

Our Ref.: 1375/GEO/24

Your Ref.: Erven 3992 & 4294, George

13 August 2024

The Municipal Manager
George Municipality
PO Box 19
GEORGE
6530

ATTENTION: MR. CLINTON PETERSEN

BY HAND

Dear Mr. Petersen,

PROPOSED REZONING, CONSOLIDATION AND DEPARTURE: ERF 3992 AND 4294, 7 MEYER STREET, 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/2024/1375-GEO-24/Korrespondensie/b1.docx>

Cc: ELEKTRA CC

PROPOSED REZONING, CONSOLIDATION AND DEPARTURE: ERF 3992 AND 4294, 7 MEYER STREET, GEORGE MUNICIPALITY AND DIVISION



FOR: ELECTRA CC



URBAN & REGIONAL PLANNERS

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**PROPOSED REZONING, CONSOLIDATION AND DEPARTURE: ERF 3992 AND 4294, 7 MEYER STREET,
GEORGE MUNICIPALITY AND DIVISION**

1. INTRODUCTION

Erven 3992 and 4294, George, hereafter referred to as “the subject property “, is currently developed with a dwelling house, second dwelling and associated outbuildings. The two properties were notarially tied and used as one. The subject property is in the medium-term high density residential development edge and the owner wish to do a development consisting of 12 flats. The owner appointed *DELPLAN Consulting* to prepare and submit the required land use application, a copy of the Power of Attorney (and Company Resolution) to submit this land use application is attached as **Annexure 1**.

1.1 Title Deed

The subject properties are registered in the name of Elektra CC (Registration Number 2003/059400/23) according to Title Deed T38848/2024. The properties measures 1028m² and 371m² respectively. The title deed is attached as **Annexure 2** and accompanying SG diagrams are attached as **Annexure 3**. There are no title deed restrictions prohibiting the proposed application, this is confirmed with the conveyancer’s certificate attached as **Annexure 4**.

The notarial tie has been cancelled as well.

1.2 Land Use Application

This land use application entails the following:

1. Consolidation in terms of Section 15(2)(e) of the Land Use Planning By-law for George Municipality, 2023 of Erven 3992 and 4294, George;

2. Rezoning in terms of Section 15(2)(a) of the George Municipality: Land Use Planning By-Law, 2023 of Erf 3992 and 4294, George from Single Residential Zone I to General Residential Zone IV (Flats).

3. Departure in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-Law, 2023 on Erven 3992 and 4294, George for:

- relaxation of the western common boundary building line from 3m to 2m for the proposed flats;
- relaxation of the northern rear boundary building line from 3m to 2m for the proposed flats;

- Departure of Section 35 of the George Integrated Zoning Scheme By-law, 2023 for a chimney that extend higher than 1 metre above the highest point of the roof from 1m to 1,408m.

2. CONTEXTUAL INFORMATION

2.1 The Locality of the Subject Property

The subject properties are located at 7 Meyer Street, George; north of Outeniqua High School. **Figure 1** indicates the subject property in relation to other surrounding properties and the rest of George. For a more detailed view, please refer to **Figure 2** and the locality plan attached hereto as **Annexure 5**.

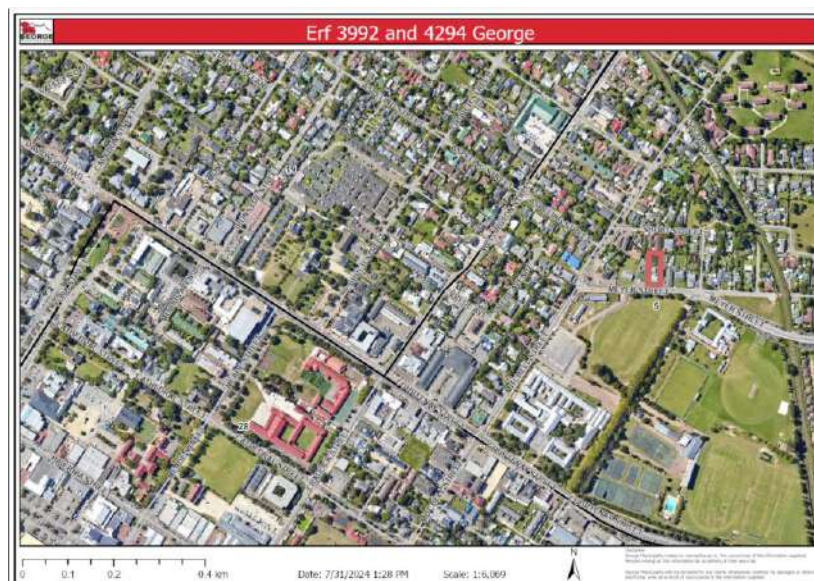


Figure 1: The location of the subject properties in relation to surrounding land uses



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

The proposed flats will be set back from Meyer Street at approximately 8m and adequate stacking distance were provided to ensure that vehicles entering and existing the property does not cause any traffic hinderance.

Figure 4 indicate the existing structure to the west of the subject property. This house is already two storeys, and the proposed 2 storey flats will not have a negative impact on the existing residential house, because most of the windows facing west will be kitchen and bathroom windows. Only 3 of the 12 flats will have bedrooms facing west of which only one is on the first floor.

The majority of the living areas of the flats are facing east. **Figure 5** indicate the residential unit toward the east of the subject properties. Although this residential unit is located relatively close to the boundary, the proposed flats will not have any impact towards the east as the parking and driveway will be located on the eastern side of the subject properties.



Figure 4: Indicate the property towards the West



Figure 5: Indicate the property towards the East

Meyer Street is a relatively busy street during peak morning and afternoon hours and when the school comes out. For this reason, higher density residential development will better suit the character of the area. Meyer Street has a narrow road reserve and therefore the proposed flats are setback further than the required building line to ensure that the residents of the proposed flats will

not be affected by the peak hour traffic noise. **Figure 6 and Figure 7** indicate Meyer Street towards the west and east, respectively.



Figure 6: Meyer Street towards the West



Figure 7: Meyer Street towards the East

2.3 Zoning

As can be seen in **Figure 8**, the current zoning of the subject property according to the George Integrated Zoning Scheme By-Law is “Single Residential Zone I”.



Figure 8: An illustration of the zoning of subject property and surrounds



Figure 9: An illustration of the zoning of subject property and surrounds

Additionally, in **Figure 9**, the transition zone as previously described can be seen with the surrounding uses ranging from a variety of residential development including dwelling houses, group housing, town housing and flats as well as schools and churches and minor businesses. The Land Use Plan indicating the surrounding land uses can be found in **Annexure 6**. The Current Zoning can be found in **Annexure 7** with the Proposed Zoning in **Annexure 8**. The consolidation plan is attached as **Annexure 9**.

3. DEVELOPMENT PROPOSAL

3.1 Proposed Development

The proposed development entails the consolidation of Erf 3992 and Erf 4294, George, a rezoning to *General Residential Zone IV* to allow 12 flats on the property with minor departures. The development as seen in **Figure 10**, allows for ground and first floor, each with 6 flats. The building lines along the western common boundary building line and northern rear boundary building line encroaches and requires a relaxation from 3m to 2m. The minor encroachment is required to provide adequate manoeuvrability for the parking. As well as adequate stacking distance from the entrance to ensure the maximum amount of parking bays be provided to ensure a sustainable development.

As can be seen in **Figure 10**, 22 parking bays are provided, however parking number 19 is narrower to allow for the service yard, and that this parking bay can be utilised by motorbikes. There are 8 proposed flats with 2 habitable rooms thus required 12 parking bays and 4 proposed flats with 3 habitable rooms thus required 8 parking bays. The total parking bays required for the 12 proposed flats including visitor parking is 20 and the proposal is to provide 21 car parking bays and 1 bay for motor bikes.

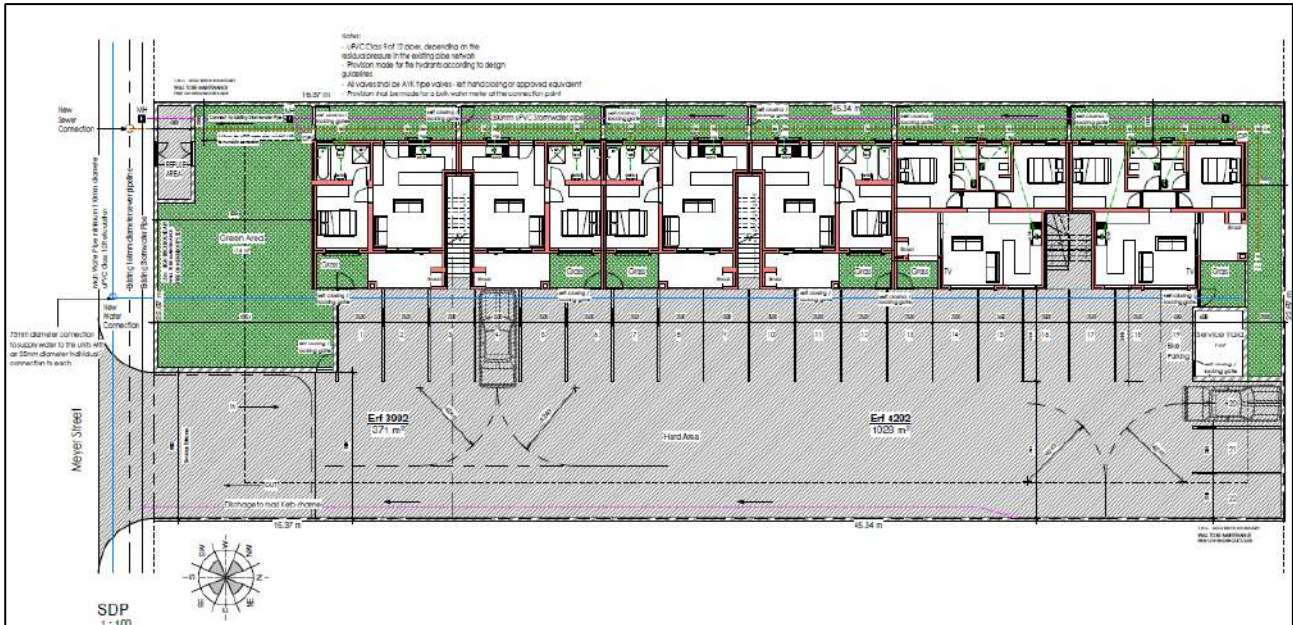


Figure 10: Site Development Plan extract

As can be seen in **figure 10** (also attached as **Annexure 10**), there is more than enough functional open space surrounding the building, this measures 276m² in extent, which is approximately 20% of the total consolidated erf.

Thus, double the amount of functional open space will be provided for the proposed 12 flats. The additional functional open space will create an attractive living environment for the inhabitants of the proposed flats.

Figure 11 indicates the east and west elevation of the proposed flats. As can be seen on the east elevation, the flats will face eastwards. Most of the windows towards the west will be the kitchen and bathroom windows. Only Unit 9 and 10 on the ground floor and Unit 12 on the first floor will have bedroom windows facing west. Take note that the height of the proposed flats is the same for Single Residential Zone I properties and will therefore not have any privacy issues. The design and layout of the proposed flats were done to ensure the privacy of the existing residential units as well as the proposed flats.

A departure from the Section 35 of the George Integrated Zoning Scheme, 2023 is required for one chimney located in the north-western corner of the subject properties. This chimney is 1,408m above the highest point of the roof instead of the prescribed 1m. The highest point of the chimney

is still well below the maximum allowed height of 15m. The chimney is higher because of the layout of the braai-places inside the flats and to ensure that the updraft of the chimney works properly to minimize smoke.



Figure 11: East and West Elevations

The 3-D renderings give the impression of the proposed flats from the East as can be seen in **Figure 12** as well as Attached in **Annexure 11**. The proposed flats will have a modern look and feel, similar to the flats in the surrounding area.





Figure 12: 3D renderings of proposed development

The flats are designed to accommodate sustainable living, by creating braai areas for each flat as well as sufficient functional open space. The ground floor flats will have a private open space located to the west of the flats and communal open space are provided adjacent to Meyer Street, and the boundary wall will provide privacy. Another communal open space is provided at the rear of the subject property. The Site Development Plan is attached as **Annexure 10** with 3D renderings as **Annexure 11**.

3.2 Accessibility

Access to the property remains from Meyer Street and will be 8m in width in line with the development parameters. A security access gate is proposed, however stacking distance of approximately 15m can be provided. There is adequate manoeuvring space for the proposed parking bays and the refuse area is placed next to Meyer Street for easy access for refuse removal. No access issues could be identified.

3.3 Engineering Services

The property is located within an already developed and serviced residential area, however, services will require upgrades to sufficiently accommodate the proposed development. The necessary Development Contributions will be payable. An Electrical Engineering Services Report is attached as **Annexure 12**.

3.4 Pre application consultation

Pre application consultation was held on 3 June 2024, the feedback can be found below, and attached as **Annexure 13**.

Town Planning comments:

- The application should be motivated in terms of the relevant spatial planning policies (i.e. MSDF, CBD LSDF, SPLUMA etc.).

Noted, motivated as such.

- The site is located within the densification zone in terms of the MSDF (2023).

Noted.

- Should higher density residential uses be proposed, the single residential uses surrounding the site must be considered (i.e. mitigation measures should be implemented, should higher density development be proposed to protect the existing single residential character).

Noted, addressed in the motivation.

- The structures on the site may be older than 60 years. In this regard, comments from Heritage Western Cape will have to be obtained. Please submit a Notice of Intent to Develop, in this regard.

*Noted. The George Heritage Trust confirmed that the structures on the subject properties is not protected by the NHRA and gave their permission to demolish the existing structures. Building control also gave permission to demolish the existing structures on the subject properties. The above documents are attached as **Annexure 14**.*

- A Conveyancing Attorney must provide input w.r.t the processing of cancelling the notarial tie agreement, if required (as consolidation is proposed).

Noted. The notarial tie has been cancelled.

- Take note of erf numbers on site plan (please update).

Noted, updated.

CES comments

- Access: Restricted to Meyer Street, subject to the GIZS, 2023 access requirements.

Noted.

- Parking: All parking to be provided on site in terms of the GIZS, 2023 parking requirements. No parking will be allowed within the road reserve. A TIA may be required, subject to confirmation from the Traffic Engineer. Developer to provide sufficient stacking distance, as measured from the property boundary.

Noted, adequate parking and stacking distance provided.

- Water & Sewer: Available, subject to confirmation of services required.

Noted.

- Stormwater for the development is subject to the Stormwater By-law.

Noted.

- DC's: Normal DC's apply, as per the DC policy.

Noted.

ETS comments

- Electrical Engineering report required.

Noted, attached as Annexure 12.

- Standard DC's will be applicable.

Noted.

- No SSEG installation without prior approval.

Noted.

4. RELEVANT SPATIAL PLANNING POLICIES

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

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

Erven 3992 and 4294, George is located in the residential densification area, adjacent to the CBD as demarcated in the GMSDF (**figure 13** below). The MSDF states that the George CBD is a high intensity mixed use area defined by a business edge applicable to the core area, including office use and high-density housing options. Revitalisation and urban design focussed on the public realm, including pedestrian linkages, planning aimed at improving safety and shared management must be considered in all developments in the CBD. Two use categories are demarcated:

- i. The core (business Edge) area includes mixed uses such as retail, commercial, offices, residential and other, but excludes industrial; and
- ii. areas allocated to high density residential development (Map 23 of MSDF)

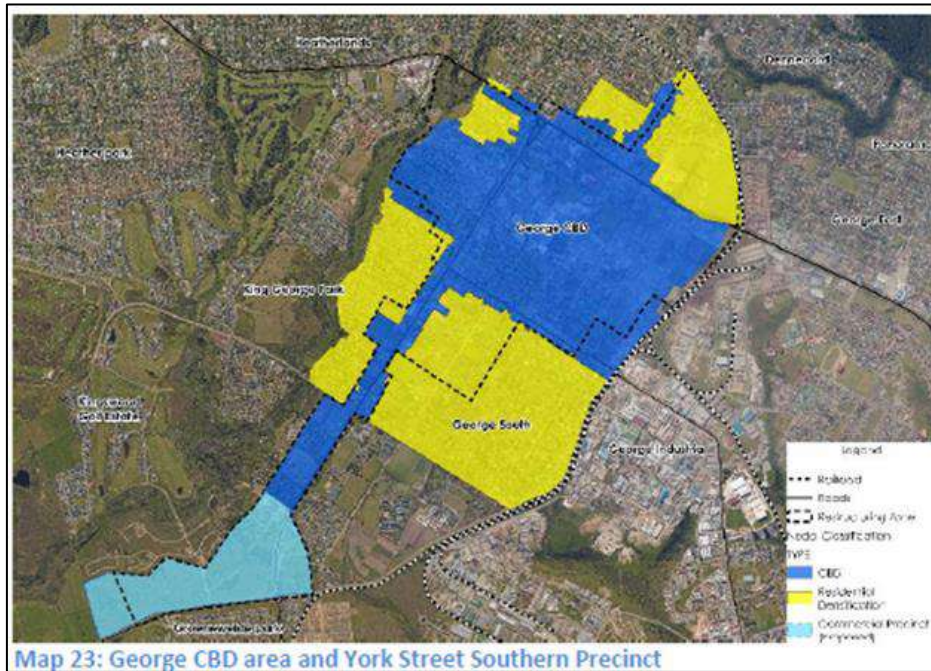


Figure 13: Map 23 of the MSDF, 2023 indicating the CBD in blue and high-density residential area in yellow

The spatial concept describes the arrangements of people, places, services and environments. The subject properties are located in the Residential Densification Node. The GMSDF, 2023 explains Residential Densification as follows (GMSDF: p90):

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

Erven 3992 and 4294, George will be developed with 12 flats. The consolidated site will be 1399m² in extent, thus the flats will be at a density of 90du/ha. The subject properties are in the demarcated residential densification area which support high density residential developments.

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

CBD and nodes and precincts. Densification facilitated in the mixed-use infill sites and catalytic project sites by requiring a density mix to be illustrated in development proposals/applications.

The subject properties are compliant with the GMSDF guidelines as the proposed development is for 12 flats and the maximum height is aligned with the single residential development parameters to ensure safeguarding the dominant residential character of the area.

Policy D2 – A variety of housing typologies should be facilitated, is also applicable to the proposed development of 12 flats. The proposed higher density development for 12 flats will create opportunities for prospective homeowners in a well-established residential neighbourhood, located close to schools, churches and shops.

4.2 George Central Area LSDF (Residential Densification Strategy) 2015

Although the CBD LSDF is outdated it is still in use in 2024 and the subject properties are located in the higher density residential edge as per **Figure 14** below. The high-density residential edge was determined around the core CBD edge and higher density residential are encouraged to support the public transport system (Go-George).

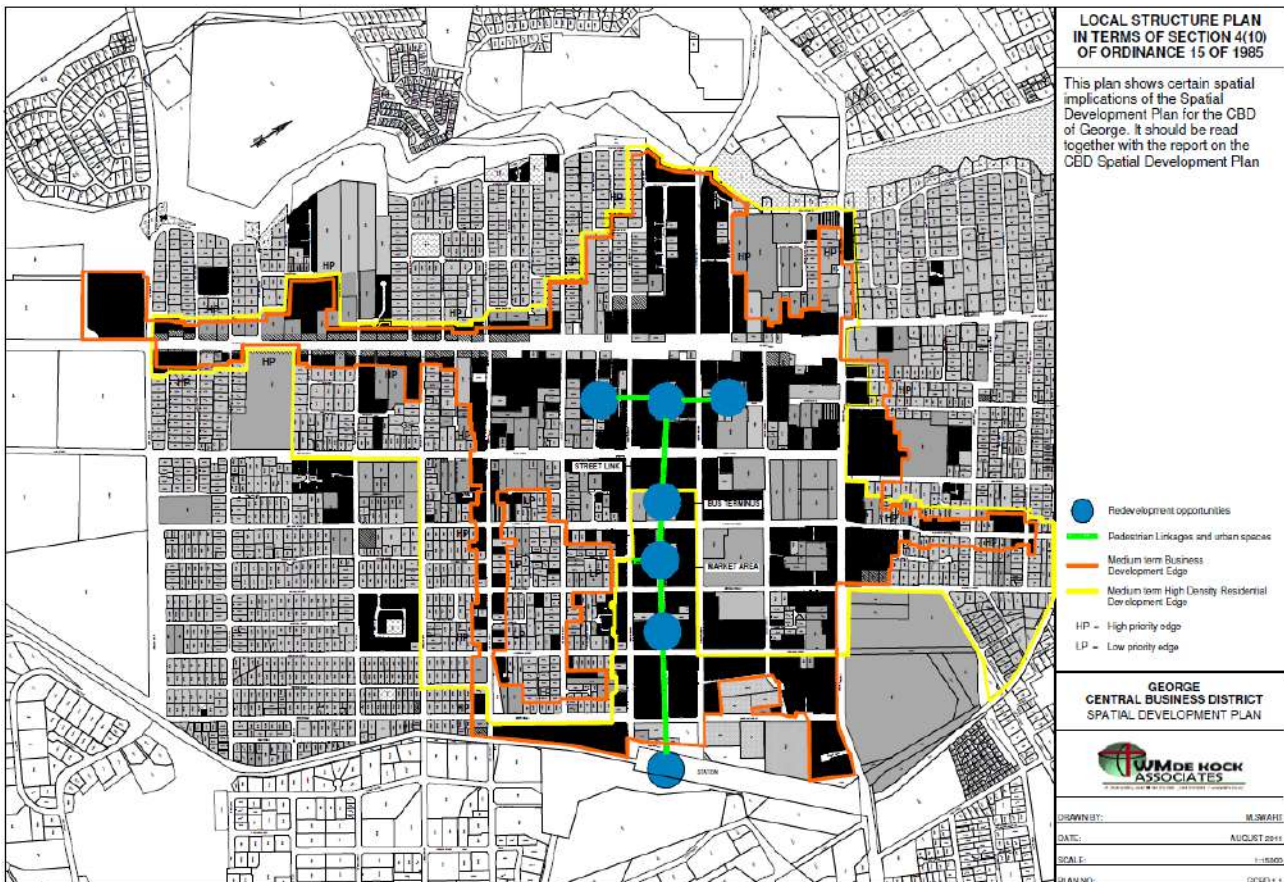


Figure 14: CBD Spatial Plan (yellow line represent the medium-term high density residential development edge)

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

Location

- 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 proposal is located along Meyer Street in the residential densification area and is walking distance from public transport.

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 height and massing of the proposed flats building was design to be sensitive to the existing dwelling houses and it is only proposed to have 6 flats on the ground floor and 6 flats on the first floor. More than the required amount of functional open space will be provided, and a mix of private and communal open space will be provided.

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 proposed development is purely residential because businesses is not encouraged in the residential density edge.

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 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 building placement and coverage factors are not relevant to the proposed development. These guidelines are aimed for mixed use developments in the CBD. The proposal is purely high-density residential development. The position and design of the proposed building is the most appropriate for the long narrow north-south site.

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.

These factors are relevant to the CBD and mixed-use development and not applicable to the proposed development.

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 security and safety are addressed by a boundary wall, however the access to the site is currently proposed to be an access controlled gate, however the design of the site allows for adequate stacking distance.

Development Aesthetics

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

The appearance of the proposed building will be modern and similar to the existing high-density residential developments in the surrounding area.

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.

- *The GMSDF does identify the area for densification, though not specifically referring to the subject property. Different housing typologies create opportunities for different income groups. The proposed flats are in close proximity to important socio-economic services such as schools, churches, shops and public transport opportunities, which promote this principle.*

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. It could be argued that the proposed development for high density residential development, promote this principle as different housing opportunities will be created.

