior panel doors, exposure class 2 exterior and 4 interior. Performance class HD Hardwood framed and braced for exterior use and HD Solid core flush panel for dry interior doors- sizes as per schedule.
PLASTER, SCREEDS, TOPPINGS
SANS 2001-EM1 cement plaster - smooth / textured / skimmed - see drawings
Screeds and toppings
Aggregate for screeds: concrete sand
Aggregate for toppings: aggregate from natural sources SANS 1083 - Nominal aggregate size, 6,7mm min 25mm topping
Nominal aggregate size, 13mm min 40mm topping
Nominal aggregate size, max19mm min <40mm topping
Cement: SANS 50197-1
Colouring pigment: BS 1014 or BS EN 12878 of approved colour
Screed mix: 1 part cement to 3½ parts sand, or 50 kg (one bag) cement to 130 L sand (two wheelbarrows)
Topping mix: 1 part cement to 1½ parts sand to 1½ parts stone to produce a concrete strength of 25 - 30 MPa
Finish: smooth / non-slip.
TILING
Ceramic tiles: SANS 1449
Group: A1 & B1
Porcelain tiles: SANS13006
Concrete tiles: SANS 541.
FLOORING
Wood flooring type: solid / laminate - to client's choice
Traffic class: 21 / 22 / 23
Pile construction: SANS 1375
Underlay - 1419
Fire index class - 1 / 2
Location grade - U2 / U3
PAINTING
Painting of buildings - SANS 10305
FURNITURE, EQUIPMENT, STIARS, METAL WORKS
Joinery:
solid wood: hardwood
MDF fibreboard: SANS 540
plywood, composite board: SANS 929
decorative melamine-faced board: SANS 1763
polymer laminates and solid surfaces: highpressure decorative laminates: SANS 4586
Metalwork:
Steel tubes: SANS 657-4
Stainless steel: austenitic, grade 316, Finish: etched
Stairs:
going 280 riser 170 - sum of the going and twice the riser is not less than 570mm and not more than 650mm
Structure: reinforced concrete to engineer
Balustrade: 1000mm high stainless steel
HARDWARE
Chrome plated or similar approved.
Fasteners - SANS 1700
Material to match hardware
Hinges - steel - number per door >30kg - 2, between 2040 and 2340mm high - 3, and between 2340mm and 3000mm high - 4
GLAZING
Type, size, thickness according to SANS 204 calculations - see schedules
Marking - SANS 10400 N
Installation of glazing - SANS 2001 - Construction Works Part CG1, or a method described in SANS 10137: The installation of glazing materials in buildings.
Glazing side hung doors to prevent sagging - SANS 2001-CG1, fig 1f
DRAINAGE AND WATER SUPPLY
SANS 2001-DP1 Earthworks for buried pipelines.
SANS 2001-DP2 Below ground medium pressure pipelines
SANS 2001-DP4 Sewers (>160 mm)
SANS 2001-DP5 Stormwater drainage
SANS 2001-DP6 below-ground water installations for buildings
Above-ground water supply and drainage for buildings: SANS 10252.
Gas geysers to comply with SANS regulations
Capacity: To manufacturer
GAS INSTALLATION
SANS 10087-The handling, storage, distribution and maintenance of liquefied petroleum gas in domestic, commercial, and industrial installations.
ELECTRICAL WORKS
SANS 10142- The wiring of premises

GENERAL NOTES

All building work to comply with SABS 0400
No dimensions to be scaled or scanned from drawing
All dimensions to be checked on site before any work at hand.
Where applicable the contractor is to check on
site the size of components to be manufactured prior to installation
Contractor is responsible for correct setting
out of the buildings, all external and internal
walls with particular reference to boundaries, building lines, etc.
Contractor to verify all levels, heights and
dimensions on site and to check the same
against the drawings before putting any work in hand.
Contractor is to locate and identify existing
services on the site and protect these from
damage throughout the duration of the works.
Any errors, discrepancies/omissions to be reported immediately.
Contractor is to build in approved 4 ply D.P.C.
whether or not these are shown on drawings, to
all walls at each floor, beam or parapet level
and to all windows, doors, grilles or other openings in external walls.
Any queries arising from all the above must be
reported and clarified before any works is put in hand.
This drawing to be read in conjunction engineers drawings when applicable.

DRAINAGE NOTES

All plumbing and drainage work and installation of sanitary fittings to comply with the relevant Local Authority by-laws, regulations and requirements.
Provide I.E. 's to all bends and junctions with suitable markers at ground level and to be fully accessible at all times.
Minimum 1:60 fall to all drain pipes.
Provide approved reseal traps to all waste fittings
Provide A.E. 's to foot of all soil stacks.
All soil pipes passing under buildings or footings to be protected against loads.

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SIGNATURE OF OWNER/ CLIENT:	DATE:
SIGNATURE OF ARCHITECT: **VINCENT MOOS** **SACAP NO: TO674**	DATE:

REVISIONS

SACAP NO: TO674

DRAWING STATUS
STAGE 4.1MUN. SUBMISSION DRAWINGS

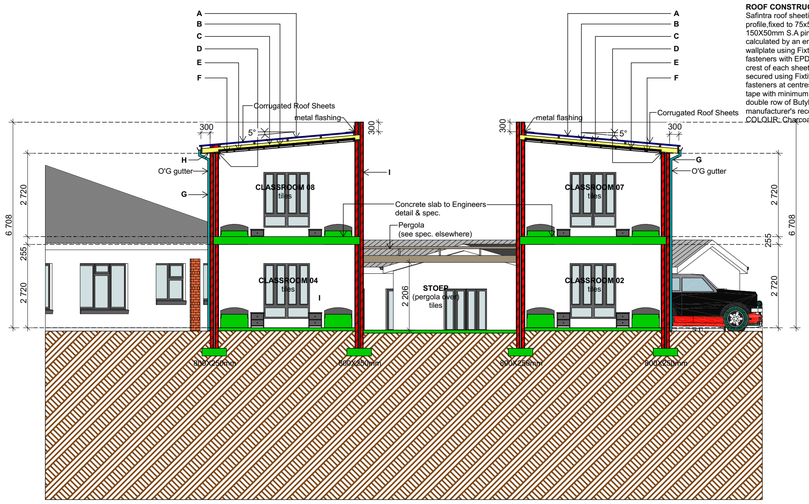
PROJECT TITLE
Proposed Additions & Alterations to Erf 11000, Libra Street, George

DRAWING DESCRIPTION
PLANS 01

SCALE	AS SHOWN
DATE	
ISSUED	2026/10/27
DRAWN BY	JLR
CHECKED BY	cvcm
ARCHITECT	

A4 ARCHITECTURE
131 YORK STREET
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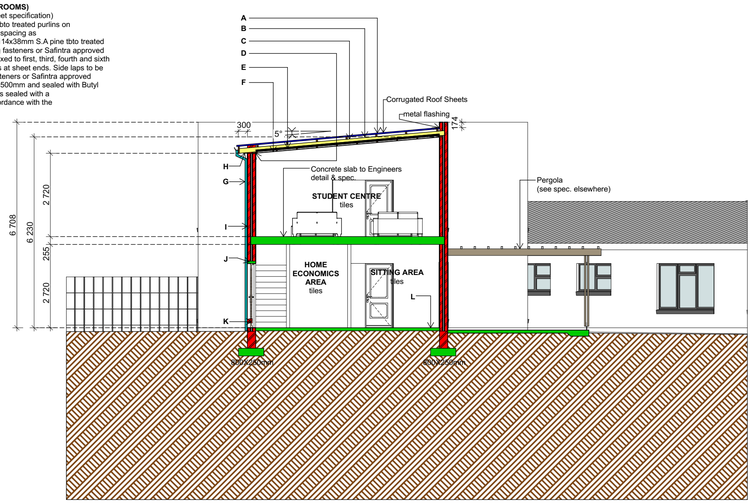
PROJECT NO:	DRAWING NO:	REVISION
2024-07-022	03	00



ROOF CONSTRUCTION (CLASSROOMS)
Safintra roof sheeting (see roof sheet specification)
profile,fixed to 75x50mm S.A pine tbto treated purlins on
150X50mm S.A pine tbto rafters at spacing as
calculated by an engineer fixed to 114x38mm S.A pine tbto treated
wallplate using Fixtite® self tapping fasteners or Safintra approved
fasteners with EPDM seals.Purlin fixed to first, third, fourth and sixth
crest of each sheet and at all crests at sheet ends. Side laps to be
secured using Fixtite® stitching fasteners or Safintra approved
fasteners at centres not exceeding 500mm and sealed with Butyl
tape with minimum 230mm end laps sealed with a
double row of Butyl tape, all in accordance with the
manufacturer's recommendations.
COLOUR: Charcoal

SECTION A-A

SCALE 1:100



SECTION B-B

SCALE 1:100

A. ROOF SHEET SPECIFICATION
Safintra 0,53mm thick 700mm cover Saflok 700® ZINCAL® interlocking
roof covering, fixed to timber purlins at 2100mm centres and end-span
purlins at 1900mm centres (final spacing to be calculated by an engineer)
using SL 7000® Clip 21 clips secured to purlins with Fixtite® or Safintra approved
wafer head self-tapping fasteners with roof insulation, all in accordance with the
manufacturer`s recommendations.
- Installation region: coastal belt
. Atmospheric corrosion category: C5.

B. INSULATION
Install insulation 405 FR over trusses as a vapour
barrier. The Sisalation is to be laid from apex to
eaves.Temporarily secure the Sisalation to the top
(apex), evenly tension the Sisalation ensuring that it is
squared off and temporarily secure to the bottom
(eaves) in similar manner. The Sisalation should be
lapped 150mm and sealed with double sided tape at
the side-laps.

C. TRUSSES
Standard Gangnail Trusses fixed on wallplate
with 2 x 32mm galv. hoop irons at least 10brick
courses deep as per roof engineer.

D. WALLPLATE
38x114mm SA pine TBTO treated wall plate in
long lengths strap down to a level surface

E. SISOLATION
Isover 135mm thick Aerolite non-combustible light
weight fibreglass Glasswool thermal ceiling insulation
12kg/m³ closely fitted with ends butted firmly between
tie beams and laid loose on top of brandering between
roof timbers, all in accordance with manufacturer's
recommendations.
• R-value: 3,38m² K/W
• Thermal conductivity: 0,04 W/m²/K.

F. CEILING
Ceiling:9mm skimmed Nutec board ceiling on
38x38 SA pine battens @ max. 400mm c/c.
75mm Nucorners

G. GUTTERS AND RAIN WATER PIPES
Aluminium Guttering residential Small Ogee profile aluminium
seamless gutter, overall size 85 x 85 x 0,6mm thick thick coated internally
and externally with ColourTech G4 in colour to client approval with matching
splashplate including cut and mitred angles covered with a mitre strip externally,
stop ends crimped and all sealed on the inside with Dow Corning 813 silicone sealer,
secured to Nutec fascia with 25 x 2,5mm L - Shaped and internal brackets at 600mm
centres using yellow passivated serrated nails, with 75 x 50 x 0,6mm thick aluminium
downpipe colour as per client fixed to wall with straps at 1500mm centres using nail plugs,
with downpipes riveted and silicone sealed to gutter outlets, including all necessary bends,
elbows, shoes etc.
• Gutter profile: Small Ogee
• Gutter size: 85 x 85 x 0,6mm thick
• Gutter colour: Charcoal
• Downpipe size: 75 x 75 x 0,6mm thick
• Downpipe colour: As per client
Facia - 15x200 Nutec facia.
COLORBOND® 0.55 Barge Capping
A flashing profile in classic or contemporary COLORBOND®
colours.Made from COLORBOND®, ZINCALUME® or
GALVANISED steel.

H. EAVES
open eaves

I. WALLS
Wall system to comply with
SANS 10400 Part K
Built cavity walls with clean cavity.
Tie the two brick skins with galv.
mild steel butterfly wall ties spaced
in a staggered pattern at 2½ ties per m²
Plaster and paint

J. LINTELS
Lintels over all openings doors & windows
according to engineers details and specifications

K. WINDOW & DOOR WATERPROOFING
Install a layer of GUNDLE "BRICKGRIP" 0.35mm
embossed damp proof membrane around all
windows to break water bridge.

L. FLOOR CONSTRUCTION
Floor finish as shown on plan on 25mm screed on
100mm concrete surface bed foundations
on 350 micron USB green waterproofing membrane
on sand layer on well compacted filling according
to engineers details and specifications all to comply
with SANS 10400 Part H and J.

PERGOLA OVER VERANDAH

228x50mm SA Pine TBTO treated bearer beam
fixed to columns

Column out of 38x150mm SA Pine TBTO treated
vertical columns bolted and glued together

Ø 16mm galv. steel rod welded to 3mm thick galv.
steel bracket for fixing of vertical post. Steel rod
cast in 300x300x300mm concrete footing

GENERAL NOTES
SITE
Class of Occupancy SANS 10400-A: H4
Climatic Zone SANS 204: 4 - Temperate Coastal
Site Atmospheric corrosivity category ISO 9223: C5
DESIGN
The design of this project complies with the requirements of
SANS 10400 - application of the National Building Regulations.
STANDARDS
The contractor (including sub-contractors) shall be familiar with
the contents of SANS 10400 and related SANS 2001 standards.
SITE CLEARANCE
SANS 2001 - BS1 Site Clearance: Removal and disposal of vegetation
or stacking of re-usable materials.
EARTHWORKS
SANS 2001 - BE1 Earthworks (General):
Topsoil: select and stockpile
Surplus and unsuitable material to be dumped at the closest approved
dumping site.
CONCRETE WORKS
SANS 2001 - CC1 (structural works) - see structural Engineer's
drawings
SANS 2001 - CC2 (minor works):
Paving on ground (SANS 10109) - concrete grade 20 for lightly
loaded floor / paving (no trucking) and one course domestic floors
on the ground that will serve as the final wearing surface.
finishing - by delayed troweling technique
(surface water to have evaporated) to surface finish - see drawings.
FOUNDATIONS
SANS 2001 - CM2 strip footings, pad footings and slab on the
ground foundations for masonry walling (includes the
construction fo lightly loaded concrete surface beds)
Site class designation, foundations, protection against termites and
fabric reinforcement all to engineer's specifications.
MASONRY
SANS 2001 - CM1
Type of masonry unit: Clay - class as per SANS 227 - NFP for
lastered walls.
Work size of clay unit - 222x103x76mm
Solid unit to be used, not hollow.
Single leaf bond-stretcher bond
Multi leaf bond - stretcher and brickforce / English garden wall
bond (header course at 450mm max centres / collar-jointed
(narrow cavity (<25mm) between the leaves (the collar joint)
filled solid with mortar or grout s the work progresses, leaves tied
with wall ties.
STRUCTURAL TIMBERWORK (FLOORING)
Mezzanine as per Engineer.
STRUCTURAL TIMBERWORK (ROOFING)
As per Engineer Design or Specialist. Rational Design.
STRUCTURAL STEELWORK
SANS 2001 - CS1 - See Structural Engineer's drawings
Exposed structural steel work coating - hot dipped galvanizing
SANS 121 ISO 1461 and prepainting (duplex system). Corrosion
protection of structural steel of not less than 3mm thickness by
paint - SANS 12944
INSULATION
See sections for insulation thicknesses.
Reflective material under roof sheeting - SANS 1381-4 Class B
Polystyrene board under surface beds & on slabs - see drawings
to comply with SANS 53163 / 53164
Masonry cavity walls - partial fill cavity insulation
Pipe insulation - see notes on drawings - SANS 1445-3.
ROOF COVERING, CLADDING
Roof terrain category 1 - Coastal
Roof design wind speed: as recommended by roof Manufacturer
Flashings by roof Manufacturer
Roof fasteners - SANS 1273 of corrosion resistance not less than
that of the roofing material
Roof covering steel sheeting - refer Roofplan
WATERPROOFING
Substrate surfaces: clean and dry, free of traffic and protrusion,
minimum fall including valleys: 1:80
Screeds: min. 35mm thick when laid directly onto concrete, min
50mm thick when laid on insulation boards, 20mm min thick as
top layer on low-density concrete or foamed cement screeds
On exposed concrete roofs, box gutters and balconies <10m²
area-4mm reinforced bitumen membrane (RBM) heat fused
on primed surfaces
On balconies >10m², terraaces, walkways - 2 or 3mm base
sheet plus 4mm RBM
On parking decks - 5mm RBM
On planters - 4mm anti root RBM
On exposed parapet walls, freestanding walls - reinforced
liquid membrane (RLM)
On below ground surfaces, vertical or horizontal, above or belween
water table - 2 or 3mm base sheet plus 4mm RBM
Finish / protection:
Non-trafficable finish - paint or crushed stone
Pedestrian areas - topping / tiles on screed / tiles on
waterproofing / paving slabs on insulation panels - see drawings for
different areas.
Vehicular areas - brick paving laid on 25-30mm sand bed to
engineer.
CEILINGS
Type: brandered / suspended - see drawings
Material - Lamda board - see drawings for minimal sheeted roof
areas
WINDOWS & DOORS
See schedules
Energy efficiency of external units - SANS 204. Installation of glazing-
SANS 2001-CG1
Safety glass, inc each pane of SIGU's shall be permanently
marked
Wooden doors - Exterior panel doors, exposure class 2 exterior
and 4 interior. Performance class HD Hardwood framed and braced for
exterior use and HD Solid core flush panel for dry interior doors- sizes
as per schedule
PLASTER, SCREEDS, TOPPINGS
SANS 2001-EM1 cement plaster - smooth / textured / skimmed - see
drawings
Screeds and toppings
Aggregate for screeds: concrete sand
Aggregate for toppings: aggregate from natural sources SANS 1083 -
Nominal aggregate size, 6,7mm min 25mm topping
Nominal aggregate size, 13mm min 40mm topping
Nominal aggregate size, max19mm min <40mm topping
Cement: SANS 50197-1
Colouring pigment: BS 1014 or BS EN 12878 of approved colour
Screed mix: 1 part cement to 3½ parts sand, or 50 kg (one bag)
cement to 130 L sand (two wheelbarrows)
Topping mix: 1 part cement to 1½ parts sand to 1½ parts stone to
produce a concrete strength of 25 - 30 MPa
Finish: smooth / non-slip.
TILING
Ceramic tiles: SANS 1449
Group: A1 & B1
Porcelain tiles: SANS13006
Concrete tiles: SANS 541.
FLOORING
Wood flooring type: solid / laminate - to client's choice
Traffic class: 21 / 22 / 23
Pile construction: SANS 1375
Underlay - 1419
Fire index class - 1 / 2
Location grade - U2 / U3
PAINTING
Painting of buildings - SANS 10305
FURNITURE, EQUIPMENT, STIARS, METAL WORKS
Joinery:
solid wood: hardwood
MDF fibreboard: SANS 540
plywood, composite board: SANS 929
decorative melamine-faced board: SANS 1763
polymer laminates and solid surfaces: highpressure
decorative laminates: SANS 4586
Metalwork:
Steel tubes: SANS 657-4
Stainless steel: austenitic, grade 316, Finish: etched
Stairs:
going 280 riser 170 - sum of the going and twice the riser is not less
than 570mm and not more than 650mm
Structure: reinforced concrete to engineer
Balustrade: 1000mm high stainless steel
HARDWARE
Chrome plated or similar approved.
Fasteners - SANS 1700
Material to match hardware
Hinges - steel - number per door >30kg - 2, between 2040 and
2340mm high - 3, and between 2340mm and 3000mm high - 4
GLAZING
Type, size, thickness according to SANS 204 calculations - see
schedules
Marking - SANS 10400 N
Installation of glazing - SANS 2001 - Construction Works Part CG1,
or a method described in SANS 10137: The installation of glazing
materials in buildings.
Glazing side hung doors to prevent sagging - SANS 2001-CG1, fig 1f
DRAINAGE AND WATER SUPPLY
SANS 2001-DP1 Earthworks for buried pipelines.
SANS 2001-DP2 Below ground medium pressure
pipelines
SANS 2001-DP4 Sewers (>160 mm)
SANS 2001-DP5 Stormwater drainage
SANS 2001-DP6 below-ground water installations for
buildings
Above-ground water supply and drainage for buildings: SANS 10252.
Gas geysers to comply with SANS regulations
Capacity: To manufacturer
GAS INSTALLATION
SANS 10087-The handling, storage, distribution and maintenance of
liquefied petroleum gas in domestic, commercial, and industrial
installations.
ELECTRICAL WORKS
SANS 10142- The wiring of premises

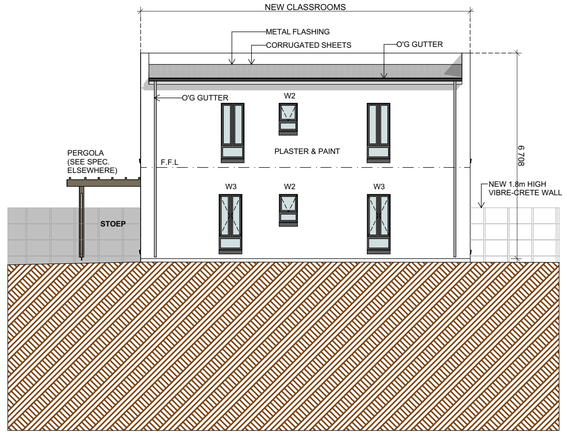
ROOF CONSTRUCTION (RECREATIONAL CENTRE)
Safintra roof sheeting (see roof sheet specification)
profile,fixed to 75x50mm S.A pine tbto treated purlins on
gangnail S.A pine tbto trusses at spacing as
calculated by an engineer fixed to 114x38mm S.A pine tbto treated
wallplate using Fixtite® self tapping fasteners or Safintra approved
fasteners with EPDM seals.Purlin fixed to first, third, fourth and sixth
crest of each sheet and at all crests at sheet ends. Side laps to be
secured using Fixtite® stitching fasteners or Safintra approved
fasteners at centres not exceeding 500mm and sealed with Butyl
tape with minimum 230mm end laps sealed with a
double row of Butyl tape, all in accordance with the
manufacturer's recommendations.
COLOUR: Charcoal

SECTION C-C

SCALE 1:100

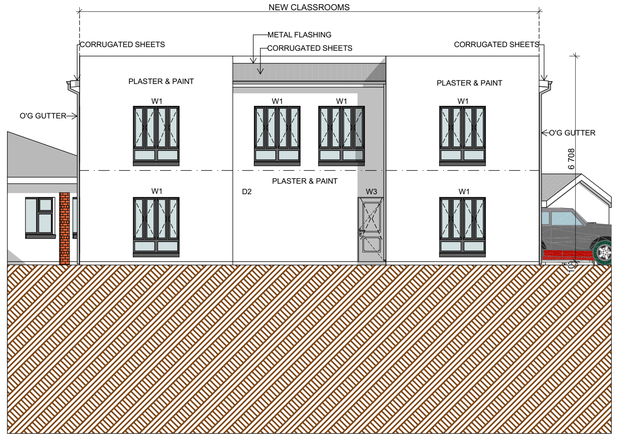
ROOF CONSTRUCTION (RECREATIONAL CENTRE)
Safintra roof sheeting (see roof sheet specification)
profile,fixed to 75x50mm S.A pine tbto treated purlins on
gangnail S.A pine tbto trusses at spacing as
calculated by an engineer fixed to 114x38mm S.A pine tbto treated
wallplate using Fixtite® self tapping fasteners or Safintra approved
fasteners with EPDM seals.Purlin fixed to first, third, fourth and sixth
crest of each sheet and at all crests at sheet ends. Side laps to be
secured using Fixtite® stitching fasteners or Safintra approved
fasteners at centres not exceeding 500mm and sealed with Butyl
tape with minimum 230mm end laps sealed with a
double row of Butyl tape, all in accordance with the
manufacturer's recommendations.
COLOUR: Charcoal

SECTION D-D



SOUTH ELEVATION (STUDENT ROOMS)

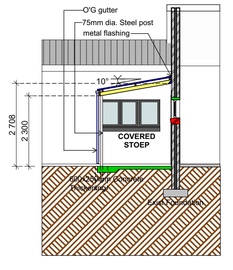
SCALE 1:100



EAST ELEVATION (STUDENT ROOMS)

SCALE 1:100

ROOF CONSTRUCTION (COVERED STOEP)
Safintra roof sheeting (see roof sheet specification)
profile,fixed to 75x50mm S.A pine tbto treated purlins on
114X38mm S.A pine tbto rafters at spacing as
calculated by an engineer fixed to existing wall with standard
galvanised steel bracket & fixed to 150x50mm S.A pine tbto treated
bearer beam fixed to 75mm dia galv. steel posts.
Purlin fixed to first, third, fourth and sixth
crest of each sheet and at all crests at sheet ends. Side laps to be
secured using Fixtite® stitching fasteners or Safintra approved
fasteners at centres not exceeding 500mm and sealed with Butyl
tape with minimum 230mm end laps sealed with a
double row of Butyl tape, all in accordance with the
manufacturer's recommendations.
COLOUR: Charcoal



SECTION E-E

SCALE 1:100

GENERAL NOTES

All building work to comply with SABS 0400
No dimensions to be scaled or scanned from drawing
All dimensions to be checked on site before any work at hand.
Where applicable the contractor is to check on
site the size of components to be manufactured prior to installation
Contractor is responsible for correct setting
out of the buildings, all external and internal
walls with particular reference to boundaries, building lines, etc.
Contractor to verify all levels, heights and
dimensions on site and to check the same
against the drawings before putting any work in hand.
Contractor is to locate and identify existing
services on the site and protect these from
damage throughout the duration of the works.
Any errors, discrepancies/omissions to be reported immediately.
Contractor is to build in approved 4 ply D.P.C.
whether or not these are shown on drawings, to
all walls at each floor, beam or parapet level
and to all windows, doors, grilles or other openings in external
walls.
Any queries arising from all the above must be
reported and clarified before any works is put in hand.
This drawing to be read in conjunction engineers drawings when
applicable.

DRAINAGE NOTES

All plumbing and drainage work and installation of sanitary fittings
to comply with the relevant Local Authority by-laws, regulations
and requirements.
Provide I.E. 's to all bends and junctions with suitable markers at
ground level and to be fully accessible at all times.
Minimum 1:60 fall to all drain pipes.
Provide approved reseal traps to all waste fittings
Provide A.E. 's to foot of all soil stacks.
All soil pipes passing under buildings or footings to be protected
against loads.

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notification and written approval being issued by A4 architecture.

SIGNATURE OF OWNER/ CLIENT:	DATE:
SIGNATURE OF ARCHITECT: **VINCENT MOOS** **SACAP NO: TO674**	DATE:

REVISIONS

SACAP NO: TO674

DRAWING STATUS
STAGE 4.1MUN. SUBMISSION DRAWINGS

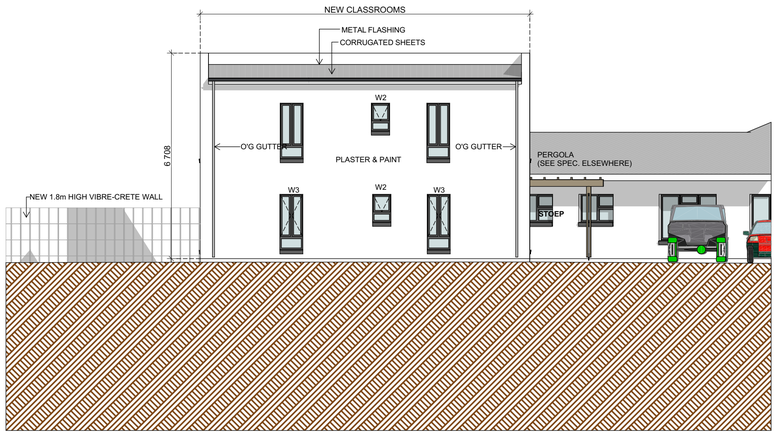
PROJECT TITLE
Proposed Additions & Alterations to Erf 11000, Libra Street, George

DRAWING DESCRIPTION
ELEVATIONS

SCALE	AS SHOWN
DATE	
ISSUED	2026/10/27
DRAWN BY	JLR
CHECKED BY	cvcm
ARCHITECT	

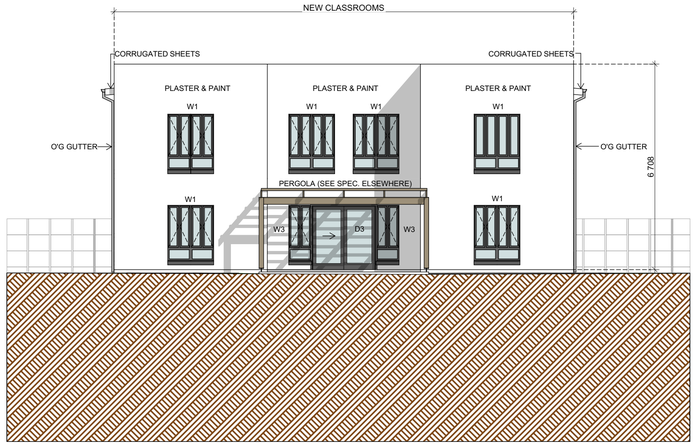
A4 ARCHITECTURE
59 YORK STREET
GQWKA&LCARRY
GEORGE
082 381 9652
vincent@a4arc.co.za

PROJECT NO:	DRAWING NO:	REVISION
2024-07-022	04	00



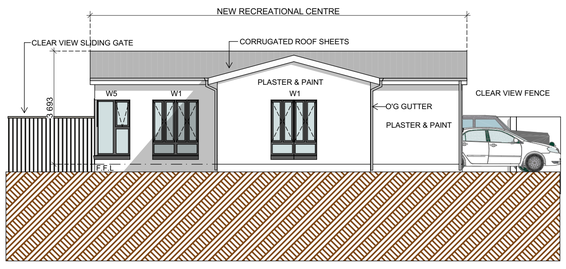
NORTH ELEVATION (STUDENT ROOMS)

SCALE 1:100



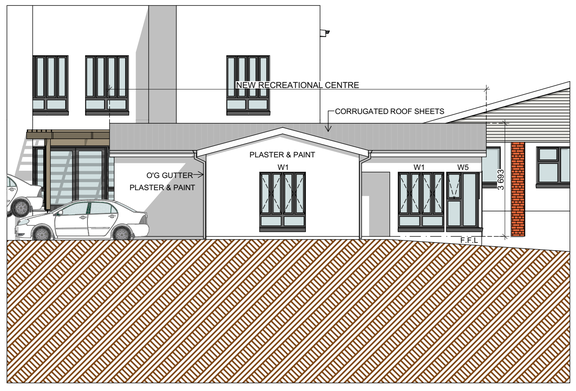
WEST ELEVATION (STUDENT ROOMS)

SCALE 1:100



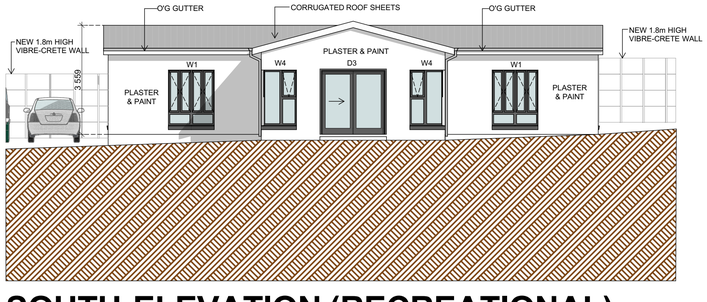
EAST ELEVATION (RECREATIONAL)

SCALE 1:100



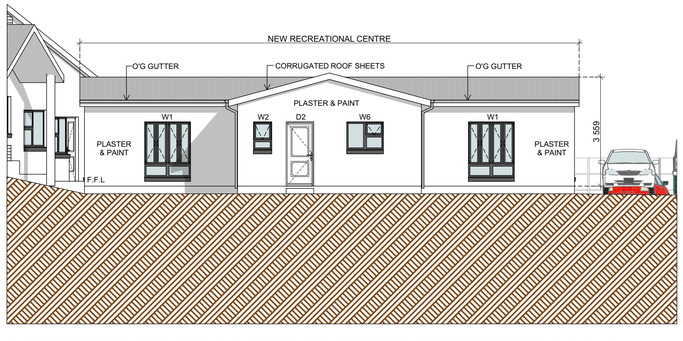
WEST ELEVATION (RECREATIONAL)

SCALE 1:100



SOUTH ELEVATION (RECREATIONAL)

SCALE 1:100



NORTH ELEVATION (RECREATIONAL)

SCALE 1:100

GENERAL NOTES
SITE
Class of Occupancy SANS 10400-A: H4
Climatic Zone SANS 204: 4 - Temperate Coastal
Site Atmospheric corrosivity category ISO 9223: C5
DESIGN
The design of this project complies with the requirements of SANS 10400 - application of the National Building Regulations.
STANDARDS
The contractor (including sub-contractors) shall be familiar with the contents of SANS 10400 and related SANS 2001 standards.
SITE CLEARANCE
SANS 2001 - BS1 Site Clearance: Removal and disposal of vegetation or stacking of re-usable materials.
EARTHWORKS
SANS 2001 - BE1 Earthworks (General):
Topsoil: select and stockpile
Surplus and unsuitable material to be dumped at the closest approved dumping site.
CONCRETE WORKS
SANS 2001 - CC1 (structural works) - see structural Engineer's drawings
SANS 2001 - CC2 (minor works):
Paving on ground (SANS 10109) - concrete grade 20 for lightly loaded floor / paving (no trucking) and one course domestic floors on the ground that will serve as the final wearing surface.
finishing - by delayed troweling technique
(surface water to have evaporated) to surface finish - see drawings.
FOUNDATIONS
SANS 2001 - CM2 strip footings, pad footings and slab on the ground foundations for masonry walling (includes the construction fo lightly loaded concrete surface beds)
Site class designation, foundations, protection against termites and fabric reinforcement all to engineer's specifications.
MASONRY
SANS 2001 - CM1
Type of masonry unit: Clay - class as per SANS 227 - NFP for lastered walls.
Work size of clay unit - 222x103x76mm
Solid unit to be used, not hollow.
Single leaf bond-stretcher bond
Multi leaf bond - stretcher and brickforce / English garden wall bond (header course at 450mm max centres / collar-jointed (narrow cavity (<25mm) between the leaves (the collar joint) filled solid with mortar or grout s the work progresses, leaves tied with wall ties.
STRUCTURAL TIMBERWORK (FLOORING)
Mezzanine as per Engineer.
STRUCTURAL TIMBERWORK (ROOFING)
As per Engineer Design or Specialist. Rational Design.
STRUCTURAL STEELWORK
SANS 2001 - CS1 - See Structural Engineer's drawings
Exposed structural steel work coating - hot dipped galvanizing SANS 121 ISO 1461 and prepainting (duplex system). Corrosion protection of structural steel of not less than 3mm thickness by paint - SANS 12944
INSULATION
See sections for insulation thicknesses.
Reflective material under roof sheeting - SANS 1381-4 Class B
Polystyrene board under surface beds & on slabs - see drawings to comply with SANS 53163 / 53164
Masonry cavity walls - partial fill cavity insulation
Pipe insulation - see notes on drawings - SANS 1445-3.
ROOF COVERING, CLADDING
Roof terrain category 1 - Coastal
Roof design wind speed: as recommended by roof Manufacturer
Flashings by roof Manufacturer
Roof fasteners - SANS 1273 of corrosion resistance not less than that of the roofing material
Roof covering steel sheeting - refer Roofplan
WATERPROOFING
Substrate surfaces: clean and dry, free of traffic and protrusion, minimum fall including valleys: 1:80
Screeds: min. 35mm thick when laid directly onto concrete, min 50mm thick when laid on insulation boards, 20mm min thick as top layer on low-density concrete or foamed cement screeds
On exposed concrete roofs, box gutters and balconies <10m² area-4mm reinforced bitumen membrane (RBM) heat fused on primed surfaces
On balconies >10m², terraces, walkways - 2 or 3mm base sheet plus 4mm RBM
On parking decks - 5mm RBM
On planters - 4mm anti root RBM
On exposed parapet walls, freestanding walls - reinforced liquid membrane (RLM)
On below ground surfaces, vertical or horizontal, above or belween water table - 2 or 3mm base sheet plus 4mm RBM
Finish / protection:
Non-trafficable finish - paint or crushed stone
Pedestrian areas - topping / tiles on screed / tiles on waterproofing / paving slabs on insulation panels - see drawings for different areas.
Vehicular areas - brick paving laid on 25-30mm sand bed to engineer.
CEILINGS
Type: brandered / suspended - see drawings
Material - Lamda board - see drawings for minimal sheeted roof areas
WINDOWS & DOORS
See schedules
Energy efficiency of external units - SANS 204. Installation of glazing- SANS 2001-CG1
Safety glass, inc each pane of SIGU's shall be permanently marked
Wooden doors - Exterior panel doors, exposure class 2 exterior and 4 interior. Performance class HD Hardwood framed and braced for exterior use and HD Solid core flush panel for dry interior doors- sizes as per schedule
PLASTER, SCREEDS, TOPPINGS
SANS 2001-EM1 cement plaster - smooth / textured / skimmed - see drawings
Screeds and toppings
Aggregate for screeds: concrete sand
Aggregate for toppings: aggregate from natural sources SANS 1083 -
Nominal aggregate size, 6,7mm min 25mm topping
Nominal aggregate size, 13mm min 40mm topping
Nominal aggregate size, max19mm min <40mm topping
Cement: SANS 50197-1
Colouring pigment: BS 1014 or BS EN 12878 of approved colour
Screed mix: 1 part cement to 3½ parts sand, or 50 kg (one bag) cement to 130 L sand (two wheelbarrows)
Topping mix: 1 part cement to 1½ parts sand to 1½ parts stone to produce a concrete strength of 25 - 30 MPa
Finish: smooth / non-slip.
TILING
Ceramic tiles: SANS 1449
Group: A1 & B1
Porcelain tiles: SANS13006
Concrete tiles: SANS 541.
FLOORING
Wood flooring type: solid / laminate - to client's choice
Traffic class: 21 / 22 / 23
Pile construction: SANS 1375
Underlay - 1419
Fire index class - 1 / 2
Location grade - UZ / U3
PAINTING
Painting of buildings - SANS 10305
FURNITURE, EQUIPMENT, STIARS, METAL WORKS
Joinery:
solid wood: hardwood
MDF fibreboard: SANS 540
plywood, composite board: SANS 929
decorative melamine-faced board: SANS 1763
polymer laminates and solid surfaces: highpressure decorative laminates: SANS 4586
Metalwork:
Steel tubes: SANS 657-4
Stainless steel: austenitic, grade 316, Finish: etched
Stairs:
going 280 riser 170 - sum of the going and twice the riser is not less than 570mm and not more than 650mm
Structure: reinforced concrete to engineer
Balustrade: 1000mm high stainless steel
HARDWARE
Chrome plated or similar approved.
Fasteners - SANS 1700
Material to match hardware
Hinges - steel - number per door >30kg - 2, between 2040 and 2340mm high - 3, and between 2340mm and 3000mm high - 4
GLAZING
Type, size, thickness according to SANS 204 calculations - see schedules
Marking - SANS 10400 N
Installation of glazing - SANS 2001 - Construction Works Part CG1, or a method described in SANS 10137: The installation of glazing materials in buildings.
Glazing side hung doors to prevent sagging - SANS 2001-CG1, fig 1f
DRAINAGE AND WATER SUPPLY
SANS 2001-DP1 Earthworks for buried pipelines.
SANS 2001-DP2 Below ground medium pressure pipelines
SANS 2001-DP4 Sewers (>160 mm)
SANS 2001-DP5 Stormwater drainage
SANS 2001-DP6 below-ground water installations for buildings
Above-ground water supply and drainage for buildings: SANS 10252.
Gas geysers to comply with SANS regulations
Capacity: To manufacturer
GAS INSTALLATION
SANS 10087-The handling, storage, distribution and maintenance of liquefied petroleum gas in domestic, commercial, and industrial installations.
ELECTRICAL WORKS
SANS 10142- The wiring of premises

GENERAL NOTES

All building work to comply with SABS 0400
No dimensions to be scaled or scanned from drawing
All dimensions to be checked on site before any work at hand.
Where applicable the contractor is to check on
site the size of components to be manufactured prior to installation
Contractor is responsible for correct setting
out of the buildings, all external and internal
walls with particular reference to boundaries, building lines, etc.
Contractor to verify all levels, heights and
dimensions on site and to check the same
against the drawings before putting any work in hand.
Contractor is to locate and identify existing
services on the site and protect these from
damage throughout the duration of the works.
Any errors, discrepancies/omissions to be reported immediately.
Contractor is to build in approved 4 ply D.P.C.
whether or not these are shown on drawings, to
all walls at each floor, beam or parapet level
and to all windows, doors, grilles or other openings in external walls.
Any queries arising from all the above must be
reported and clarified before any works is put in hand.
This drawing to be read in conjunction engineers drawings when applicable.

DRAINAGE NOTES

All plumbing and drainage work and installation of sanitary fittings to comply with the relevant Local Authority by-laws, regulations and requirements.
Provide I.E. 's to all bends and junctions with suitable markers at ground level and to be fully accessible at all times.
Minimum 1:60 fall to all drain pipes.
Provide approved reseal traps to all waste fittings
Provide A.E. 's to foot of all soil stacks.
All soil pipes passing under buildings or footings to be protected against loads.

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SIGNATURE OF OWNER/ CLIENT:	DATE:
SIGNATURE OF ARCHITECT: **VINCENT MOOS** **SACAP NO: TO674**	DATE:

REVISIONS

SACAP NO: TO674

DRAWING STATUS

STAGE 4.1MUN. SUBMISSION DRAWINGS

PROJECT TITLE

Proposed Additions & Alterations to Erf 11000, Libra Street, George

DRAWING DESCRIPTION

ELEVATIONS 01

SCALE	AS SHOWN
DATE	
ISSUED	2026/10/27
DRAWN BY	JLR
CHECKED BY	cvcm
ARCHITECT	

A4 ARCHITECTURE
69 YORK STREET
GOSHENHILL CLARITY
GEORGE
082 381 9636
vincent@a4arc.co.za

PROJECT NO:	DRAWING NO:	REVISION
2024-07-022	**05**	00



ELECTRICAL FIRST FLOOR PLAN (STUDENT ROOMS)

SCALE 1:100



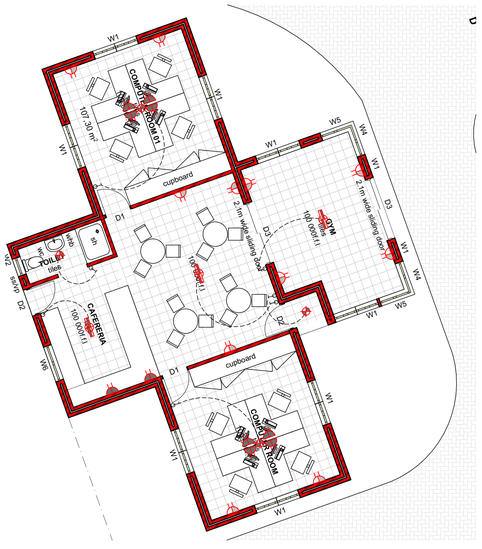
ELECTRICAL GROUND FLOOR PLAN (STUDENT ROOMS)

SCALE 1:100



ELECTRICAL GROUND FLOOR PLAN (STUDENT ROOMS)

SCALE 1:100



ELECTRICAL FIRST FLOOR PLAN (RECREATIONAL CENTRE)

SCALE 1:100

electrical legend		*Electrical Installation to be done according to SABS 4016. Lightning Protection to be provided.*	
single fluorescent light point		single socket plug point 1 020 high from fff centre of plug	T.V. plug, with double plug point - same height
double fluorescent light point		double socket plug point 1 020 high from fff centre of plug	telephone point
recessed down light		Aircon isolator point to comply to SABS as per supplier	stove/oven switch point
star lights		distribution board with elect pay point (if required)	shaver point
uplight mounted point		Surface mounted 15A double socket plug point	feature/picture spot light
pendant light		Network point	heated towel rail point
chandelier		Computer plug point - dedicated red	under floor heating
flush mounted light		single waterproof plug point	kicker for future lighting
ceiling mounted light point		double waterproof plug point	under cupboard light
outdoor s/s ground light		front door bell	Data point
outdoor s/s ground spotlight		submersible light - pool/water feature	GEYSER
wall mounted light		15A single socket plug point in bulk head	
foot light centre 600 above fff		tv control box by specialist	
provide power connection for pump/motor		allow for 3x25mm conduits between TV control box & TV point	
single socket plug point 340 high from fff centre of plug			
double socket plug point 340 high from fff centre of plug			
3 fase point			
Ceiling fan - with flexible hose to duct, 250mm with light point			

GENERAL NOTES:
ALL LOW PLUGS BOTTOM OF PLUG 340H FROM UFFL
ALL HIGH PLUGS BOTTOM OF PLUG 1 020H FROM UFFL
ALL LIGHT SWITCHES BOTTOM OF SWITCH 1 020H FROM UFFL
ALLOW FOR ELECTRICAL POINT FOR MECHANICAL VENTILATED FAN
ALL WALL LIGHT POINTS IN BATHROOM CENTRE OF LIGHT 2125H FROM UFFL
ALL WALL LIGHT POINTS ON OUTSIDE WALLS CENTRE OF LIGHT 2 235H FROM UFFL CONNECTED TO DAY AND NIGHT SWITCH IF PLACED ABOVE WINDOW OR DOOR ALWAYS PLACE CENTRE
LIFTS 3PHASE - CONNECTED DIRECTLY
ALL EXTERNAL ELECTRICAL POINTS - CONNECTED DIRECTLY
BASEMENT LIGHTS - ON 24H - SWITCH MAIN DB
ALLOW FOR 1 DRAW BOXES FOR FLATS PER FLOOR FOR DSTV AS INDICATED- BOX TO ARCHITECTS APPROVAL
ALLOW FOR 2 DRAW BOXES PER FLOOR FOR FLATS FOR TELKOM AS INDICATED- BOX TO ARCHITECTS APPROVAL
PLACE DOUBLE PLUG INSIDEALL DRAW BOXES
ALLOW FOLLOWING CABLE LENGTHS OUTSIDE OF WALL - STOVES & HOBS ONE CABLE 2M LONG
FOR CONNECTION - WALL MOUNTED EXTRACTOR 1M CABLE - ISLAND EXTRACTOR 2M CABLE - CENTRE TO APPLIANCE - ALL APPLIANCES TO BE FITTED & CONNECTED BY MERCHANT
ALL CONDUITS TO BE FREE OF ANY WATER & DEBRIS.
LEAVE SUFFICIENT DRAW WIRES (NO GALV WIRE) FOR DSTV & TELKOM
ALLOW FOR EACH FLOOR TO HAVE OWN DB SEPARATELY& MAIN DB IN BASEMENT FLATS ONLY
PLUG FOR MICROWAVE BOTTOM OF PLUG 1 580H FROM UFFL
SUPPLY COMPLIANCE CERTIFICATE AFTER INSTALLATION

CLEARWIRE Requirements:
UB-T Box Slide Lid (in Garage) OD 300 x 300 x 150mm with 220 V socket.
Drawwire to be installed. All conduits originate at this box (min 20mm) (Star Configuration)
One conduit to roof, highest point i.e. chimney.
One to outside garage at street level terminating in J2 (for FTTH)
All other to telephone and data points i.e. kitchen, study, TV, bedroom.
Power outlets to be adjacent to internet points.