3) Spatial Efficiency

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

- *As mentioned above, the proposed development is situated in the high-density development edge and is sufficiently serviced. The proposed development will therefore utilise the existing resources and infrastructure available whilst promoting the optimal use of a property located in the densification area. It is not anticipated that the proposed application will have negative financial, social, economic, or environmental impact.*

4) Spatial Resilience

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

- *The development proposal does not undermine the aim of any relevant spatial plan.*

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 for higher density residential development, 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

There are no significant public interests as the existing dwelling house and second dwelling unit in a demarcated high-density development area means the property is currently underutilised. The only interest with regards to the development on this site could vest in the adjacent residential properties. However, the design and position of the proposed building is sensitive to the low-density residential character and will be developed with 12 flats, 6 on the ground-floor and 6 first floor. The height of the proposed building is the same as for dwelling houses. The provision of flats will assist in the provision of much needed more affordable housing typologies in George.

5.1.3 Environmental Legislation

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

5.2 Land Use Planning Act (LUPA)

The development objectives entrenched in SPLUMA have been assimilated into the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) and 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 have been addressed under subsection 5.1.1.

5.2.1 Compliance/Consistency with Spatial Policy Directives

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

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

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

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

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

The desirability of this development is in the interest of the general public, as George has a lack in more affordable accommodation units. The existing dwelling house and second dwelling unit will be demolished and the underutilised site in the residential density area will be optimally utilised by the provision of 12 new flats which will provide accommodation opportunities for 12 families. The new residential building is also in close proximity to public transport routes, schools, churches and shops.

As previously stated, the need for the consolidation, rezoning and departures of the subject properties are not specifically addressed in the MSDF, however, the current and future need for more affordable housing is structured around the densification of areas in close proximity to a

variety of public transport modes, which does include the subject property. The proposed development does not influence the aim of the GMSDF and complies with its current prospects for increased densification.

6. CONCLUSION

We believe that the abovementioned principles, considerations and guidelines for this land use application for Erven 3992 and 4294, George satisfies the applicable legislation. As a result, it is trusted that this application can be finalised successfully.



DELAREY VILJOEN Pr. Pln

August 2024

ANNEXURE 1

COMPANY RESOLUTION

ELEKTRA CC

RESOLUTION PASSED ON 25 July 2024


It was resolved that **CASPARUS GERHARDUS BOTHA** 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.



CASPARUS GERHARDUS BOTHA

I, **Casparus Gerhardus Botha** hereby accept my appointment as representative of the above entity without any objections.



CG Botha

POWER OF ATTORNEY

I, **Casparus Gerhardus Botha**, the undersigned and authorised representative of **ELEKTRA CC**, the registered owner of Erven 3992 & 4294, George Municipality and Division hereby instruct Delarey Viljoen of *DELPLAN Consulting* to submit the required land use application with the local authority.

CGBotha

CG Botha

Date: 25 Julie 2024

Witnesses:

1. *SBotha*

2. *JCordier*

Certificate issued by the Registrar of Companies & Close Corporations on Tuesday, April 24, 2018 02:18
Certificate of Amended Founding Statement



Registration Number **2003 / 059400 / 23**
 Enterprise Name **ELEKTRA**
 Enterprise Shortened Name **None provided.**
 Enterprise Translated Name **None provided.**
 Registration Date **16/07/2003**
 Business Start Date **16/07/2003**
 Enterprise Type **Close Corporation**
 Enterprise Status **In Business**
 Financial Year End **February**
 Tax Number **9643725147**
 Number of Members **1**
 Aggregate Members' Contribution **R 100.00**
 Description of Principal Business **PROPERTY DEVELOPMENT, CONSTRUCTION, TRADING AND REAL ESTATE DEALINGS**
 Postal Address **POSBUS 2060
 POTCHEFSTROOM
 POTCHEFSTROOM
 NORTH WEST
 2520**
 Address of Registered Office **MAREE PARK
 MAREE STRAAT 3
 POTCHEFSTROOM
 NORTH WEST
 2531**
Accounting Officer
 Name **SYLVIA BOTHA**
 Postal Address **P.O. BOX 3950
 RIVONIA
 2128**
 Profession
 Membership/Practice No **4922842**

Diederick Arnoldus Kleingeld
 Commissioner of Oaths (SA)
 Professional Accountant (SA)
 Registration number 18759
 Intigrate Business Solutions (Pty) Ltd
 Unit 1, 90 Merriman Street
 George, 6529

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Active Members

Surname and first names	ID number or date of birth	Contrib. (R)	Interest (%)	Appoint-ment date	Addresses
-------------------------	----------------------------	--------------	--------------	-------------------	-----------



COMPANIES AND INTELLECTUAL PROPERTY REGISTRATION OFFICE
 Registrar of Companies & Close Corporations
 P.O. BOX 429, PRETORIA, 0001, Republic of South Africa. Docex 256, PRETORIA.
 Call Centre Tel 086 184 3384, Website www.cipro.co.za, WAP www.cipro.co.za/mobile



Certificate issued by the Registrar of Companies & Close Corporations on Tuesday, April 24, 2018 02:18
Certificate of Amended Founding Statement



Registration number **2003 / 059400 / 23**

Enterprise Name **ELEKTRA**

Active Members

Surname and first names	ID number or date of birth	Contrib. (R)	Interest (%)	Appoint-ment date	Addresses
BOTHA, CASPARUS GERHARDUS	7502135004081	100.00	100.00	07/10/2003	Postal: 36 MAREE STREET, POTCHEFSTROOM, POTCHEFSTROOM, NORTH WEST, 2531 Residential: 36 MAREE STREET, POTCHEFSTROOM, POTCHEFSTROOM, NORTH WEST, 2531

Diederick Arnoldus Kleingeld
 Commissioner of Oaths (SA)
 Professional Accountant (SA)
 Registration number 18759
 Intigrate Business Solutions (Pty) Ltd
 Unit 1, 90 Merriman Street
 George, 6529

**CERTIFIED AS TRUE COPY
 OF THE ORIGINAL**



COMPANIES AND INTELLECTUAL PROPERTY REGISTRATION OFFICE
 Registrar of Companies & Close Corporations
 P.O. BOX 429, PRETORIA, 0001, Republic of South Africa. Docex 256, PRETORIA.
 Call Centre Tel 086 184 3384, Website www.cipro.co.za, WAP www.cipro.co.za/mobile



ANNEXURE 2

Van Rensburg Koen and Baloyi Attorneys
 Inc.
 193 Blackwood Street
 Arcadia
 Pretoria

Prepared by me


 CONVEYANCER
 LIEZEL EVELYN KOEN (13094)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 2800 000,00	R. 2140,00
Reason for exemption	Category Exemption.....	Exemption i.o. Sec/Reg..... Act/Proc.....

T000038848 / 2024

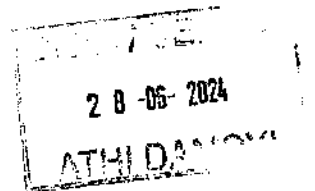
DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

LYNNE BOTHA LPCM 82076


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

- ILZA KOEGELENBERG**
 Identity Number 790904 0011 087
 Married out of community of property
- CHRISMARé KAMENER**
 Identity Number 800406 0056 086
 Married out of community of property



which said Power of Attorney was signed at GEORGE on 26 April 2024

P B



And the appearer declared that his/her said principal had, on 26 February 2024, 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:

ELEKTRA CC
Registration Number 2003/059400/23

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

1. **ERF 3992 GEORGE**
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE

IN EXTENT 1028 (ONE THOUSAND AND TWENTY EIGHT) Square metres

FIRST TRANSFERRED by Deed of Transfer Number T 12495/1967 with Diagram SG No. 8473/1966 relating thereto and held by Deed of Transfer T26219/2023

SUBJECT to the conditions referred to in Deed of Transfer Number T416 dated 21 May 1875.

2. **ERF 4294 GEORGE**
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE

IN EXTENT 371 (THREE HUNDRED AND SEVENTY ONE) Square metres

FIRST TRANSFERRED by Deed of Transfer Number T 13692/1970 with Diagram SG No. 9055/1967 relating thereto and held by Deed of Transfer T26291/2023

SUBJECT to the conditions referred to in Deed of Transfer Number T2639 dated 19 May 1893.

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

1. **ILZA KOEGELENBERG, Married as aforesaid**
2. **CHRISMARE KAMENER, Married as aforesaid**


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

ELEKTRA CC
Registration Number 2003/059400/23

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 800 000,00 (TWO MILLION EIGHT HUNDRED THOUSAND RAND) .


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

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

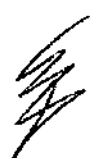
24 June 2024. 

q.q.

In my presence


REGISTRAR OF DEEDS

1 b





This report is compiled exclusively from the very latest data directly supplied to WinDeed by the Deeds Office.

Any personal information obtained from this search will only be used as per the Terms and Conditions agreed to and in accordance with applicable data protection laws including the Protection of Personal Information Act, 2013 (POPI), and shall not be used for marketing purposes.

**** ASTERISKS INDICATE THE INFORMATION IS ENRICHED FROM THE WINDEED DATABASE.**

SEARCH CRITERIA

Search Date	2024/08/06 11:43	Erf Number	3992
Reference	-	Portion Number	-
Report Print Date	2024/08/06 11:45	Deeds Office	Cape Town
Township	GEORGE	Search Source	Deeds Office

PROPERTY INFORMATION

Property Type	ERF	Diagram Deed Number	T12495/1967
Township	GEORGE	Local Authority	GEORGE MUN
Erf Number	3992	Province	WESTERN CAPE
Portion Number	0	Extent	1028.0000SQM
Registration Division	GEORGE RD	LPI Code	C02700020000399200000
Previous Description	PTN OF 1201	Co-ordinates (Lat/Long)**	-33.956268 / 22.46984
Suburb / Town**	BERGSIG		

OWNER INFORMATION (1)

ELEKTRA C C		Owner 1 of 1	
Company Type**	CLOSE CORPORATION	Document	T38848/2024
Registration Number	200305940023	Microfilm / Scanned Date	-
Name	ELEKTRA C C	Purchase Price (R)	2 800 000
Multiple Owners**	NO	Purchase Date	2024/02/26
Multiple Properties**	NO	Registration Date	2024/06/24
Share (%)	-		

ENDORSEMENTS

No endorsements to display

DISCLAIMER

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HISTORIC DOCUMENTS (9)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	B13991/2023	-	-	-
2	K623/2023S	-	-	-
3	T12731/1980	GERBER FRANCOIS	Unknown	-
4	T24674/1994	JACOBSZ GERHARDUS JOACHIM	128 000	-
5	T24674/1994	JACOBSZ MARA	128 000	-
6	T24674/1994	JACOBSZ MARA	SECT 45(1)	-
7	T38299/2020	JACOBSZ CHRISTINA MAGDALENA	1 150 000	-
8	T26219/2023	KOEGELENBERG ILZA	2 300 000	-
9	T26219/2023	KAMENER CHRISMARE	2 300 000	-

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**** ASTERISKS INDICATE THE INFORMATION IS ENRICHED FROM THE WINDEED DATABASE.**

SEARCH CRITERIA

Search Date	2024/08/06 11:47	Erf Number	4294
Reference	-	Portion Number	-
Report Print Date	2024/08/06 11:50	Deeds Office	Cape Town
Township	GEORGE	Search Source	Deeds Office

PROPERTY INFORMATION

Property Type	ERF	Diagram Deed Number	T13692/970
Township	GEORGE	Local Authority	GEORGE MUN
Erf Number	4294	Province	WESTERN CAPE
Portion Number	0	Extent	371.0000SQM
Registration Division	GEORGE RD	LPI Code	C02700020000429400000
Previous Description	-	Co-ordinates (Lat/Long)**	-33.956529 / 22.469852
Suburb / Town**	EASTERN EXT		

OWNER INFORMATION (1)

ELEKTRA C C		Owner 1 of 1	
Company Type**	CLOSE CORPORATION	Document	T38848/2024
Registration Number	200305940023	Microfilm / Scanned Date	-
Name	ELEKTRA C C	Purchase Price (R)	2 800 000
Multiple Owners**	NO	Purchase Date	2024/02/26
Multiple Properties**	NO	Registration Date	2024/06/24
Share (%)	-		

ENDORSEMENTS

No endorsements to display

DISCLAIMER

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HISTORIC DOCUMENTS (6)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	B13991/2023	-	-	-
2	K623/2023S	-	-	-
3	T4298/1974	ROWE HILLERY ASHEN MELTON	Unknown	-
4	T26218/2023	JACOBSZ CHRISTINA MAGDALENA	COURT ORDER	-
5	T26219/2023	KOEGELENBERG ILZA	2 300 000	-
6	T26219/2023	KAMENER CHRISMARE	2 300 000	-

DISCLAIMER

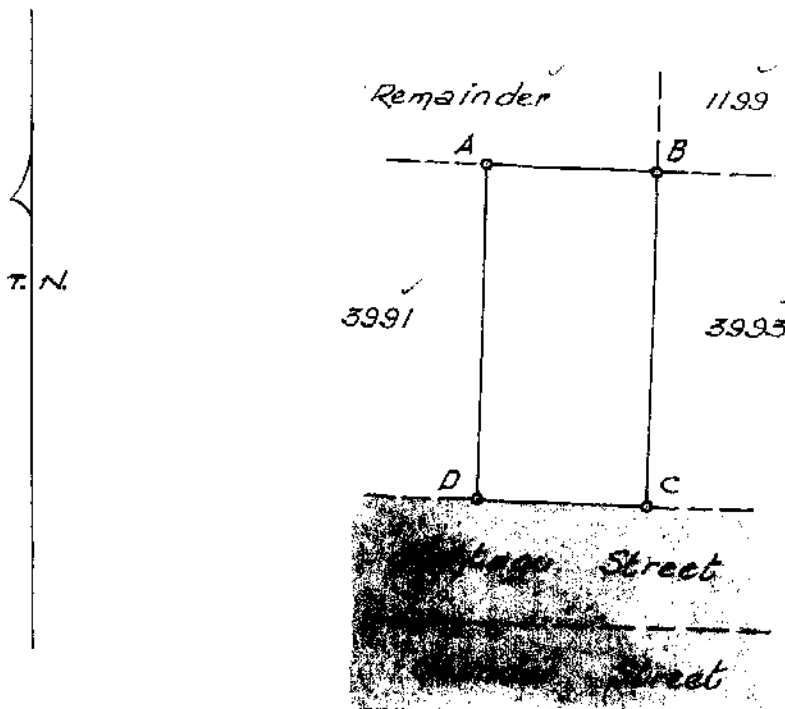
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ANNEXURE 3

SIDES		DIRECTIONS	CO-ORDINATES		OFF. DESIG.
Cape	Feet		y	System 23° x	
		Constants	+155000.00	+11937000.00	
AB	72	271.53.30	A + 513.03	+ 589.90	
BC	144	1.53.30	B + 441.07	+ 592.28	
CD	72	91.53.30	C + 445.82	+ 736.20	
DA	144	181.53.30	D + 517.78	+ 733.82	

Approved.

H.B. Latt
Surveyor-General.
5.1.1967.



Read letters in long & by... DC
closed. Vite Aan. Cert. of P.S. No. 1966.
File No. 18.7.5/1966
Date... 2.3.1966
for Surveyor-General.

Beacons:-
A, B, C & D, iron peg 18" long & 1/2" dia.

Scale 1: 1000

The figure ABCD _____

represents 10368 Sq. Feet _____ morgen of land, being

_____ Erf 3992 portion of Erf 1201 George _____

in Niapoths Dale and
situate in the Municipality and _____

Administrative District of George

Province of Cape of Good Hope

Surveyed in Oct. 1966

by me *J. Pascual*

Land Surveyor.

This diagram is annexed to

of No. 12495/67

dated

i.f.o.

Registrar of Deeds.

The original diagram is

No. 1848/1875

Transfer/Grant

No. 1875-30 -416

File No. S/8775/86

S.R. No. E.2390/66

Comp. BL-700/W42, W44

Gen. Plan N.12^s (5016)

S
C
B

MUNICIPALITY OF GEORGE

I certify that the lawful requirements of my Council arising out of this subdivision, have been accepted with.

J. B. Stewart
TOWN CLERK
Date *5/11/66*

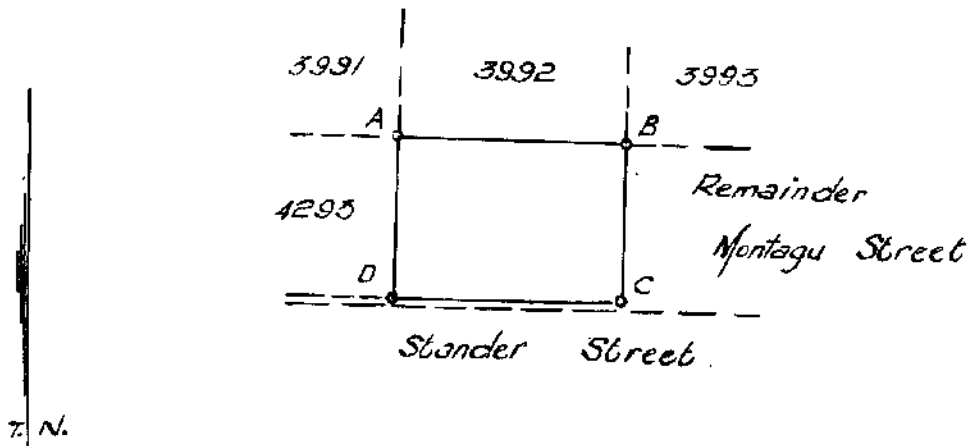
ALGEMENE PLAN N 12^s(5016)
GENERAL PLAN

OFFICE COPY
KANTOOR AFSKRIF
S.G. No.

SIDES		DIRECTIONS	CO-ORDINATES		OFF. DESIG.
Cape	Feet		y	System 25° 2	
		Constants	+155000.00	+11937000.00	
AB	72	271.53.30	A + 517.78	+ 733.82	
BC	52	1.53.30	B + 445.82	+ 736.20	
CD	72	91.53.30	C + 447.54	+ 788.17	
DA	52	181.53.30	D + 519.50	+ 785.79	

9055/87
Approved.

[Signature]
Surveyor-General.
15.3.68



Beacons:-
A.B.C & D, iron peg 18" long & 1/2" dia.

Road lettered/along Bdy... BC
closed. Vide Adm. Cert. No. 24.6.1968
File No. 18775/B.G. No. 227
[Signature]
Surveyor-General.
Date 5.8.1968

Scale 1: 750

ME P AREA
371 SQUARE METRES

The figure ABCD represents 3744 Sq. Feet ——— mungen of land, being

———— Erf 4294 portion of Erf 1126 George ———

situate in the Municipality and ———
Administrative District of George ——— Province of Cape of Good Hope
Surveyed in Oct. 1966 by me *[Signature]*
Land Surveyor.

This diagram is annexed to
of No. 13692/70
dated
i.f.o.
Registrar of Deeds.

The original diagram is
No. 280/1819
Transfer/Grant
No. Geo. Q. 3.1

File No. 5/8775/84
S.R. No. E2552/67
Comp. BL-7DD/W44
Gen. Plan N12^s(5016)

S
C
B

J. S. Hunt
com 2/12/67

THIS DIAGRAM REPRESENTS A CLOSED ROAD.

~~D. P. Hunt~~
SURVEYOR GENERAL.

Exempt from provisions of Ordinance No. 33 of 1934 and Ordinance No. 15 of 1952

Reference PREScriptive CLAIM

(see p. 199 of File S. 8775/86)

Date of Notification:

15.3.68

~~D. P. Hunt~~
Surveyor-General.

ANNEXURE 4

CONVEYANCER'S CERTIFICATE

FOR THE APPROVAL OF THE FOLLOWING APPLICATIONS IN RESPECT OF THE DEVELOPMENT AREA:-

i) **Consolidation** in terms of Section 15(2)(e) of the Land Use Planning By-law for George Municipality, 2023 of Erven 3992 and 4294, George;

ii) **Rezoning** in terms of Section 15(2)(a) of the George Municipality: Land Use Planning By-Law, 2023 of Erven 3992 and 4294, George from Single Residential Zone I to General Residential Zone IV (Flats).

iii) **Departure** in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-Law, 2023 on Erven 3992 and 4294, George for:

- relaxation of the western common building line from 3m to 2m for the proposed flats;
- relaxation of the northern rear building line from 3m to 2m for the proposed flats.

I the undersigned, LIEZEL EVELYN KOEN, duly admitted Conveyancer, practising as such at Pretoria, Province of Gauteng, do hereby certify that I have perused the records of the Deeds Registry, Cape Town and existing title deed and that the following was established regarding the properties comprising the proposed development area:-

1. ERF 3992 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE

IN EXTENT: 1028 (ONE THOUSAND AND TWENTY EIGHT)
SQUARE METRES

HELD BY DEED OF TRANSFER T38848/2024 (COPY ATTACHED
HERETO)

- **OWNER:** ELEKTRA CC
REGISTRATION NO. 2003/059400/23
- **MORTGAGE BONDS:** NONE
- **INTERDICTS:** NONE – NOTARIAL TIE AGREEMENT
K623/2023S WAS CANCELLED SIMULTANEOUSLY WITH THE
TRANSFER INTO THE OWNER'S NAME
- **CONDITIONS:** SUBJECT TO THE CONDITIONS REFERRED TO
IN DEED OF TRANSFER NUMBER T416 DATED 21 MAY 1875.

2. ERF 4294 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE

IN EXTENT: 371 (THREE HUNDRED AND SEVENTY ONE) SQUARE
METRES

HELD BY DEED OF TRANSFER T38848/2024 (COPY ATTACHED
HERETO)

- OWNER: ELEKTRA CC
REGISTRATION NO. 2003/059400/23
- MORTGAGE BONDS: NONE
- INTERDICTS: NONE – NOTARIAL TIE AGREEMENT
K623/2023S WAS CANCELLED SIMULTANEOUSLY WITH THE
TRANSFER INTO THE OWNER'S NAME
- CONDITIONS: SUBJECT TO THE CONDITIONS REFERRED TO
IN DEED OF TRANSFER NUMBER T2639 DATED 19 MAY 1893.

There are no further encumbrances that affect the development area.