GENERAL NOTES
SITE
Class of Occupancy SANS 10400-A: H4
Climatic Zone SANS 204: 4 - Temperate Coastal
Site Atmospheric corrosivity category ISO 9223: C5
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Mezzanine as per Engineer.
STRUCTURAL TIMBERWORK (ROOFING)
As per Engineer Design or Specialist. Rational Design.
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Reflective material under roof sheeting - SANS 1381-4 Class B
Polystyrene board under surface beds & on slabs - see drawings to comply with SANS 53163 / 53164
Masonry cavity walls - partial fill cavity insulation
Pipe insulation - see notes on drawings - SANS 1445-3.
ROOF COVERING, CLADDING
Roof terrain category 1 - Coastal
Roof design wind speed: as recommended by roof Manufacturer
Flashings by roof Manufacturer
Roof fasteners - SANS 1273 of corrosion resistance not less than that of the roofing material
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On planters - 4mm anti root RBM
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Finish / protection:
Non-trafficable finish - paint or crushed stone
Pedestrian areas - topping / tiles on screed / tiles on waterproofing / paving slabs on insulation panels - see drawings for different areas.
Vehicular areas - brick paving laid on 25-30mm sand bed to engineer.
CEILINGS
Type: brandered / suspended - see drawings
Material - Lamda board - see drawings for minimal sheeted roof areas
WINDOWS & DOORS
See schedules
Energy efficiency of external units - SANS 204. Installation of glazing- SANS 2001-CG1
Safety glass, inc each pane of SIGU's shall be permanently marked
Wooden doors - Exterior panel doors, exposure class 2 exterior and 4 interior. Performance class HD Hardwood framed and braced for exterior use and HD Solid core flush panel for dry interior doors- sizes as per schedule
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SANS 2001-EM1 cement plaster - smooth / textured / skimmed - see drawings
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Topping mix: 1 part cement to 1½ parts sand to 1½ parts stone to produce a concrete strength of 25 - 30 MPa
Finish: smooth / non-slip.
TILING
Ceramic tiles: SANS 1449
Group: A1 & B1
Porcelain tiles: SANS13006
Concrete tiles: SANS 541.
FLOORING
Wood flooring type: solid / laminate - to client's choice
Traffic class: 21 / 22 / 23
Pile construction: SANS 1375
Underlay - 1419
Fire index class - 1 / 2
Location grade - U2 / U3
PAINTING
Painting of buildings - SANS 10305
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solid wood: hardwood
MDF fibreboard: SANS 540
plywood, composite board: SANS 929
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Metalwork:
Steel tubes: SANS 657-4
Stainless steel: austenitic, grade 316, Finish: etched
Stairs:
going:280 riser 170 - sum of the going and twice the riser is not less than 570mm and not more than 650mm
Structure: reinforced concrete to engineer
Balustrade: 1000mm high stainless steel
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Material to match hardware
Hinges - steel - number per door >30kg - 2, between 2040 and 2340mm high - 3, and between 2340mm and 3000mm high - 4
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SANS 2001-DP6 below-ground water installations for buildings
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SANS 10142- The wiring of premises

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Provide approved reseal traps to all waste fittings
Provide A.E. 's to foot of all soil stacks.
All soil pipes passing under buildings or footings to be protected against loads.

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SIGNATURE OF OWNER/ CLIENT:	DATE:
SIGNATURE OF ARCHITECT: **VINCENT MOOS** **SACAP NO: TO674**	DATE:

REVISIONS

SACAP NO: TO674

DRAWING STATUS
STAGE 4.1MUN. SUBMISSION DRAWINGS

PROJECT TITLE
Proposed Additions & Alterations to Erf 11000, Libra Street, George

DRAWING DESCRIPTION
ELECTRICAL LAY-OUTS

SCALE	AS SHOWN
DATE	
ISSUED	2026/10/27
DRAWN BY	JLR
CHECKED BY	cvcm
ARCHITECT	

A4 ARCHITECTURE
33 YORK STREET
GOSHEN ESTATE
GEORGE
082 290 9092
www.a4architect.co.za

PROJECT NO:	DRAWING NO:	REVISION
2024-07-022	**06**	00



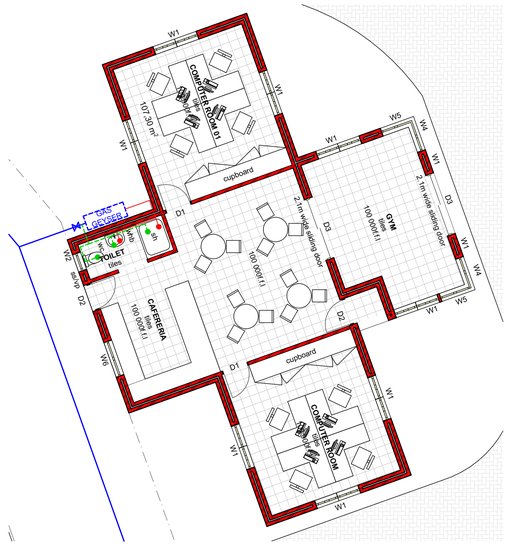
WATER RETICULATION GROUND FLOOR (STUDENT ROOMS)

SCALE 1:100



WATER RETICULATION FIRST FLOOR (STUDENT ROOMS)

SCALE 1:100



WATER RETICULATION GROUND FLOOR (RECREATIONAL CENTRE)

SCALE 1:100

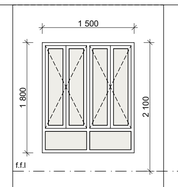
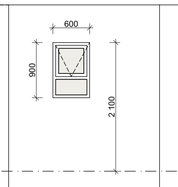
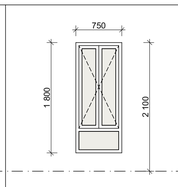
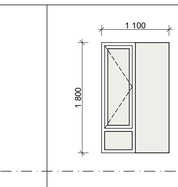
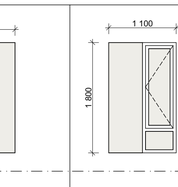
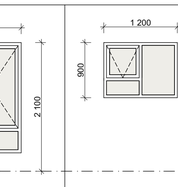
ALL NEW DRAINAGE TO COMPLY WITH
PART P OF THE NBR CODE 0400
AND BUILDING INSPECTOR ON SITE
ALL WASTE PIPES TO BE ACCESSIBLE

32mm RING MAIN MIN. R-VALUE = 1
TO ALL UNITS INSIDE 25-15mm DIA PIPE
AS PER REG TO AND FROM HEAT PUMP
ON CIRCULATION PUMP

MAIN 32a SUPPLY
20MM HDPE HOT SUPPLY WITH LAGGING IR VALUE
20MM SUPPLY TO BUILDING

20L Fan Forced en 28L Fan Forced.
1m away from air-brick
2m away from Forced draught inlet
for air conditioner
5m away from any ,electrical source
of ignition such as
switch box, distribution board, motor, etc.
L - 650mm B - 370mm D - 160mm

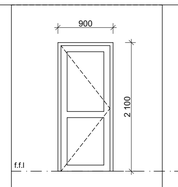
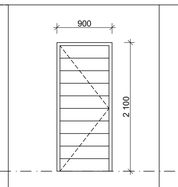
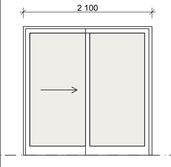
WINDOW SCHEDULE

View from Opening Side						
Window Code	W1	W2	W3	W4	W5	W6
Quantity	20	3	11	2	2	1
Window Type	Aluminium Window		Aluminium Window	Aluminium Window	Aluminium Window	Aluminium Window
Window Description	Double Side-Hung Window	Double Top-Hung Window	Double Side-Hung Window	Single Side-Hung Window	Single Side-Hung Window	Single Top-Hung Window
Window Frame	Aluminium Frame	Aluminium Frame	Aluminium Frame	Aluminium Frame	Aluminium Frame	
Finish	Colour to conform with HOA guidlines. Epoxy coated as per Manufacturer.	Colour to conform with HOA guidlines. Epoxy coated as per Manufacturer.	Colour to conform with HOA guidlines. Epoxy coated as per Manufacturer.	Colour to conform with HOA guidlines. Epoxy coated as per Manufacturer.	Colour to conform with HOA guidlines. Epoxy coated as per Manufacturer.	Colour to conform with HOA guidlines. Epoxy coated as per Manufacturer.
Glazing	U-value of 5.73 and SGC Value of 0.66 single low E	U-value of 5.73 and SGC Value of 0.66 single low E	U-value of 5.73 and SGC Value of 0.66 single low E	U-value of 5.73 and SGC Value of 0.66 single low E	U-value of 5.73 and SGC Value of 0.66 single low E	U-value of 5.73 and SGC Value of 0.66 single low E
Ironmongery	As per manufacturer spec.	As per manufacturer spec.	As per manufacturer spec.	As per manufacturer spec.	As per manufacturer spec.	As per manufacturer spec.

WINDOW SCHEDULE

SCALE 1:50

DOOR SCHEDULE

Note: Dimensions of Openings to be Checked on site Before Manufacturing of all Glazing & Door Frames			
Door Code	D1 (DEEP MOULD HOLLOW CORE)	D2 (DEEP MOULD SOLID CORE)	D3 (Sliding door)
Quantity	10	3	3
Door Type	Hollow Core type (Interior)	Hardwood solid door (Exterior)	Aluminium type (Exterior)
Door Description	Deep Moulded,MDF, Masonite side hinged door. Interior Class 3	Deep Moulded,MDF, Masonite side hinged door. Interior Class 3	Aluminium side hinged door
Door Frame	Solid hardwood frame	Solid hardwood frame	Aluminium frame
Finish	Painted White	Painted White	Varnished
Glazing	None	None	U-value of 5.73 and SGC Value of 0.66 single low E
Ironmongery	As per manufacturer spec.	As per manufacturer spec.	As per manufacturer spec.

DOOR SCHEDULE

SCALE 1:50

GENERAL NOTES
SITE
Class of Occupancy SANS 10400-A: H4
Climatic Zone SANS 204: 4 - Temperate Coastal
Site Atmospheric corrosivity category ISO 9223: C5
DESIGN
The design of this project complies with the requirements of SANS 10400 - application of the National Building Regulations.
STANDARDS
The contractor (including sub-contractors) shall be familiar with the contents of SANS 10400 and related SANS 2001 standards.
SITE CLEARANCE
SANS 2001 - BS1 Site Clearance: Removal and disposal of vegetation or stacking of re-usable materials.
EARTHWORKS
SANS 2001 - BE1 Earthworks (General):
Topsoil: select and stockpile
Surplus and unsuitable material to be dumped at the closest approved dumping site.
CONCRETE WORKS
SANS 2001 - CC1 (structural works) - see structural Engineer's drawings
SANS 2001 - CC2 (minor works):
Paving on ground (SANS 10109) - concrete grade 20 for lightly loaded floor / paving (no trucking) and one course domestic floors on the ground that will serve as the final wearing surface.
finishing - by delayed troweling technique
(surface water to have evaporated) to surface finish - see drawings.
FOUNDATIONS
SANS 2001 - CM2 strip footings, pad footings and slab on the ground foundations for masonry walling (includes the construction fo lightly loaded concrete surface beds)
Site class designation, foundations, protection against termites and fabric reinforcement all to engineer's specifications.
MASONRY
SANS 2001 - CM1
Type of masonry unit: Clay - class as per SANS 227 - NFP for lastered walls.
Work size of clay unit - 222x103x76mm
Solid unit to be used, not hollow.
Single leaf bond-stretcher bond
Multi leaf bond - stretcher and brickforce / English garden wall bond (header course at 450mm max centres / collar-jointed (narrow cavity (<25mm) between the leaves (the collar joint) filled solid with mortar or grout s the work progresses, leaves tied with wall ties.
STRUCTURAL TIMBERWORK (FLOORING)
Mezzanine as per Engineer.
STRUCTURAL TIMBERWORK (ROOFING)
As per Engineer Design or Specialist. Rational Design.
STRUCTURAL STEELWORK
SANS 2001 - CS1 - See Structural Engineer's drawings
Exposed structural steel work coating - hot dipped galvanizing SANS 121 ISO 1461 and prepainting (duplex system). Corrosion protection of structural steel of not less than 3mm thickness by paint - SANS 12944
INSULATION
See sections for insulation thicknesses.
Reflective material under roof sheeting - SANS 1381-4 Class B
Polystyrene board under surface beds & on slabs - see drawings to comply with SANS 53163 / 53164
Masonry cavity walls - partial fill cavity insulation
Pipe insulation - see notes on drawings - SANS 1445-3.
ROOF COVERING, CLADDING
Roof terrain category 1 - Coastal
Roof design wind speed; as recommended by roof Manufacturer
Flashings by roof Manufacturer
Roof fasteners - SANS 1273 of corrosion resistance not less than that of the roofing material
Roof covering steel sheeting - refer Roofplan
WATERPROOFING
Substrate surfaces: clean and dry, free of traffic and protrusion, minimum fall including valleys: 1:80
Screeds: min. 35mm thick when laid directly onto concrete, min 50mm thick when laid on insulation boards, 20mm min thick as top layer on low-density concrete or foamed cement screeds
On exposed concrete roofs, box gutters and balconies <10m² area-4mm reinforced bitumen membrane (RBM) heat fused on primed surfaces
On balconies >10m², terraces, walkways - 2 or 3mm base sheet plus 4mm RBM
On parking decks - 5mm RBM
On planters - 4mm anti root RBM
On exposed parapet walls, freestanding walls - reinforced liquid membrane (RLM)
On below ground surfaces, vertical or horizontal, above or belween water table - 2 or 3mm base sheet plus 4mm RBM
Finish / protection:
Non-trafficable finish - paint or crushed stone
Pedestrian areas - topping / tiles on screed / tiles on waterproofing / paving slabs on insulation panels - see drawings for different areas.
Vehicular areas - brick paving laid on 25-30mm sand bed to engineer.
CEILINGS
Type: brandered / suspended - see drawings
Material - Lamda board - see drawings for minimal sheeted roof areas
WINDOWS & DOORS
See schedules
Energy efficiency of external units - SANS 204. Installation of glazing- SANS 2001-CG1
Safety glass, inc each pane of SIGU's shall be permanently marked
Wooden doors - Exterior panel doors, exposure class 2 exterior and 4 interior. Performance class HD Hardwood framed and braced for exterior use and HD Solid core flush panel for dry interior doors- sizes as per schedule
PLASTER, SCREEDS, TOPPINGS
SANS 2001-EM1 cement plaster - smooth / textured / skimmed - see drawings
Screeds and toppings
Aggregate for screeds: concrete sand
Aggregate for toppings: aggregate from natural sources SANS 1083 - Nominal aggregate size, 6,7mm min 25mm topping
Nominal aggregate size, 13mm min 40mm topping
Nominal aggregate size, max19mm min <40mm topping
Cement: SANS 50197-1
Colouring pigment: BS 1014 or BS EN 12878 of approved colour
Screed mix: 1 part cement to 3½ parts sand, or 50 kg (one bag) cement to 130 L sand (two wheelbarrows)
Topping mix: 1 part cement to 1½ parts sand to 1½ parts stone to produce a concrete strength of 25 - 30 MPa
Finish: smooth / non-slip.
TILING
Ceramic tiles: SANS 1449
Group: A1 & B1
Porcelain tiles: SANS13006
Concrete tiles: SANS 541.
FLOORING
Wood flooring type: solid / laminate - to client's choice
Traffic class: 21 / 22 / 23
Pile construction: SANS 1375
Underlay - 1419
Fire index class - 1 / 2
Location grade - U2 / U3
PAINTING
Painting of buildings - SANS 10305
FURNITURE, EQUIPMENT, STIARS, METAL WORKS
Joinery:
solid wood: hardwood
MDF fibreboard: SANS 540
plywood, composite board: SANS 929
decorative melamine-faced board: SANS 1763
polymer laminates and solid surfaces: highpressure decorative laminates: SANS 4586
Metalwork:
Steel tubes: SANS 657-4
Stainless steel: austenitic, grade 316, Finish: etched
Stairs:
going:280 riser 170 - sum of the going and twice the riser is not less than 570mm and not more than 650mm
Structure: reinforced concrete to engineer
Balustrade: 1000mm high stainless steel
HARDWARE
Chrome plated or similar approved.
Fasteners - SANS 1700
Material to match hardware
Hinges - steel - number per door >30kg - 2, between 2040 and 2340mm high - 3, and between 2340mm and 3000mm high - 4
GLAZING
Type, size, thickness according to SANS 204 calculations - see schedules
Marking - SANS 10400 N
Installation of glazing - SANS 2001 - Construction Works Part CG1, or a method described in SANS 10137: The installation of glazing materials in buildings.
Glazing side hung doors to prevent sagging - SANS 2001-CG1, fig 1f
DRAINAGE AND WATER SUPPLY
SANS 2001-DP1 Earthworks for buried pipelines.
SANS 2001-DP2 Below ground medium pressure pipelines
SANS 2001-DP4 Sewers (>160 mm)
SANS 2001-DP5 Stormwater drainage
SANS 2001-DP6 below-ground water installations for buildings
Above-ground water supply and drainage for buildings: SANS 10252.
Gas geysers to comply with SANS regulations
Capacity: To manufacturer
GAS INSTALLATION
SANS 10087-The handling, storage, distribution and maintenance of liquefied petroleum gas in domestic, commercial, and industrial installations.
ELECTRICAL WORKS
SANS 10142- The wiring of premises

GENERAL NOTES

All building work to comply with SABS 0400
No dimensions to be scaled or scanned from drawing
All dimensions to be checked on site before any work at hand.
Where applicable the contractor is to check on
site the size of components to be manufactured prior to installation
Contractor is responsible for correct setting
out of the buildings, all external and internal
walls with particular reference to boundaries, building lines, etc.
Contractor to verify all levels, heights and
dimensions on site and to check the same
against the drawings before putting any work in hand.
Contractor is to locate and identify existing
services on the site and protect these from
damage throughout the duration of the works.
Any errors, discrepancies/omissions to be reported immediately.
Contractor is to build in approved 4 ply D.P.C.
whether or not these are shown on drawings, to
all walls at each floor, beam or parapet level
and to all windows, doors, grilles or other openings in external walls.
Any queries arising from all the above must be
reported and clarified before any works is put in hand.
This drawing to be read in conjunction engineers drawings when applicable.

DRAINAGE NOTES

All plumbing and drainage work and installation of sanitary fittings to comply with the relevant Local Authority by-laws, regulations and requirements.
Provide I.E. 's to all bends and junctions with suitable markers at ground level and to be fully accessible at all times.
Minimum 1:60 fall to all drain pipes.
Provide approved reseal traps to all waste fittings
Provide A.E. 's to foot of all soil stacks.
All soil pipes passing under buildings or footings to be protected against loads.

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SIGNATURE OF OWNER/ CLIENT:	DATE:
SIGNATURE OF ARCHITECT: **VINCENT MOOS** **SACAP NO: TO674**	DATE:

REVISIONS

SACAP NO: TO674

DRAWING STATUS
STAGE 4.1MUN. SUBMISSION DRAWINGS

PROJECT TITLE
Proposed Additions & Alterations to Erf 11000, Libra Street, George

DRAWING DESCRIPTION
SERVICE PLAN

SCALE	AS SHOWN
DATE	
ISSUED	2026/10/27
DRAWN BY	JLR
CHECKED BY	cvcm
ARCHITECT	

A4 ARCHITECTURE
59 YORK STREET
GOMBEC, GEORGE
GEORGE
082 390 9692
vincent@a4arc.co.za

PROJECT NO:	DRAWING NO:	REVISION
2024-07-022	**07**	00

Energy Efficiency in Buildings
SANS 10400-XA & SANS 204

SANS Competant Person

Vincent Moos

SACAP Reg. No.

T0674

Project Details

Type of Project	NEW BOARDING HOSTEL DEV
Street Address	LIBRA STREET
Erf Description As Per SG Diagram/ Title deed	ERF 11000
Client's Initial and Surname	MYRTLE BARNES RIBEIRO
Client's Contact number	754 874 770

NOTE: This document should only to be used as a guideline and not as a reference document. SANS 10400XA and SANS 204 requirements, always takes preference.

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Struckture: Total Nett Floor Area

Ground Storey:	140,30	m²
First Storey:	134,80	m²
Second Storey:		m²
Total Nett Floor Area:	**275,10**	

Structure: Total Floor Area:

Total Floor Area:	**275,10**	m²

Maximum Energy Demand & Consumption

Design Assumption for Building Classification

Maximum Energy Demand:	Non-specified	VA/m²
Maximum Energy Consumption:	Non-specified	kWh/(m².)

Energy Demand & Consumption

Maximum Energy Demand:		
Ground Storey:	Non-specified	kVA (kW)
First Storey:	Non-specified	kVA (kW)
Second Storey:	Non-specified	kVA (kW)
Total Energy Demand:	**0,00**	kVA (kW)
Maximum Annual Energy Consumption:		
Annual Energy Consumption:	Non-specified	kWh

SERVICES: Lighting/ Power & Hotwater

Lighting - Max Demand & Consumption ALLOWED

Total floor area (m²) x Building class allowed (W/m²) = Max Energy Demand allowed (W)

Building class allowed (W/m²):	5	
Nett floor area (m2):	275,1	
Max. Energy Demand:	**1375,5**	W – Max Allowed

Total floor area (m²) x Building class allowed (KW/m²).dx Max Energy Consumption allowed (KWh.a)

Building class allowed (KWh/m²):	5	
Nett floor area (m2):	275,10	
Max. Energy Consumption per Annum:	**1375,5**	kWh – Max Allowed

Lighting: Max Demand & Consumption OBTAINED

Power (W) rating	QTY	Hours in use / day:	Sub Total W	h.a
		0	0	0
		0	0	0
		0	0	0
		0	0	0
		0	0	0
		0	0	0
		0	0	0
		0	0	0
		0	0	0
		TOTAL	0	0

Total floor area (m²) x Total Watt of lights (W)= Energy Demand Obtained (W/m²) [<ALLOWED]

Total light energy demand OBTAINED (W/m²):		
Available energy demand – For Lights:	1376	W

52 (weeks) x Design Occupancy days x hours in use = Energy Consumption Hours per year Obtained (h.a) [<ALLOWED]

Occupancy design days:	7	
Hours in Use per year:	0	
Total Energy of Lights:	0,0000	KW
Total annual energy consumption OBTAINED – Lights (kWh):	0,00	
Available annual energy consumption – For Lights:	1375,50	KWh

Hot Water Services *(Use actual measured data where available.)*

Occupancy Class Type:	Dwelling houses - Low rental - 80-115 L/capita/day	
Estimated Hot Water Consumption:	80,0	L
No. of Persons:	6	Per Day/ 24 Hours
Assumed Daily Hot Water Consumption:	480,0	L

(Daily Hot Water Consumption x Occupancy design days x 52x weeks of the year)/1000 = Hot water Consumption (KL)

Assumed Annual Hot Water Consumption:	174,72	KL
50 % of Annual Hot Water Consumption:	87,36	KL - SANS 10400 XA:2011 Par. 4.5.2.1 shall be provided by means other than electrical resistance heating.

CONCLUSION

Dwelling to be provided with min:	240,0	L – Water vesel: Electrical & Solar heating system combination

OR

Alternative means other than electrical resistance heating, including, but not limited to, solar heating, heat pumps, heat recovery from other systems or processes.

Thermal Insulation Requirements

Internal diameter of Hot Water Service Pipe:	≤ 80	mm
Minimum Required *R*-value for Pipe Insulation:	1,0	Refer SANS 204 (4.5.2)
Hot Water Vessels:		
Minimum Required *R*-value for Vessel:	2,0	Additional insulation to manufacturer's insulation may be required to achieve this value.

OCCUPANCY: Zone & Orientation of Building

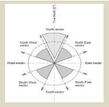
Class of Occupancy H4

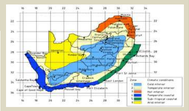
Design Occupancy Time 24 Hrs per Day; 7 Days per Week

Climatic Zone George, 4

Building Orientation North Windows Orientation

Optimized Orientation Achieved





Class of Occupancy of Building	Occupancy	Design Occupancy Times: hrs per day / days per week	Design Population
A1	Entertainment and public assembly. Occupancy where persons gather to eat, drink, dance or participate in other recreation.	18 / 7	Number of fixed seats or 1 person per m^2 if there are no fixed seats
A2	Theatrical and indoor sport. Occupancy where persons gather for the viewing of theatrical, operatic, orchestral, choral, cinematographical or sport performances.	18 / 7	Number of fixed seats or 1 person per m^2 if there are no fixed seats
A3	Places of instruction. Occupancy where school children, students or other persons assemble for the purpose of tuition or training.	12 / 5	1 person per $5m^2$
A4	Worship. Occupancy where persons assemble for the purpose of worshiping.	6 / 4	Number of fixed seats or 1 person per m^2 if there are no fixed seats
A5	Outdoor sport. Occupancy where persons view outdoor sport events.	N/A	Number of fixed seats or 1 person per m^2 if there are no fixed seats
B1	High risk commercial service. Occupancy where a non-industrial process is carried out and where either the material handled or the process carried out is liable, in the event of fire, to cause combustion with extreme rapidity or give rise to poisonous fumes, or cause explosions.	05-Dec	1 person per $15m^2$
B2	Moderate risk commercial service. Occupancy where a non-industrial process is carried out and where either the material handled or the process carried out is liable, in the event of fire, to cause combustion with moderate rapidity but is not likely to give rise to poisonous fumes, or cause explosions.	12 / 5	1 person per $15m^2$
B3	Low risk commercial service. Occupancy where a non-industrial process is carried out and where neither the material handled nor the process carried out falls into the high or moderate risk category.	12 / 5	1 person per $15m^2$
C1	Exhibition hall. Occupancy where goods are displayed primarily for viewing by the public.	15 / 7	1 person per $10m^2$
C2	Museum. Occupancy comprising a museum, art gallery or library.	12 / 7	1 person per $20m^2$
D1	High risk industrial. Occupancy where an industrial process is carried Out and where either the material handled or the process carried out is liable, in the event of fire, to cause combustion with extreme rapidity or give rise to poisonous fumes, or cause explosions.	12 / 5	1 person per $15m^2$
D2	Moderate risk industrial. Occupancy where an industrial process is carried out and where either the material handled or the process carried out is liable, in the event of fire, to cause combustion with moderate rapidity but	12 / 5	1 person per $15m^2$
D3	Low risk industrial. Occupancy comprising usually unattended mechanical or electrical services necessary for the running of a building.	12 / 5	1 person per $15m^2$
D4	Plant room. Occupancy comprising usually unattended mechanical or electrical services necessary for the running of a building.	12 / 5	0
E1	Place of detention. Occupancy where people are detained for punitive or corrective reasons or because of their mental condition.	24 / 7	2 persons per bedroom
E2	Hospital. Occupancy where people are cared for or treated because of physical or mental disabilities and where they are generally bed ridden.	24 / 7	1 person per $10m^2$
E3	Other institutional (residential). Occupancy where groups of people who either are not fully fit, or who are restricted in their movements or their ability to make decisions, reside and are cared for.	24 / 7	2 persons per bedroom
E4	Crèche. Occupancy which is a common place of long term or transient living for a number of unrelated persons consisting of a single unit on its own-site who, due to varying degrees of incapacity,	24 / 7	16 persons provided that the total number of persons per room is not more than 4
F1	Large shop. Occupancy where merchandise is displayed and offered for sale to the public and the floor area exceeds 250 m2.	12 / 7	1 person per 10m2 for floor area <= 500m2 and 20% at 1 person per 10m2 for floor area > 500m2
F2	Small shop. Occupancy where merchandise is displayed and offered for sale to the public and the floor area does not exceed 250 m2.	12 / 7	1 person per $10m^2$
F3	Wholesaler's store. Occupancy where goods are displayed and stored and where only a limited selected group of persons is present at any one time.	12 / 7	1 person per $20m^2$
G1	Offices. Occupancy comprising offices, banks, consulting rooms and other similar usage.	12 / 5	1 person per $15m^2$
H1	Hotel. Occupancy where persons rent furnished rooms, not being dwelling units.	24 / 7	2 persons per bedroom
H2	Dormitory. Occupancy where groups of people are accommodated in one room.	12 / 7	1 person per $5m^2$
H3	Domestic residence. Occupancy consisting of two or more dwelling units on a single site.	24 / 7	2 persons per bedroom
H4	Dwelling house. Occupancy consisting of a dwelling unit on its own site, including a garage and other domestic outbuilding, if any.	24 / 7	2 persons per bedroom
H5	Hospitality. Occupancy where unrelated persons rent furnished rooms on a transient basis within a dwelling house or domestic residence with sleeping accommodation for not more than 16 persons within a dwelling unit.	24 / 7	16 persons per dwelling unit provided that the total number of persons per room is not more than 4
J1	High risk storage. Occupancy where material is stored and where the stored material is liable, in the event of fire, to cause combustion with extreme rapidity or give rise to poisonous fumes, or cause explosions.	12 / 5	1 person per $50m^2$
J2	Moderate risk storage. Occupancy where material is stored and where the stored material is liable, in the event of fire, to cause combustion with moderate rapidity but is not likely to give rise to poisonous	12 / 5	1 person per $50m^2$
J3	Low risk storage. Occupancy where the material stored does not fall into the high or moderate risk category.	12 / 5	1 person per $50m^2$
J4	Parking garage. Occupancy used for storing or parking of more than 10 motor	12 / 5	1 person per $50m^2$

WALL: Design

Wall Construction: External

SANS 10400-XA Required *R*-value

Wall Type	Masonry	
Minimum R-value required:	0,35	Refer SANS 10400-XA (4.4.3) & SANS 2

Compliant masonry walling Double-skin masonry wall, no cavity, plastered internally a rendered externally.

SANS 10400-XA Obtained R-value

Wall Assembly Material	Conductivity (W/mK)	Thickness (m)	Resistivity (m2K/W)
Moving Air			
External Plasterwork	0,6000	0,015	*0,025*
Brickwork	0,7000	0,23	*0,329*
With 50 mm air cavity	0,0000	#N/A	*#N/A*
Brickwork	0,7000	0,23	*0,329*
Internal Plaster work	0,7000	0,23	*0,329*
Unventilated Air			
	Total R-value Achived		***#N/A***

#N/A

SANS 204 Required CR-value

Minimum CR-value required	100	Hours
Advisory Note -	*Applicable to masonry walls only in terms of SANS 204*	
Double brick wall type	With R = 1 cavity insulation	
CR-value	130	

FENESTRATION: Design

Buildings with Natural Environmental Control

SANS 10400XA — SANS 204

Storey Level	Storey No.	Room No.	Wall Ori.	Height	Width	Area	Glazing Element Height	Width	Area	Number of Openings	Area of Openings	Glazing Percentage	Glazing Percentage	Wall Area	Glass Transmission Factor	Achieved Glass Transmission Factor	Achieved U-Value
Ground Storey	00	1.000	1.000	1.400	10.400	14.56	1.2	0.6	10.40	1.000	1.200	0.000	8.24%	13.360	1.000	0.082	4.273
Ground Storey	00	2.000	1.000	1.400	4.800	6.72	1.2	0.6	4.80	1.000	1.200	0.000	17.86%	5.520	1.000	0.178	4.273
First Storey	01	3.000	1.000	1.400	10.400	14.56	1.2	0.6	10.40		1.200	0.000		13.360	1.000	0.082	4.273
First Storey	01	4.000	1.000	1.400	4.800	6.72	1.2	0.6	4.80		1.200	0.000		5.520	1.000	0.178	4.273
First Storey	01	5.000	1.000	1.400	4.800	6.72	1.2	0.6	4.80		1.200	0.000		5.520	1.000	0.178	4.273

Fenestration Constants

Nett Floor Area of Storey (Ground):	140,30
Nett Floor Area of Storey (First):	134,80

SANS 10400XA COMPLIANCE

Ground Storey

Nett Floor Area of Storey (Ground):	140,30	
Fenestration Area of Storey (Ground):	24,00	
% Fenestration Area to Nett Floor Area:	15,900	DO NOT COMPLY: Where the total sum of the glazing element (h) in storey is greater than 10% of the nett floor area of the storey the requirements contained in SANS 10400-XA shall be complied with.

First Storey

Nett Floor Area of Storey (First):	134,800	
Fenestration Area of Storey (First):	24,00	
% Fenestration Area to Nett Floor Area:	25,831	DO NOT COMPLY: Where the total sum of the glazing element (h) in storey is greater than 10% of the nett floor area of the storey the requirements contained in SANS 10400-XA shall be complied with.

Second Storey

Nett Floor Area of Storey (Second):	0,000	
Fenestration Area of Storey (Second):		
% Fenestration Area to Nett Floor Area:	#VALUE!	#VALUE!

SANS 204 COMPLIANCE

Ground Storey	achieved	ALLOWED	
Condensation (Tcp Storey / Storey)	284,727	280,000	Comply: refer SANS 204 (4.3.4)
Solar Heat Gain (Tsheg / Tfa Storey / Storey)	#DIV/0!	#DIV/0!	#VALUE!
First Storey			
Condensation (Tcp Storey / Storey)	247,857	280,000	Thus Comply: refer SANS 204 (4.3.4)
Solar Heat Gain (Tsheg / Tfa Storey / Storey)	#DIV/0!	#DIV/0!	#VALUE!
Second Storey			
Condensation (Tcp Storey / Storey)		0,000	
Solar Heat Gain (Tsheg / Tfa Storey / Storey)		0,000	

Fenestration Constants

Nett Floor Area of Storey (Ground):	140,30
Nett Floor Area of Storey (First):	134,80

SANS 10400XA COMPLIANCE

Ground Storey

Nett Floor Area of Storey (Ground):	140,30	
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Second Storey

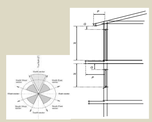
Nett Floor Area of Storey (Second):	0,000	
Fenestration Area of Storey (Second):		
% Fenestration Area to Nett Floor Area:	#VALUE!	#VALUE!

"Does not comply"

SANS 204 COMPLIANCE

Ground Storey	achieved	ALLOWED	
Condensation (Tcp Storey / Storey)	284,727	280,000	Comply: refer SANS 204 (4.3.4)
Solar Heat Gain (Tsheg / Tfa Storey / Storey)	#DIV/0!	#DIV/0!	#VALUE!
First Storey			
Condensation (Tcp Storey / Storey)	247,857	280,000	Thus Comply: refer SANS 204 (4.3.4)
Solar Heat Gain (Tsheg / Tfa Storey / Storey)	#DIV/0!	#DIV/0!	#VALUE!
Second Storey			
Condensation (Tcp Storey / Storey)		0,000	
Solar Heat Gain (Tsheg / Tfa Storey / Storey)		0,000	

"Does not comply"



Shading Coefficient Calculations				
Glass Description	Glass Shading Coefficient	Window Frame Shading Coefficient	Overhang / Louvre Shading Coefficient	Achieved Shading Coefficient
Single - clear	0,83	0,90	1,00	0,747
Single - tinted	0,70	0,90	1,00	0,630
Double - Clear/Clear	0,72	0,90	1,00	0,648
Double - Clear/Low E (>0.1)	0,70	0,90	1,00	0,630
Double - Tinted/Low E (>0.1)	0,58	0,90	1,00	0,522
Double - Reflective/Clear	0,27	0,90	1,00	0,243
Double - Reflective/Low E	0,24	0,90	1,00	0,216

Achieved Shading Coefficient = Glass Shading Coefficient x Window Frame Shading Coefficient x Overhang / Louvre Shading Coefficient

FLOOR: Design

Floor Construction

Floor Slab on the ground

Is the Concrete slab on the ground	Yes
Is a In-slab heating to be proposed	No

Suspended floor Slab

Is Suspended floor a building envelope	No
Is a In-slab heating to be proposed	No

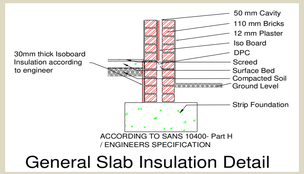
Floor Insulation Requirements

Floor Slab on the ground

Perimeter insulation required	Yes	**Min. Insulation required of R-value:1.0 & refer SANS 10400-XA (4.4.2) / SANS 204 (4.3.2)**
Under-floor insulation required	No	

Suspended floor Slab

Insulation of partial or unenclosed exterior perimeter required	No
Perimeter & under-floor insulation required	No



General Slab Insulation Detail

ROOF: Design

Roofs Assembly

SANS 10400-XA **Min. Required R-value**

Minimum Total *R*-value required:	3,70	m^2-K/W
Direction of heat flow:	Up	

SANS 10400-XA

Obtained R-value

Roof Covering Material	Metal sheeting type	
Roof covering material R-value	0,30	m^2-K/W
Ceiling R-value	0,05	m^2-K/W
Total obtained R-value	**0,35**	m^2-K/W

Min R-Value NOT Achieved, Refer to SANS

SANS 204

Obtained R-value

Construction Type *R*-value

Is Roof vented	Ventilated
Type roof construction	Metal cladding @ 2-12° pitch w/ sloped ceiling above rafter

R-value for Roof

Heat flow Direction	**UP**		
Moving Air (7m/s)	0,00		
Metal cladding	0,00		
Roof air space(100 mm to 300 mm, non-reflective)	0,00		
Plasterboard, gypsum (10 mm, 880 kg/m³)	0,00		
Unventilating Air	0,00		
Total Obtained R-value	**0,00**	m^2K/W	

Min R-Value NOT Achieved: Thermal Insulation Require

Thermal Insulation

SANS 204

Insulation product to be installed	Flexible fibre glass blanket		See SANS 204 (4.3.6.2)
Density of insulation to be installed	10 – 18	kg/m³	
Min. Thickness of insulation to be installed	150		mm
Insulation required with minimum R-Value:	3,70		m^2K/W

RECOMMODATION

It is recommended that a Flexible fibre glass blanket with a thickness of 150 mm needs to be installed in order to achieve the min. additional R-value of 3,7 m2K/W

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GENERAL NOTES
SITE
Class of Occupancy SANS 10400-A: H4
Climatic Zone SANS 204: 4 - Temperate Coastal
Site Atmospheric corrosivity category ISO 9223: C5
DESIGN
The design of this project complies with the requirements of SANS 10400 - application of the National Building Regulations.
STANDARDS
The contractor (including sub-contractors) shall be familiar with the contents of SANS 10400 and related SANS 2001 standards.
SITE CLEARANCE
SANS 2001 - BS1 Site Clearance: Removal and disposal of vegetation or stacking of re-usable materials.
EARTHWORKS
SANS 2001 - BE1 Earthworks (General):
Topsoil: select and stockpile
Surplus and unsuitable material to be dumped at the closest approved dumping site.
CONCRETE WORKS
SANS 2001 - CC1 (structural works) - see structural Engineer's drawings
SANS 2001 - CC2 (minor works):
Paving on ground (SANS 10109) - concrete grade 20 for lightly loaded floor / paving (no trucking) and one course domestic floors on the ground that will serve as the final wearing surface.
finishing - by delayed troweling technique
(surface water to have evaporated) to surface finish - see drawings.
FOUNDATIONS
SANS 2001 - CM2 strip footings, pad footings and slab on the ground foundations for masonry walling (includes the construction fo lightly loaded concrete surface beds)
Site class designation, foundations, protection against termites and fabric reinforcement all to engineer's specifications.
MASONRY
SANS 2001 - CM1
Type of masonry unit: Clay - class as per SANS 227 - NFP for lastered walls.
Work size of clay unit - 222x103x76mm
Solid unit to be used, not hollow.
Single leaf bond-stretcher bond
Multi leaf bond - stretcher and brickforce / English garden wall bond (header course at 450mm max centres / collar-jointed (narrow cavity (<25mm) between the leaves (the collar joint) filled solid with mortar or grout s the work progresses, leaves tied with wall ties.
STRUCTURAL TIMBERWORK (FLOORING)
Mezzanine as per Engineer.
STRUCTURAL TIMBERWORK (ROOFING)
As per Engineer Design or Specialist. Rational Design.
STRUCTURAL STEELWORK
SANS 2001 - CS1 - See Structural Engineer's drawings
Exposed structural steel work coating - hot dipped galvanizing
SANS 121 ISO 1461 and prepainting (duplex system). Corrosion protection of structural steel of not less than 3mm thickness by paint - SANS 12944
INSULATION
See sections for insulation thicknesses.
Reflective material under roof sheeting - SANS 1381-4 Class B
Polystyrene board under surface beds & on slabs - see drawings to comply with SANS 53163 / 53164
Masonry cavity walls - partial fill cavity insulation
Pipe insulation - see notes on drawings - SANS 1445-3.
ROOF COVERING, CLADDING
Roof terrain category 1 - Coastal
Roof design wind speed: as recommended by roof Manufacturer
Flashings by roof Manufacturer
Roof fasteners - SANS 1273 of corrosion resistance not less than that of the roofing material
Roof covering steel sheeting - refer Roofplan
WATERPROOFING
Substrate surfaces: clean and dry, free of traffic and protrusion, minimum fall including valleys: 1:80
Screeds: min. 35mm thick when laid directly onto concrete, min 50mm thick when laid on insulation boards, 20mm min thick as top layer on low-density concrete or foamed cement screeds
On exposed concrete roofs, box gutters and balconies <10m² area-4mm reinforced bitumen membrane (RBM) heat fused on primed surfaces
On balconies >10m², terraaces, walkways - 2 or 3mm base sheet plus 4mm RBM
On parking decks - 5mm RBM
On planters - 4mm anti root RBM
On exposed parapet walls, freestanding walls - reinforced liquid membrane (RLM)
On below ground surfaces, vertical or horizontal, above or belween water table - 2 or 3mm base sheet plus 4mm RBM
Finish / protection:
Non-trafficable finish - paint or crushed stone
Pedestrian areas - topping / tiles on screed / tiles on waterproofing / paving slabs on insulation panels - see drawings for different areas.
Vehicular areas - brick paving laid on 25-30mm sand bed to engineer.
CEILINGS
Type: brandered / suspended - see drawings
Material - Lamda board - see drawings for minimal sheeted roof areas
WINDOWS & DOORS
See schedules
Energy efficiency of external units - SANS 204. Installation of glazing- SANS 2001-CG1
Safety glass, inc each pane of SIGU's shall be permanently marked
Wooden doors - Exterior panel doors, exposure class 2 exterior and 4 interior. Performance class HD Hardwood framed and braced for exterior use and HD Solid core flush panel for dry interior doors- sizes as per schedule
PLASTER, SCREEDS, TOPPINGS
SANS 2001-EM1 cement plaster - smooth / textured / skimmed - see drawings
Screeds and toppings
Aggregate for screeds: concrete sand
Aggregate for toppings: aggregate from natural sources SANS 1083 - Nominal aggregate size, 6,7mm min 25mm topping
Nominal aggregate size, 13mm min 40mm topping
Nominal aggregate size, max19mm min <40mm topping
Cement: SANS 50197-1
Colouring pigment: BS 1014 or BS EN 12878 of approved colour
Screed mix: 1 part cement to 3½ parts sand, or 50 kg (one bag) cement to 130 L sand (two wheelbarrows)
Topping mix: 1 part cement to 1¼ parts sand to 1½ parts stone to produce a concrete strength of 25 - 30 MPa
Finish: smooth / non-slip.
TILING
Ceramic tiles: SANS 1449
Group: A1 & B1
Porcelain tiles: SANS13006
Concrete tiles: SANS 541.
FLOORING
Wood flooring type: solid / laminate - to client's choice
Traffic class: 21 / 22 / 23
Pile construction: SANS 1375
Underlay - 1419
Fire index class - 1 / 2
Location grade - U2 / U3
PAINTING
Painting of buildings - SANS 10305
FURNITURE, EQUIPMENT, STIARS, METAL WORKS
Joinery:
solid wood: hardwood
MDF fibreboard: SANS 540
plywood, composite board: SANS 929
decorative melamine-faced board: SANS 1763
polymer laminates and solid surfaces: highpressure decorative laminates: SANS 4586
Metalwork:
Steel tubes: SANS 657-4
Stainless steel: austenitic, grade 316, Finish: etched
Stairs:
going:280 riser 170 - sum of the going and twice the riser is not less than 570mm and not more than 650mm
Structure: reinforced concrete to engineer
Balustrade: 1000mm high stainless steel
HARDWARE
Chrome plated or similar approved.
Fasteners - SANS 1700
Material to match hardware
Hinges - steel - number per door >30kg - 2, between 2040 and 2340mm high - 3, and between 2340mm and 3000mm high - 4
GLAZING
Type, size, thickness according to SANS 204 calculations - see schedules
Marking - SANS 10400 N
Installation of glazing - SANS 2001 - Construction Works Part CG1, or a method described in SANS 10137: The installation of glazing materials in buildings.
Glazing side hung doors to prevent sagging - SANS 2001-CG1, fig 1f
DRAINAGE AND WATER SUPPLY
SANS 2001-DP1 Earthworks for buried pipelines.
SANS 2001-DP2 Below ground medium pressure pipelines
SANS 2001-DP4 Sewers (>160 mm)
SANS 2001-DP5 Stormwater drainage
SANS 2001-DP6 below-ground water installations for buildings
Above-ground water supply and drainage for buildings: SANS 10252.
Gas geysers to comply with SANS regulations
Capacity: To manufacturer
GAS INSTALLATION
SANS 10087-The handling, storage, distribution and maintenance of liquefied petroleum gas in domestic, commercial, and industrial installations.
ELECTRICAL WORKS
SANS 10142- The wiring of premises

GENERAL NOTES

All building work to comply with SABS 0400
No dimensions to be scaled or scanned from drawing
All dimensions to be checked on site before any work at hand.
Where applicable the contractor is to check on
site the size of components to be manufactured prior to installation
Contractor is responsible for correct setting
out of the buildings, all external and internal
walls with particular reference to boundaries, building lines, etc.
Contractor to verify all levels, heights and
dimensions on site and to check the same
against the drawings before putting any work in hand.
Contractor is to locate and identify existing
services on the site and protect these from
damage throughout the duration of the works.
Any errors, discrepancies/omissions to be reported immediately.
Contractor is to build in approved 4 ply D.P.C.
whether or not these are shown on drawings, to
all walls at each floor, beam or parapet level
and to all windows, doors, grilles or other openings in external walls.
Any queries arising from all the above must be
reported and clarified before any works is put in hand.
This drawing to be read in conjunction engineers drawings when applicable.

DRAINAGE NOTES

All plumbing and drainage work and installation of sanitary fittings to comply with the relevant Local Authority by-laws, regulations and requirements.
Provide I.E. 's to all bends and junctions with suitable markers at ground level and to be fully accessible at all times.
Minimum 1:60 fall to all drain pipes.
Provide approved reseal traps to all waste fittings
Provide A.E. 's to foot of all soil stacks.
All soil pipes passing under buildings or footings to be protected against loads.

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SIGNATURE OF OWNER/ CLIENT: DATE:

SIGNATURE OF ARCHITECT: **VINCENT MOOS** **SACAP NO: TO674** DATE:

REVISIONS

SACAP NO: TO674

DRAWING STATUS

STAGE 4.1MUN. SUBMISSION DRAWINGS

PROJECT TITLE

Proposed Additions & Alterations to Erf 11000, Libra Street, George

DRAWING DESCRIPTION

XA CALCULATIONS CLASSROOMS

SCALE	AS SHOWN
DATE	
ISSUED	2026/10/13
DRAWN BY	JLR
CHECKED BY	cvcm
ARCHITECT	

A4 ARCHITECTURE
59 YORK STREET
GEORGE, 6530
0623819592
vincent@a4arc.co.za

PROJECT NO:	DRAWING NO:	REVISION
2024-07-022	**08**	00

Energy Efficiency in Buildings
SANS 10400-XA & SANS 204

SANS Competant Person
Vincent Moos

SACAP Reg. No.
T0674

Project Details

Type of Project NEW RECREATIONAL CENTRE

Street Address LIBRA STREET

Erf Description As Per SG Diagram/ Title deed ERF 11000

Client's Initial and Surname MYRTLE SACUENDA

Client's Contact number 754 874 770

NOTE: This document should only to be used as a guideline and not as a reference document. SANS 10400XA and SANS 204 requirements, always takes preference.

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SERVICES: Lighting/ Power & Hotwater

Structure: Total Nett Floor Area

Ground Storey:	122,00	m²
First Storey:		m²
Second Storey:		m²
Total Nett Floor Area:	122,00	m²

Structure: Total Floor Area:

Total Floor Area:	122,00	m²

Maximum Energy Demand & Consumption
Design Assumption for Building Classification

Maximum Energy Demand:	Non-specified	VA/m²
Maximum Energy Consumption:	Non-specified	kWh/(m².)