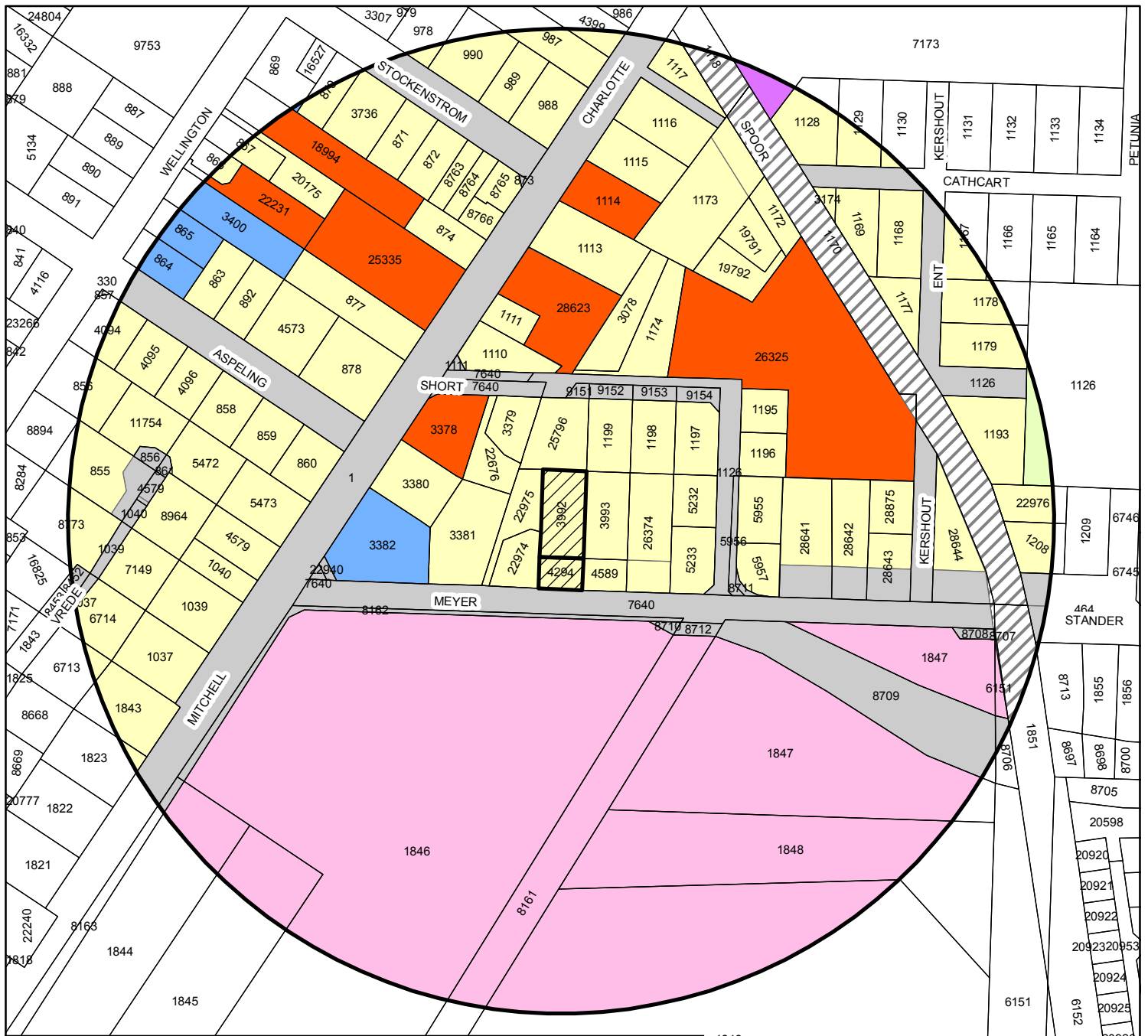
SIGNED at PRETORIA on this 6th day of AUGUST 2024.



LE KOEN

ANNEXURE 5

ANNEXURE 6



LAND USE:

- Dwelling house
- Children's home
- Business
- Railway
- Flats
- School
- Open space
- Roads

LEGEND:



A4 Scale:
1:3,000

PROJECT:

Proposed consolidation & departure
for Elektra CC

PROJEK:

DESCRIPTION:

Erven 3992 & 4294, Stockenström Street, George

BESKRYWING:

TITLE:

Landuse plan

TITEL:

1375/GEO/24/GIS/LandUse

DESIGNED: SG
ONTWERP:

DRAWN: MV
GETEKEN:

DATE: AUG 2024
DATUM:

PLAN NO: ANNEXURE
PLAN NR:

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



URBAN & REGIONAL PLANNERS

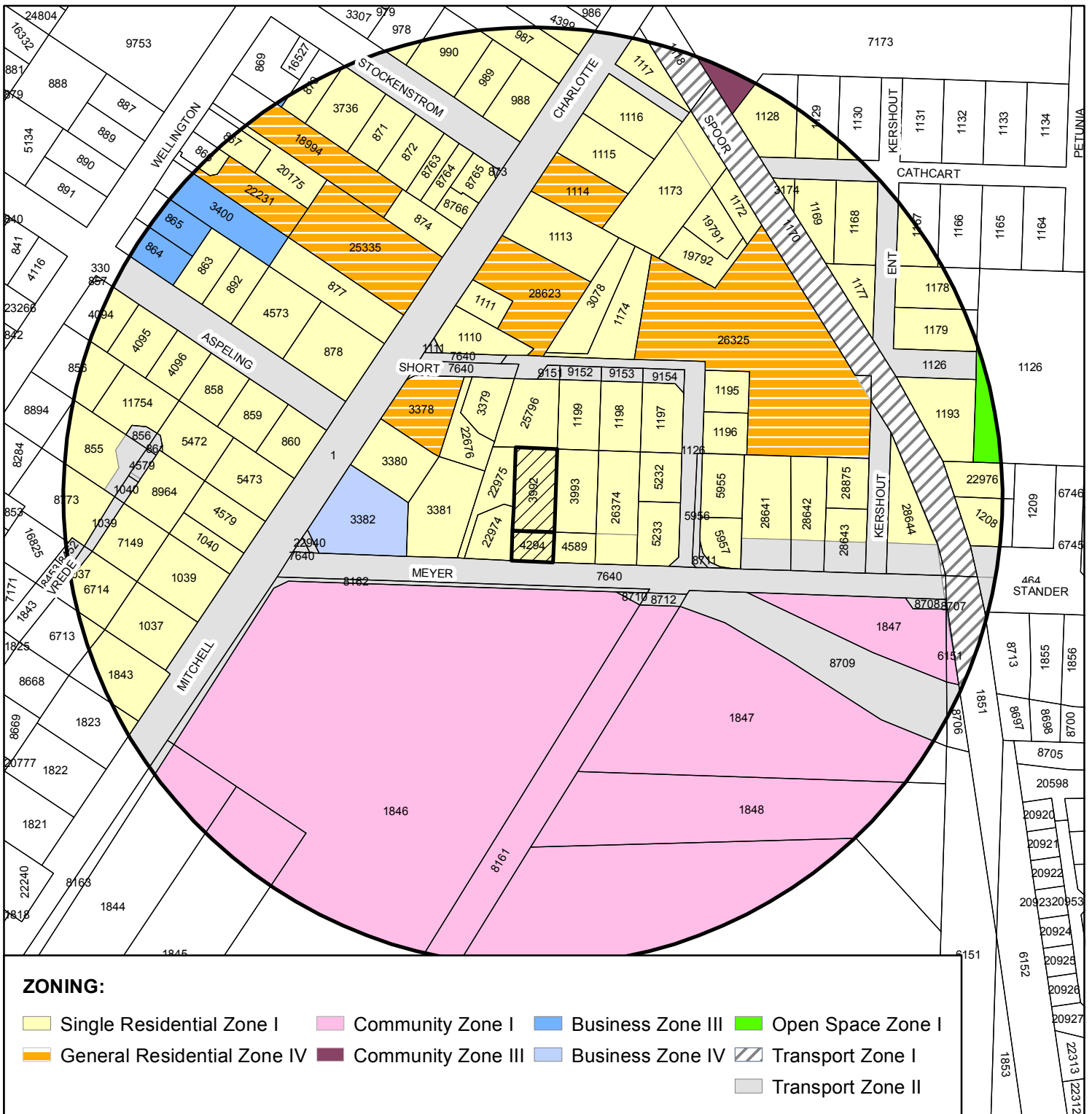
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KOPIEREG:

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

ANNEXURE 7



ZONING:

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

LEGEND:



A4 Scale:
1:3,000

PROJECT:

Proposed consolidation & departure
for Elektra CC

PROJEK:

DESCRIPTION:

Erven 3992 & 4294, Stockenström Street, George

BESKRYWING:

TITLE:

Zoning plan

TITEL:

1375/GEO/24/GIS/Zoning

DESIGNED: SG
ONTWERP:

DRAWN: MV
GETEKEN:

DATE: AUG 2024
DATUM:

PLAN NO: ANNEXURE
PLAN NR:

Tel: 044 873 4566, Email: planning@delplan.co.za
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URBAN & REGIONAL PLANNERS

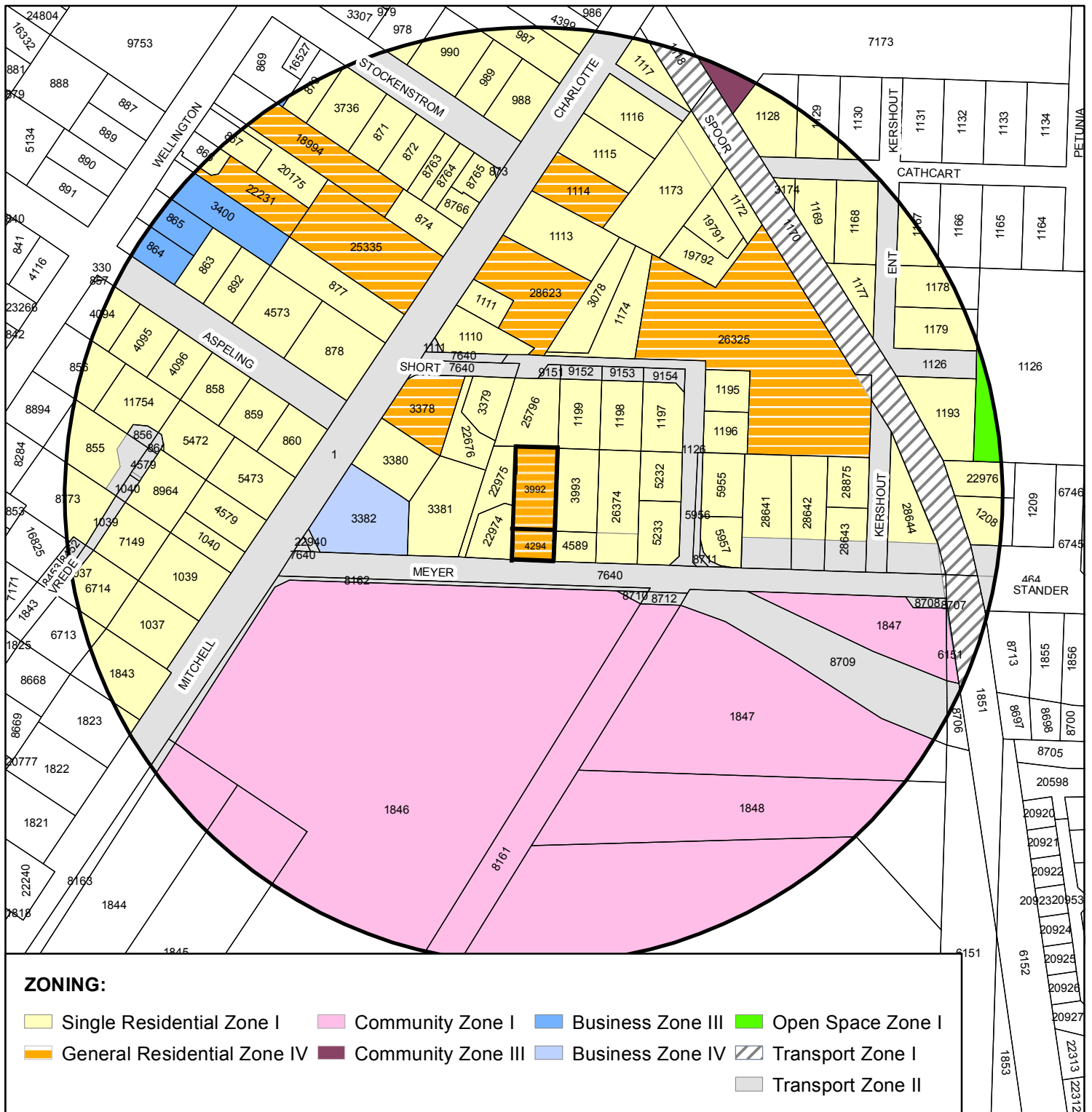
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ANNEXURE 8



ZONING:

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

LEGEND:



A4 Scale:
1:3,000

PROJECT:

Proposed consolidation & departure
for Elektra CC

PROJEK:

DESCRIPTION:

Erven 3992 & 4294, Stockenström Street, George

BESKRYWING:

TITLE:

Proposed Zoning Plan

TITEL:

1375/GEO/24/GIS/Zoning

DESIGNED: SG
ONTWERP:

DRAWN: MV
GETEKEN:

DATE: AUG 2024
DATUM:

PLAN NO: ANNEXURE
PLAN NR:

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



URBAN & REGIONAL PLANNERS

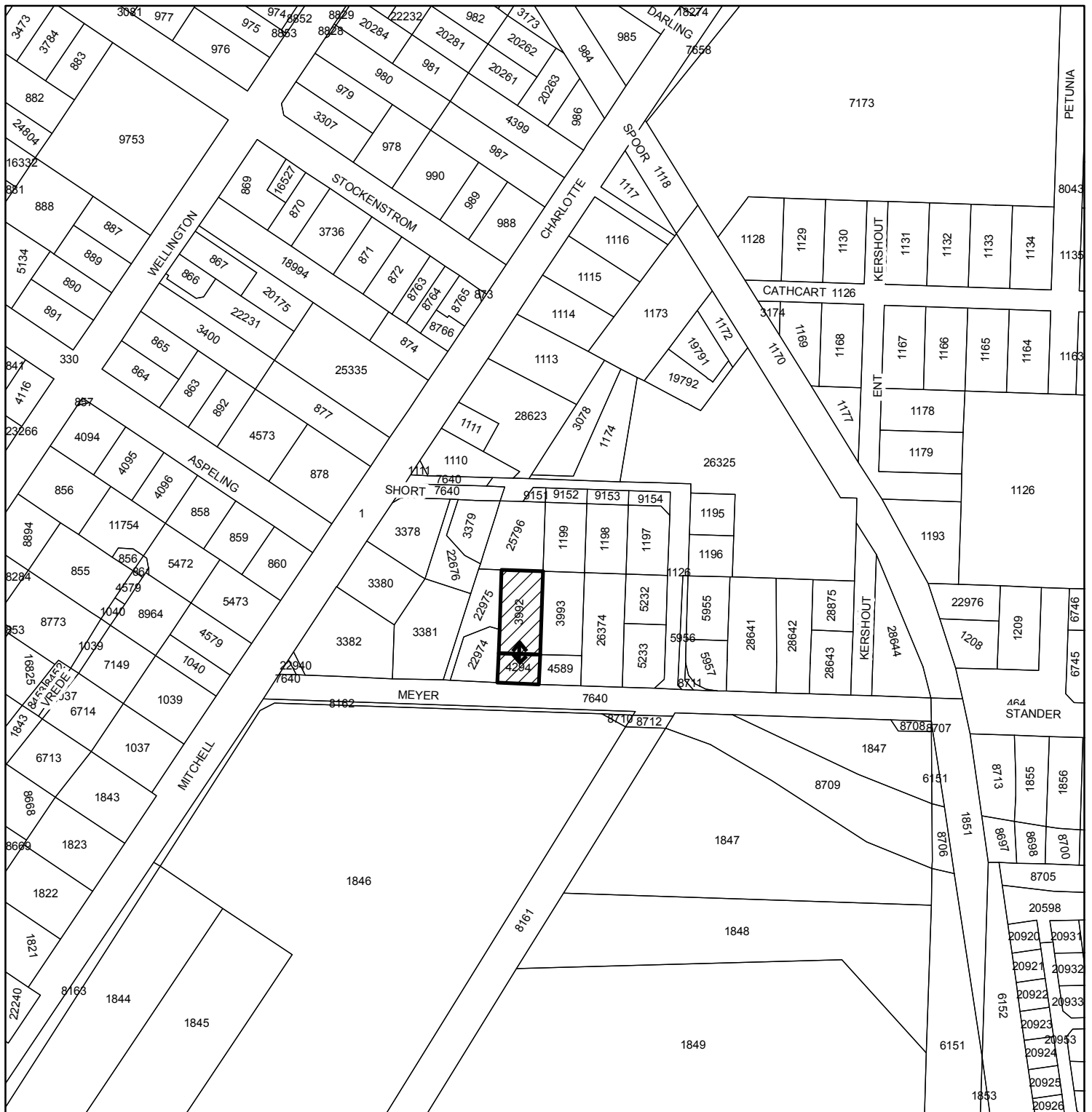
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KOPIEREG:

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ANNEXURE 9



LEGEND:



A4 Scale:
1:3,000

PROJECT:

Proposed consolidation & departure
for Elektra CC

PROJEK:

DESCRIPTION:

Erven 3992 & 4294, Stockenström Street, George

BESKRYWING:

TITLE:

Consolidation Plan

TITEL:

1375/GE0/24/GIS/Ligging

DESIGNED: SG
ONTWERP:

DRAWN: MV
GETEKEN:

DATE: AUG 2024
DATUM:

PLAN NO: ANNEXURE
PLAN NR:

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



URBAN & REGIONAL PLANNERS

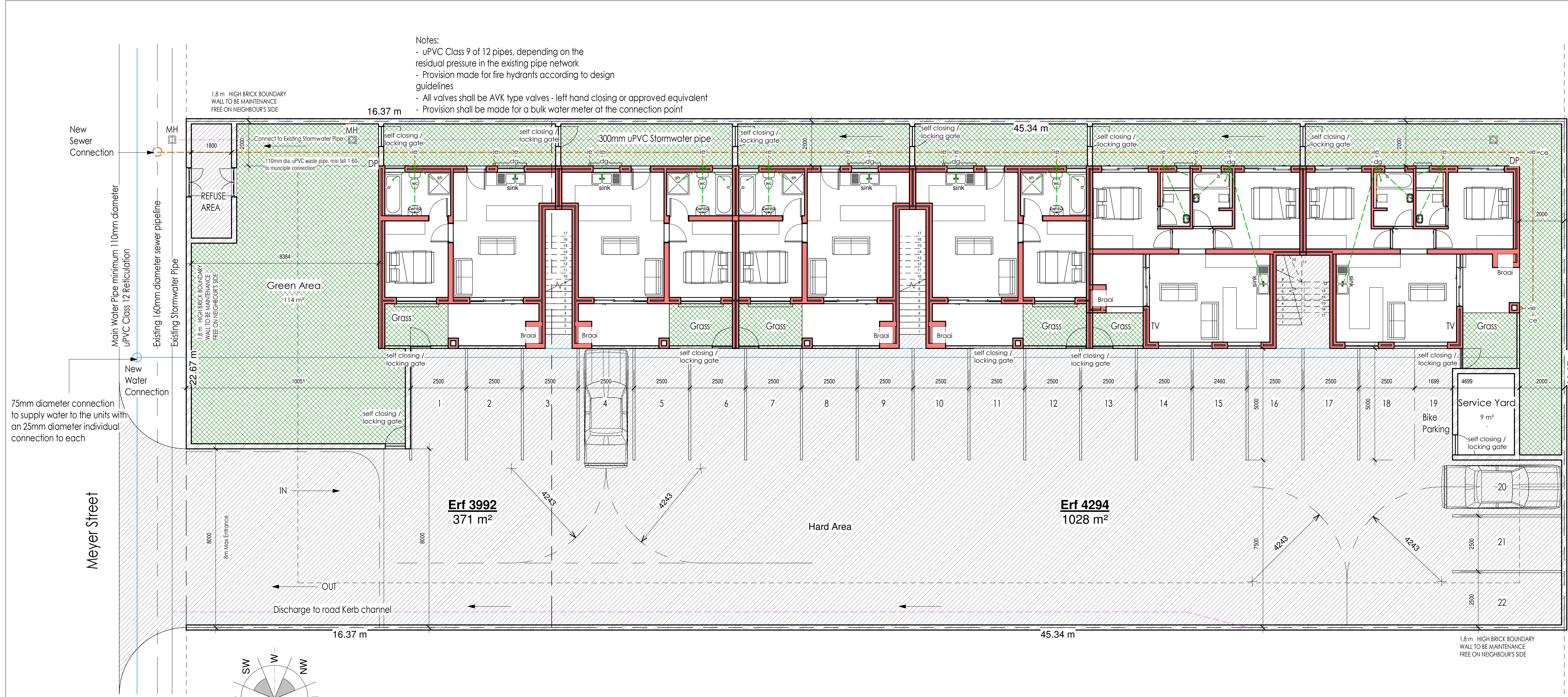
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KOPIEREG:

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ANNEXURE 10



GENERAL NOTES

- ALL LEVELS AND MEASUREMENTS MUST BE REVIEWED AND CHECKED BY CONTRACTOR BEFORE STARTING ANY BUILDING WORK. ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR AMENDMENT. IF BUILDING WORK HAS ALREADY COMMENCED THEN AF DESIGN OR JC DUESS WILL IN NO WAY BE RESPONSIBLE FOR ANY COSTS WHATSOEVER.

- THERE IS UNDER NO CIRCUMSTANCES TO BE SCALED FROM DRAWINGS. BUILDING MUST PROCEED STRICTLY ACC. TO MEASUREMENTS. IF IN ANY DOUBT DO NOT ACT TO OWN DISCRETION, CONTACT AF DESIGN.

- BUILDING MUST BE INSPECTED BY AN ARCHITECT AND BUILDING INSPECTOR AS BUILDING PROCEEDS.

- QUALITY OF MATERIALS AND WORKMANSHIP MUST COMPLY WITH THE LATEST SANS BUILDING REGULATIONS, RELEVANT SANS CODES AND MINIMUM STANDARDS OF SANS10400 AS WELL AS THE WORKING DRAWINGS AND THE FULL SPECIFICATIONS.

- PLANS AND COPY RIGHTS REMAINS VESTED IN JC DUESS AND AF DESIGN. IS NEVER SOLD AND STAYS THE SOLE PROPERTY OF AF DESIGN.

SANS10400-B. STRUCTURAL DESIGN

ALL STRUCTURAL ELEMENTS TO BE CONSTRUCTED AS PER ENGINEER'S SPECIFICATION AND SANS 10400 ARCHITECTS FOR AMENDMENT.

SANS 10400-C. DIMENSIONS

ALL DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECTS FOR AMENDMENT.

MINIMUM ROOM SIZES TO COMPLY WITH SANS10400-C

SANS 10400-D. PUBLIC SAFETY

FENCE TO BE ERECTED TO PREVENT THE PUBLIC FROM ENTERING THE SITE DURING CONSTRUCTION.

ANY CHANGE IN LEVELS MORE THAN 1m SHALL BE PROVIDED WITH A BALUSTRADE OR WALL AND SHALL COMPLY WITH THE REQUIREMENTS OF SANS 10400-E

IN CASE OF A SWIMMING POOL, THE OWNER SHALL PROVIDE A WALL OR FENCE WITH SELF-CLOSING AND SELF-LATCHING GATE TO ENSURE NO PERSON CAN HAVE ACCESS TO THE POOL FROM THE STREET OR ANY PUBLIC PLACE.

SANS 10400-F. SITE OPERATION

SANITARY FACILITIES TO BE PROVIDED DURING CONSTRUCTION AS PER SANS 10400-F AND REMOVED AS SOON AS CONSTRUCTION IS COMPLETE.

WHERE SO REQUIRED, A BUILDING SHALL BE PROVIDED AGAINST SUBTERRANEAN TERMITE ACTIVITY.

ALL STORMWATER DISPOSAL ARRANGEMENTS DURING CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF SANS 10400-G.

SANS 10400-G. EXCAVATIONS

EXCAVATION TO BE LESS THAN 3m DEEP OR PER ENGINEER'S SPECIFICATIONS AND TO COMPLY WITH SANS 10400-G

SANS 10400-H. FOUNDATIONS

ALL FOUNDATIONS PER ENGINEER'S SPECIFICATIONS AND SANS 10400-H

SANS 10400-I. FLOORS

ALL FLOORS PER ENGINEER'S SPECIFICATIONS AND SANS 10400-I

SANS 10400-J. WALLS

WALLS ACCORDING TO SANS 10400-K AND R/WALLS OF EXTERNAL WALLS TO COMPLY WITH SANS 10400-KA

EXTERNAL WALLS TO BE 230mm CLAY BRICK WALLS OR 200mm CAVITY WALLS TO BE PLASTERED AND PAINTED BOTH SIDES

INTERNAL WALLS TO BE 115mm OR 230mm CLAY BRICK WALLS TO BE PLASTERED AND PAINTED BOTH SIDES

BOUNDARY WALLS TO BE 230mm CLAY BRICK WALLS MAX 1.8m HIGH, TO BE MAINTENANCE FREE ON NEIGHBOUR'S SIDE

SANS 10400-L. ROOFS

ROOFS ACCORDING TO ENGINEER'S SPECIFICATION AND TO COMPLY WITH SANS 10400-L

ALL TIMBER TO BE ACCORDING TO SANS 10143

PROVIDE GLAZING TO ACHIEVE R-VALUE ACCORDING TO SANS 10400-KA

SANS 10400-M. STAIRWAYS

STAIRWAYS TO HAVE MIN 250mm TREADS WITH MAX 200mm RISERS, ANY FLIGHT OF STAIRS WITH MORE THAN 3 RISERS SHALL HAVE A CONTINUOUS HANDRAIL EXTENDING THE FULL LENGTH OF THE STAIRS.