Energy Demand & Consumption

Maximum Energy Demand:		
Ground Storey:	Non-specified	kVA (kW)
First Storey:	Non-specified	kVA (kW)
Second Storey:	Non-specified	kVA (kW)
Total Energy Demand:	**0,00**	kVA (kW)
Maximum Annual Energy Consumption:		
Annual Energy Consumption:	Non-specified	kWh

Lighting - Max Demand & Consumption ALLOWED

Total floor area (m²) x Building class allowed (W/m²)= Max Energy Demand allowed (W)

Building class allowed (W/m²)	5	
Nett floor area (m2)	122	
Max. Energy Demand	610	W – Max Allowed

Total floor area (m²) x Building class allowed (W/m²).x alo Max Energy Consumption allowed (W/h.a)

Building class allowed (kWh/m²)	5	
Nett floor area (m2)	122,00	
Max. Energy Consumption per Annum	610	kWh – Max Allowed

Lighting- Max Demand & Consumption OBTAINED

Power (W) rating	QTY	Hours in use / day:	Sub-Total W	h.a
		0	0	0
		0	0	0
		0	0	0
		0	0	0
		0	0	0
		0	0	0
		0	0	0
		0	0	0
		0	0	0
		TOTALS	0	0

Total floor area (m²) x Total Watt of lights (W)= Energy Demand Obtained (W/m²) [=ALLOWED]

Total light energy demand OBTAINED (W/m²)		
Available energy demand – For Lights	610	W

52 (weeks) x Design Occupancy days x hours in use = Energy Consumption Hours per year Obtained (h.a) [=ALLOWED]

Occupancy design days	7	
Hours in Use per year	0	
Total Energy of Lights	0,0000	kW
Total annual energy consumption OBTAINED – Lights (kWh	0,00	
Available annual energy consumption – For Lights	4.510,00	kWh

Hot Water Services

Occupancy Class Type	Dwelling houses - Low rental - 80-115 L/capita/day
Estimated Hot Water Consumption	80,0 L
No. of Persons:	0 Per Day/ 24 hours
Assumed Daily Hot Water Consumption	480,0 L

(Daily Hot Water Consumption x Occupancy design days x 26 weeks of the year)/1000 = Hot water Consumption (KLa)

Assumed Annual Hot Water Consumption	174,72	KL
50 % of Annual Hot Water Consumption	87,36	KL - SANS 10400 XA:2011 Par. 4.5.2.1 shall be provided by means other than electrical resistance heating.

CONCLUSION

Dwelling to be provided with min	240,0	L – Water vessel: Electrical & Solar heating system combination

OR

Alternative means other than electrical resistance heating, including, but not limited to, solar heating, heat pumps, heat recovery from other systems or processes.

Thermal Insulation Requirements

Internal diameter of Hot Water Service Pipe	< 80	mm
Minimum Required R-value for Pipe Insulation	1,0	Refer SANS 204 (4.5.2)
Hot Water Vessels		
Minimum Required R-value for Vessel	2,0	Additional insulation to manufacturer's insulation may be required to achieve this value.

FLOOR: Design

Floor Construction

Floor Slab on the ground

Is the Concrete slab on the ground	Yes
Is a In-slab heating to be proposed	No

Suspended floor Slab

Is Suspended floor a building envelope	No
Is a In-slab heating to be proposed	No

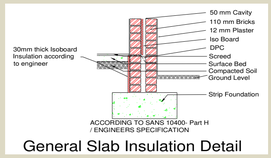
Floor Insulation Requirements

Floor Slab on the ground

Perimeter insulation required	Yes	**Min. Insulation required of R-value:1.0 & refer SANS 10400-XA (4.4.2) / SANS 204 (4.3.2)**
Under-floor insulation required	No	

Suspended floor Slab

Insulation of partial or unenclosed exterior perimeter required	No
Perimeter & under-floor insulation required	No



General Slab Insulation Detail

GENERAL NOTES
SITE
Class of Occupancy SANS 10400-A: H4
Climatic Zone SANS 204: 4 - Temperate Coastal
Site Atmospheric corrosivity category ISO 9223: C5
DESIGN
The design of this project complies with the requirements of SANS 10400 - application of the National Building Regulations.
STANDARDS
The contractor (including sub-contractors) shall be familiar with the contents of SANS 10400 and related SANS 2001 standards.
SITE CLEARANCE
SANS 2001 - BS1 Site Clearance: Removal and disposal of vegetation or stacking of re-usable materials.
EARTHWORKS
SANS 2001 - BE1 Earthworks (General):
Topsoil: select and stockpile
Surplus and unsuitable material to be dumped at the closest approved dumping site.
CONCRETE WORKS
SANS 2001 - CC1 (structural works) - see structural Engineer's drawings
SANS 2001 - CC2 (minor works):
Paving on ground (SANS 10109) - concrete grade 20 for lightly loaded floor / paving (no trucking) and one course domestic floors on the ground that will serve as the final wearing surface.
finishing - by delayed troweling technique
(surface water to have evaporated) to surface finish - see drawings.
FOUNDATIONS
SANS 2001 - CM2 strip footings, pad footings and slab on the ground foundations for masonry walling (includes the construction fo lightly loaded concrete surface beds)
Site class designation, foundations, protection against termites and fabric reinforcement all to engineer's specifications.
MASONRY
SANS 2001 - CM1
Type of masonry unit: Clay - class as per SANS 227 - NFP for lastered walls.
Work size of clay unit - 222x103x76mm
Solid unit to be used, not hollow.
Single leaf bond-stretcher bond
Multi leaf bond - stretcher and brickforce / English garden wall bond (header course at 450mm max centres / collar-jointed (narrow cavity (<25mm) between the leaves (the collar joint) filled solid with mortar or grout s the work progresses, leaves tied with wall ties.
STRUCTURAL TIMBERWORK (FLOORING)
Mezzanine as per Engineer.
STRUCTURAL TIMBERWORK (ROOFING)
As per Engineer Design or Specialist. Rational Design.
STRUCTURAL STEELWORK
SANS 2001 - CS1 - See Structural Engineer's drawings
Exposed structural steel work coating - hot dipped galvanizing SANS 121 ISO 1461 and prepainting (duplex system). Corrosion protection of structural steel of not less than 3mm thickness by paint - SANS 12944
INSULATION
See sections for insulation thicknesses.
Reflective material under roof sheeting - SANS 1381-4 Class B
Polystyrene board under surface beds & on slabs - see drawings to comply with SANS 53163 / 53164
Masonry cavity walls - partial fill cavity insulation
Pipe insulation - see notes on drawings - SANS 1445-3.
ROOF COVERING, CLADDING
Roof terrain category 1 - Coastal
Roof design wind speed: as recommended by roof Manufacturer
Flashings by roof Manufacturer
Roof fasteners - SANS 1273 of corrosion resistance not less than that of the roofing material
Roof covering steel sheeting - refer Roofplan
WATERPROOFING
Substrate surfaces: clean and dry, free of traffic and protrusion, minimum fall including valleys: 1:80
Screeds: min. 35mm thick when laid directly onto concrete, min 50mm thick when laid on insulation boards, 20mm min thick as top layer on low-density concrete or foamed cement screeds
On exposed concrete roofs, box gutters and balconies <10m² area-4mm reinforced bitumen membrane (RBM) heat fused on primed surfaces
On balconies >10m², terraaces, walkways - 2 or 3mm base sheet plus 4mm RBM
On parking decks - 5mm RBM
On planters - 4mm anti root RBM
On exposed parapet walls, freestanding walls - reinforced liquid membrane (RLM)
On below ground surfaces, vertical or horizontal, above or belween water table - 2 or 3mm base sheet plus 4mm RBM
Finish / protection:
Non-trafficable finish - paint or crushed stone
Pedestrian areas - topping / tiles on screed / tiles on waterproofing / paving slabs on insulation panels - see drawings for different areas.
Vehicular areas - brick paving laid on 25-30mm sand bed to engineer.
CEILINGS
Type: brandered / suspended - see drawings
Material - Lamda board - see drawings for minimal sheeted roof areas
WINDOWS & DOORS
See schedules
Energy efficiency of external units - SANS 204. Installation of glazing- SANS 2001-CG1
Safety glass, inc each pane of SIGU's shall be permanently marked
Wooden doors - Exterior panel doors, exposure class 2 exterior and 4 interior. Performance class HD Hardwood framed and braced for exterior use and HD Solid core flush panel for dry interior doors- sizes as per schedule
PLASTER, SCREEDS, TOPPINGS
SANS 2001-EM1 cement plaster - smooth / textured / skimmed - see drawings
Screeds and toppings
Aggregate for screeds: concrete sand
Aggregate for toppings: aggregate from natural sources SANS 1083 - Nominal aggregate size, 6,7mm min 25mm topping
Nominal aggregate size, 13mm min 40mm topping
Nominal aggregate size, max19mm min <40mm topping
Cement: SANS 50197-1
Colouring pigment: BS 1014 or BS EN 12878 of approved colour
Screed mix: 1 part cement to 3½ parts sand, or 50 kg (one bag) cement to 130 L sand (two wheelbarrows)
Topping mix: 1 part cement to 1½ parts sand to 1½ parts stone to produce a concrete strength of 25 - 30 MPa
Finish: smooth / non-slip.
TILING
Ceramic tiles: SANS 1449
Group: A1 & B1
Porcelain tiles: SANS13006
Concrete tiles: SANS 541.
FLOORING
Wood flooring type: solid / laminate - to client's choice
Traffic class: 21 / 22 / 23
Pile construction: SANS 1375
Underlay - 1419
Fire index class – 1 / 2
Location grade - U2 / U3
PAINTING
Painting of buildings - SANS 10305
FURNITURE, EQUIPMENT, STIARS, METAL WORKS
Joinery:
solid wood: hardwood
MDF fibreboard: SANS 540
plywood, composite board: SANS 929
decorative melamine-faced board: SANS 1763
polymer laminates and solid surfaces: highpressure decorative laminates: SANS 4586
Metalwork:
Steel tubes: SANS 657-4
Stainless steel: austenitic, grade 316, Finish: etched
Stairs:
going:280 riser 170 - sum of the going and twice the riser is not less than 570mm and not more than 650mm
Structure: reinforced concrete to engineer
Balustrade: 1000mm high stainless steel
HARDWARE
Chrome plated or similar approved.
Fasteners - SANS 1700
Material to match hardware
Hinges - steel - number per door >30kg - 2, between 2040 and 2340mm high - 3, and between 2340mm and 3000mm high - 4
GLAZING
Type, size, thickness according to SANS 204 calculations - see schedules
Marking - SANS 10400 N
Installation of glazing - SANS 2001 - Construction Works Part CG1, or a method described in SANS 10137: The installation of glazing materials in buildings.
Glazing side hung doors to prevent sagging - SANS 2001-CG1, fig 1f
DRAINAGE AND WATER SUPPLY
SANS 2001-DP1 Earthworks for buried pipelines.
SANS 2001-DP2 Below ground medium pressure pipelines
SANS 2001-DP4 Sewers (>160 mm)
SANS 2001-DP5 Stormwater drainage
SANS 2001-DP6 below-ground water installations for buildings
Above-ground water supply and drainage for buildings: SANS 10252.
Gas geysers to comply with SANS regulations
Capacity: To manufacturer
GAS INSTALLATION
SANS 10087-The handling, storage, distribution and maintenance of liquefied petroleum gas in domestic, commercial, and industrial installations.
ELECTRICAL WORKS
SANS 10142- The wiring of premises

GENERAL NOTES

All building work to comply with SABS 0400
No dimensions to be scaled or scanned from drawing
All dimensions to be checked on site before any work at hand.
Where applicable the contractor is to check on
site the size of components to be manufactured prior to installation
Contractor is responsible for correct setting
out of the buildings, all external and internal
walls with particular reference to boundaries, building lines, etc.
Contractor to verify all levels, heights and
dimensions on site and to check the same
against the drawings before putting any work in hand.
Contractor is to locate and identify existing
services on the site and protect these from
damage throughout the duration of the works.
Any errors, discrepancies/omissions to be reported immediately.
Contractor is to build in approved 4 ply D.P.C.
whether or not these are shown on drawings, to
all walls at each floor, beam or parapet level
and to all windows, doors, grilles or other openings in external walls.
Any queries arising from all the above must be
reported and clarified before any works is put in hand.
This drawing to be read in conjunction engineers drawings when applicable.

DRAINAGE NOTES

All plumbing and drainage work and installation of sanitary fittings to comply with the relevant Local Authority by-laws, regulations and requirements.
Provide I.E. 's to all bends and junctions with suitable markers at ground level and to be fully accessible at all times.
Minimum 1:60 fall to all drain pipes.
Provide approved reseal traps to all waste fittings
Provide A.E. 's to foot of all soil stacks.
All soil pipes passing under buildings or footings to be protected against loads.

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SIGNATURE OF OWNER/ CLIENT: DATE:

SIGNATURE OF ARCHITECT: **VINCENT MOOS** **SACAP NO: TO674** DATE:

REVISIONS

SACAP NO: TO674

DRAWING STATUS
STAGE 4.1MUN. SUBMISSION DRAWINGS

PROJECT TITLE
Proposed Additions & Alterations to Erf 11000, Libra Street, George

DRAWING DESCRIPTION
XA CALCULATIONS RECREATIONAL

SCALE	AS SHOWN
DATE	
ISSUED	2026/10/15
DRAWN BY	JLR
CHECKED BY	cvcm
ARCHITECT	

A4 ARCHITECTURE
59 YORK STREET
GEORGE,6.L.GARPT
GEORGE
0623959592
vincent@a4arc.co.za

PROJECT NO:	DRAWING NO:	REVISION
2024-07-022	09	00

OCCUPANCY: Zone & Orientation of Building

Class of Occupancy H4

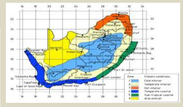
Design Occupancy Time 24 Hrs per Day; 7 Days per Week

Climatic Zone George 4

Building Orientation North Windows Orientation

Optimized Orientation Achieved





Class of Occupancy of Building	Occupancy	Design Occupancy Times: hrs per day / days per week	Design Population
A1	Entertainment and public assembly. Occupancy where persons gather to eat, drink, dance or participate in other recreation.	18 / 7	Number of fixed seats or 1 person per m² if there are no fixed seats
A2	Theatrical and indoor sport. Occupancy where persons gather for the viewing of theatrical, operatic, orchestral, choral, cinematographical or sport performances.	18 / 7	Number of fixed seats or 1 person per m² if there are no fixed seats
A3	Places of instruction. Occupancy where school children, students or other persons assemble for the purpose of tuition or learning.	12 / 5	1 person per 5m²
A4	Worship. Occupancy where persons assemble for the purpose of worshiping.	6 / 4	Number of fixed seats or 1 person per m² if there are no fixed seats
A5	Outdoor sport. Occupancy where persons view outdoor sport events.	N/A	Number of fixed seats or 1 person per m² if there are no fixed seats
B1	High risk commercial service. Occupancy where a non-industrial process is carried out and where either the material handled or the process carried out is liable, in the event of fire, to cause combustion with extreme rapidity or give rise to poisonous fumes, or cause explosions.	05-Dec	1 person per 15m²
B2	Moderate risk commercial service. Occupancy where a non-industrial process is carried out and where either the material handled or the process carried out is liable, in the event of fire, to cause combustion with moderate rapidity but is not likely to give rise to poisonous fumes, or	12 / 5	1 person per 15m²
B3	Low risk commercial service. Occupancy where a non-industrial process is carried out and where neither the material handled nor the process carried out falls into the high or moderate risk category.	12 / 5	1 person per 15m²
C1	Exhibition hall. Occupancy where goods are displayed primarily for viewing by the public.	15 / 7	1 person per 10m²
C2	Museum. Occupancy comprising a museum, art gallery or library.	12 / 7	1 person per 20m²
D1	High risk industrial. Occupancy where an industrial process is carried Out and where either the material handled or the process carried out is liable, in the event of fire, to cause combustion with extreme	12 / 5	1 person per 15m²
D2	Moderate risk industrial. Occupancy where an industrial process is carried out and where either the material handled or the process carried out is liable, in the event of fire, to cause combustion with moderate rapidity but	12 / 5	1 person per 15m²
D3	Low risk industrial. Occupancy comprising usually unattended mechanical or electrical services necessary for the running of a building.	12 / 5	1 person per 15m²
D4	Plant room. Occupancy comprising usually unattended mechanical or electrical services necessary for the running of a building.	12 / 5	0
E1	Place of detention. Occupancy where people are detained for punitive or corrective reasons or because of their mental condition.	24 / 7	2 persons per bedroom
E2	Hospital. Occupancy where people are cared for or treated because of physical or mental disabilities and where they are generally bed ridden.	24 / 7	1 person per 10m²
E3	Other institutional (residential). Occupancy where groups of people who either are not fully fit, or who are restricted in their movements or their ability to make decisions, reside and are cared for.	24 / 7	2 persons per bedroom
E4	Crèche/ nursery. Occupancy which is a common place of long term or transient abode for a number of unrelated persons consisting of a single unit on its own site who, due to varying degrees of incapacity,	24 / 7	16 persons provided that the total number of persons per room is not more than 4
F1	Large shop. Occupancy where merchandise is displayed and offered for sale to the public and the floor area exceeds 250 m2.	12 / 7	1 person per 10m2 for floor area <= 500m2 and 20% ut 1 person per 10m2 for floor area > 500m2
F2	Small shop. Occupancy where merchandise is displayed and offered for sale to the public and the floor area does not exceed 250 m2.	12 / 7	1 person per 10m²
F3	Wholesaler's store. Occupancy where goods are displayed and stored and where only a limited selected group of persons is present at any one time.	12 / 7	1 person per 20m²
G1	Offices. Occupancy comprising offices, banks, consulting rooms and other similar usage.	12 / 5	1 person per 15m²
H1	Hotel. Occupancy where persons rent furnished rooms, not being dwelling units.	24 / 7	2 persons per bedroom
H2	Dormitory. Occupancy where groups of people are accommodated in one room.	12 / 7	1 person per 5m²
H3	Domestic residence. Occupancy consisting of two or more dwelling units on a single site.	24 / 7	2 persons per bedroom
H4	Dwelling house. Occupancy consisting of a dwelling unit on its own site, including a garage and other domestic outbuilding, if any.	24 / 7	2 persons per bedroom
H5	Hospitality. Occupancy where unrelated persons rent furnished rooms on a transient basis within a dwelling house or domestic residence with sleeping accommodation for not more than 16 persons within a dwelling unit.	24 / 7	16 persons per dwelling unit provided that the total number of persons per room is not more than 4
J1	High risk storage. Occupancy where material is stored and where the stored material is liable, in the event of fire, to cause combustion with extreme rapidity or give rise to poisonous fumes, or cause explosions.	12 / 5	1 person per 50m²
J2	Medium risk storage. Occupancy where material is stored and where the stored material is liable, in the event of fire, to cause combustion with moderate rapidity but is not likely to give rise to poisonous	12 / 5	1 person per 50m²
J3	Low risk storage. Occupancy where the material stored does not fall into the high or moderate risk category.	12 / 5	1 person per 50m²
J4	Parking garage. Occupancy used for storing or parking of more than 15 motor	12 / 5	1 person per 50m²

WALL: Design

Wall Construction: External

SANS 10400-XA Required *R*-value

Wall Type: Masonry

Minimum R-value required: 0,35 Refer SANS 10400-XA (4.4.3) & SANS

Compliant masonry walling Double-skin masonry wall, no cavity, plastered internally rendered externally.

SANS 10400-XA Obtained R-value

Wall Assembly Material	Conductivity (W/m·°C)	Thickness (m)	Resistivity (m²K/W)
Moving Air			
External Plasterwork	0,6000	0,015	*0,025*
Brickwork	0,7000	0,23	*0,329*
With 50 mm air cavity	0,0000	#N/A	*#N/A*
Brickwork	0,7000	0,23	*0,329*
Internal Plansterwork	0,7000	0,23	*0,329*
Unventilated Air			
	Total R-value Achived		***#N/A***

#N/A

SANS 204 Required CR-value

Minimum CR-value required: 100 Hours

Advisory Note - *Applicable to masonry walls only in terms of SANS 204*

Double brick wall type: With R = 1 cavity insulation

CR-value: 130

ROOF: Design

Roofs Assembly

SANS 10400-XA **Min. Required R-value**

Minimum Total *R*-value required:	3,70	m²·K/W
Direction of heat flow:	Up	

SANS 10400-XA

Obtained R-value

Roof Covering Material	Metal sheeting type	
Roof covering material R-value	0,30	m²·K/W
Ceiling R-value	0,05	m²·K/W
Total obtained R-value	0,35	m²·K/W

Min R-Value NOT Achieved, Refer to SANS

SANS 204

Obtained R-value

Construction Type *R*-value

Is Roof vented: Ventilated

Type roof construction: Metal cladding @ 2-12° pitch w/ sloped ceiling above rafter

R-value for Roof

Heat flow Direction	UP	
Moving Air (7m/s)	0,00	
Metal cladding	0,00	
Roof air space(100 mm to 300 mm, non-reflective)	0,00	
Plasterboard, gypsum (10 mm, 880 kg/m³)	0,00	
Unventilating Air	0,00	
Total Obtained R-value	0,00	m²K/W

Mir R-Value NOT Achieved: Thermal Insulation Require

Thermal Insulation

SANS 204

Insulation product to be installed	Flexible fibre glass blanket		See SANS 204 (4.3.6.2)
Density of insulation to be installed	10 – 18	kg/m³	
Min. Thickness of insulation to be installed	150		mm
Insulation required with minimum R-Value:	3,70		m²K/W

RECOMMODATION

It is recommended that a Flexible fibre glass blanket with a thickness of 150 mm needs to be installed in order to achieve the min. additional R-value of 3,7 m2K/W

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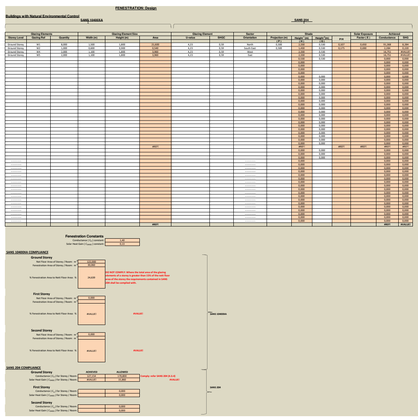
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ANNEXURE 11

CLINKSCALES MAUGHAN-BROWN
CONSULTING MECHANICAL
& ELECTRICAL ENGINEERS

Suite 204, 72 York Street
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George 6530
Tel: + 27 44 874 1511
cmb@cmbgeorge.co.za
www.clinkscales.co.za

Our ref: RLS/rls/19690

14 October 2026

By e-mail
delarey@delplan.co.za

Delplan Consulting Urban & Regional Planners
79 Victoria Street
GEORGE
6529

Attention: Delarey Viljoen

Dear Sir,

PROPOSED ADDITIONS & ALTERATIONS TO ERF 11000, LIBRA STREET, GEORGE: CONSULTING ELECTRICAL ENGINEERING SERVICES

We hereby confirm that we have been appointed by Arvion Holdings (Pty) Ltd to prepare an electrical services report for the abovementioned development.

We are in the process of having the necessary discussions and meeting with George Municipality's Electrotechnical Services to determine their requirements for the electrical supply to the development.

We trust the above is in order, but please do not hesitate to contact us should there be any uncertainties in this regard.

Yours faithfully

R.L. Steenekamp Pr Eng Pr CPM
CLINKSCALES MAUGHAN-BROWN

DIRECTORS: • JL RAUCH PrTechEng PrCPM (Managing Director) • BJ ANSELL PrEng • JS DE VILLIERS PrTechEng
• R LAMPRECHT PrEng • RC PALMER PrEng • RL STEENEKAMP PrEng PrCPM • MG TSOSANE PrTechEng • SR WEBB PrTechEng • A ZEELIE PrTechEng

ASSOCIATES: • GS ADAMS PrTechEng • D CHAMBERS PrTechEng • SG MEGGERSEE PrEng • F PIEK PrTechEng

CLINKSCALES MAUGHAN-BROWN (SOUTH) (PTY) LTD (2012/075708/07)

CESA

ARVION HOLDINGS (Pty) Ltd.

ELECTRICAL SERVICES REPORT

FOR

PROPOSED ADDITIONS & ALTERATIONS TO ERF 11000, LIBRA STREET, GEORGE

REPORT NO: G/19690/R

Dated: 5 November 2026

Prepared by:
Clinkscales Maughan-Brown (South) (Pty) Ltd.
Suite 204, 72 York Street
GEORGE
6529
Contact: R. Steenekamp
Tel. No. 044-8741511

cmb
CLINKSCALES MAUGHAN-BROWN
CONSULTING MECHANICAL

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1.0 INTRODUCTION

This report has been prepared by Clinkscales Maughan-Brown (CMB) at their George office, who have been appointed by the Developer, Messrs Arvion Holdings (Pty) Ltd as the Electrical Consultants for the electrical 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.