ALL STAIRWAYS ACCORDING TO SANS 10400-M

SANS 10400-N. GLAZING

ALL GLAZING TO BE ACCORDING TO SANS 10400-N AND FIBERGLASS TO COMPLY WITH SANS 10400-NA

THICKNESS OF PANE OF GLASS AS PER SANS 10400-N.2

TRANSPARENT GLAZING TO BE MARKED WHERE IT IS NOT LIKELY TO BE APPARENT TO ANY PERSON APPROACHING IT

SAFETY GLAZING TO BE USED FOR ALL DOORS AND WINDOWS, ANY WINDOWS WITH SILL HEIGHT OF LESS THAN 500mm OR A WINDOW ON NORMAL TRAFFIC ROUTE WITH A SILL HEIGHT OF LESS THAN 500mm WITHOUT A PERMANENT BARRIER

SANS 10400-O. LIGHTING AND VENTILATION

TO COMPLY WITH SANS 10400-O AS WELL AS SANS 10400-KA

OPENINGS ON EXTERNAL WALLS TO BE AT LEAST 10% OF THE FLOOR AREA OF THE ROOMS AND THE TOTAL OPENABLE WINDOWS AND DOORS SHALL NOT BE LESS THAN 5% OF THE FLOOR AREA

SANS 10400-P. DRAINAGE

ALL DRAINAGE TO COMPLY WITH SANS 10400-P AND TO BE INSTALLED BY A COMPETENT PERSON (SANITATION)

ALL NEW SOIL WATER PIPES TO BE 100mm uPVC WITH A FALL OF MIN 1:80 AND AN INVERT LEVEL NOT LESS THAN 400mm

ALL NEW WASTE WATER PIPES TO BE 50mm uPVC AND VENTILATION PIPES MIN 40mm. ANY TYPE OF JOINT BETWEEN PIPES OR BETWEEN PIPES AND FITTINGS SHALL BE COMPATIBLE WITH THE MATERIALS OF WHICH SUCH PIPES AND FITTINGS ARE MADE AND MUST REMAIN WATER TIGHT UNDER NORMAL WORKING CONDITIONS. CLEANING AND INSPECTION EYES TO BE INSTALLED ACCORDING TO SANS 10400-P

SANS 10400-Q. STORMWATER DISPOSAL

ALL STORMWATER DISPOSAL TO BE ACCORDING TO SANS 10400-Q AND ENGINEER'S SPECIFICATION

CUTTERS AND DOWNPIPES TO COMPLY WITH SANS 10400-Q.3. WATER TO BE COLLECTED IN WATER TANK AND ONLY TO BE USED FOR IRRIGATION

SANS 10400-R. FIRE PROTECTION

FIRE PROTECTION TO COMPLY WITH SANS 10400-R

BUILDING CLASSIFIED AS H3 OR H4 TO COMPLY WITH SANS 10400-R.1 (4.3.2)

ANY DOOR BETWEEN SUCH GARAGE AND ANY SUCH ROOM SHALL HAVE A FIRE RESISTANCE OF NOT LESS THAN 30 MIN AND SUCH DOORWAY SHALL REQUIRE A THRESHOLD OF NOT LESS THAN 10mm.

NO COMBUSTIBLE ROOF COMPONENTS SHALL PENETRATE THE SEPARATING ELEMENT DIVIDING THE SPACE BETWEEN THE GARAGE AND THE HABITABLE ROOM.

SANS 10400-S. SPACE HEATING

ANY FIRE RESISTANT HEARTH OR FIREPLACE TO COMPLY WITH SANS 10400-S

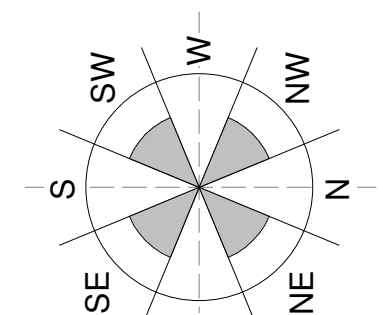
ALL CHIMNEYS TO BE CONSTRUCTED FROM NON-COMBUSTIBLE MATERIAL AND BE NOT LESS THAN 190mm AND SHALL NOT BE LESS THAN 1m ABOVE THE HIGHEST POINT OF CONTACT BETWEEN SUCH CHIMNEY AND THE ROOF

SANS 10400-TA

ENERGY USAGE IN BUILDINGS TO COMPLY WITH SANS 10400-TA AS WELL AS THE ENERGY EFFICIENCY IN BUILDINGS ACCORDING TO SANS 204

SEE CALCULATIONS AND DETAILS PROVIDED

SDP
1 : 100



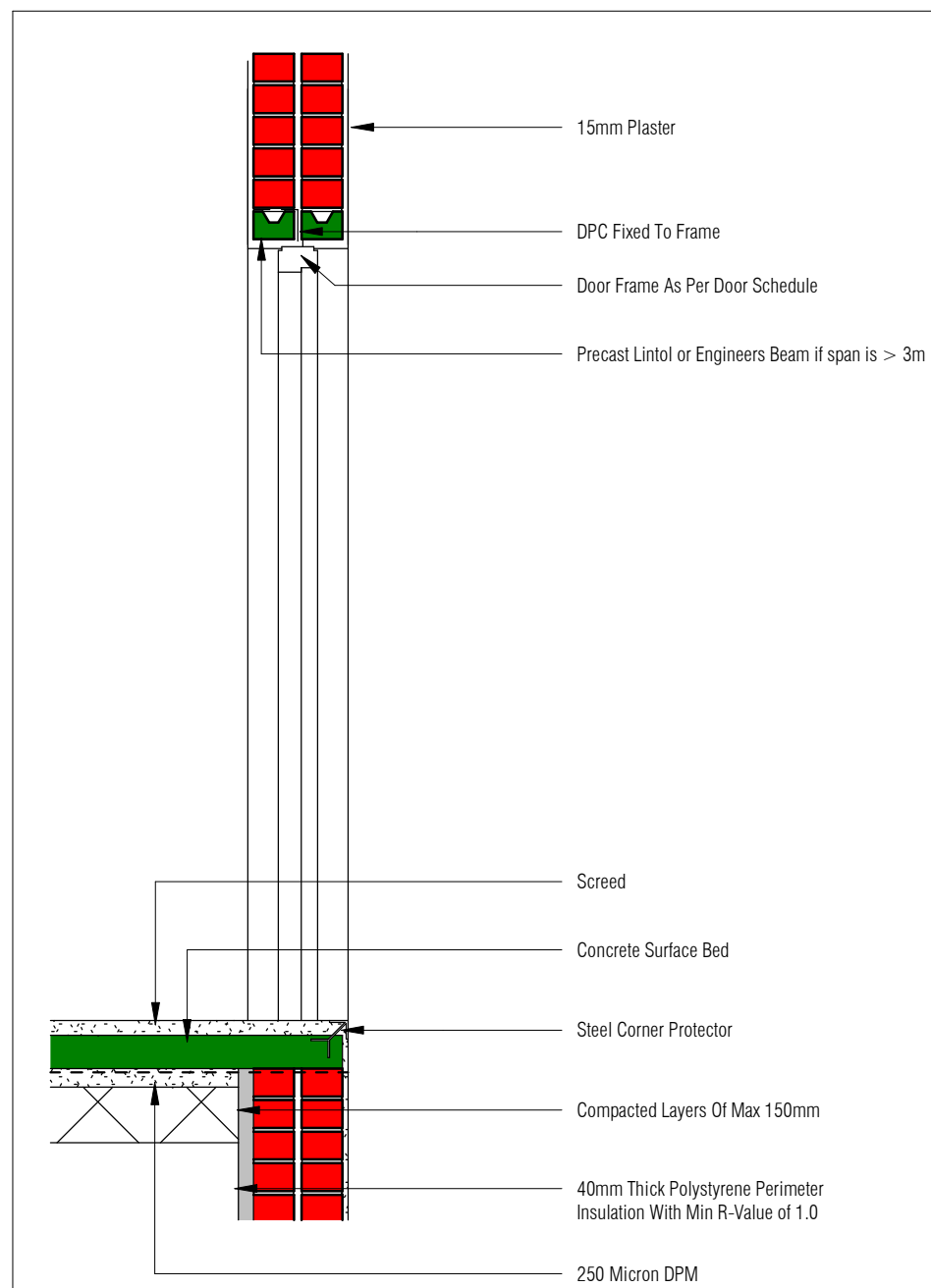
SCHEDULE OF RIGHTS		
Property Description		
Erf/Portion: 3992 & 4294	Site Area: 1339 m ²	
Township: Bodorp, George	Title Deed nr:	
Zoning Information		
Town Planning Scheme:	Amendment Scheme no:	
Use Zone:	Annexure no:	
Development Control Measures		
Permissible	Control	Actual
	Height Zone	
	Height of Building	2 Storey
	Coverage	27.44 %
	Floor Area Ratio	0.53
	Floor Area	
	Density (Dwelling Units per Hectare)	
	No of Dwelling Units on the Erf	
Parking		
Parking Ratio per Use	Parking Bays Provided	Parking Bays Required
PT1: 1 bay per dwelling unit with 2 habitable rooms or less	22	12
TOTAL PARKING BAYS REQUIRED		12
TOTAL PARKING BAYS PROVIDED		22
Functional Open Space		276 m ² / 20.6%
The information provided above is hereby certified to be correct and precise		
NAME:	SIGNATURE:	
DATE:	PLAN No:	

ROTHMANS STERLING ARCHITECTS

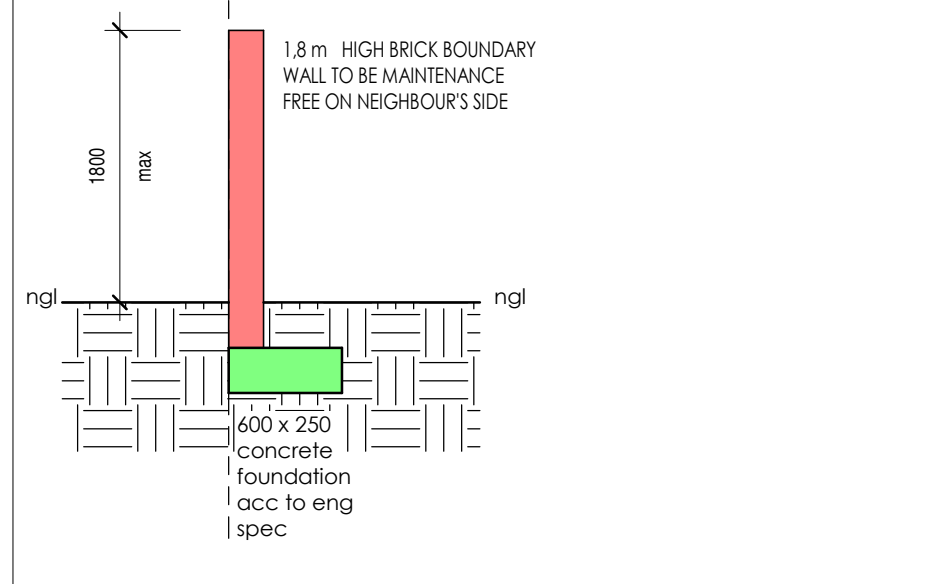
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Meyerstraat 7, Bodorp, George

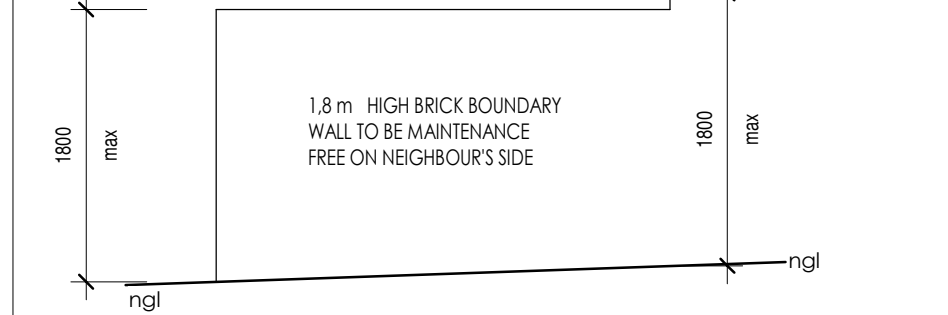
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OWNER SIGNATURE	ENGINEER SIGNATURE
SHEET NO. A101	PROJECT NO. 2024-28
DATE: 05.07.2024	
DRAWN BY: wc	
SCALE: AS SHOWN	COBUS DU PLESSIS SACAP NO: 4961 Professional Architect



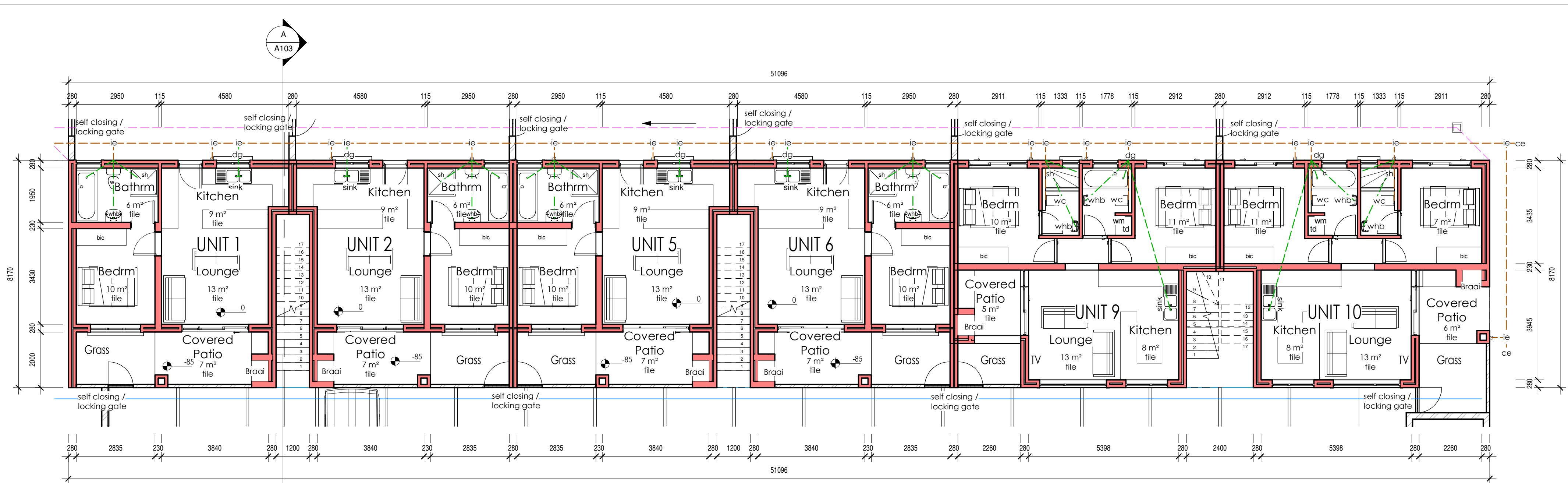
Door Detail
1 : 20



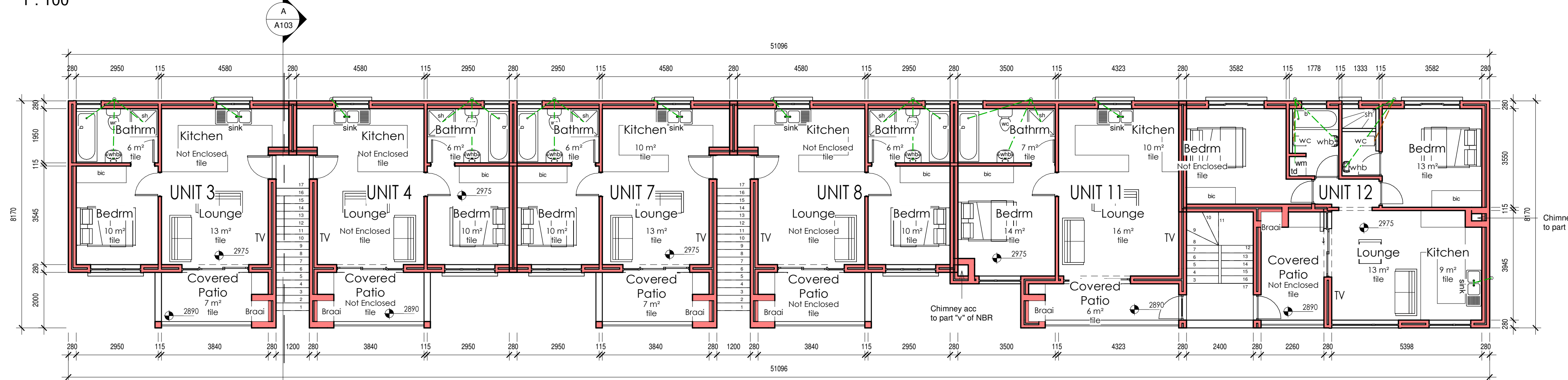
Boundary Wall - Section
Scale 1:50



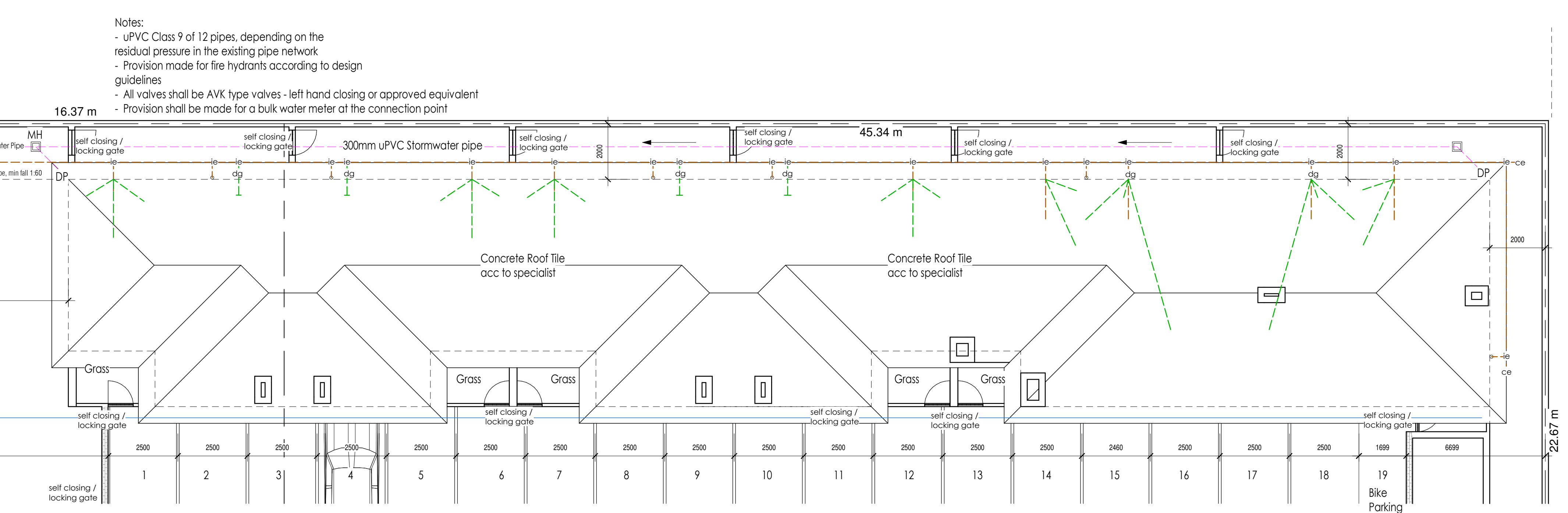
Boundary Wall - Elevation
Scale 1:50



Ground Floor
1 : 100



First Floor
1 : 100



Roof Plan
1 : 100

GENERAL NOTES
 - ALL LEVELS AND MEASUREMENTS MUST BE REVIEWED AND CHECKED BY CONTRACTOR BEFORE STARTING ANY BUILDING WORK. ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR AMENDMENT. IF BUILDING WORK HAS ALREADY COMMENCED THEN AF DESIGN OR JC DUESSLESS IN NO WAY BE RESPONSIBLE FOR ANY COSTS WHATSOEVER.
 - THERE IS UNDER NO CIRCUMSTANCES TO BE SCALED FROM DRAWINGS. BUILDING MUST PROCEED STRICTLY ACC. TO MEASUREMENTS. IF IN ANY DOUBT DO NOT ACT TO OWN DISCRETION. CONTACT AF DESIGN.
 - BUILDING MUST BE INSPECTED BY AN ARCHITECT AND BUILDING INSPECTOR AS BUILDING PROCEEDS.
 - QUALITY OF MATERIALS AND WORKMANSHIP MUST COMPLY WITH THE LATEST SABS BUILDING REGULATIONS. RELEVANT SANS CODES AND MINIMUM STANDARDS OF SANS10400 AS WELL AS THE WORKING DRAWINGS AND THE FULL SPECIFICATION.
 - PLANS AND COPY RIGHT REMAINS VESTED IN JC DUESSLESS AND AF DESIGN. IT IS NEVER SOLD AND STAYS THE SOLE PROPERTY OF AF DESIGN.
SANS10400-B. STRUCTURAL DESIGN
 ALL STRUCTURAL ELEMENTS TO BE CONSTRUCTED AS PER ENGINEER'S SPECIFICATION AND SANS 10400
SANS 10400-C. DIMENSIONS
 ALL DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR AMENDMENT.
 MINIMUM ROOM SIZES TO COMPLY WITH SANS10400-C
SANS 10400-D. PUBLIC SAFETY
 FENCE TO BE ERECTED TO PREVENT THE PUBLIC FROM ENTERING THE SITE DURING CONSTRUCTION
 ANY CHANGE IN LEVELS MORE THAN 1m SHALL BE PROVIDED WITH A BALUSTRADE OR WALL AND SHALL COMPLY WITH THE REQUIREMENTS OF SANS 10400-B
 IN CASE OF A SWIMMING POOL, THE OWNER SHALL PROVIDE A WALL OR FENCE WITH SELF-CLOSING AND SELF-LATCHING GATE TO ENSURE NO PERSON CAN HAVE ACCESS TO THE POOL FROM THE STREET OR ANY PUBLIC PLACE
SANS 10400-E. SITE OPERATION
 SANITARY FACILITIES TO BE PROVIDED DURING CONSTRUCTION AS PER SANS 10400-F AND REMOVED AS SOON AS CONSTRUCTION IS COMPLETE.
 WHERE SO REQUIRED, A BUILDING SHALL BE PROTECTED AGAINST SUBTERRANEAN TERMITES ACTIVITY.
 ALL STORMWATER DISPOSAL ARRANGEMENTS DURING CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF SANS 10400-F
SANS 10400-G. EXCAVATIONS
 EXCAVATIONS TO BE LESS THAN 3m DEEP OR PER ENGINEER'S SPECIFICATIONS AND TO COMPLY WITH SANS 10400-G
SANS 10400-H. FOUNDATIONS
 ALL FOUNDATIONS PER ENGINEER'S SPECIFICATIONS AND SANS 10400-H
SANS 10400-I. FLOORS
 ALL FLOORS PER ENGINEER'S SPECIFICATIONS AND SANS 10400-I
SANS 10400-K. WALLS
 WALLS ACCORDING TO SANS 10400-K AND R-VALUE OF EXTERNAL WALLS TO COMPLY WITH SANS 10400-KA
 EXTERNAL WALLS TO BE 230mm CLAY BRICK WALLS OR 200mm CAVITY WALLS TO BE PLASTERED AND PAINTED BOTH SIDES
 INTERNAL WALLS TO BE 115mm OR 230mm CLAY BRICK WALLS TO BE PLASTERED AND PAINTED BOTH SIDES
 EXTERIOR WALLS TO BE 230mm CLAY BRICK WALLS MAX 1.8m HIGH, TO BE MAINTENANCE FREE ON NEIGHBOUR'S SIDE
SANS 10400-L. ROOFS
 ROOFS ACCORDING TO ENGINEER'S SPECIFICATION AND TO COMPLY WITH SANS 10400-L
 ALL TIMBER TO BE ACCORDING TO SANS 10143
SANS 10400-M. STAIRWAYS
 ALL STAIRWAYS ACCORDING TO SANS 10400-M
 STAIRWAYS TO HAVE MIN 250mm TREADS WITH MAX 200mm RISERS, ANY FLIGHT OF STAIRS WITH MORE THAN 3 RISERS SHALL HAVE A CONTINUOUS HANDRAIL EXTENDING THE FULL LENGTH OF THE STAIRS.
 ALL STAIRWAYS ACCORDING TO SANS 10400-M
SANS 10400-N. GLAZING
 ALL GLAZING TO BE ACCORDING TO SANS 10400-N AND FIBERSTRONG TO COMPLY WITH SANS 10400-NA
 THICKNESS OF PANE OF GLASS AS PER SANS 10400-N.2
 TRANSPARENT GLAZING TO BE MARKED WHERE IT IS NOT KEY TO BE APPARENT TO ANY PERSON APPROACHING IT
 SAFETY GLAZING TO BE USED FOR ALL DOORS AND SIDEWALLS, ANY WINDOWS WITH SILL HEIGHT OF LESS THAN 500mm OR A WINDOW ON NORMAL TRAFFIC ROUTE WITH A SILL HEIGHT OF LESS THAN 500mm WITHOUT A PERMANENT BARRIER
SANS 10400-O. LIGHTING AND VENTILATION
 TO COMPLY WITH SANS 10400-O AS WELL AS SANS 10400-OK
 OPENINGS ON EXTERNAL WALLS TO BE AT LEAST 10% OF THE FLOOR AREA OF THE ROOMS AND THE TOTAL OPENABLE WINDOWS AND DOORS SHALL NOT BE LESS THAN 5% OF THE FLOOR AREA
SANS 10400-P. DRAINAGE
 ALL DRAINAGE TO COMPLY WITH SANS 10400-P AND TO BE INSTALLED BY A COMPETENT PERSON (SANITATION)
 ALL NEW SOLI WATER PIPES TO BE 100mm uPVC WITH A FALL OF MIN 1:80 AND AN INVERT LEVEL NOT LESS THAN 40mm
 ALL EXISTING SOLI WATER PIPES TO BE 50mm uPVC AND VENTILATION PIPES MIN 40mm. ANY TYPE OF JOINT BETWEEN PIPES OR BETWEEN PIPES AND FITTINGS SHALL BE COMPATIBLE WITH THE MATERIALS OF WHICH SUCH PIPES AND FITTINGS ARE MADE AND MUST REMAIN WATER TIGHT UNDER NORMAL WORKING CONDITIONS. CLEANING AND INSPECTION EYES TO BE INSTALLED ACCORDING TO SANS 10400-P
SANS 10400-Q. STORMWATER DISPOSAL
 ALL STORMWATER DISPOSAL TO BE ACCORDING TO SANS 10400-Q AND ENGINEER'S SPECIFICATION
 CUTTERS AND DOWNPIPS TO COMPLY WITH SANS 10400-Q.3. WATER TO BE COLLECTED IN WATER TANK AND ONLY TO BE USED FOR IRRIGATION
SANS 10400-R. FIRE PROTECTION
 FIRE PROTECTION TO COMPLY WITH SANS 10400-R
 BUILDING CLASSIFIED AS H3 OR H4 TO COMPLY WITH SANS 10400-R.1 (A3.20)
 ANY DOOR BETWEEN SUCH GARAGE AND ANY SUCH ROOM SHALL HAVE A FIRE RESISTANCE OF NOT LESS THAN 30 MIN AND SUCH DOORWAY SHALL REQUIRE A THRESHOLD OF NOT LESS THAN 10mm.
 NO COMBUSTIBLE ROOF COMPONENTS SHALL PENETRATE THE SEPARATING ELEMENT DIVIDING THE SPACE BETWEEN THE GARAGE AND THE HABITABLE ROOM.
SANS 10400-S. SPACE HEATING
 ANY FUELS BURNING HEARTH OR FIREPLACE TO COMPLY WITH SANS 10400-S
 ALL CHIMNEYS TO BE CONSTRUCTED FROM NON-COMBUSTIBLE MATERIAL AND BE NOT LESS THAN 100mm AND SHALL NOT BE LESS THAN 1m ABOVE THE HIGHEST POINT OF CONTACT BETWEEN SUCH CHIMNEY AND THE ROOF
SANS 10400-TA. ENERGY EFFICIENCY
 ENERGY EFFICIENCY TO COMPLY WITH SANS 10400-TA AS WELL AS THE ENERGY EFFICIENCY IN BUILDINGS ACCORDING TO SANS 204.
 SEE CALCULATIONS AND DETAILS PROVIDED

Notes:
 - uPVC Class 9 of 12 pipes, depending on the residual pressure in the existing pipe network
 - Provision made for fire hydrants according to design guidelines
 - All valves shall be AVK type valves - left hand closing or approved equivalent
 - Provision shall be made for a bulk water meter at the connection point

ROTHMANS STERLING ARCHITECTS
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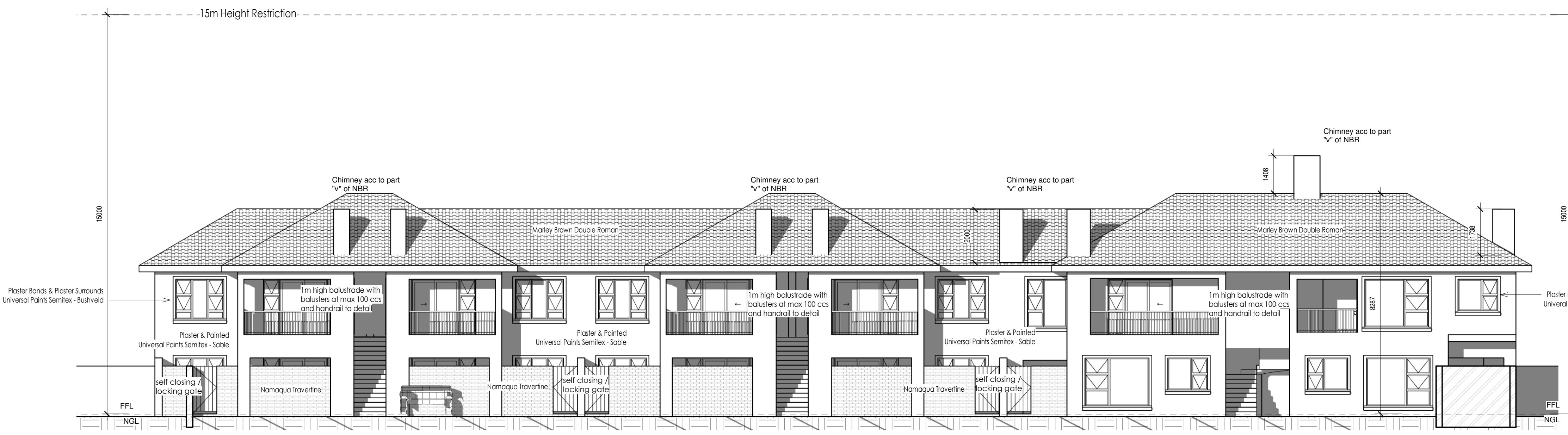
ARCHITECTS
 ROTHMANS STERLING

COBUS DU PLESSIS - B.Arch, B.Build (LIFE) PhArch SACAP 4961
WENDY COETSER - N.Degree in Interior Design (TUT)

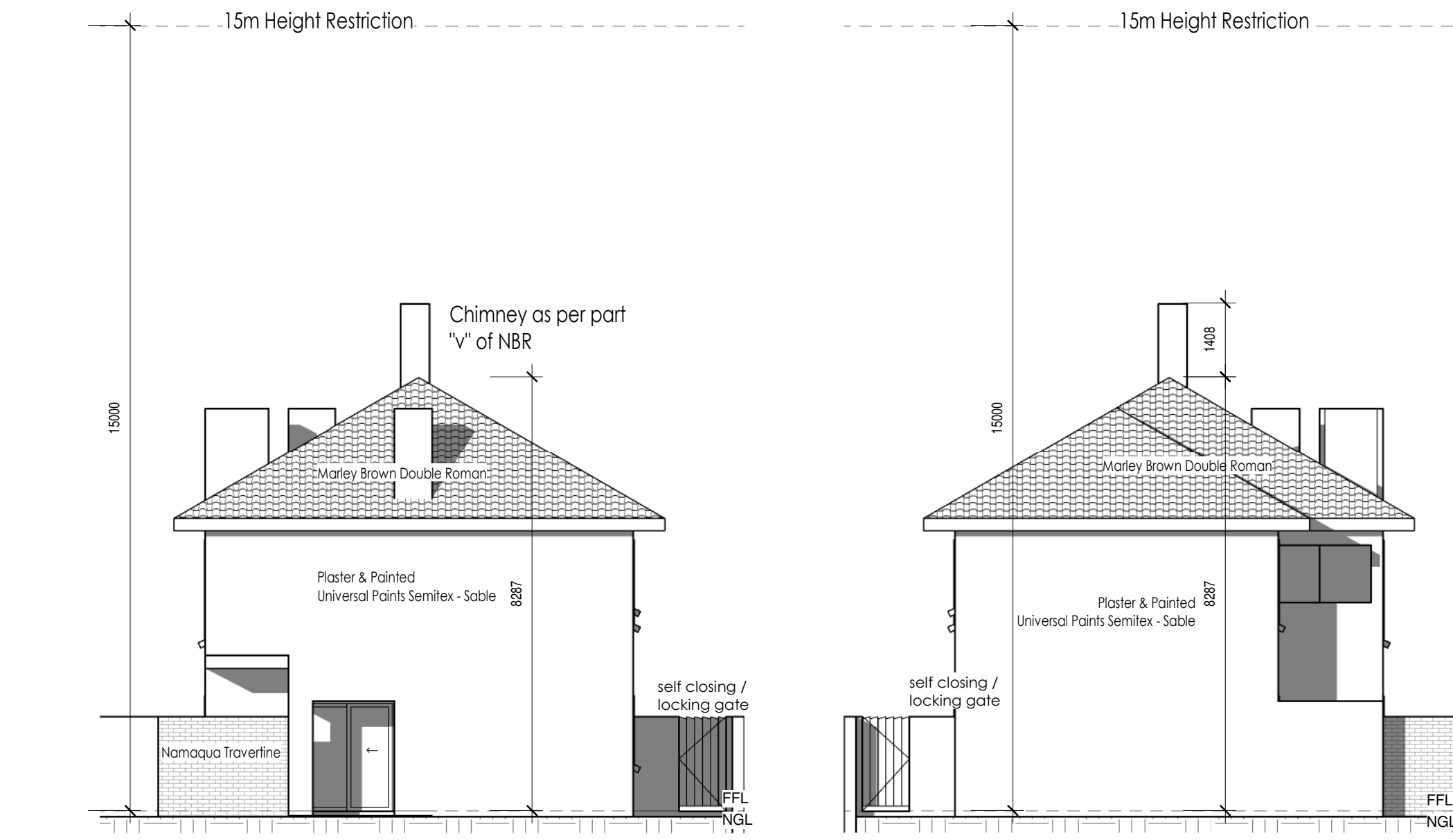
Meyerstraat 7, Bodorp, George

Plans

OWNER SIGNATURE	ENGINEER SIGNATURE
SHEET NO. A102	PROJECT NO. 2024-28
DATE: 05.07.2024	
DRAWN BY: WC	
SCALE: AS SHOWN	COBUS DU PLESSIS SACAP NO: 4961 Professional Architect

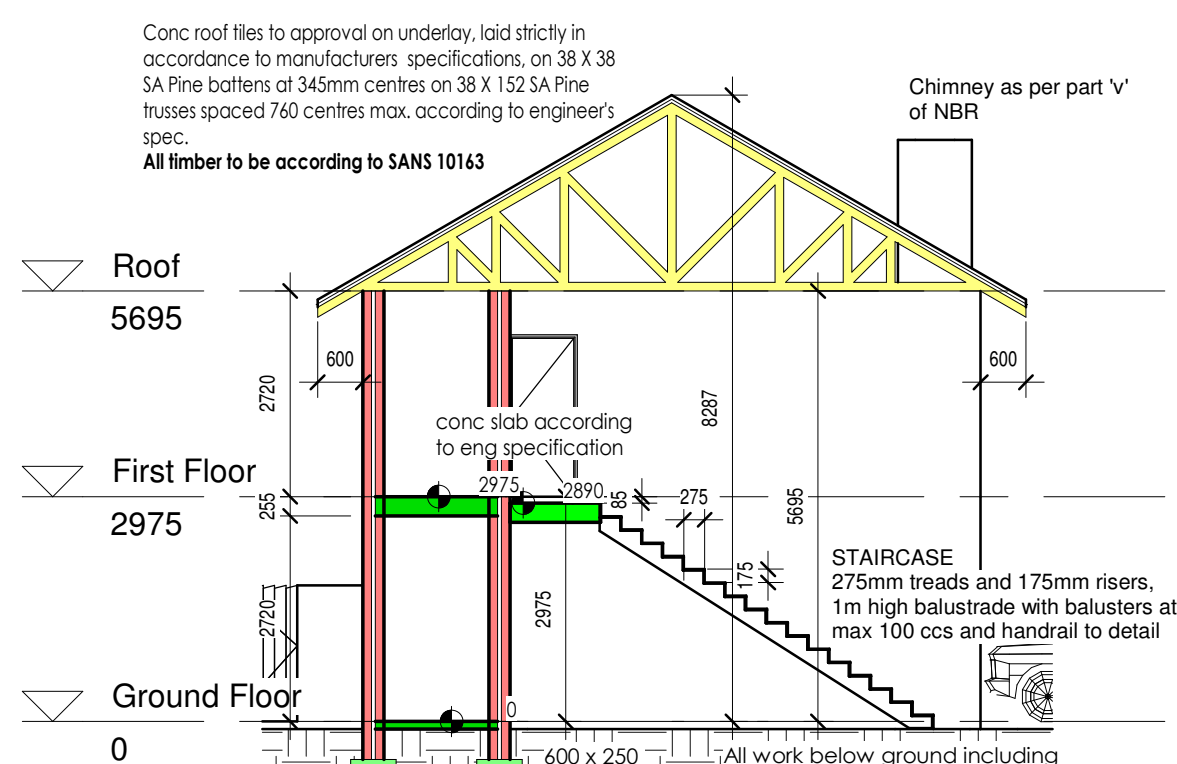


East
1 : 100



North
1 : 100

South
1 : 100



Section A
1 : 100



West
1 : 100

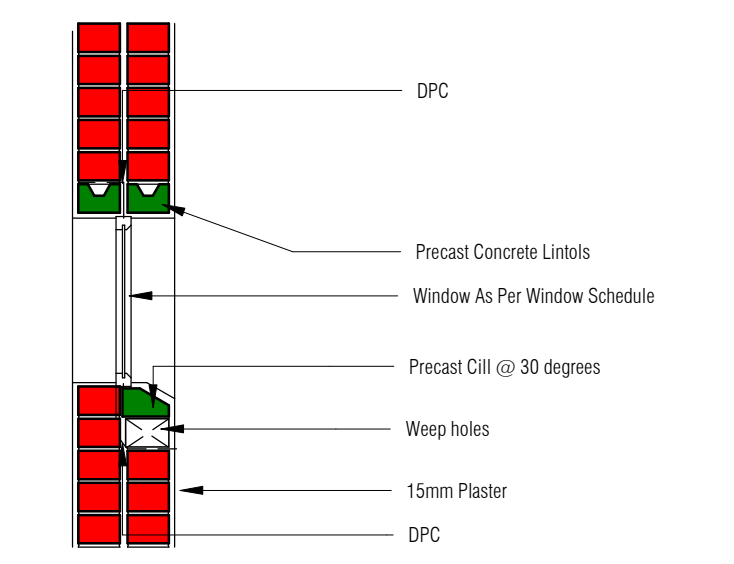
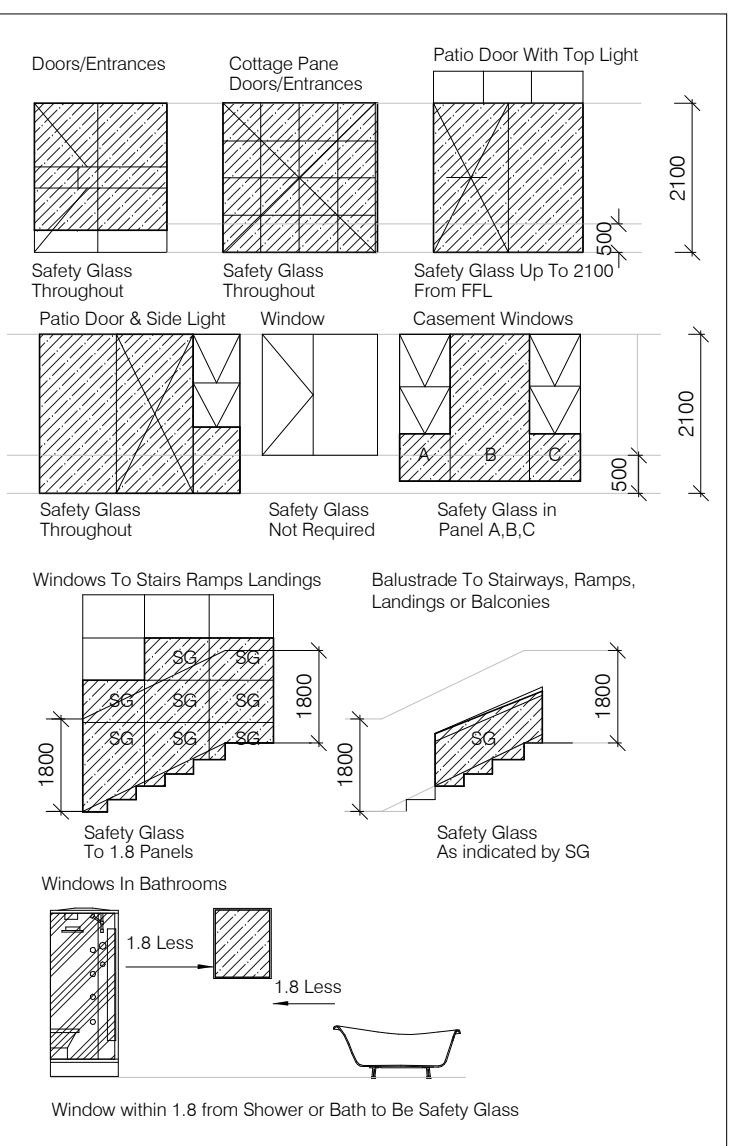
Safety Glass Spec.

Safety glazing in accordance with SANS 10400 Part N - Glazing
The panes of all safety glazing material shall be permanently marked by the installer in such a manner that the markings are visible in individual panes after installation.

Safety glazing material shall comply with the requirements of SANS 1263-1 and shall be used in the following occupancy or building classification:
a) A3 - Places of instruction;
b) E1 - Places of detention;
c) E2 - Hospitals; and
d) E3 - other institutional or residential buildings
Where safety glazing shall be installed?

- a window has a sill height of less than 500 mm from the floor;
- a window has a sill height of less than 800 mm from the floor without any permanent barrier that prevents persons from coming into contact with the glass panel, and is so placed that persons are likely, on normal traffic routes, to move directly towards such window;
- a bath enclosure or shower cubicle is glazed or where glazing occurs immediately above a bath;
- glazing is used in any shop front or display window within 2 100 mm from the finished floor level;
- glazing is used in any wall or balustrade to a stairway, ramp, landing or balcony;
- glazing is used within 1 800 mm of the pitch line of a stairway or the surface of a ramp, landing or balcony;
- glazing applications are sloped or horizontal;
- a mirror is installed as a facing to a cupboard door less than 800 mm above floor level and there is no solid backing;
- glazing is used around areas such as swimming pools and ice rinks; and
- glazing is used in internal partitions, which are within 2 100 mm of floor level.

NOTE A barrier could be any feature, i.e. a heavy bar across a window, or a flower box placed in front of the window, that will provide a physical or visual barrier between the glass and a person.



Window Detail
1 : 20

GENERAL NOTES
- ALL LEVELS AND MEASUREMENTS MUST BE REVIEWED AND CHECKED BY CONTRACTOR BEFORE STARTING ANY BUILDING WORK. ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR AMENDMENT. IF BUILDING WORK HAS ALREADY COMMENCED THEN AF DESIGN OR JC DU PLESSIS WILL IN NO WAY BE RESPONSIBLE FOR ANY COSTS WHATSOEVER.
- THERE IS UNDER NO CIRCUMSTANCES TO BE SCALED FROM DRAWINGS. BUILDING MUST PROCEED STRICTLY ACCORDING TO MEASUREMENTS. IF IN ANY DOUBT DO NOT ACT TO OWN DISCRETION. CONTACT AF DESIGN.
- BUILDING MUST BE INSPECTED BY AN ARCHITECT AND BUILDING INSPECTOR AS BUILDING PROCEEDS.
- QUALITY OF MATERIALS AND WORKMANSHIP MUST COMPLY WITH THE LATEST SANS BUILDING REGULATIONS, RELEVANT SANS CODES AND MINIMUM STANDARDS OF SANS10400 AS WELL AS THE WORKING DRAWINGS AND THE FULL SPECIFICATION.
- PLANS AND COPY RIGHT REMAINS VESTED IN JC DU PLESSIS AND AF DESIGN. IS NEVER SOLD AND STAYS THE SOLE PROPERTY OF AF DESIGN.

SANS10400-B. STRUCTURAL DESIGN
ALL STRUCTURAL ELEMENTS TO BE CONSTRUCTED AS PER ENGINEER'S SPECIFICATION AND SANS 10400
SANS 10400-C. DIMENSIONS
ALL DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECTS FOR AMENDMENT.
MINIMUM ROOM SIZES TO COMPLY WITH SANS10400-C

SANS 10400-D. PUBLIC SAFETY
FENCE TO BE ERRECTED TO PREVENT THE PUBLIC FROM ENTERING THE SITE DURING CONSTRUCTION
ANY CHANGE IN LEVEL MORE THAN 1m SHALL BE PROVIDED WITH A BALUSTRADE OR WALL AND SHALL COMPLY WITH THE REQUIREMENTS OF SANS 10400-B
IN CASE OF A SWIMMING POOL, THE OWNER SHALL PROVIDE A WALL OR FENCE WITH SELF-CLOSING AND SELF-LATCHING GATE TO ENSURE NO PERSON CAN HAVE ACCESS TO THE POOL FROM THE STREET OR ANY PUBLIC PLACE

SANS 10400-E. SITE OPERATION
SANITARY FACILITIES TO BE PROVIDED DURING CONSTRUCTION AS PER SANS 10400-F AND REMOVED AS SOON AS CONSTRUCTION IS COMPLETE.
WHERE SO REQUIRED, A BUILDING SHALL BE PROTECTED AGAINST SUBTERRANEAN TERMITE ACTIVITY.
ALL STORMWATER DISPOSAL ARRANGEMENTS DURING CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF SANS 10400-G.