2.0 LOCATION

The planned development is on Erf 11000, located in Libra Street in George.

The erf is currently zoned as Community Zone I. The application is for it to be rezoned to General Residential Zone IV to allow flats, and consent use for a boarding hostel for 31 students and two staff members on the property.

3.0 SUPPLY AUTHORITY

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

4.0 BASIS OF REPORT

The report is based on the following:

(i) Site development plan and other drawings dated 2026/10/13 prepared by Messrs A4 Architecture.
(ii) Site inspection with Mr. Mzwanele Gatyeni from George Municipality's Electro-Technical Services on 15 October 2026, and subsequent e-mail correspondence.
(iii) General information received from the Client and other members of the professional team.

5.0 DEMAND

Based on the information currently available, the peak kVA demand of the Development has been estimated at 42kVA (60Amps three phase) at the point of connection, as detailed in Annexure B.

This is a provisional calculation and will be finalized after all the network load particulars have been concluded.

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, etc.
- Use of LPG gas instead of electrical appliances for cooking where economically feasible.
- Use of energy efficient appliances.
- Installation of Photo Voltaic (PV) and other Small Scale Embedded Generators (SSEG), where it can be economically justified.

It is expected that with the implementation of these measures, consumption could be reduced significantly.

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6.0 AVAILABILITY OF CAPACITY

Erf 11000 is currently supplied (60A single phase MCB) from existing low voltage distribution Kiosk 1-B4 located on the corner of the erf in Libra Street. It has been assumed that sufficient spare capacity is available at this kiosk for the supply to be upgraded for the planned development.

7.0 POINT OF CONNECTION

The identified point of connection for this development is at the low voltage busbars of existing Kiosk 1-B4, as indicated on Drawing No. 19690/E/01, which is attached as Annexure A. The existing 60A single phase circuit breaker and kWh meter in this kiosk will be replaced with a 60A three phase circuit breaker. Due to space limitation the new three phase kWh meter will have to be installed inside the main distribution board on the building.

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 Municipality under the Upgrading of the MS-Lira Miniature Substation project, install a new 95mm² Al x 4 core low voltage cable from MS-Lira to Kiosk 1-B4, as indicated on the drawing. This cable can be installed in the same cable trench as the planned MV cable along the same route, and will replace the existing LV cable which runs across Erven 10992 and 10967.

9.0 INTERNAL SERVICES

The existing service cable between Kiosk 1-B4 and the building on Erf 11000 will have to be upgraded to a 16mm² Cu x 4 core cable. The Municipality's responsibility will end at the load terminals of the new LV circuit breaker in Kiosk 1-B4. The Developer will have to enter into a supply agreement with the Municipality, if an existing agreement does not exist. The Developer will be responsible for operating and maintaining the internal installation downstream from the abovementioned LV circuit breaker.

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 kWh consumption meter will be the Hexing or other standard municipal type and must be purchased from George Municipality.

The LV service cable type will be PVC insulated, PVC bedded, galvanised steel wire armoured 600/1000V type with four copper cores.

No switching of supplies or work in close proximity of existing cables lines will be carried out without prior arrangement with the Municipality's Electro-Technical Services. 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.

11.0 SMALL SCALE EMBEDDED GENERATION (SSEG)

The Developer does not at this stage intend to install a Solar PV system.

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Should this be considered, the installation shall adhere to the provisions and comply with the Requirements for Embedded Generation: Conditions and application process to become a small-scale embedded generator in the Municipality of George document.

12.0 ENVIRONMENTAL REQUIREMENTS

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

13.0 PROGRAMME

It is expected that construction will commence immediately after all the necessary approvals have been received and the feasibility has been accepted.

14.0 CAPITAL COSTS

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

All work will be done under the direction of the Developer's Electrical Consultant, i.e. Messrs Clinkscales 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 LV, assuming the point of connection is at existing LV Kiosk 1-B4. Based on a provisional calculation done by the Municipality's Electrotechnical Directorate and the 2026/27 charges, the estimated amount is R 299 718.66, excl. VAT. A copy of this calculation is attached as Annexure C.

15.0 CONCLUSION

We trust that this information is sufficient to obtain the necessary statutory approvals for the development.

Please contact the writer should more information be required.

A copy of this report will also be forwarded directly to the Municipality's Electro-Technical Services, for their approval and any further comments they may have.



R.L. Steenekamp Pr Eng Pr CPM
CLINKSCALES MAUGHAN-BROWN

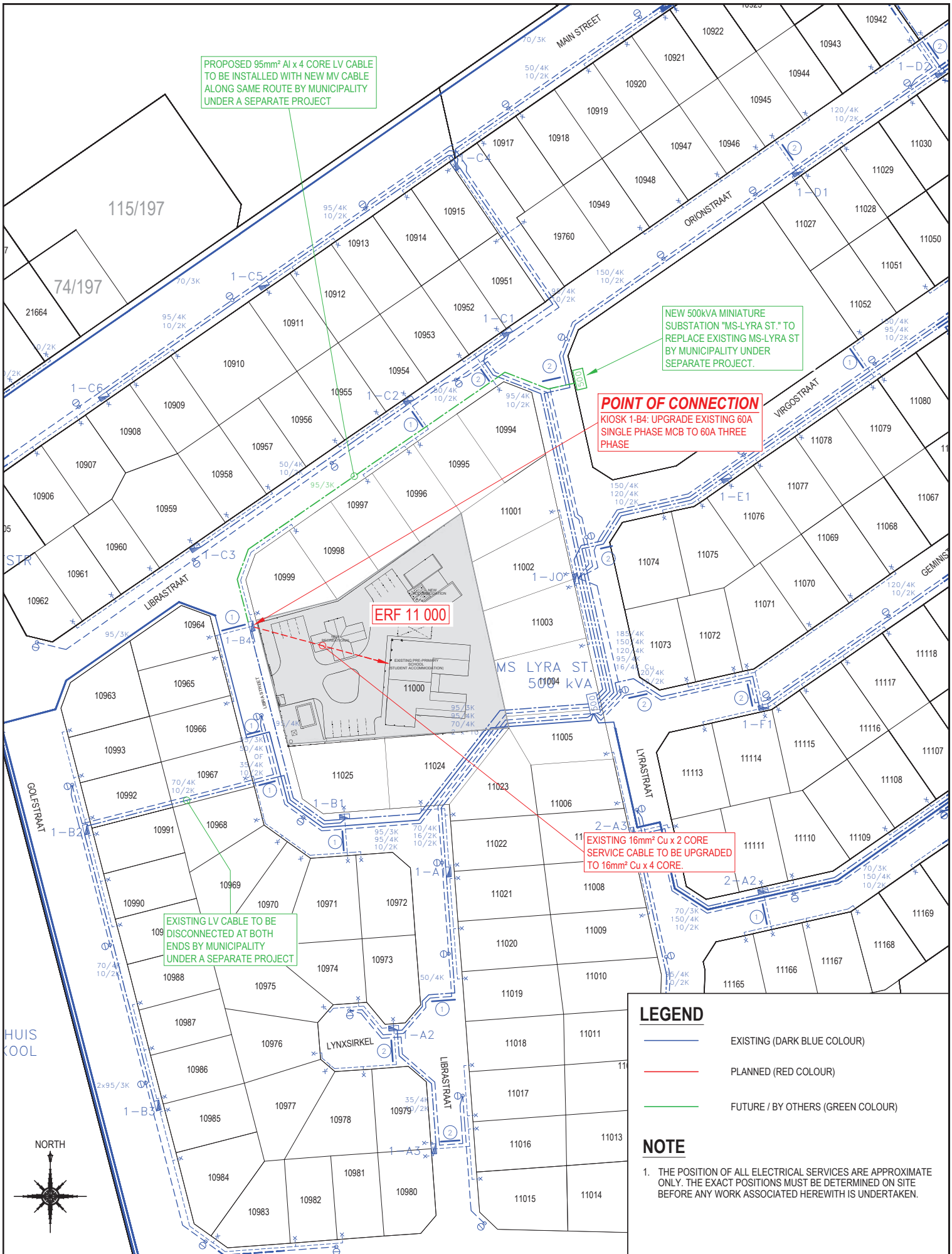
……	……	……
Approved by Developer	*Name*	*Date*
……	……	……
Approved by George Municipality Electro-Technical Services	*Name*	*Date*

Copyright CMB

ANNEXURE A

Drawing No: 19690/E/01 – Plan layout of proposed electrical connection.

Copyright CMB



LEGEND

- EXISTING (DARK BLUE COLOUR)
- PLANNED (RED COLOUR)
- FUTURE / BY OTHERS (GREEN COLOUR)

NOTE

1. THE POSITION OF ALL ELECTRICAL SERVICES ARE APPROXIMATE ONLY. THE EXACT POSITIONS MUST BE DETERMINED ON SITE BEFORE ANY WORK ASSOCIATED HEREWITH IS UNDERTAKEN.

No.	DATE	DRAWN	DESCRIPTION
			REVISIONS

cmb
CLINKSCALES MAUGHAN-BROWN
CONSULTING MECHANICAL & ELECTRICAL ENGINEERS
Suite 204
72 York St
George 6529
PO Box 2551
George 6530
Tel: + 27 44 874 1511
cmb@cmbgeorge.co.za
www.clinkscales.co.za
GQEBERHA EAST LONDON GEORGE CAPE TOWN
CESA
CLINKSCALES MAUGHAN-BROWN (SOUTH) (PTY) LTD (2012/075708/07)

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PROJECT
PROPOSED ADDITIONS & ALTERATIONS TO ERF 11000, LIBRA STREET, GEORGE

CLIENT
ARVION HOLDINGS (PTY) LTD

DRAWING TITLE
PLAN LAYOUT OF PROPOSED ELECTRICAL CONNECTION

DRAWN	DESIGNED	CHECKED	APPROVED
MvM	RLS	RLS	

SCALE	DATE	CAD REF No.	DWG-SIZE
1:1000	05/11/2026	19690-E-01	A3

DRAWING NO **19690/E/01**
REVISION

ANNEXURE B

Electrical Load Estimate

Erf No.	Zoning	Unit	Number / Size	ADMD kVA per unit	Coverage *	kVA at Transformer LV busbar	Network factor **	ADMD kVA impact on shared network
	EXISTING RIGHTS							
11000	Community Zone 1	No.	1	5.78	1.0	5.78	1.00	5.78
	Existing capacity							**5.78**
	RIGHTS APPLIED FOR							
11000	General Residential Zone IV	No	1	41.60	1.0	41.60	1.00	41.60
	New capacity					41.60		**41.60**
	Additional capacity							**35.82**

* Coverage is used in calculation instead of FAR due to typical development in George and George network circumstances.
** Diversity between various loads upstream from the LV Point of Connection to for the purposes of calculating the development contributions.

Copyright CMB

ANNEXURE C

Development Contribution Calculation

Development Charges Calculator — **Version 1.00** — **2026/07/01**

Erf Number	11000
Allotment area	George
Elec DCs Area/Region	George Network
Elec Link Network	LV
Elec Development Type	Normal
Developer/Owner	0
Erf Size (ha)	0
Date (YYYY/MM/DD)	2026-11-05
Current Financial Year	2026/2027
Collaborator Application Reference	0

Code	Land Use	Unit	Total Exiting Right			Total New Right		
RESIDENTIAL					Units			Units
	Single Res > 1000m² Erf (Upmarket)	unit			1			
OTHERS					kVA			kVA
	Others. No further diversity applied. (as applied by consultant)	Actual kVA (ADMD)						41,6

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
Electricty	kVA	5,78	41,60	R 8 367,26	R 299 718,66	R 44 957,80	R 344 676,46
Total bulk engineering services component of Development Charge payable					**R 299 718,66**	**R 44 957,80**	**R 344 676,46**

Link engineering services component of Development Charge
Total Development Charge Payable

City of George

Calculated (ETS): M Gatyeni

Signature :

Date : November 5, 2026

NOTE : In relation to the increase pursuant to section 66(5B)(b) of the Planning By-Law (as amended) in line with the consumer price index published by Statistic South Africa) using the date of approval as the base month

Notes:

Departmental Notes:

Copyright CMB

ANNEXURE 12

Planning and Development
E-mail: rlhector@george.gov.za
Tel: +27 (0)44 801 9477

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: **4142502**

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

Brief proposal: **Application for Rezoning and Consent Use - Possible Administrator's consent or removal of restrictions**

Property description: **Erf 11000, George**

Date: **18 March 2026**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	**Naudica Swanepoel**	**George Municipality**	**044 801 9477**	**nswanepoel@george.gov.za**
	Robin Hector	**George Municipality**	**044 801 9477**	**rlhector@george.gov.za**
Pre-applicant	**Delarey Viljoen**	**DELPLAN Consulting**	**044 873 4566**	**planning@delplan.co.za**

Documentation provided for discussion:

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

1. Locality (in text)
2. Title Deed
3. SG Diagram
4. Proposed Plan

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)

~~YES~~	**NO**

Comprehensive overview of proposal:

Erf 11000, George is situated at 3 Libra Street, Parkdene. According to the title deed the property measures 3232m². The image below indicates the subject property.



Figure 1: Locality



Figure 2: Enlarged aerial photograph

The property is currently zoned "*Community Zone I*" and contains an existing structure that was used as a crèche, as well as several trees. The prospective owner intends to rezone the property from its current zoning to "*General Residential Zone IV*" and apply for a consent use to allow a boarding hostel for students. As part of Phase 1, the prospective owner proposes to renovate the existing building to create 14 student bedrooms. In addition, the owner would like to construct a conference/study hall during this phase. During Phase 2, the owner intends to develop an additional building on the property to accommodate a further 10 rooms. A total of 21 parking bays are currently proposed. An extract from the proposed plan can be seen in figure 3.

There is also a title deed restriction (Condition (B) (1)) which states that the property may only be used for a crèche, and guidance is therefore requested on how best to address this restriction as part of the proposed land use application process.



Figure 3: Site plan extract

Figure 4 illustrates the current zoning of the property and the surrounding zoning context. Figure 5 indicates that the property is located within the densification zone, where increased development is supported. Furthermore, the property is situated near a major transport corridor and has access to public transportation. Given that the proposed development will remain single-storey, it is not anticipated that the development will negatively affect the character of the surrounding area. At this stage, no formal draft site development plan has been prepared.



Figure 4: Zoning

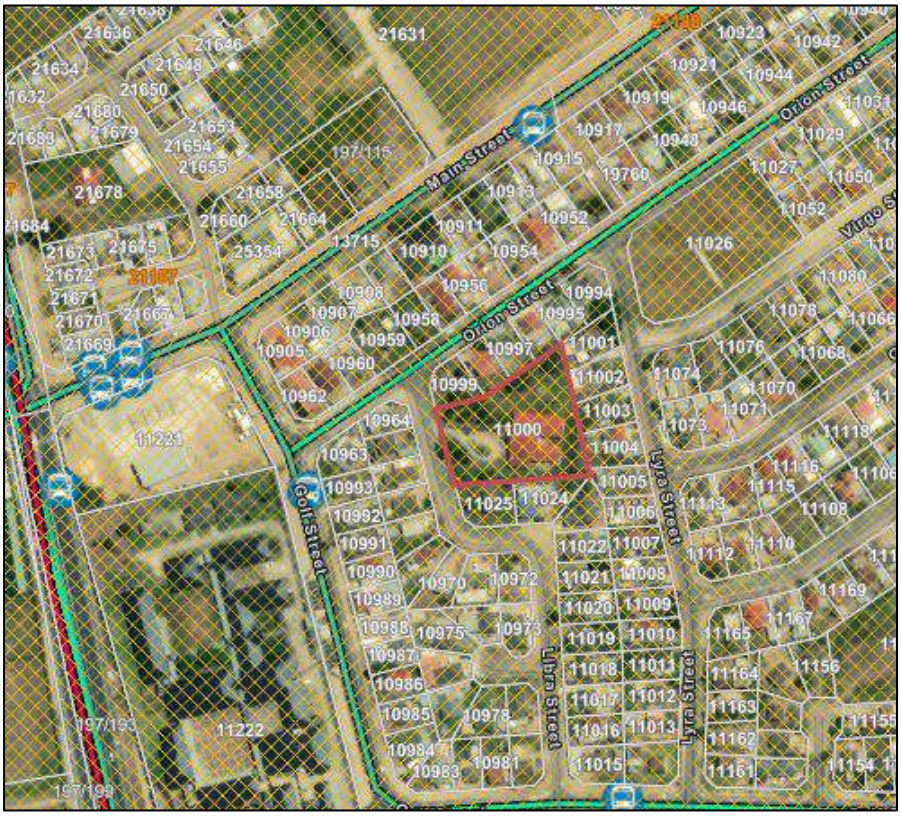


Figure 5: Densification zone and public transport

The application would thus entail the following:

Rezoning in terms of Section 15(2) (a) of the George Municipality: Land Use Planning By-Law (2023) from "*Community Zone I*" to "*General Residential Zone IV" to* allow Flats.

Consent Use in terms of Section 15(2) (o) of the George Municipality: Land Use Planning By-Law (2023), for a boarding hostel on the property.

Possible:

Removal of restrictions in terms of Section 15(2) (f) of the George Municipality: Land Use Planning By-Law (2023), to remove condition B (1) from the title deed to allow flats.

Or

Administrator's consent: Application in terms of Section 39(4) of the Western Cape Land Use Planning Act, 2014 to allow flats on the property in contradiction with condition B (1).

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
		TOTAL APPLICATION FEE* (VAT excluded):	**TBD on submission**

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**	Applicant to motivate proposal in line with George Municipal Spatial Development Framework, 2023 and George East Local Spatial Development Framework, 2015
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**	Submit Conveyancer's Certificate indicating any title deed restrictions relating to the proposal, and the beneficiaries to be notified / consent to be obtained / method to be dealt with (i.e. removal, agreement, consent from Council).
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? **George Integrated Zoning Scheme By-law, 2023.** What is the current zoning of the property? **Community Zone I** What is the proposed zoning of the property? **General Residential Zone IV** Does the proposal fall within the provisions/parameters of the zoning scheme? **To be determined** Are additional applications required to deviate from the zoning scheme? (if yes, specify) **To be determined**	

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**	**Motivate i.t.o PSDF**
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

OUESTIONS 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 Affairs (DEA) &

OUESTIONS 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)				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?		**X**		National Department of Rural Development & Land Reform
Will the proposal require comments from SANParks and/or CapeNature?		**X**		SANParks / CapeNature
Will the proposal require comments from DEFF?		**X**		Department of Environment, Forestry and Fishery
Is the property subject to any existing mineral rights?		**X**		National Department of Mineral Resources

OUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
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
MINIMUM AND ADDITIONAL REQUIREMENTS:						
Y	N	Site Development Plan		**Y**	N	Conveyancer's Certificate

Y	N	Land Use Plan		**Y**	N	Proposed Zoning plan
Y	**N**	Phasing Plan		Y	**N**	Consolidation Plan
Y	N	Abutting owner's consent		Y	**N**	Landscaping / Tree Plan
Y	**N**	Proposed Subdivision Plan (including street names and numbers)		Y	**N**	Copy of original approval letter
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

Pre-application was discussed at a meeting held on 18 March. The documents attached were presented.

Town Planning comments:

- Applicant to contact the Properties Section of the George Municipality as the subject title deed condition was imposed by the George Municipality. A removal of the title deed condition in terms of the Land Use Planning By-law for George Municipality, 2023 is not the method to deal with this condition.
- The sales agreement should also be provided to note any condition of sale.
- Applicant to motivate proposal in terms of SPLUMA, LUPA, PSDF, MSDF and LSDF. Any deviation must be motivated.
- Applicant must indicate compliance with the zoning objective, land use description and development parameters contained in the George Integrated Zoning Scheme By-law, 2023. Any deviation from the latter requires a departure application.
- Proposal in principle may be supported from a spatial planning perspective.
- Applicant to clearly clarify which place of education or tertiary educational institution the facility will be managed by or on behalf of in terms of the land use description of boarding hostel in the Zoning Scheme.
- Applicant to clearly clarify use of the conference facility, as a conference facility is not permitted under GRZIV. Please indicate ancillary uses.
- All structures on site and development parameters of the applicable zoning to be indicated on the site plan.
- Adequate parking spaces, manoeuvring space and dimensions to be indicated on the site plan. Parking to be provided in line with minimum off-street parking requirements in terms of the Zoning Scheme.
- Existing mature vegetation to be retained and incorporated into the design and development, especially the mature trees. If any trees are to be removed, the trees must be offset.
- Please amend labelling on the site plan to reflect the correct uses (not conference facility and not student accommodation).
- Indicate measures to ensure facility will not be converted to or used as flats (main zoning).
- Motivate proposal by addressing relevant sections in the student accommodation policy (even if not proposed, some of the principles are relevant).

Civil Engineering Services comments:

- Access is restricted to Libra Street,
- Access restricted i.t.o. GIZS 2023.
- For all new applications, all parking, including vehicle movement, must be fully accommodated on-site.
- No parking will be allowed within the road reserve.
- A drop-and-go facility, in terms of the school, will be required, should the site accommodate any school activities.
- PT1 may be supported.
- Municipal water and sewer capacity are available, subject to capacity confirmation.
- Developer to note the existing sewer mains located on 3 sides of the property. Building line relaxation on these 3 building lines will not be supported.
- Development charges (DC) will be applicable based on the time of building plan submission or transfer application in accordance with the applicable DC policy.
- The developer must adhere to all applicable Municipal Bylaws and National Building Regulations concerning stormwater management.

Electro Technical Engineering Services comments:

- Electrical services report required.
- DCs applicable.

PART F: SUMMARY / WAY FORWARD

- Applicant may proceed with submission of the land use application addressing all aspects above.

Notes:

- *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 be deemed necessary.*

- *Furthermore, this pre-application comments are not exhaustive and should not be relied upon as a definitive assessment or preliminary approval of the proposal. It remains the applicant's responsibility to ensure the accuracy and completeness of the application and to ensure that it is prepared and submitted in accordance with all relevant requirements and legislation.*

OFFICIAL: **Robin Hector**

SIGNED:

DATE: **24 March 2026**

PRE-APPLICANT: Delarey Viljoen

SIGNED:

DATE: **16 March 2026**

OFFICIAL: **Naudica Swanepoel**

SIGNED:

DATE: **25 March 2026**

Wet 2/87

112

VERBIND MORTGAGED

VIR FOR R 18 500,00

B 81120 : 94

31 10 94

REGISTRATEUR/REGISTRAR

SEËLREG
DUTY .....
FOOI
FEE Exempt

T 81759 : 94

Transportakte

(Uit krag van 'n Prokurasie)

Opgestel deur my:

S. COETZEE
Transportbesorger.

~~G F HAASBROEK~~

Ernst Strauss & Haasbroek,
Sam Newmans-gebou
Langstraat
Kaapstad 8001

Hierby word bekendgemaak

DAT SUE-ANN COETZEE

voor my, Registrateur van Aktes, Kaapstad verskyn het, te Kaapstad hy, die genoemde Komparant synde behoorlik daartoe gemagtig deur 'n volmag aan hom verleen deur

MUNISIPALITEIT (~~VIR DIE GEBIED VAN~~) GEORGE

gedateer

en geteken te GEORGE

EN/...

hld Ref. 1336a

EN die Komparant het verklaar dat sy Lasgewer

voormeld die hiernavermelde eiendom verkoop het aan die hiernavermelde transportnemer op 16 SEPTEMBER 1992

NOU DUS sedeer en transporteer die Komparant in sy voornoemde hoedanigheid hiermee in volkome en vrye eiendom aan en ten gunste van

GEORGE KINDER- EN GESINSORGVERENIGING

Diese Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes:

ERF 11000 GEORGE in die Munisipaliteit en Afdeling van George

GROOT : 3 232 (DRIEDUISEND TWEEHONDERD TWEE EN DERTIG) vierkante meter

SOOS AANGEDUI op Algemen Plan Nr. 11824;

GEHOU kragtens Sertifikaat van Geregistreerde Titel Nr. T10521/1989

A. ONDERHEWIG aan die voorwaardes waarna verwys word in Transportakte Nr. T7228/1950

B. ONDERHEWIG aan die volgende voorwaardes opgelê deur die Munisipaliteit vir die Gebied van George, naamlik:

1. Die koper of sy opvolger in titel moet die grond wat hierdeur oorgedra word, gebruik vir créche doeleindes. Indien die erf nie binne 'n tydperk van twee (2) jaar vanaf oordrag of binne die verdere tydperk wat die Munisipaliteit vir die Gebied van George, met die toestemming van die Administrateur toelaat, bebou word nie, of indien die grond te eniger tyd ophou om vir créche doeleindes deur die koper of sy regsopvolger in regte gebruik te word, val die grond aan die Munisipaliteit vir die Gebied van George terug teen betaling deur die Munisipaliteit vir die Gebied van George van die oorspronklike koopprys wat aan die Munisipaliteit vir die Gebied van George betaal is en die koper of sy opvolger in regte word verbind om al wat nodig is te doen en om alle stukke te teken ten einde heroordrag aan die Munisipaliteit vir die Gebied van George te bewerkstellig; die koste van heroordrag moet deur die koper of sy opvolger in regte gedra word.

4

2. Geen onderverdeling van hierdie perseel sal toegelaat word nie.

DIE Komparant doen dus hiermee afstand van al die regte, aanspraak en titel wat die munisipaliteit

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

MUNISIPALITEIT GEORGE

~~Erfgename, Eksekuteurs, Administrateurs of~~ Regverkrygendes tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die Regte van die Staat; en ten slotte erken hy dat die hele Koopsom ten bedrae **van R18 520,00 (AGTIENDUISEND VYFHONDERD EN TWINTIG RAND)**

behoorlik betaal of verseker is.

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

ALDUS GEDOEN en verly in die Kantoor van die Registrateur van Aktes, te Kaapstad op, 31 Oktober. 1994.

q.q. sy Prinsipaal/ale,
In my teenwoordigheid,

REGISTRATEUR VAN AKTES.

4

112

Opgestel deur my

TRANSPORTBESORGER
JB ~~A H~~ SWART

SEËLS
STAMPS
SEËLREG DUTY 137.00
FOOI FEE 175.00

81120/94
B

VERBANDAKTE NR

Sy dit hiermee kennelik

SUE-ANN COETZEE

voor my, die Registrateur van Aktes te KAAPSTAD
verskyn het waartoe hy, die genoemde Komparant behoorlik gemagtig
is uit krag van 'n Volmag aan hom verleen deur

GEORGE KINDER- EN GESINSORGVERENIGING

(hierna die Verbandgewer genoem), onderteken te GEORGE

op 29 September 1994

En die Komparant het verklaar dat sy Prinsipaal, die genoemde Verbandgewer, waarlik en wettiglik verskuldig en gebonde is aan en ten behoewe van die

MUNISIPALITEIT GEORGE

sy regverkrygendes of ander wettige houer of houers (hierna die Verbandhouer genoem), vir die som van R18 500,00 (AGTIENDUISEND VYFHONDERD RAND)

wat voortspruit uit en synde die kapitaalbedrag van 'n lening wat die Verbandhouer aan die Komparant se Prinsipaal sal toestaan ingevolge die bepalings van Artikel 55 van die Behuisingswet Nr 2 van 1987

vir die oprigting / vergroting van 'n goedgekeurde woning op die hiernagenoemde eiendom en wat aan die Verbandhouer of sy Agent deur die Verbandgewer betaalbaar is soos hierna uiteengesit, en die Komparant het namens sy genoemde Prinsipaal verklaar dat hy afstand doen van alle voordele wat voortspruit uit die wetlike eksepsies non causa debiti en non numeratae pecuniae met die krag en betekenis waarvan hy verklaar dat sy genoemde Prinsipaal ten volle bekend is, welke voormelde bedrag van R18 500,00 (AGTIENDUISEND VYFHONDERD RAND)

tesame met die rente daarop teen 'n rentekoers persent per jaar soos hierna genoem, op die wyse en op die tye soos hierna uiteengesit, die Komparant namens sy Prinsipaal belowe en onderneem om te betaal of te laat betaal aan die Verbandhouer. En as sekuriteit vir die betaling van voornoemde Hoofsom en rente daarop verskuldig, en as addisionele sekuriteit tot 'n bedrag van hoogstens R3 700,00 (DRIEDUISEND SEWEHONDERD RAND)

vir die verskeie skulditems wat uiteengesit is in voorwaarde 15 van die hiernagenoemde voorwaardes, het die Komparant q.q. verklaar om onder 'n EERSTE VERBAND, die volgende eiendom (hierna die bewaarde eiendom genoem), te verbind, naamlik :-

ERF 11000 George, in die Munisipaliteit en Afdeling van George;

GROOT : 3 232 (DRIEDUISEND TWEEHONDERD TWEE EN DERTIG) vierkante meter

GEHOU deur komparant se Prinsipaal kragtens Transportakte

Nr T 81759 94

ONDERHEWIG aan die voorwaardes daarin uiteengesit

EN VERDER ONDERHEWIG aan die volgende spesiale voorwaardes :

1. Die Verbandgewer belowe om die Hoofsom, tesame met rente daarop, aan die Verbandhouer of ander wettige houer van die verband, sy opvolgers in titel of regverkrygendes te betaal of te laat betaal soos hierna bepaal en op die wyse en op die tye soos hierna uiteengesit is.

2. Die hoofsom wat deur hierdie verband versekureer word, sal deur die Verbandgewer aan die Verbandhouer in maandelikse paaiemente terugbetaal word, soos deur die Verbandhouer bepaal oor 'n tydperk van 30 (dertig) jaar en die eerste paaiement van rente en delging moet op die eerste dag van die maand wat volg op die voltooiing of bewoning van die huis, wat ookal die vroegste mag wees, betaal word en daarna maandeliks nie later nie as op die eerste dag van elke daaropvolgende maand totdat die hele bedrag van die verskuldigde hoofsom en rente afbetaal is. Met dien verstande dat dit nie geag sal word dat enige bepaling in hierdie klousule vervat, die Verbandgewer die reg ontneem om enige verskuldigde saldo ten opsigte van die bedrae deur hierdie verband verseker te eniger tyd aan die Verbandhouer terug te betaal nie. Al sodanige bedrae moet aan die Verbandhouer by sy streekkantoor of by sodanige ander plek as wat die Verbandhouer van tyd tot tyd mag bepaal, betaal word.

3. Die rentekoers is EEN persent (1%) per jaar, met dien verstande dat die Verbandhouer, ondanks andersluidende bepalings hierin vervat, te eniger tyd met drie (3) maande skriftelike kennisgewing aan die Verbandgewer die rentekoers kan verhoog op alle bedrae ingevolge hierdie verband verskuldig aan of invorderbaar deur die Verbandhouer.

4. Elke voornoemde maandelikse paaiement sal in die eerste plek aangewend word ter vereffening van rente op die dan verskuldigde kapitaal, terwyl die balans aangewend sal word ter vermindering van die kapitaal.

5. Indien die Verbandgewer in gebreke bly om enige maandelikse paaiement op sy vervaldag te betaal moet hy rente daarop aan die Verbandhouer betaal vanaf sodanige datum tot die datum van betaling, teen die rentekoers soos in klousule 3 hierbo uiteengesit.

6. Ingeval daar enige vraag betreffende die bedrag van kapitaal en/of rente en/of administrasiekoste wat te eniger tyd verskuldig mag wees ontstaan, moet die Streekverteenwoordiger, Departement van Plaaslike Bestuur, Behuising en Landbou van die Administrasie, Raad van Verteenwoordigers geraadpleeg word, wie se beslissing, wat deur sy genomineerde skriftelik aan die Verbandgewer meegedeel sal word, finaal en bindend sal wees op die Verbandgewer en die Verbandhouer.

7. Die Verbandgewer magtig hiermee die Verbandhouer om 'n Allesomvattende Huiseienaarsversekeringspolis vir die geboue op die beswaarde eiendom uit te neem vir 'n bedrag wat deur die Verbandhouer bepaal word, en om die premies en seëlreg daarop te betaal en die Verbandhouer sal geregtig wees om al sodanige premies, seëlreg en uitgawes wat deur hom aangegaan mag word, tesame met rente daarop teen die rentekoers soos in klousule 3 hierbo uiteengesit is, van die Verbandgewer te verhaal.

8. Die Allesomvattende Huiseienaarsversekeringspolis oor die eiendom moet by die Verbandhouer in bewaring gegee word totdat die lening ten volle terugbetaal is. Die polis moet behoorlik aan die Verbandhouer gesedeer en die sessie in die boeke van die Assuransiemaatskappy geregistreer word. Die polis moet die "verbandklousule" bevat. Die jaarlikse hernuwingskwitansies moet aan die Verbandhouer vir bewaring gegee word.

9. Die Verbandgewer moet van tyd tot tyd en te alle tye solank hierdie verband van krag is, alle geboue, bouwerke en verbeterings wat reeds op die beswaarde eiendom opgerig is of hierna daarop opgerig is of hierna daarop opgerig sal word binne, sowel as buite, in goeie en deeglike toestand hou en hy mag geen wesenlike verandering daaraan of aan enige gedeelte daarvan aanbring of enigiets van die beswaarde eiendom verwyder nie tensy die Verbandhouer se skriftelike toestemming eers daartoe verkry is en, indien die Verbandgewer versuim om aan die voormelde voorwaardes te voldoen, sal die Verbandhouer geregtig wees om volgens sy keuse -

9.1 enige bedrag wat vir die behoorlik onderhoud en herstelling daarvan noodsaaklik is, op koste en vir rekening van die Verbandgewer te bestee; of

9.2 om van die Verbandgewer te eis dat hy enige balans hieronder verskuldig aan die Verbandhouer terugbetaal en die Verbandgewer stem spesiaal daartoe in dat by versending van 'n kennisgewing, onderteken deur die Direkteur-Generaal, Administrasie : Raad van Verteenwoordigers of deur 'n beampte deur die Verbandhouer benoem en geadresseer aan die Verbandgewer by sy domicilium citandi et executandi en bevattende 'n verklaring dat die geboue, bouwerke of verbeterings nie tot bevrediging van die Verbandhouer in stand gehou is nie, die balans dan nog verskuldig en die rente daarop volgens keuse van die Verbandhouer wettiglik verskuldig en invorderbaar sal wees, en dat die Verbandhouer dan geregtig sal wees om die bevoegdhede uit te oefen soos uiteengesit in voorwaardes 11 hiervan.

10. Enige lid of amptenaar van die Verbandhouer wat in die algemeen of spesiaal deur hom daartoe gemagtig is, mag te eniger tyd wat vir die behoorlike nakoming van sy pligte billik is, enige grond of gebou betree ten opsigte waarvan enige gedeelte van die lening nog terugbetaalbaar is, ten einde enige inspeksie uit te voer of enige werk te doen of om enigiets te doen wat hy gelas of gemagtig is om te doen.

11. In die geval van nie-betaling van enige bedrag verskuldig ten opsigte van rente op die lening, of van enige paaiement ingevolge daarvan of in die geval van die nie-betaling op die vervaldag van enige bedrag aan die plaaslike bestuur verskuldig ten opsigte van belastings, water of ander munisipale heffings ten opsigte van die beswaarde eiendom of in die geval van enige ander verbreking van hierdie voorwaardes, word die gemelde Hoofsom of enige onbetaalde balans daarvan, die rente daarop, of enige bedrag soos gesertifiseer deur die Direkteur-Generaal, Administrasie : Raad van Verteenwoordigers of sy behoorlik gemagtigde verteenwoordiger, volgens die keuse van die Verbandhouer wettiglik verskuldig en invorderbaar en sal die Verbandhouer geregtig wees om die magte uit te oefen en die regsmiddele toe te pas soos uiteengesit in Artikel 43 Wet 2 van 1987.

12. Aangesien die Verbandgewer in 'n sekere skriftelike aansoek om genoemde lening wat aan die Verbandhouer gerig is, die waarheid van die Verbandgewer se antwoorde op die vrae daarin vervat, en van die inligting deur hom daarin verskaf, gewaarborg het en spesiaal ingestem het dat die aansoek en waarborg die basis van die ooreenkoms tussen die Verbandgewer en Verbandhouer sal wees, is die Verbandhouer na sy keuse geregtig om ingeval die Verbandgewer genoemde waarborg op enige wyse verbreek of verbreek het, die bevoegdhede vervat in voorwaarde 11 hierbo, uit te oefen nieteenstaande die feit dat die Verbandgewer op geen ander wyse die voorwaardes van hierdie verband verbreek het nie.

13. Die Verbandgewer moet aan die Verbandhouer enige koste betaal wat laasgenoemde mag aangaan in verband met die invordering van enige bedrag wat ingevolge genoemde verband of hierdie voorwaardes betaalbaar mag wees, en in verband met die kansellering van genoemde verband wanneer dit afbetaal is, of met die vermindering daarvan en, in die besonder, stem die Verbandgewer in om aan die Verbandhouer 'n bedrag te betaal ten opsigte van administrasiekoste wat op werklike koste baseer is soos van tyd tot tyd deur die Verbandhouer bepaal / of bepaal te word, tesame met en benewens die paaiemente waarna in voorwaarde 2 hiervan verwys word, betaalbaar is.

14.1 Die Verbandgewer mag, solank hierdie verband van krag bly, die beswaarde eiendom of enige gedeelte daarvan nie verbind, oordra of verpand of op enige ander manier verder beswaar nie en ook geen algemene verband of 'n verband wat 'n algemene klousule bevat daaroor passeer nie, sonder dat die voorafverkreë skriftelike toestemming van die Verbandhouer verkry is nie.

14.2 Die Verbandgewer is verplig en verbind om die eiendom wat hierby beswaar word self te okkupeer vir 'n tydperk van 5 (vyf) jaar gereken vanaf datum van registrasie en mag die beswaarde eiendom of enige gedeelte daarvan nie gedurende die genoemde tydperk sonder die voorafverkreë skriftelike toestemming van die verbandhouer verhuur nie.

15. Alle toekomstige voorskotte, skulde of eise (bo en behalwe genoemde kapitaalbedrag en rente) en in die besonder daardie waarna in voorwaardes 5, 7, 9 en 13 hiervan verwys word en staats- en munisipale gelde, belastings en heffings (vir sover hulle nie preferent volgens wet is nie), seëlreg en ander koste aangegaan soos in hierdie verband uiteengesit, tesame met rente daarop, wat deur hierdie verband verseker moet word, sal nie 'n bedrag van R3 700,00 (DRIEDUISEND SEWEHONDERD RAND)

te bowe gaan nie, ten opsigte waarvan die Komparant hiermee erken dat sy Prinsipaal aan die Verbandhouer gehoue en gebonde is.

16. Die Verbandhouer sal, tydens die duur van hierdie verband die transportaktes van voornoemde eiendom behou en geregtig wees om dit in besit te hou totdat die lening en alle bedrae betaalbaar onder hierdie verband, ten volle afgelos is.

17. Vir die doeleindes van hierdie verband en van enige geregtelike stappe wat ten gevolge daarvan gedoen mag word, of enige kennis wat die Verbandhouer mag verlang om te gee, kies die Verbandgewer die voornoemde beswaarde eiendom as sy domicilium citandi et executandi.

AS BEWYS waarvan ek, genoemde Registrateur tesame met die Komparant q.q. hierdie Akte onderteken en met my ampseël bekragtig het.

ALDUS GEDOEN EN UITGEVOER op die kantoor van die Registrateur van Aktes te KAAPSTAD op 31 October 1994

In my teenwoordigheid

q.q.....

.....

REGISTRATEUR VAN AKTES

G.P.-S. 12

REPUBLIEK VAN SUID-AFRIKA
DEPARTEMENT VAN FINANSIES
BINNELANDSE INKOMSTE

REPUBLIC OF SOUTH AFRICA
DEPARTMENT OF FINANCE
INLAND REVENUE

Ink./Rev. 683

DEEL I/PART I

HEREREGTE—TRANSFER DUTY

TRANSPORTGEWER:
TRANSFEROR: MUNISIPALITEIT GEORGE

TRANSPORTNEMER:
TRANSFEREE: GEORGE KINDER- EN GESINSORGVERENIGING

BESKRYWING VAN EIENDOM:
DESCRIPTION OF PROPERTY:

ERF 11000George, in die Munisipaliteit en Afdeling van George

GROOT : 3 232 (DRIEDUISEND TWEEHONDERD TWEE EN DERTIG) vierkante meter

BTW	V	X ANDER	O	HEREREGTE	T

Poskode van distrik waarin eiendom geleë is
Postal code of district in which property is situated: 6530

Wyse van verkryging (skenking, huur, ruil, ens.):
Mode of acquisition (donation, lease, exchange, etc.): PRIVAAT OOREENKOMS

Datum van transaksie:
Date of transaction: 16 SEPTEMBER ~~1994~~ 1992

Vergoeding:
Consideration: R 18 520,00

HEREREGTE BETAAL DEUR
TRANSFER DUTY PAID BY: MNRE STADLER & SWART

Posadres:
Postal address: POSBUS 46 GEORGE

Munisipale, Afdelingsraad- of ander plaaslike bestuurswaardering:
Municipal, Divisional Council or other local authority valuation: R 154 400,00

VIR AMPTELIKE GEBRUIK—FOR OFFICIAL USE

Hereregte betaal op
Transfer duty paid on R.....

Synde
Being

Wet waarkragtens hereregte gehef word
Act under which duty charged

Staal-rojeerstempel van kantoor van uitreiking
Steel defacing stamp of office of issue

Ontvanger van Inkomste
Receiver of Revenue

1331

KASREGISTERKWITANSIE/CASH REGISTER RECEIPT

Datum 3-10-94

MUNISIPALITEIT George MUNICIPALITY
KAAPPROVINSIE 6530 CAPE PROVINCE 6530

POSBUS 19
TELEFOON (0441) 744000
UITBR.

FAX: 3776
(0441)

P.O. BOX 19
TELEPHONE (0441) 744000
EXT.

VERW./REF. MDEB/ecj ERF 11000

NAVRAE/ENQUIRIES: Mr de Beer

12 December 1991

Mrs A Byrne
P O Box 83
GEORGE
6530

Madam

PARKDENE : BALLOTSVIEW CRECHE

With reference to your letter dated 15 November 1991 I have to inform you that we are still awaiting the Department of Local Government, Housing and Agriculture's approval.

Yours faithfully

A J DE SWARDT
CHIEF : HEALTH AND HOUSING

STADLER & SWART

PROKUREURS & TRANSPORTBESORGERS
ATTORNEYS & CONVEYANCERS
TAKSATEURS - APPRAISERS
WAARDEERDER - VALUER
JOHANNES BERNARDUS SWART B.A. LL.B.
FRANCOIS SCHOLTZ BRUWER B.A. LL.B.
ANDRE HENDRIK SWART B.A. LL.B.

Nedbanksentrum/Centre
C J Langenhovenweg/Road
Posbus / P O Box 46 & 643
GEORGE, 6530
Tel. 0441-744090, 744091
Fax. 0441-741358

U verw / Your Ref MDEB/ecj ERF 11000

Ons verw / Our Ref MNR A SWART/LS/M 1015

24 Januarie 1995

Die Hoof
Gesondheid en Behuising
Munisipaliteit
GEORGE
6530

Meneer

TRANSPORT : MUNISIPALITEIT GEORGE / KINDER- EN GESINSORGVERENIGING
VERBAND : KINDER- EN GESINSORGVERENIGING / MUNISIPALITEIT GEORGE
ERF 11000 GEORGE

Ter afhandeling van bogenoemde aangeleentheid sluit ons hiermee in Verbandakte Nr B81120/94 sowel as Transportakte Nr T81759/94.

Geliewe ontvangs te erken op die afskrif van ons skrywe hierby aangeheg.

Die uwe

STADLER & SWART

Per:

Mev Kruger
Geh. Leer asb

25 JAN 1995

VEL 1
HIERDIE PLAN BESTAAN UIT 3 VELLE

CDR

ALGEMENE PLAN No. 11824

van
Onderverdeling van Erf 13715 George
Vide Kaart No. 3382/1987
Geleë in die Munisipaliteit van George
Administratiewe Distrik : George
Provinsie : Kaap die Goeie Hoop

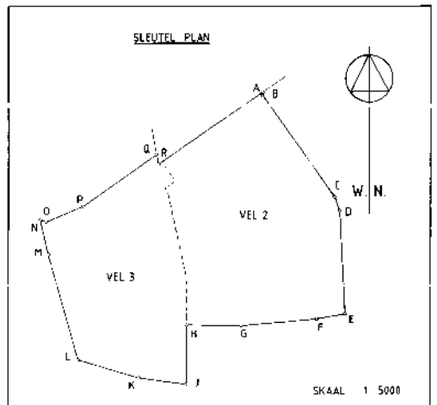
BAKENBESKRYWING:

R	12mm ysterpen langs betonbaken, 178X152mm
Alle ander bakens	12mm ysterpen

VERSEKERINGSMERKE

VM1,VM2,VM3,VM4, VM5,VM6,VM7,VM8	Standaard dorp versekeringsmerke

SLEUTEL PLAN



SKAAL 1 5000

VEL	ERWE
2	10917 - 10958, 11026 - 11230,
3	10905 - 10916, 10951 - 11005, 11221 - 11225

KOORDINATE	METERS	STELSEL Lo 23°
KONSTANTE	Y = 0,00	X = 3 700 000,00

BUITE FIGUUR

	Y	ALLES PLUS	X
A	48 007 . 13	62 348 . 69
B	48 008 . 58	62 353 . 65
C	47 851 . 91	62 372 . 76
D	47 803 . 95	62 382 . 21
E	47 817 . 21	62 631 . 51
F	47 856 . 30	62 846 . 00
G	48 055 . 30	62 843 . 00
H	48 149 . 34	62 843 . 38
J	48 173 . 83	62 936 . 96
K	48 172 . 40	62 936 . 03
L	48 106 . 40	62 918 . 03
M	48 044 . 85	62 917 . 93
N	48 040 . 47	62 819 . 41
O	48 037 . 47	62 823 . 59
P	48 050 . 18	62 785 . 85
Q	48 223 . 83	62 681 . 50
R	48 229 . 15	62 [illegible] . 52

VERSEKERINGSMERKE

VM1	48 460 . 54	62 635 . 36
VM2	48 335 . 56	62 560 . 32
VM3	48 [illegible]	62 [illegible]
VM4	47 951 . 83	62 457 . 57
VM5	48 [illegible]	62 [illegible]
VM6	47 937 . 58	62 588 . 38
VM7	48 [illegible]	62 [illegible]
VM8	48 [illegible]	62 [illegible]

DRIEHOEKSMETING BAKENS

Δ [illegible]	48 760 . 50	63 462 . 33
Δ [illegible]	48 [illegible]	62 [illegible]

BLOKHOEKE

	Y	ALLES PLUS	X
152	48 221 . 38	62 852 . 36
153	48 320 . 36	62 859 . 35
136	48 378 . 12	62 425 . 32
137	48 429 . 75	62 310 . 35
132	47 895 . 25	62 461 . 15
139	48 364 . 38	62 658 . 25
134	48 380 . 38	62 607 . 53
230	48 [illegible]	62 [illegible]
231	47 987 . 74	62 431 . 85
232	47 959 . 34	62 452 . 43
233	48 [illegible]	62 [illegible]
260	48 [illegible]	62 [illegible]
261	48 157 . 39	62 [illegible]
263	47 823 . 63	62 804 . 70
264	48 [illegible]	62 [illegible]
265	48 [illegible]	62 [illegible]
110	48 [illegible]	62 [illegible]
111	48 [illegible]	62 [illegible]
112	47 933 . 69	62 515 . 26
113	47 987 . 53	62 556 . 56
114	48 [illegible]	62 [illegible]
115	48 [illegible]	62 [illegible]
160	48 [illegible]	62 [illegible]
161	48 [illegible]	62 [illegible]
162	47 883 . 39	62 567 . 76
163	47 871 . 49	62 619 . 56
164	47 862 . 83	62 [illegible]
165	48 [illegible]	62 [illegible]
166	48 [illegible]	62 [illegible]
167	48 [illegible]	62 [illegible]
168	48 [illegible]	62 [illegible]