SANS 10400-H. EXCAVATIONS
EXCAVATIONS TO BE LESS THAN 3m DEEP OR PER ENGINEER'S SPECIFICATIONS AND TO COMPLY WITH SANS 10400-G
SANS 10400-I. FOUNDATIONS
ALL FOUNDATIONS PER ENGINEER'S SPECIFICATIONS AND SANS 10400-H

SANS 10400-J. FLOORS
ALL FLOORS PER ENGINEER'S SPECIFICATIONS AND SANS 10400-I
SANS 10400-K. WALLS
WALLS ACCORDING TO SANS 10400-K AND VALUE OF EXTERNAL WALLS TO COMPLY WITH SANS 10400-KA
EXTERNAL WALLS TO BE 230mm CLAY BRICK WALLS OR 200mm CAVITY WALLS TO BE PLASTERED AND PAINTED BOTH SIDES
INTERNAL WALLS TO BE 115mm OR 230mm CLAY BRICK WALLS TO BE PLASTERED AND PAINTED BOTH SIDES
EXTERIOR WALLS TO BE 230mm CLAY BRICK WALLS MAX 1.8m HIGH, TO BE MAINTENANCE FREE ON NEIGHBOUR'S SIDE

SANS 10400-L. ROOFS
ROOFS ACCORDING TO ENGINEER'S SPECIFICATION AND TO COMPLY WITH SANS 10400-L
ALL TIMBER TO BE ACCORDING TO SANS 10143
PROVISIONS FOR ATTACHMENT TO ACHIEVE R-VALUE ACCORDING TO SANS 10400-KA
SANS 10400-M. STAIRWAYS
STAIRWAYS TO HAVE MIN 250mm TREADS WITH MAX 200mm RISERS, ANY FLIGHT OF STAIRS WITH MORE THAN 3 RISERS SHALL HAVE A CONTINUOUS HANDRAIL EXTENDING THE FULL LENGTH OF THE STAIRS.
ALL STAIRWAYS ACCORDING TO SANS 10400-M

SANS 10400-N. GLAZING
ALL GLAZING TO BE ACCORDING TO SANS 10400-N AND FENESTRATION TO COMPLY WITH SANS 10400-NA
THICKNESS OF PANE OF GLASS AS PER SANS 10400-N2
TRANSPIRENT GLAZING TO BE MARKED WHERE IT IS NOT KEYS TO BE APPARENT TO ANY PERSON APPROACHING IT
SAFETY GLAZING TO BE USED FOR ALL DOORS AND AWNINGS, ANY WINDOWS WITH SILL HEIGHT OF LESS THAN 500mm OR A WINDOW ON NORMAL TRAFFIC ROUTE WITH A SILL HEIGHT OF LESS THAN 500mm WITHOUT A PERMANENT BARRIER

SANS 10400-O. LIGHTING AND VENTILATION
TO COMPLY WITH SANS 10400-O AS WELL AS SANS 10400-KA
OPENINGS ON EXTERNAL WALLS TO BE AT LEAST 10% OF THE FLOOR AREA OF THE ROOMS AND THE TOTAL OPENABLE WINDOWS AND DOORS SHALL NOT BE LESS THAN 5% OF THE FLOOR AREA

SANS 10400-P. DRAINAGE
ALL DRAINAGE TO COMPLY WITH SANS 10400-P AND TO BE INSTALLED BY A COMPETENT PERSON (SANITATION)
ALL NEW SOIL WATER PIPES TO BE 100mm UPVC WITH A FALL OF MIN 1:80 AND AN INVERT LEVEL NOT LESS THAN 40mm
ALL NEW WASTE WATER PIPES TO BE 50mm UPVC AND VENTILATION PIPES MIN 40mm. ANY TYPE OF JOIN BETWEEN PIPES OR BETWEEN PIPES AND FITTINGS SHALL BE COMPATIBLE WITH THE MATERIALS OF WHICH SUCH PIPES AND FITTINGS ARE MADE AND MUST REMAIN WATER TIGHT UNDER NORMAL WORKING CONDITIONS. CLEANING AND INSPECTION EYES TO BE INSTALLED ACCORDING TO SANS 10400-P

SANS 10400-Q. STORMWATER DISPOSAL
ALL STORMWATER DISPOSAL TO BE ACCORDING TO SANS 10400-Q AND ENGINEER'S SPECIFICATION
GUTTERS AND DOWNPIPES TO COMPLY WITH SANS 10400-Q.3. WATER TO BE COLLECTED IN WATER TANK AND ONLY TO BE USED FOR IRRIGATION

SANS 10400-R. FIRE PROTECTION
FIRE PROTECTION TO COMPLY WITH SANS 10400-R
BUILDING CLASSIFIED AS H3 OR H4 TO COMPLY WITH SANS 10400-R1 (H3/2)
ANY DOOR BETWEEN SUCH GARAGE AND ANY SUCH ROOM SHALL HAVE A FIRE RESISTANCE OF NOT LESS THAN 30 MIN AND SUCH DOORWAY SHALL REQUIRE A THRESHOLD OF NOT LESS THAN 10mm.
NO COMBUSTIBLE ROOF COMPONENTS SHALL PENETRATE THE SEPARATING ELEMENT DIVIDING THE SPACE BETWEEN THE GARAGE AND THE HABITABLE ROOM.

SANS 10400-S. SPACE HEATING
ANY FIRE-FREE HEATING HEARTH OR FIREPLACE TO COMPLY WITH SANS 10400-S
ALL CHIMNEYS TO BE CONSTRUCTED FROM NON-COMBUSTIBLE MATERIAL AND BE NOT LESS THAN 150mm AND SHALL NOT BE LESS THAN 1m ABOVE THE HIGHEST POINT OF CONTACT BETWEEN SUCH CHIMNEY AND THE ROOF

SANS 10400-TA
ENERGY USE IN BUILDING TO COMPLY WITH SANS 10400-TA AS WELL AS THE ENERGY EFFICIENCY IN BUILDINGS ACCORDING TO SANS 204.
SEE CALCULATIONS AND DETAILS PROVIDED

ROTHMANS STERLING ARCHITECTS
190 ALLAN ROAD, GLEN AUSTIN, MIDRAND
www.rsarchitect.co.za
cobus@rsarchitect.co.za
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082-449-8904
010-005-5110
REG NO. 2006/007996/07

COBUS DU PLESSIS - B.Arch, B.Buid (LIFE) PhArch SACAP 4961
WENDY COETSER - N.Degree in Interior Design (TUT)

Meyerstraat 7, Bodorp, George

Elevations

OWNER SIGNATURE	ENGINEER SIGNATURE
SHEET NO. A103	PROJECT NO. 2024-28
DATE : 05.07.2024	DRAWN BY : WC
SCALE : AS SHOWN	
	COBUS DU PLESSIS SACAP NO: 4961 Professional Architect

ANNEXURE 11







ANNEXURE 12

MESSRS. ELEKTRA CONSTRUCTION CC

ELECTRICAL SERVICES REPORT

FOR

**PROPOSED ELECTRICAL CONNECTION FOR NEW APARTMENTS
ON ERF No.'s 3992 AND 4294 , 7 MEYER STREET,
BODORP, GEORGE**

REPORT NO: G/19444/R REV 0

1 AUGUST 2024



CLINKSCALES MAUGHAN-BROWN
CONSULTING MECHANICAL
& ELECTRICAL ENGINEERS

Prepared by:

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

**PROPOSED ELECTRICAL CONNECTION FOR NEW APARTMENTS ON
ERF No.'s 3992 AND 4294, 7 MEYER STREET, BODORP, GEORGE –
SERVICES REPORT ON ELECTRICAL RETICULATION:
REPORT NO G/19444/E/R OF AUG 2024**

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form or by any means, electronic or mechanical, including
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Clinkscapes Maughan-Brown Manager.*

1.0 **INTRODUCTION**

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

2.0 **LOCATION**

The planned development is on Erf No.'s 3992 and 4294, located at 7 Meyer Street, Bodorp, George, George.

The property to be developed will accommodate nine (9) single- and three (3) double bedroom accommodation units in a double story apartment block.

3.0 **SUPPLY AUTHORITY**

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

4.0 **BASIS OF REPORT**

The report is based on the following:

- (i) Proposed floor layouts of the building, prepared by Messrs Rothmans Sterling Architects and received from Messrs Elektra Construction.
- (ii) Information obtained from Mr Mzwanele Gatyeni, George Municipality's Electro-Technical Services: Planning & Design, during discussions and e-mail messages from 9 July 2024.
- (iii) Inspection on site.
- (iv) General information received from the Client and other members of the professional and construction teams.

5.0 **DEMAND**

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

9 x 6.9 kVA – Single Bedrooms	=	62.10
3 x 10.35 kVA – Double Bedrooms	=	31.35
1 x <u>3.00 kVA</u> – General	=	<u>3.00</u>
Before diversity Demand	=	96.45 kVA
After Diversity Demand (0.64 df)	=	61.64 kVA (89.1 A)
For standard circuit breaker size of 100A	=	69.2 kVA.

It is proposed that the demand will be supplied from the existing 800kVA miniature substation "MS-Aspeling Str" as indicated on the drawing.

The following objectives will be set to reduce consumption:

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

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

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

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

6.0 **AVAILABILITY OF CAPACITY**

It is assumed that capacity will be available at the existing miniature substation "MS-Aspeling" for the proposed development. Load measurements and recordings were undertaken at the miniature substation recently. Official confirmation on available capacity is pending.

7.0 **POINT OF CONNECTION**

The identified point of connection for this development is at the low voltage busbars of existing miniature substation "MS-Aspeling", as indicated on Drawing No. 19444/SK/01 which is attached as Annexure A.

8.0 **BULK AND LINK SERVICES**

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

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

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

9.0 **INTERNAL SERVICES**

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

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

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

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

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

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

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

10.0 **TECHNICAL PARTICULARS**

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

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

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

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

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

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

11.0 **ENVIRONMENTAL REQUIREMENTS**

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

12.0 **PROGRAMME**

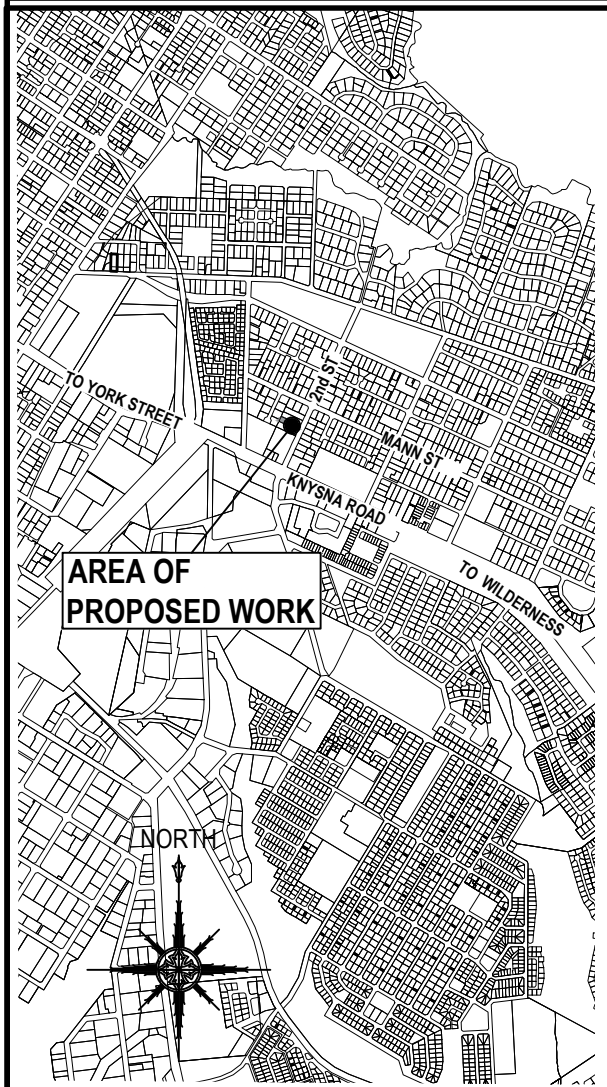
It is expected that construction of services to the two portions will commence immediately after all the necessary approvals have been received and the feasibility has been approved.

ANNEXURE A

Drawing No: 19444/E/01 – Plan layout of proposed electrical connection.

LEGEND

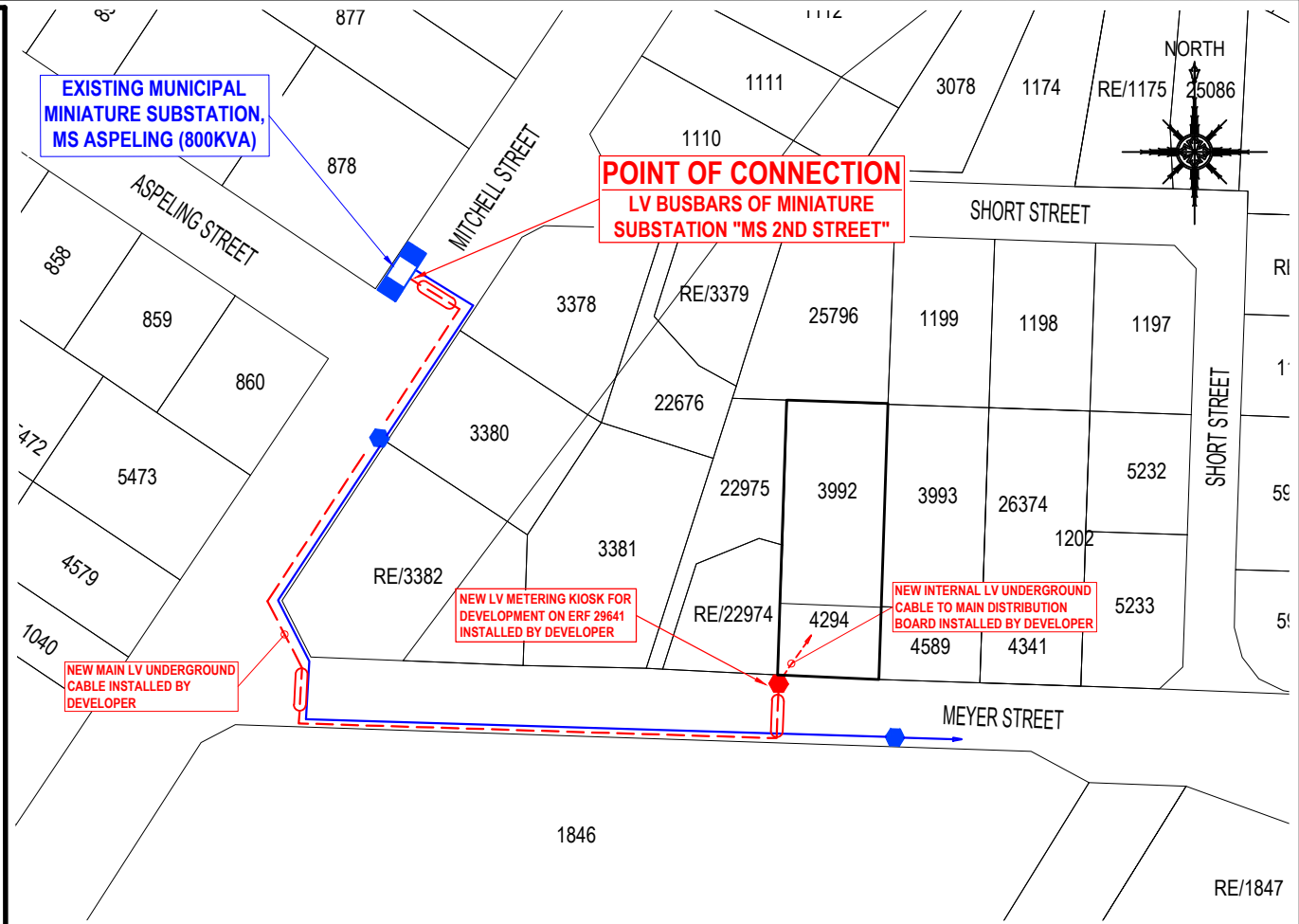

-  EXISTING MINIATURE SUBSTATION
-  NEW LV METERING KIOSK BY DEVELOPER
-  NEW LV UNDERGROUND CABLE BY DEVELOPER
-  EXISTING LV DISTRIBUTION KIOSK
-  EXISTING MUNICIPAL LV NETWORK
-  NEW 160mm uPVC SLEEVE



AREA OF PROPOSED WORK

LOCALITY PLAN

N.T.S.





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PORT ELIZABETH
EAST LONDON
CLINKSCALES MAUGHAN-BROWN (SOUTH) (PTY) LTD (2012/375788/07)

GEORGE
CAPE TOWN
WITBANK



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CLIENT
MESSRS. ELEKTRA CONSTRUCTION CC


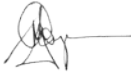
PROJECT
PROPOSED CONNECTION TO ERVEN 4294 & 3992, 7 MEYER STREET, GEORGE

DRAWING TITLE
LV ELECTRICAL CONNECTION

DRAWN JO	DESIGNED JO	CHECKED	APPROVED
SCALE 1:1500	DATE 01/08/2024	CAD REF No. 19444-E-SK01	DWG-SIZE A4
DRAWING NO. 19444/E/SK01			REVISION

ANNEXURE B

Development Contribution Calculation

Development Charges Calculator				Version 1.00	2024/06/10		
		Erf Number	3992 & 4294				
		Allotment area	George				
		Elec DCs Area/Region	George Network				
		Elec Link Network	MV/LV				
		Elec Development Type	Normal				
		Developer/Owner	0				
		Erf Size (ha)	0				
		Date (YYYY/MM/DD)	2024-08-01				
		Current Financial Year	2024/2025				
		Collaborator Application Reference	0				
Code	Land Use	Unit	Total Existing Right		Total New Right		
RESIDENTIAL			Units		Units		
	Single Res > 1000m ² Erf (Upmarket)	unit		1			
	Single Res > 350m ² Erf (Small)	unit		1			
OTHERS			kVA		kVA		
	Others. No further diversity applied. (as applied by consultant)	Actual kVA (ADMD)				69,3	
Is the development located within Public Transport (PT1) zone?				Please select Yes			
Calculation of bulk engineering services component of Development Charge							
Service	Units	Existing demand (ADMD)	New demand (ADMD)	Unit Cost	Amount	VAT	Total
Electricity	kVA	9,39	69,30	R 6 261,85	R 375 136,20	R 56 270,43	R 431 406,63
Total bulk engineering services component of Development Charge payable					R 375 136,20	R 56 270,43	R 431 406,63
Link engineering services component of Development Charge							
Total Development Charge Payable							
City of George							
Calculated (ETS):							
Signature :		_____					
Date :		August 1, 2024					
NOTE : In relation to the increase pursuant to section 66(5B)(b) of the Planning By-Law (as amended) in line with the consumer price index published by Statistic South Africa) using the date of approval as the base month							
Notes:							
Departmental Notes:							

For the internal use of Finance only

Service	Financial code/Key number	Total
Electricity	20160623 021336	R 431 406,63
		R 431 406,63

ANNEXURE 13



Planning and Development
 E-mail: town.planning.application@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: 3178637 _____

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

Brief proposal: **The owners want to consolidate the properties and rezone for flats with a departure from the 3m side building line to 2m.**

Property(ies) description: **Erven 3992 & 4294, George**

Date: **03 June 2024**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Martin Botha	George Municipality	044 801 9477	PMbotha@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 plan (in text)
- 2. Copy of title deed
- 3. SG diagrams
- 4. Site Plan
- 5. Heritage and demolition approval

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

YES	NO
-----	----

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

Comprehensive overview of proposal:

The properties are situated 7 Meyer Street directly north of Outeniqua High School. The properties measure 1028m² and 371 m² respectively.

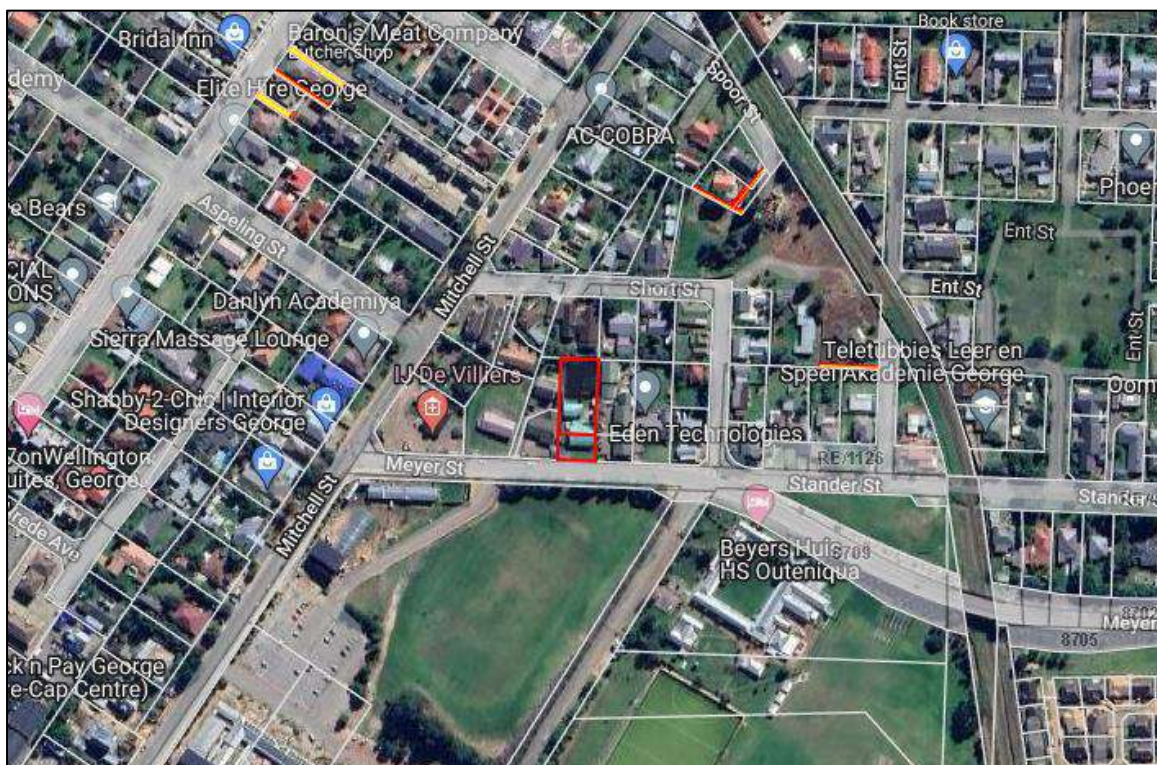


Figure 1: Locality

The two properties are notarially tied and not consolidated. Erf 4294 was obtained during the 1970's when the Meyer Street bridge was built, and that section of Stander Street was closed off and became Meyer Street. It has since been used as one property like the other properties along that section of Meyer Street.

The intention of the new owners is to utilise the site for flats and therefore need to consolidate and rezone the two properties. The existing buildings are outlined with a blue outline in figure 2. These structures will be demolished, a permit as well as approval from the George Heritage Trust was obtained. The view of the building from Meyer Street can be seen in figure 3.



Figure 2: The properties

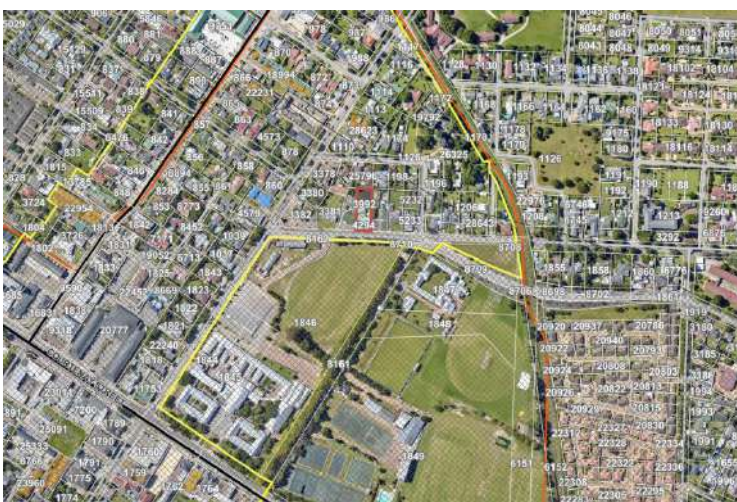


Figure 3: View from Meyer Street

Both the properties are zoned Single Residential Zone I as can be seen in figures 4 and 5 but are situated in the Density Zone and Medium-Term High Density Residential Development Edge area in terms of the LSDF as can be seen in figure 6. The principle of residential densification is therefore intact.



Figures 4 & 5: Residential densification & Zoning



Figures 6: Spatial layering indicating the Medium-Term High Density Residential Development Edge and Densification Zone.

The current proposal entails 12 Flats in total, 6 on the ground floor and 6 on the first storey. This requires a consolidation of Erf 3992 and 4294 as well as rezoning to General Residential Zone IV. The proposal is therefore not completely out of character for the area as the height would match the height of a normal double storey house. The proposal can be found in figure 7 below.

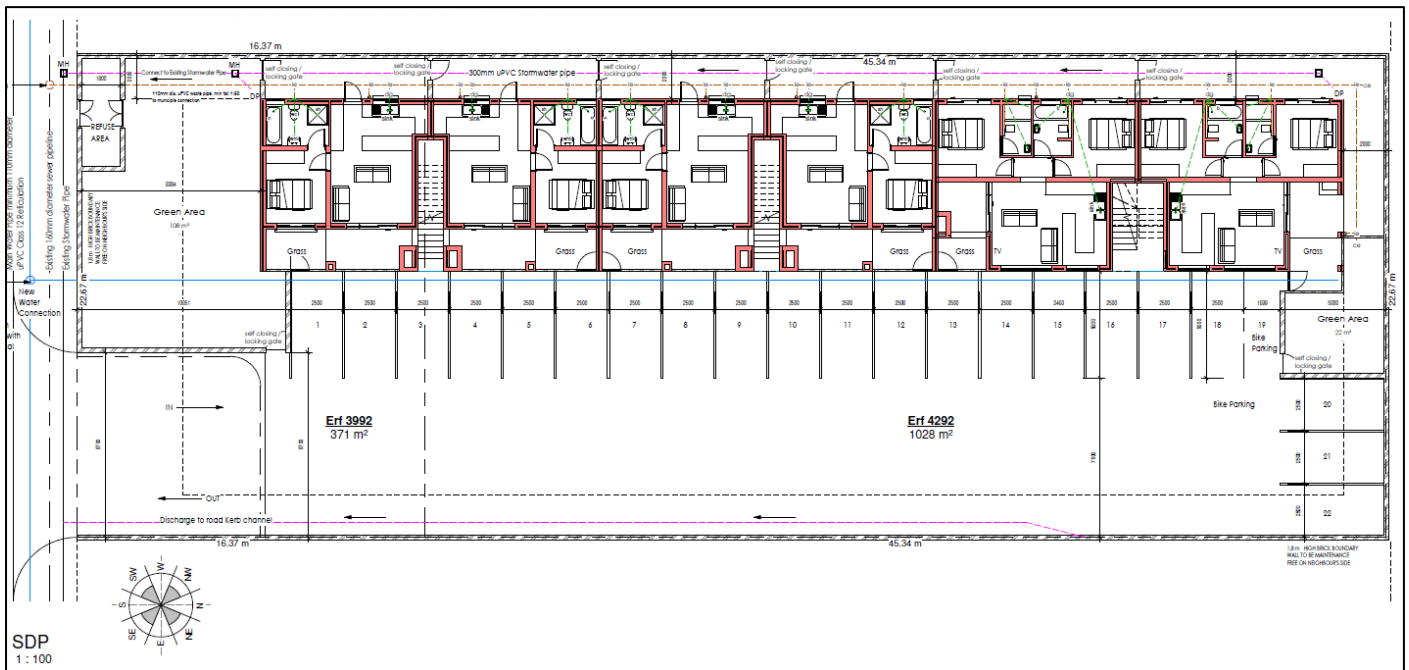


Figure 7: Development proposal

Access is proposed from Meyer Street. All parking is provided on site, but the proposal entails flats that are over the 3m western common boundary building line thus requiring a departure application to 2m.

The application thus entails the following:

1. Consolidation: Application in terms of Section 15(2)(e) of the Land Use Planning By-Law for George Municipality, 2023 to consolidate Erven 3992 & 4292, George.

2. Rezoning: Application in terms of Section 15(2)(a) of the Land Use Planning By-Law for George Municipality, 2023 of the consolidated erven from Single Residential Zone I to General Residential Zone IV.

3. Departure: Application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 to depart from the 3m western lateral common boundary building line to 2m or the proposed flats.

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
<input checked="" type="checkbox"/>	2(a)	a rezoning of land;	R10 200
<input checked="" type="checkbox"/>	2(b)	a permanent departure from the development parameters of the zoning scheme;	R4 050
<input type="checkbox"/>	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
<input type="checkbox"/>	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
<input checked="" type="checkbox"/>	2(e)	a consolidation of land that is not exempted in terms of section 24;	R7 400
<input type="checkbox"/>	2(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R
<input type="checkbox"/>	2(g)	a permission required in terms of the zoning scheme;	R
<input type="checkbox"/>	2(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;	R
<input type="checkbox"/>	2(i)	an extension of the validity period of an approval;	R
<input type="checkbox"/>	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;	R
<input type="checkbox"/>	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
<input type="checkbox"/>	2(l)	a permission required in terms of a condition of approval;	R
<input type="checkbox"/>	2(m)	A determination of a zoning;	R
<input type="checkbox"/>	2(n)	A closure of a public place or part thereof;	R
<input type="checkbox"/>	2(o)	a consent use contemplated in the zoning scheme;	R
<input type="checkbox"/>	2(p)	an occasional use of land;	R
<input type="checkbox"/>	2(q)	to disestablish a home owner's association;	R
<input type="checkbox"/>	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
<input type="checkbox"/>	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
<input type="checkbox"/>	N	Serving of notices (i.e. registered letters etc.)	R
<input type="checkbox"/>	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):			TBC following submission of application

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	Motivate
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
Any other Municipal by-law that may be relevant to application? (If yes, specify)		x		
Zoning Scheme Regulation considerations: Which zoning scheme regulations apply to this site? GIZS By-law, 2023 What is the current zoning of the property? Single Residential Zone I What is the proposed zoning of the property? General Residential Zone IV - Flats Does the proposal fall within the provisions/parameters of the zoning scheme? Yes Are additional applications required to deviate from the zoning scheme? (if yes, specify) 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
Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans?		x		

SECTION C:

CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Is/was the property(ies) utilised for agricultural purposes?		x		Western Cape Provincial Department of Agriculture
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		x		National Department of Agriculture
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?		x		Western Cape Provincial Department of Environmental Affairs & Development Planning (DEA&DP)
Will the proposal require authorisation in terms of Specific Environmental Management Act(s) (SEMA)? (National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003) (NEM:PAA) / National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004) (NEM:BA) / National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004) (NEM:AQA) / National Environmental Management: Integrated Coastal Management Act, 2008 (Act 24 of 2008) (NEM:ICM) / National Environmental Management: Waste Act, 2008 (Act 59 of 2008) (NEM:WA) (strikethrough irrelevant)		x		National Department of Environmental Affairs (DEA) & DEA&DP
Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?		x		National Department of Water & Sanitation (DWS)

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

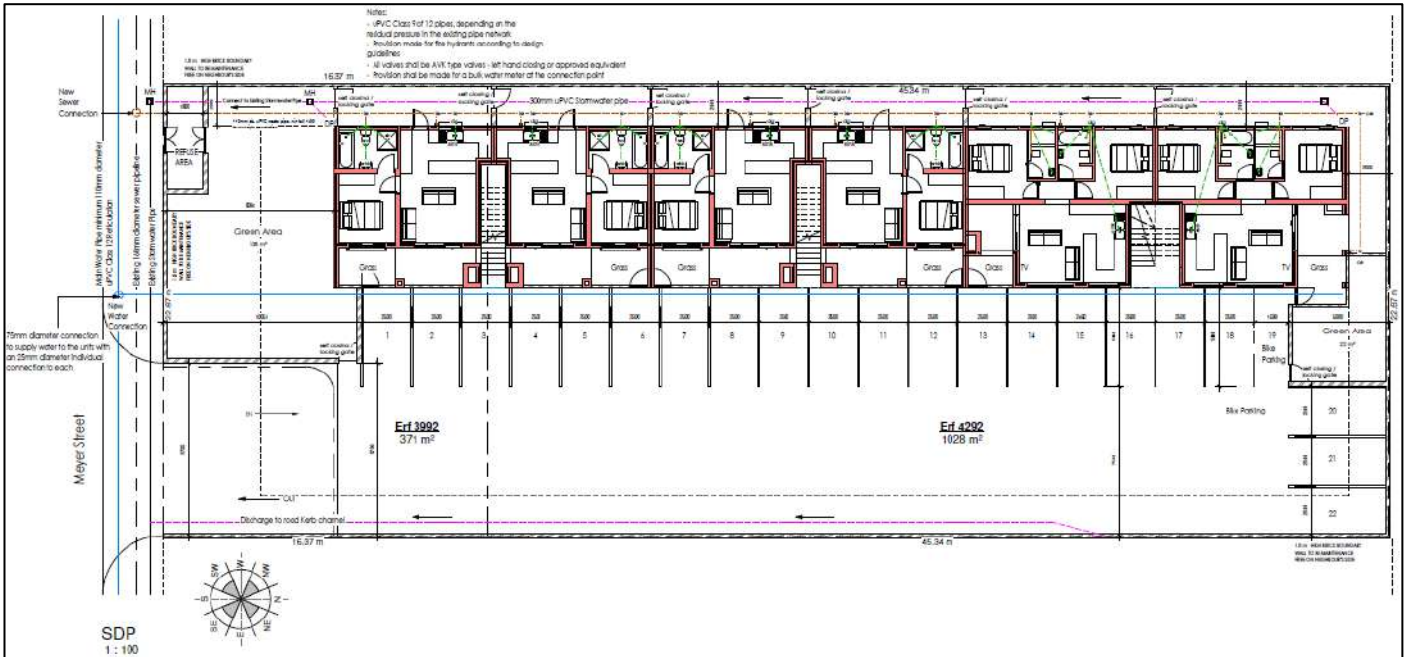
COMPULSORY INFORMATION REQUIRED:					
Y	N	Power of Attorney / Owner's consent if applicant is not owner (if applicable)	Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Motivation report / letter	Y	N	Full copy of the Title Deed
Y	N	Locality Plan	Y	N	Site Layout Plan
Y	N	Proof of payment 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

Town Planning & Spatial Planning:

The attached documents and plan below, were discussed.



- The application should be motivated in terms of the relevant spatial planning policies (i.e. MSDF 2023, CBD LSDF 2012, SPLUMA etc.).
- The site is located within the densification zone in terms of the MSDF (2023).
- Should higher density residential uses be proposed, the single residential uses surrounding the site must be considered (i.e. mitigation measures should be implemented, should higher density development be proposed to protect the existing single residential character).
- The structures on the site may be older than 60 years. In this regard, Erf comments from Heritage Western Cape will have to be obtained. Please submit a Notice of Intent to Develop, in this regard.
- A Conveyancing Attorney must provide input w.r.t the processing of cancelling the notarial tie agreement, if required (as consolidation is proposed).
- Please take note of the Zoning Scheme's (2023) development parameters for flats (including provision of functional open space, refuse area etc.).
- Take note of erf numbers on site plan (please update).

CES:

- **Access:** Restricted to Meyer Street, subject to the GIZS, 2023 access requirements.
- **Parking:**
 - All parking to be provided on site in terms of the GIZS, 2023 parking requirements.
 - No parking will be allowed within the road reserve.
 - A TIA may be required, subject to confirmation from the Traffic Engineer.
 - Developer to provide sufficient stacking distance, as measured from the property boundary.
- **Water & Sewer:** Available, subject to confirmation of services required.
- **Stormwater:** Developer to adhere to the applicable Stormwater By-law.
- **DC's:** Normal DC's apply, as per the DC policy.

Van Rensburg Koen and Baloyi Attorneys
Inc.
193 Blackwood Street
Arcadia
Pretoria

Prepared by me

CONVEYANCER
LIEZEL EVELYN KOEN (13094)

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

T

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

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

- ILZA KOEGELENBERG**
Identity Number 790904 0011 087
Married out of community of property
- CHRISMARE KAMENER**
Identity Number 800406 0056 086
Married out of community of property

which said Power of Attorney was signed at

on

And the appearer declared that his/her said principal had, on 26 February 2024, 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:

ELEKTRA CC
Registration Number 2003/059400/23

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

1. ERF 3992 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE

IN EXTENT 1028 (ONE THOUSAND AND TWENTY EIGHT) Square metres

FIRST TRANSFERRED by Deed of Transfer Number T 12495/1967 with Diagram SG No. 8473/1966 relating thereto and held by Deed of Transfer T26219/2023

SUBJECT to the conditions referred to in Deed of Transfer Number T416 dated 21 May 1875.

2. ERF 4294 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE

IN EXTENT 371 (THREE HUNDRED AND SEVENTY ONE) Square metres

FIRST TRANSFERRED by Deed of Transfer Number T 13692/1970 with Diagram SG No. 9055/1967 relating thereto and held by Deed of Transfer T26291/2023

SUBJECT to the conditions referred to in Deed of Transfer Number T2639 dated 19 May 1893.

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

1. **ILZA KOEGELENBERG, Married as aforesaid**
2. **CHRISMARE KAMENER, Married as aforesaid**

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

ELEKTRA CC
Registration Number 2003/059400/23

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 800 000,00 (TWO MILLION EIGHT HUNDRED THOUSAND RAND) .

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

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

q.q.

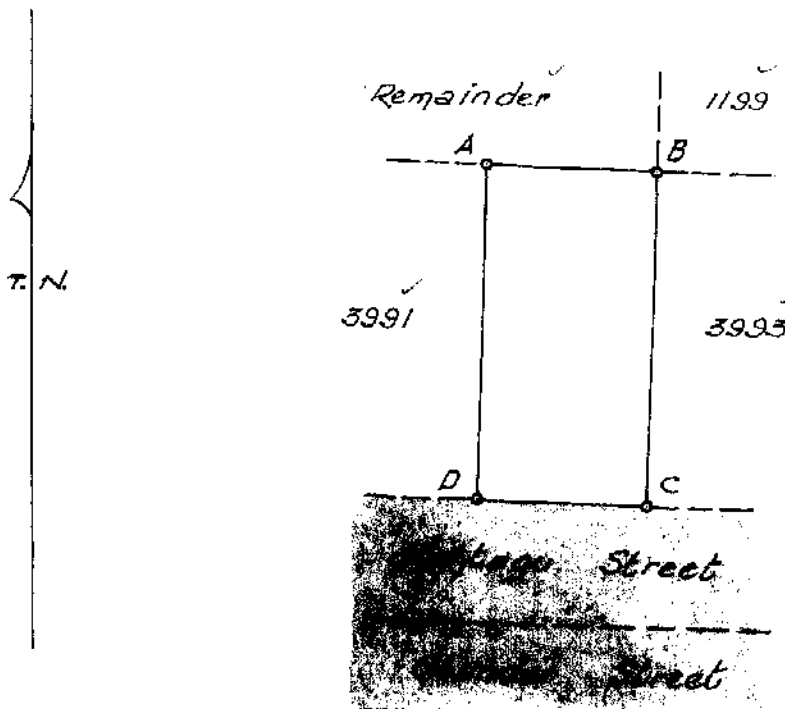
In my presence

REGISTRAR OF DEEDS

SIDES		DIRECTIONS	CO-ORDINATES		OFF. DESIG.
Cape	Feet		y	System 23° x	
Constants			+155000.00	+11937000.00	
AB	72	271.53.30	A + 513.03	+ 589.90	
BC	144	1.53.30	B + 441.07	+ 592.28	
CD	72	91.53.30	C + 445.82	+ 736.20	
DA	144	181.53.30	D + 517.78	+ 733.82	

Approved.

H.B. Latt
Surveyor-General.
5.1.1967.



Read letters in long & by... DC
closed. Vite Aan. Cert. of P.S. No. 1966.
File No. 18.7.7.5/1966
Date... 5.1.1967
for Surveyor-General.
Date... 5.1.1967

Beacons:-
A, B, C & D, iron peg 18" long & 1/2" dia.

Scale 1: 1000

The figure ABCD _____

represents 10368 Sq. Feet _____ morgen of land, being

_____ Erf 3992 portion of Erf 1201 George _____

in Niapoths Dale and
situate in the Municipality and _____

Administrative District of George

Province of Cape of Good Hope

Surveyed in Oct. 1966

by me *J. Pascual*

Land Surveyor.

This diagram is annexed to

of No. 12495/67

dated

i.f.o.

Registrar of Deeds.

The original diagram is

No. 1848/1875

Transfer/Grant

No. 1875-30 -416

File No. S/8775/86

S.R. No. E.2390/66

Comp. BL-700/W42, W44

Gen. Plan N.12^s (5016)

S
C
B

MUNICIPALITY OF GEORGE

I certify that the lawful requirements of my Council arising out of this subdivision, have been accepted with.

J. B. Dewart
TOWN CLERK
Date *5/11/66*

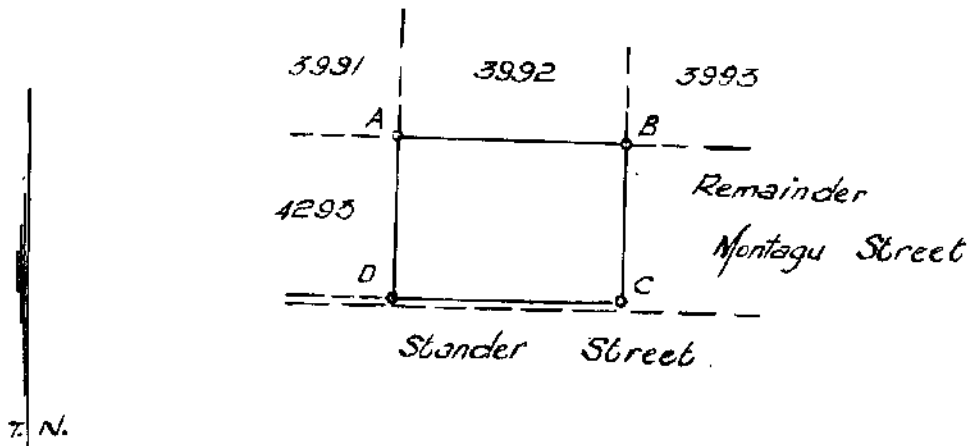
ALGEMENE PLAN N 12^s(5016)
GENERAL PLAN

OFFICE COPY
KANTOOR AFSKRIF
S.G. No.

SIDES		DIRECTIONS	CO-ORDINATES		OFF. DESIG.
Cape	Feet		y	System 25° 2	
		Constants	+155000.00	+11937000.00	
AB	72.	271.53.30	A + 517.78	+ 733.82	
BC	52	1.53.30	B + 445.82	+ 736.20	
CD	72	91.53.30	C + 447.54	+ 788.17	
DA	52	181.53.30	D + 519.50	+ 785.79	

9055/87
Approved.

[Signature]
Surveyor-General.
15.3.68



Beacons:-
A.B.C & D, iron peg 18" long & 1/2" dia.

Road lettered/along Bdy... BC
closed. Vide Adm. Cert. No. 24.6.1968
File No. 18775/B.G. No. 227
[Signature]
Surveyor-General.
Date 5.8.1968

Scale 1: 750

ME P AREA
371 SQUARE METRES

The figure ABCD represents 3744 Sq. Feet ——— mopen of land, being

———— Erf 4294 portion of Erf 1126 George ———

situate in the Municipality and ———
Administrative District of George ——— Province of Cape of Good Hope
Surveyed in Oct. 1966 by me *[Signature]*
Land Surveyor.

This diagram is annexed to
of No. 13692/70
dated
i.f.o.
Registrar of Deeds.

The original diagram is
No. 280/1819
Transfer/Grant
No. Geo. Q. 3.1

File No. 5/8775/84
S.R. No. E2552/67
Comp. BL-7DD/W44
Gen. Plan N12^s(5016)

S
C
B

J. S. Hunt
com 2/12/67

THIS DIAGRAM REPRESENTS A CLOSED ROAD.

~~D. P. Hunt~~
SURVEYOR GENERAL.

Exempt from provisions of Ordinance No. 33 of 1934 and Ordinance No. 15 of 1952

Reference PREScriptive CLAIM

(see p. 199 of File S. 8775/86)

Date of Notification:

15.3.68

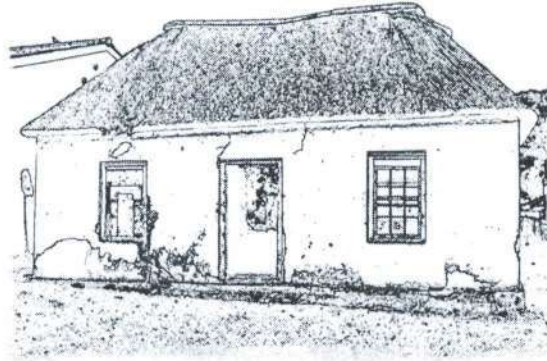
~~D. P. Hunt~~
Surveyor-General.

George Heritage Trust | George Erfenistrust

GARDEN ROUTE, SOUTH AFRICA

REGISTRATION NUMBER: HM/CB/0815/35

www.georgeheritage.co.za



[Die Patathuis, Pacaltsdorp]

22 April 2024

Elektra Contruuction

Meyer Street 7 George, 6529.