ERF	AREA VIERKANTE METER	ERF	AREA VIERKANTE METER	ERF	AREA VIERKANTE METER	ERF	AREA VIERKANTE METER
10925	350	10984	375	11043	375	11143	519
10926	450	10985	350	11044	375	11145	384
10927	384	10988	350	11059	375	11151	332
10928	358	10989	350	11070	375	11152	368
10929	335	10990	353	11071	434	11153	367
10930	707	10991	353	11072	359	11154	383
10931	335	10992	350	11073	337	11155	503
10932	335	10993	350	11074	496	11156	419
10933	335	10994	468	11075	618	11157	429
10934	350	10995	392	11076	425	11158	368
10935	356	10996	375	11077	375	11159	331
10936	520	10997	334	11078	422	11160	362
Publiekepl	Plek	10998	375	11079	335	11161	481
		10999	526	11080	350	11162	375
10937	350	11000	3232	11081	350	11163	375
10938	350	11001	483	11082	350	11164	468
10939	350	11002	483	11083	350	11165	434
10940	350	11003	468	11084	350	11166	334
10941	350	11004	551	11085	350	11167	397
10942	350	11005	408	11086	350	11168	366
10943	350	11006	379	11087	350	11169	375
10944	450	11007	500	11088	350	11170	495
10945	350	11008	420	11089	350	11171	375
10946	350	11009	441	11090	350	11172	375
10947	350	11010	449	11091	350	11173	375
10948	350	11011	480	11092	388	11174	375
10949	450	11012	420	11093	375	11175	375
10950	350	11013	410	11094	375	11176	375
10951	350	11014	540	11095	375	11177	375
10952	350	11015	421	11096	375	11178	375
10953	436	11016	410	11097	375	11179	375
10954	438	11017	422	11098	375	11180	375
10955	352	11018	435	11099	375	11181	375
10956	352	11019	434	11100	375	11182	375
10957	353	11020	421	11101	375	11183	375
10958	350	11021	409	11102	375	11184	375
10959	356	11022	398	11103	375	11185	375
10960	350	11023	431	11104	375	11186	417
10961	353	11024	531	11105	375	11187	421
10962	350	11025	581	11106	375	11188	456
10963	350	11026	3984	11107	375	11189	350
10964	350	Publiekepl	Plek	11108	375	11190	350
10965	350			11109	406	11191	350
10966	350	11027	353	11110	382	11192	350
10967	353	11028	350	11111	387	11193	350
10968	353	11029	388	11112	372	11194	481
10969	350	11030	458	11113	443	11195	431
10970	350	11031	458	11114	469	11196	375
10971	350	11032	350	11115	376	11197	409
10972	350	11033	350	11116	375	11198	350
10973	325	11034	350	11117	375	11199	350
10974	325	11035	350	11118	375	11200	350
10975	335	11036	358	11119	375	11201	353
10976	350	11037	358	11120	375	11202	353
10977	357	11038	358	11121	425	11203	350
10978	375	11039	398	11122	325	11204	412
10979	446	11040	388	11123	335	11205	412
10980	350	11041	358	11124	375	11206	353
10981	350	11042	358	11125	375	11207	353
10982	388	11043	353	11126	375	11208	350
10983	453	11044	350	11127	375	11209	350
10984	315	11045	350	11128	375	11210	350
10985	350	11046	350	11129	375	11211	356
10986	350	11047	358	11130	375	11212	522
10987	450	11048	350	11131	375	11213	419
10988	335	11049	350	11132	388	11214	350
10989	443	11050	350	11133	354	11215	410
10990	443	11051	350	11134	450	11216	356
10991	469	11052	350	11135	372	11217	358
10992	385	11053	388	11136	386	11218	350
10993	386	11054	383	11137	372	11219	382
10994	380	11055	350	11138	375	11220	4319
10995	376	11056	358	11139	375	11221	1931
10996	424	11057	358	11140	375	11222	2 5031
10997	435	11058	352	11141	383		Mekaar
10998	420	11059	353	11142	381		
10999	241	11060	350	11143	375	11223	1 6129
10980	387	11061	350	11144	375		Meiliker
10981	358	11062	350	11145	375		
10982	393	11063	350	11147	543		
10984	430	11065	350	11148	3539		
10985	335	11066	350	Publiekepl	Plek		

L G No 3384 - 87
GOEDGEKEUR

LANDMETER-GENERAAL

Goedgekeur ingevolge Artikel 25(1) van Ordonnansie 15 van 1985 Verw AF 395/1/30 Datum 18 Februarie 1987

Hierdie Plan is goedgekeur kragtens Wet 54 van 1971

ENDOSSEMENTE					
No	WYSIGING	BYVOEGING	MAGTIGING	GETEKEN	DATUM
1	2 Erf 10916				

L G KANTOORNOTAS

1 Erf 11220 New Koord Nr 3603/90
2 Erf 11223 gekonsolideer sien Krt 7181/94 Erf 17755
3 Erwe 11092 en 11093 gekonsolideer. Sien kaart 7818/1996 (erf 18369)
4 Erf 10916 opgestel vide Krt 4567/1998.
5 Erf 10950 gekonsolideer sien krt 4569/1998 erf 19760.
6 Erf 11221 beins replaced ito Sect 18 (2) vide E1011/1987 S/George 1976g20

OPGEMEET DEUR ONS IN
APRIL 1985 - OKTOBER 1986

A LOUW
LANDMETER

O.J.A GOOSEN
LANDMETER

LÊER No. GEOR 192
MEETSTUKKL E1011/1987
KOMPILASIE BL - 700/2511761)

S

11824 (Sht. 1)

VEL 2

HIERDIE PLAN BESTAAN UIT 3 VELLE

CDR

ALGEMENE PLAN No. 11824

van

Onderverdeling van Erf 13715 George
Vide Kaart No. 3382/1987
Geleë in die Munisipaliteit van George
Administratiewe Distrik : George
Provinsie : Kaap die Goeie Hoop

NOTA:
Behalwe waar anders aangetoon, is alle afstande wat hoeke stomp sny 5 meter

SKAAL 1 : 750

11824 (Sht. 2)

L.G. No. 3384 - 87
GOEDGEKEUR.
LANDMETER-GENERAAL

GEDEELTE 29 VAN DIE PLAAS SAND KRAAL 197

GEDEELTE 28 VAN DIE PLAAS SAND KRAAL 197

GEDEELTE 88 VAN DIE PLAAS SAND KRAAL 197

MARISTRAAT
ORIONSTRAAT
VIRGOSTRAAT
GEMINISTRAAT
SWANSTRAAT
BOOGSTRAAT
KINGSTRAAT
TRIANGLESTRAAT
GOLFSTRAAT
LYRASTRAAT
PHOENIXSKOOL
RESTANT
Publieke Plek 11826
Publieke Plek 11148
VEL 3 SLUIT HIER AAN

OPGEMEET DEUR ONS IN
APRIL 1985 - OKTOBER 1986

A. LOUW
LANDMETER

O.J.A. GOOSEN
LANDMETER

LÊER No. GEOR 197
MEETSTUKKE E1011/1987
KOMPILASIE BL - 700/ZS117611

VEL 3
HIERDIE PLAN BESTAAN UIT 3 VELLE

11824 (Sht. 3)

CDR

ALGEMENE PLAN No. 11824

van

Onderverdeling van Erf 13715 George
Vide Kaart No. 3382/1987
Gelee in die Munisipaliteit van George
Administratiewe Distrik : George
Provinsie : Kaap die Goeie Hoop

NOTA:
Behalwe waar anders aangetoon is alle afstande wat hoeke stompsny 5 meter

SKAAL 1 : 750

GEDEELTE 88 VAN DIE PLAAS SAND KRAAL 197

GEDEELTE 74 VAN DIE PLAAS SAND KRAAL 197

GEDEELTE 86 VAN DIE PLAAS SAND KRAAL 197 Vide E 1011/1987 Borne Replaced

HAMSTRAAT
RESTANT
Publieke Plek 10926
RESTANT VINKSTRAAT 13m
VEL 2 SLUIT HIER AAN
RESTANT GEWRSTRAAT 13m
RESTANT LYRASTRAAT 13m
RESTANT SWANSTRAAT 13m
ORIONSTRAAT
RESTANT LIBRASTRAAT 13m
RESTANT GOLFSTRAAT 20m
GOLFSTRAAT
SANDKRAAL WEG
PAD
NASIONALE
11221
11222
11223
VM1
VM2
VM7
VM8

INLAS SKAAL 1 : 250

L.G. No 3384 - 87
GOEDGEKEUR
SURVEYOR-GENERAAL 23/08/88

Public Place
Road ~~widened~~/along Bdy Ltd
closed. Notice dd. 2010-09-10
File GEOR 197 vol p80
pp SURVEYOR-GENERAL 2011-01-04 DATE

OPGEMEET DEUR ONS IN
APRIL 1985 - OKTOBER 1986

A. LOUW
LANDMETER

O.J.A. GOOSEN
LANDMETER

LÊER No. GEOR 197
MEETSTUKKE E1011/1987
KOMPILASIE: BL - 700/ZS(1761)

GEORGE
THE CITY FOR ALL REASONS

R Hector
Planning
Planning and Development
E-mail: rlhector@george.gov.za
Tel: +27 (044) 801 9475

07 October 2020

To whom it may concern

ZONING CERTIFICATE: ERF 11000, GEORGE

The Zoning for Erf 11000, George is:

- **"Community Zone I" in terms of the George Integrated Zoning Scheme By-law, 2017**

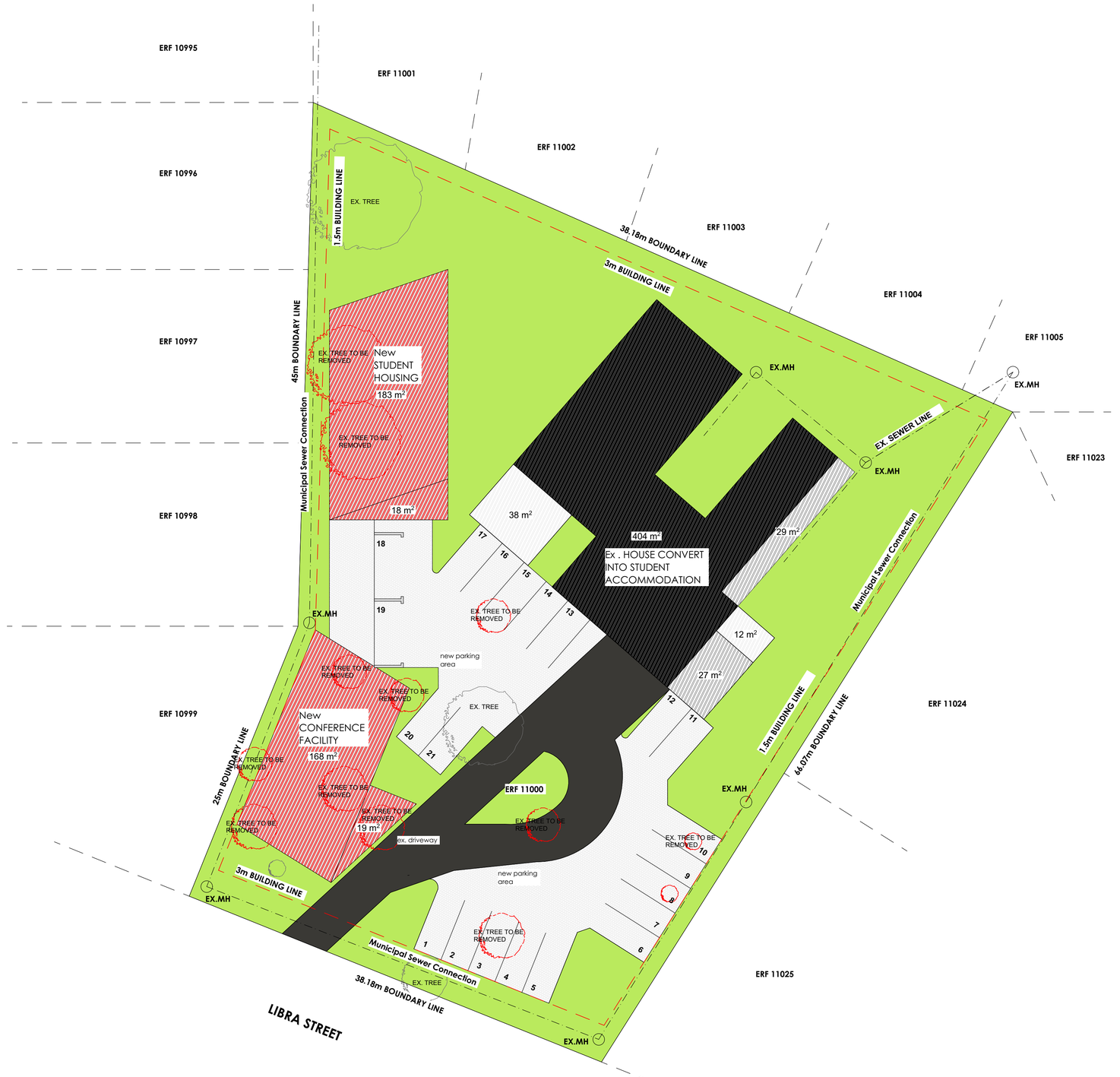
Erf 11000, George may only be used as such and for no other purposes.

Please note:

- The above zoning category and land use rights are subject to various development parameters and restrictions contained in the applicable zoning scheme regulations a copy of which is available on request at the Town Planning Office, George Municipality.
- The extract information above primarily states land use rights as reflected in the relevant scheme regulations and doesn't necessarily include reference to all previous land use approvals, restrictions, exclusions or departures. As such, you are therefore required to check the subject property's title deed for any restrictions that might be more onerous and/or records of any other previous approvals, consents, exclusions or departures granted from the zoning scheme regulations.
- Use of the property in accordance with the above specified zoning category does not exempt the owner/occupier from compliance with any other legal statutory requirement which may affect the property.
- This document has no status unless signed by the Senior Manager: Planning or other person exercising sub-delegated powers.

Yours truly,

T. BOTHA
MUNICIPAL MANAGER
S:\SHARED TEGNIES\Robin\2020\Zoning Certificate\Erf 11000, George (CommunityZoneI) George Chickd and Family Welfare.docx



SITE DEVELOPMENT PLAN

1:200

AREA

SITE	: 3233.27m²
EX. STRUCTURE	: 510 m²
NEW STRUCTURE 1	: 187 m²
NEW STRUCTURE 2	: 201 m²
COVERAGE	: 27.8 %

GENERAL NOTES
SITE
Class of Occupancy SANS 10400-A: H4
Climatic Zone SANS 204: 4 - Temperate Coastal
Site Atmospheric corrosivity category ISO 9223: C5
DESIGN
The design of this project complies with the requirements of SANS 10400 - application of the National Building Regulations.
STANDARDS
The contractor (including sub-contractors) shall be familiar with the contents of SANS 10400 and related SANS 2001 standards.
SITE CLEARANCE
SANS 2001 - BS1 Site Clearance: Removal and disposal of vegetation or stacking of re-usable materials.
EARTHWORKS
SANS 2001 - BE1 Earthworks (General):
Topsoil: select and stockpile
Surplus and unsuitable material to be dumped at the closest approved dumping site.
CONCRETE WORKS
SANS 2001 - CC1 (structural works) - see structural Engineer's drawings
SANS 2001 - CC2 (minor works):
Paving on ground (SANS 10109) - concrete grade 20 for lightly loaded floor / paving (no trucking) and one course domestic floors on the ground that will serve as the final wearing surface.
finishing - by delayed troweling technique
(surface water to have evaporated) to surface finish - see drawings.
FOUNDATIONS
SANS 2001 - CM2 strip footings, pad footings and slab on the ground foundations for masonry walling (includes the construction fo lightly loaded concrete surface beds)
Site class designation, foundations, protection against termites and fabric reinforcement all to engineer's specifications.
MASONRY
SANS 2001 - CM1
Type of masonry unit: Clay - class as per SANS 227 - NFP for lastered walls.
Work size of clay unit - 222x103x76mm
Solid unit to be used, not hollow.
Single leaf bond-stretcher bond
Multi leaf bond - stretcher and brickforce / English garden wall bond (header course at 450mm max centres / collar-jointed (narrow cavity (<25mm) between the leaves (the collar joint) filled solid with mortar or grout s the work progresses, leaves tied with wall ties.
STRUCTURAL TIMBERWORK (FLOORING)
Mezzanine as per Engineer.
STRUCTURAL TIMBERWORK (ROOFING)
As per Engineer Design or Specialist. Rational Design.
STRUCTURAL STEELWORK
SANS 2001 - CS1 - See Structural Engineer's drawings
Exposed structural steel work coating - hot dipped galvanizing SANS 121 ISO 1461 and prepainting (duplex system). Corrosion protection of structural steel of not less than 3mm thickness by paint - SANS 12944
INSULATION
See sections for insulation thicknesses.
Reflective material under roof sheeting - SANS 1381-4 Class B
Polystyrene board under surface beds & on slabs - see drawings to comply with SANS 53163 / 53164
Masonry cavity walls - partial fill cavity insulation
Pipe insulation - see notes on drawings - SANS 1445-3.
ROOF COVERING, CLADDING
Roof terrain category 1 - Coastal
Roof design wind speed: as recommended by roof Manufacturer
Flashings by roof Manufacturer
Roof fasteners - SANS 1273 of corrosion resistance not less than that of the roofing material
Roof covering steel sheeting - refer Roofplan
WATERPROOFING
Substrate surfaces: clean and dry, free of traffic and protrusion, minimum fall including valleys: 1:80
Screeds: min. 35mm thick when laid directly onto concrete, min 50mm thick when laid on insulation boards, 20mm min thick as top layer on low-density concrete or foamed cement screeds
On exposed concrete roofs, box gutters and balconies <10m² area-4mm reinforced bitumen membrane (RBM) heat fused on primed surfaces
On balconies >10m², terraces, walkways - 2 or 3mm base sheet plus 4mm RBM
On parking decks - 5mm RBM
On planters - 4mm anti root RBM
On exposed parapet walls, freestanding walls - reinforced liquid membrane (RLM)
On below ground surfaces, vertical or horizontal, above or belween water table - 2 or 3mm base sheet plus 4mm RBM
Finish / protection:
Non-trafficable finish - paint or crushed stone
Pedestrian areas - topping / tiles on screed / tiles on waterproofing / paving slabs on insulation panels - see drawings for different areas.
Vehicular areas - brick paving laid on 25-30mm sand bed to engineer.
CEILINGS
Type: brandered / suspended - see drawings
Material - Lamda board - see drawings for minimal sheeted roof areas
WINDOWS & DOORS
See schedules
Energy efficiency of external units - SANS 204. Installation of glazing-SANS 2001-CG1
Safety glass, inc each pane of SIGU's shall be permanently marked
Wooden doors - Exterior panel doors, exposure class 2 exterior and 4 interior. Performance class HD Hardwood framed and braced for exterior use and HD Solid core flush panel for dry interior doors- sizes as per schedule
PLASTER, SCREEDS, TOPPINGS
SANS 2001-EM1 cement plaster - smooth / textured / skimmed - see drawings
Screeds and toppings
Aggregate for screeds: concrete sand
Aggregate for toppings: aggregate from natural sources SANS 1083 -
Nominal aggregate size, 6,7mm min 25mm topping
Nominal aggregate size, 13mm min 40mm topping
Nominal aggregate size, max19mm min <40mm topping
Cement: SANS 50197-1
Colouring pigment: BS 1014 or BS EN 12878 of approved colour
Screed mix: 1 part cement to 3½ parts sand, or 50 kg (one bag) cement to 130 L sand (two wheelbarrows)
Topping mix: 1 part cement to 1½ parts sand to 1½ parts stone to produce a concrete strength of 25 - 30 MPa
Finish: smooth / non-slip.
TILING
Ceramic tiles: SANS 1449
Group: A1 & B1
Porcelain tiles: SANS13006
Concrete tiles: SANS 541.
FLOORING
Wood flooring type: solid / laminate - to client's choice
Traffic class: 21 / 22 / 23
Pile construction: SANS 1375
Underlay - 1419
Fire index class - 1 / 2
Location grade - U2 / U3
PAINTING
Painting of buildings - SANS 10305
FURNITURE, EQUIPMENT, STIARS, METAL WORKS
Joinery:
solid wood: hardwood
MDF fibreboard: SANS 540
plywood, composite board: SANS 929
decorative melamine-faced board: SANS 1763
polymer laminates and solid surfaces: highpressure decorative laminates: SANS 4586
Metalwork:
Steel tubes: SANS 657-4
Stainless steel: austenitic, grade 316, Finish: etched
Stairs:
going 280 riser 170 - sum of the going and twice the riser is not less than 570mm and not more than 650mm
Structure: reinforced concrete to engineer
Balustrade: 1000mm high stainless steel
HARDWARE
Chrome plated or similar approved.
Fasteners - SANS 1700
Material to match hardware
Hinges - steel - number per door >30kg - 2, between 2040 and 2340mm high - 3, and between 2340mm and 3000mm high - 4
GLAZING
Type, size, thickness according to SANS 204 calculations - see schedules
Marking - SANS 10400 N
Installation of glazing - SANS 2001 - Construction Works Part CG1, or a method described in SANS 10137: The installation of glazing materials in buildings.
Glazing side hung doors to prevent sagging - SANS 2001-CG1, fig 1f
DRAINAGE AND WATER SUPPLY
SANS 2001-DP1 Earthworks for buried pipelines.
SANS 2001-DP2 Below ground medium pressure pipelines
SANS 2001-DP4 Sewers (>160 mm)
SANS 2001-DP5 Stormwater drainage
SANS 2001-DP6 below-ground water installations for buildings
Above-ground water supply and drainage for buildings: SANS 10252.
Gas geysers to comply with SANS regulations
Capacity: To manufacturer
GAS INSTALLATION
SANS 10087-The handling, storage, distribution and maintenance of liquefied petroleum gas in domestic, commercial, and industrial installations.
ELECTRICAL WORKS
SANS 10142- The wiring of premises

GENERAL NOTES

All building work to comply with SABS 0400
No dimensions to be scaled or scanned from drawing
All dimensions to be checked on site before any work at hand.
Where applicable the contractor is to check on
site the size of components to be manufactured prior to installation
Contractor is responsible for correct setting
out of the buildings, all external and internal
walls with particular reference to boundaries, building lines, etc.
Contractor to verify all levels, heights and
dimensions on site and to check the same
against the drawings before putting any work in hand.
Contractor is to locate and identify existing
services on the site and protect these from
damage throughout the duration of the works.
Any errors, discrepancies/omissions to be reported immediately.
Contractor is to build in approved 4 ply D.P.C.
whether or not these are shown on drawings, to
all walls at each floor, beam or parapet level
and to all windows, doors, grilles or other openings in external walls.
Any queries arising from all the above must be
reported and clarified before any works is put in hand.
This drawing to be read in conjunction engineers drawings when applicable.

DRAINAGE NOTES

All plumbing and drainage work and installation of sanitary fittings to comply with the relevant Local Authority by-laws, regulations and requirements.
Provide I.E. 's to all bends and junctions with suitable markers at ground level and to be fully accessible at all times.
Minimum 1:60 fall to all drain pipes.
Provide approved reseal traps to all waste fittings
Provide A.E. 's to foot of all soil stacks.
All soil pipes passing under buildings or footings to be protected against loads.

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The elements shown on this drawing are prototypical design only, They implemented in part, or in whole, in any structure without notification and written approval being issued by A4 architecture.

SIGNATURE OF OWNER/ CLIENT: | DATE:

SIGNATURE OF ARCHITECT: VINCENT MOOS SACAP NO: TO674 | DATE:

REVISIONS

SACAP NO: TO674

DRAWING STATUS
STAGE 4.1MUN. SUBMISSION DRAWINGS

PROJECT TITLE
NEW STUDENT HOUSING on ERF 11000 LIBRA str, PARKDENE GEORGE

DRAWING DESCRIPTION
FLOOR PLANS (BORDER)

SCALE	AS SHOWN
DATE	
ISSUED	16/03/2026
DRAWN BY	Z.J.F
CHECKED BY	cvcm
ARCHITECT	

A4Architecture
info@a4arc.co.za
075 487 4770
62 Cathedral Street
Cathedral Square, Suit 20
George

PROJECT NO:	DRAWING NO:	REVISION
2025-12-009		01