Erf 3992 & 4294

Attention: Capalie Botha

capalie@fproperties.co.za

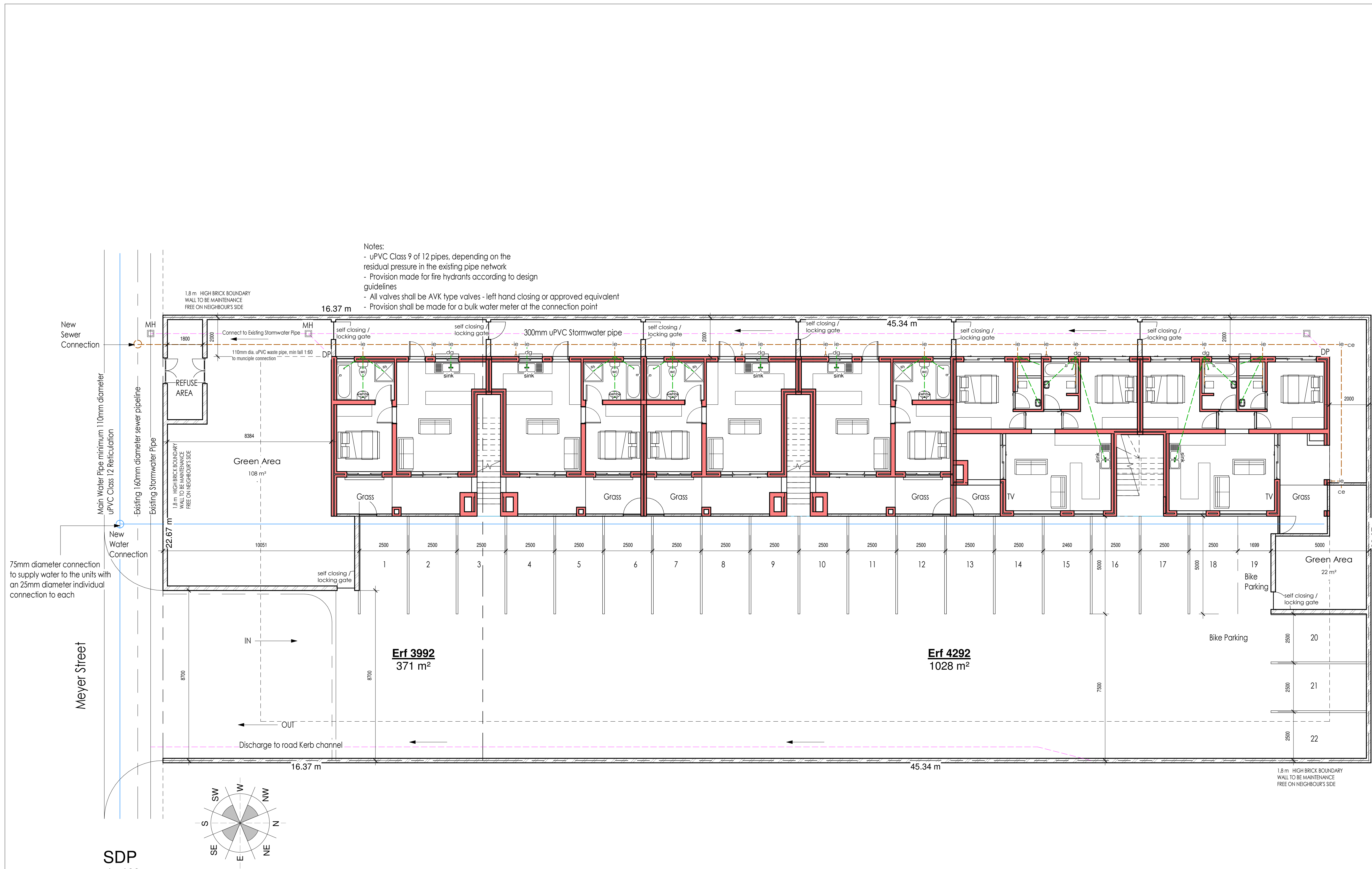
Erf 3992 & Erf 4294 is not protected by the NHRA and we have no objections for the demolishing of the building.

Yours sincerely,

Willie-John van Niekerk

Chairman

George Heritage Trust | George Erfenis Trust



GENERAL NOTES

- ALL LEVELS AND MEASUREMENTS MUST BE REVIEWED AND CHECKED BY CONTRACTOR BEFORE STARTING ANY BUILDING WORK. ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR AMENDMENT. IF BUILDING WORK HAS ALREADY COMMENCED THEN AF DESIGN OR JC DU PLESSIS WILL IN NO WAY BE RESPONSIBLE FOR ANY COSTS WHATSOEVER.
- THERE IS UNDER NO CIRCUMSTANCES TO BE SCALED FROM DRAWINGS. BUILDING MUST PROCEED STRICTLY ACC. TO MEASUREMENTS. IF IN ANY DOUBT DO NOT ACT TO OWN DISCRETION, CONTACT AF DESIGN.
- BUILDING MUST BE INSPECTED BY AN ARCHITECT AND BUILDING INSPECTOR AS BUILDING PROCEEDS.
- QUALITY OF MATERIALS AND WORKMANSHIP MUST COMPLY WITH THE LATEST SANS BUILDING REGULATIONS, RELEVANT SANS CODES AND MINIMUM STANDARDS OF SANITATION AS WELL AS THE WORKING DRAWINGS AND THE FULL SPECIFICATION.
- PLANS AND COPY RIGHTS REMAINS VESTED IN JC DU PLESSIS AND AF DESIGN. IS NEVER SOLD AND STAYS THE SOLE PROPERTY OF AF DESIGN.

SANS 10400-B. STRUCTURAL DESIGN
ALL STRUCTURAL ELEMENTS TO BE CONSTRUCTED AS PER ENGINEER'S SPECIFICATION AND SANS 10400

SANS 10400-C. DIMENSIONS
ALL DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR AMENDMENT.
MINIMUM ROOM SIZES TO COMPLY WITH SANS 10400-C

SANS 10400-D. PUBLIC SAFETY
FENCE TO BE ERRECTED TO PREVENT THE PUBLIC FROM ENTERING THE SITE DURING CONSTRUCTION
ANY CHANGE IN LEVELS MORE THAN 1m SHALL BE PROVIDED WITH A BALUSTRADE OR WALL AND SHALL COMPLY WITH THE REQUIREMENTS OF SANS 10400-B
IN CASE OF A SWIMMING POOL, THE OWNER SHALL PROVIDE A WALL OR FENCE WITH SELF-CLOSING AND SELF-LATCHING GATE TO ENSURE NO PERSON CAN HAVE ACCESS TO THE POOL FROM THE STREET OR ANY PUBLIC PLACE

SANS 10400-F. SITE OPERATION
SANITARY FACILITIES TO BE PROVIDED DURING CONSTRUCTION AS PER SANS 10400-F AND REMOVED AS SOON AS CONSTRUCTION IS COMPLETE.
WHERE SO REQUIRED, A BUILDING SHALL BE PROTECTED AGAINST SUBTERRANEAN TERMITE ACTIVITY.
ALL STORMWATER DISPOSAL ARRANGEMENTS DURING CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF SANS 10400-F

SANS 10400-G. EXCAVATIONS
EXCAVATIONS TO BE LESS THAN 3m DEEP OR PER ENGINEER'S SPECIFICATIONS AND TO COMPLY WITH SANS 10400-G

SANS 10400-H. FOUNDATIONS
ALL FOUNDATIONS PER ENGINEER'S SPECIFICATIONS AND SANS 10400-H

SANS 10400-I. FLOORS
ALL FLOORS PER ENGINEER'S SPECIFICATIONS AND SANS 10400-I

SANS 10400-K. WALLS
WALLS ACCORDING TO SANS 10400-K AND R-VALUE OF EXTERNAL WALLS TO COMPLY WITH SANS 10400-KA
EXTERNAL WALLS TO BE 230mm CLAY BRICK WALLS OR 200mm CAVITY WALLS TO BE PLASTERED AND PAINTED BOTH SIDES
INTERNAL WALLS TO BE 115mm OR 230mm CLAY BRICK WALLS TO BE PLASTERED AND PAINTED BOTH SIDES
BOUNDARY WALLS TO BE 230mm CLAY BRICK WALLS MAX 1.8m HIGH, TO BE MAINTENANCE FREE ON NEIGHBOUR'S SIDE

SANS 10400-L. ROOFS
ROOFS ACCORDING TO ENGINEER'S SPECIFICATION AND TO COMPLY WITH SANS 10400-L
ALL TIMBER TO BE ACCORDING TO SANS 10400-L
PROVIDE GLAZING TO ACHIEVE R-VALUE ACCORDING TO SANS 10400-LA
STAIRWAYS TO HAVE MIN 250mm TREADS WITH MAX 200mm RISERS, ANY FLIGHT OF STAIRS WITH MORE THAN 3 RISERS SHALL HAVE A CONTINUOUS HANDRAIL EXTENDING THE FULL LENGTH OF THE STAIRS.
ALL STAIRWAYS ACCORDING TO SANS 10400-LM

SANS 10400-N. GLAZING
ALL GLAZING TO BE ACCORDING TO SANS 10400-N AND FERRENTATION TO COMPLY WITH SANS 10400-NA
THICKNESS OF PANE OF GLASS AS PER SANS 10400-N-2
TRANSPARENT GLAZING TO BE HAZARD FREE IF NOT KEYS TO BE APPARENT TO ANY PERSON APPROACHING IT
SAFETY GLAZING TO BE USED FOR ALL DOORS AND Sidelights, ANY WINDOWS WITH SILL HEIGHT OF LESS THAN 500mm OR A WINDOW ON NORMAL TRAFFIC ROUTE WITH A SILL HEIGHT OF LESS THAN 500mm WITHOUT A PERMANENT BARRIER

SANS 10400-O. LIGHTING AND VENTILATION
TO COMPLY WITH SANS 10400-O AS WELL AS SANS 10400-OA
OPENINGS ON EXTERNAL WALLS TO BE AT LEAST 10% OF THE FLOOR AREA OF THE ROOMS AND THE TOTAL OPENABLE WINDOWS AND DOORS SHALL NOT BE LESS THAN 5% OF THE FLOOR AREA

SANS 10400-P. DRAINAGE
ALL DRAINAGE TO COMPLY WITH SANS 10400-P AND TO BE INSTALLED BY A COMPETENT PERSON (SANITATION)
ALL NEW SOIL WATER PIPES TO BE 100mm uPVC WITH A FALL OF MIN 1:80 AND AN INVERT LEVEL NOT LESS THAN 400mm
ALL NEW WASTE WATER PIPES TO BE 50mm uPVC AND VENTILATION PIPES MIN 40mm. ANY TYPE OF JOINT BETWEEN PIPES OR BETWEEN PIPES AND FITTINGS SHALL BE COMPATIBLE WITH THE MATERIALS OF WHICH SUCH PIPES AND FITTINGS ARE MADE AND MUST REMAIN WATER TIGHT UNDER NORMAL WORKING CONDITIONS. CLEANING AND INSPECTION EYES TO BE INSTALLED ACCORDING TO SANS 10400-P

SANS 10400-R. STORMWATER DISPOSAL
CUTTERS AND DOWNPIPES TO BE ACCORDING TO SANS 10400-R AND ENGINEER'S SPECIFICATION
ALL STORMWATER DISPOSAL TO BE ACCORDING TO SANS 10400-R 4.3. WATER TO BE COLLECTED IN WATER TANK AND ONLY TO BE USED FOR IRRIGATION

SANS 10400-T. FIRE PROTECTION
FIRE PROTECTION TO COMPLY WITH SANS 10400-T
BUILDING CLASSIFIED AS H3 OR H4 TO COMPLY WITH SANS 10400-T (4.3.2)
ANY DOOR BETWEEN SUCH GARAGE AND ANY SUCH ROOM SHALL HAVE A FIRE RESISTANCE OF NOT LESS THAN 30 MIN AND SUCH DOORWAY SHALL REQUIRE A THRESHOLD OF NOT LESS THAN 10mm.
NO COMBUSTIBLE ROOF COMPONENTS SHALL PENETRATE THE SEPARATING ELEMENT DIVIDING THE SPACE BETWEEN THE GARAGE AND THE HABITABLE ROOM.

SANS 10400-U. SPACE HEATING
ANY SPACE HEATING HEARTH OR FIREPLACE TO COMPLY WITH SANS 10400-U
ALL CHIMNEYS TO BE CONSTRUCTED FROM NON-COMBUSTIBLE MATERIAL AND BE NOT LESS THAN 150mm AND SHALL NOT BE LESS THAN 1m ABOVE THE HIGHEST POINT OF CONTACT BETWEEN SUCH CHIMNEY AND THE ROOF

SANS 10400-XA
ENERGY USAGE IN BUILDING TO COMPLY WITH SANS 10400-XA AS WELL AS THE ENERGY EFFICIENCY IN BUILDINGS ACCORDING TO SANS 204
SEE CALCULATIONS AND DETAILS PROVIDED

ROTHMANS STERLING ARCHITECTS
190 ALLAN ROAD, GLEN AUSTIN, MIDRAND
www.rsarchitect.co.za
cobus@rsarchitect.co.za
wendy@rsarchitect.co.za
082-449-8904
010-005-5110
REG NO. 2006/007996/07

COBUS DU PLESSIS - B.Arch, B.Buid (LIFE) PhArch SACAP 4961
WENDY COETSER - N.Degree in Interior Design (TUT)

Meyerstraat 7, Bodorp, George

SDP

OWNER SIGNATURE	ENGINEER SIGNATURE
SHEET NO. A101	PROJECT NO. Project Number
DATE : 29.09.2023	
DRAWN BY : wc	
SCALE : AS SHOWN	COBUS DU PLESSIS SACAP NO: 4961 Professional Architect

Reference number: ERF 3992 GEORGE

Date: 04/04/2024

**Enquiries:
044 8019166**

**C KAMENER & I KOELENBERG
7 Meyer Street
GEORGE
6530**

capalie@fproperties.co.za

PERMISSION FOR DEMOLITION OF STRUCTURE/S ON ERF 3992, MEYER STREET, GEORGE

With reference to your application, dated _____15/03/2024_____ for a demolition certificate, permission is granted in terms of Regulations F1 of the National Building Regulations and Building Standards Act No. 103 of 1977 for the demolition of existing structures as indicated as per the site and locality plan received.

The demolition permit is valid for 12months (1 year) from the date issued.

According to municipal records and George Heritage Inventory it is known that the said structures are older than 60 years.

Permission is hereby granted for demolition of existing structures subject to the following conditions:

- 1.1 A separate demolition application must be made for the structure older than 60 years.
- 1.2 Regulation F1 (4) all operations regard to the demolition work to be within the boundaries of the property and shall not encroach upon or over any street or public place.
- 1.3 Regulation F1 (5) all required measures for the purpose of safeguard the interest of the general public shall be observed.
- 1.4 Regulation F2 Special care to be taken in order not to damage Council property.
- 1.5 Separate application to be made to the department of the Civil Engineer prior to the erection of any hoarding.
- 1.6 The necessary arrangements must be made with the department Civil Engineering Services regarding the cutting of the water – and sewer connections to the property.
- 1.7 The necessary arrangements must be made with the department Electrical Services regarding the cutting of the electrical connections to the property.
- 1.8 Dust must be controlled in accordance with the requirements of the National Building Regulations and Building Standards Act.
- 1.9 Where the presence of asbestos, a contractor shall ensure that all asbestos related work is conducted in accordance with the provisions of the Asbestos Regulations promulgated by Government Notice No. R. 155 of 10 February 2002 as amended.

- 1.10 The owner / contractor shall appoint a competent person in writing to supervise and control all demolition work on site in terms of section 43 of the Occupational Health and Safety Act, 1993 (Act No. 85 of 1993).

Please notify this department of completion of the work in order that the property records can be amended accordingly.

A demolition Certificate is to be applied for on completion of demolition of the structures and the site is clear of all material.

Yours truly



MOGAMAT FICKERIE TOYER
MANAGER: BUILDING CONTROL

ANNEXURE 14

Reference number: ERF 3992 GEORGE

Date: 04/04/2024

**Enquiries:
044 8019166**

**C KAMENER & I KOELENBERG
7 Meyer Street
GEORGE
6530**

capalie@fproperties.co.za

PERMISSION FOR DEMOLITION OF STRUCTURE/S ON ERF 3992, MEYER STREET, GEORGE

With reference to your application, dated _____15/03/2024_____ for a demolition certificate, permission is granted in terms of Regulations F1 of the National Building Regulations and Building Standards Act No. 103 of 1977 for the demolition of existing structures as indicated as per the site and locality plan received.

The demolition permit is valid for 12months (1 year) from the date issued.

Permission is hereby granted for demolition of existing structures subject to the following conditions:

- 1.1 Should the building/s be 60 years old at the time of the demolition, Heritage approval as well as a new demolition application will be required.
- 1.2 Regulation F1 (4) all operations regard to the demolition work to be within the boundaries of the property and shall not encroach upon or over any street or public place.
- 1.2 Regulation F1 (5) all required measures for the purpose of safeguard the interest of the general public shall be observed.
- 1.3 Regulation F2 Special care to be taken in order not to damage Council property.
- 1.4 Separate application to be made to the department of the Civil Engineer prior to the erection of any hoarding.
- 1.5 The necessary arrangements must be made with the department Civil Engineering Services regarding the cutting of the water – and sewer connections to the property.
- 1.6 The necessary arrangements must be made with the department Electrical Services regarding the cutting of the electrical connections to the property.
- 1.7 Dust must be controlled in accordance with the requirements of the National Building Regulations and Building Standards Act.
- 1.8 Where the presence of asbestos, a contractor shall ensure that all asbestos related work is conducted in accordance with the provisions of the Asbestos Regulations promulgated by Government Notice No. R. 155 of 10 February 2002 as amended.
- 1.9 The owner / contractor shall appoint a competent person in writing to supervise and control all demolition work on site in terms of section 43 of the Occupational Health and Safety Act, 1993 (Act No. 85 of 1993).

Please notify this department of completion of the work in order that the property records can be amended accordingly.

A demolition Certificate is to be applied for on completion of demolition of the structures and the site is clear of all material.

Yours truly



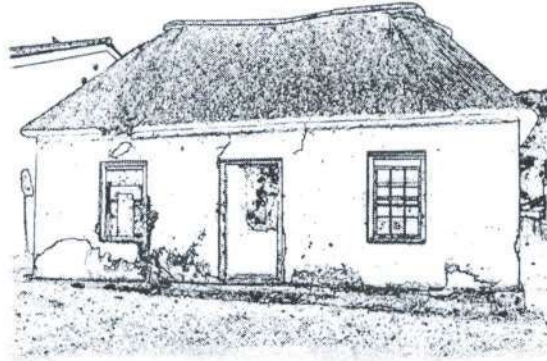
MOGAMAT FICKERIE TOYER
MANAGER: BUILDING CONTROL

George Heritage Trust | George Erfenistrust

GARDEN ROUTE, SOUTH AFRICA

REGISTRATION NUMBER: HM/CB/0815/35

www.georgeheritage.co.za



[Die Patathuis, Pacaltsdorp]

22 April 2024

Elektra Contruccion

Meyer Street 7 George, 6529.

Erf 3992 & 4294

Attention: Capalie Botha

capalie@fproperties.co.za

Erf 3992 & Erf 4294 is not protected by the NHRA and we have no objections for the demolishing of the building.

Yours sincerely,

Willie-John van Niekerk

Chairman

George Heritage Trust | George Erfenis Trust

ANNEXURE 15



Application Form for Application(s) Submitted in terms of the Land Use Planning By-Law for George Municipality

NOTE: Please complete this form by using: Font: Calibri; Size: 11

PART A: APPLICANT DETAILS

First name(s)	DELAREY		
Surname	VILJOEN		
SACPLAN Reg No. (if applicable)	A/1021/1998		
Company name (if applicable)	DELPLAN CONSULTING		
Postal Address	PO BOX 9956		
	GEORGE	Postal Code	6530
Email	planning@delplan.co.za		
Tel	044 873 4566	Fax	044 873 4568
		Cell	082 808 9624

PART B: REGISTERED OWNER(S) DETAILS (if different from applicant)

Registered owner	Elektra CC		
Address	Maree Park Maree Street Potchefstroom North West 2531		
		Postal code	2531
E-mail	Capalie@fproperties.co.za		

Tel		Fax		Cell	082 920 7319	
-----	--	-----	--	------	--------------	--

PART C: PROPERTY DETAILS (in accordance with Title Deed)

Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	Erven 3992 & 4294, George					
Physical Address	7 Meyer Street, Goerge					
GPS Coordinates	33°57'22.5"S 22°28'12.4"E			Town/City	George	
Current Zoning	Single Residential Zone I	Extent	1028m ² and 371m ² respectively	Are there existing buildings?	Y	N
Current Land Use	Dwelling					
Title Deed number & date	T38848/2024					
Any restrictive conditions prohibiting application?		N	If Yes, list condition number(s).			
Are the restrictive conditions in favour of a third party(ies)?	Y	N	If Yes, list the party(ies).			
Is the property encumbered by a bond?	Y	N	If Yes, list Bondholder(s)?			
Has the Municipality already decided on the application(s)?	Y	N	If yes, list reference number(s)?			
Any existing unauthorized buildings and/or land use on the subject property(ies)?	Y	N	If yes, is this application to legalize the building / land use?	Y	N	
Are there any pending court case / order relating to the subject property(ies)?	Y	N	Are there any land claim(s) registered on the subject property(ies)?	Y	N	

PART D: PRE-APPLICATION CONSULTATION

Has there been any pre-application consultation?	Y	N	If Yes, please complete the information below and attach the minutes.
--	---	---	---

<i>Official's name</i>	Martin Botha	<i>Reference number</i>	Collab No. 3178637	<i>Date of consultation</i>	03 June 2024
------------------------	---------------------	-------------------------	---------------------------	-----------------------------	---------------------

PART E: LAND USE APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY & APPLICATION FEES PAYABLE

***Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany the application.**

BANKING DETAILS

Name: *George Municipality*
Bank: *First National Bank (FNB)*
Branch no.: *210554*
Account no.: *62869623150*
Type: *Public Sector Cheque Account*
Swift Code: *FIRNZAJJ*
VAT Registration Nr: *4630193664*
E-MAIL: *msbrits@george.gov.za*
***Payment reference:** *Erven 3992 & 4294, George*

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

1. Consolidation in terms of Section 15(2)(e) of the Land Use Planning By-law for George Municipality, 2023 of Erven 3992 and 4294, George;

2. Rezoning in terms of Section 15(2)(a) of the George Municipality: Land Use Planning By-Law, 2023 of Erf 3992 and 4294, George from Single Residential Zone I to General Residential Zone IV (Flats).

3. Departure in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-Law, 2023 on Erven 3992 and 4294, George for:

- relaxation of the western common boundary building line from 3m to 2m for the proposed flats;
- relaxation of the northern rear boundary building line from 3m to 2m for the proposed flats;
- Departure of Section 35 of the George Integrated Zoning Scheme By-law, 2023 for a chimney that extend higher than 1 metre above the highest point of the roof from 1m to 1,408m.

PART G: ATTACHMENTS & SUPPORTING INFORMATION FOR LAND USE PLANNING APPLICATIONS

Please complete the following checklist and attach all the information relevant to the proposal. Failure to submit all information required will result in the application being deemed incomplete.

Is the following compulsory information attached?

Y	N	Completed application form	Y	N	Pre-application Checklist (where applicable)
Y	N	Power of Attorney / Owner's consent if applicant is not owner	Y	N	Bondholder's consent
Y	N	Motivation report / letter	Y	N	Proof of payment of fees
Y	N	Full copy of the Title Deed	Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Locality Plan	Y	N	Site layout plan

Minimum and additional requirements:

Y	N	N/A	Conveyancer's Certificate	Y	N	N/A	Land Use Plan / Zoning plan
Y	N	N/A	Proposed Subdivision Plan (including street names and numbers)	Y	N	N/A	Phasing Plan
Y	N		Consolidation Plan	Y	N	N/A	Copy of original approval letter (if applicable)
Y	N	N/A	Site Development Plan	Y	N	N/A	Landscaping / Tree Plan
Y	N	N/A	Abutting owner's consent	Y	N	N/A	Home Owners' Association consent
Y	N	N/A	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)	Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N		Services Report or indication of all municipal services / registered servitudes	Y	N	N/A	Required number of documentation copies 2 copies
Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes	Y	N	N/A	Demolition permission Heritage trust notice

PART H: AUTHORISATION(S) IN TERMS OF OTHER LEGISLATION

Y		National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	N/A	Specific Environmental Management Act(s) (SEMA) (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004), National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008), National Environmental Management: Waste Act, 2008 (Act 59 of 2008), National Water Act, 1998 (Act 36 of 1998) (strikethrough irrelevant)
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)			
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)			
Y		Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)			
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations			
Y		Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)			
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc. N/A			
Y	N	If required, do you want to follow an integrated application procedure in terms of section 44(1) of the Land-Use Planning By-law for George Municipality?			

SECTION I: DECLARATION

I hereby wish to confirm the following:

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. The Municipality has not already decided on the application.
3. I'm aware that it is an offense in terms of section 86(1)(d) to supply particulars, information or answers in an application, knowing it to be false, incorrect or misleading or not believing them to be correct.
4. I am properly authorized to make this application on behalf of the owner and (where applicable) copies of such full relevant Powers of Attorney/Consent are attached hereto.
5. I have been appointed to submit this application on behalf of the owner and it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to me as the authorised agent and the owner will regularly consult with the agent in this regard (where applicable).
6. That this submission includes all necessary land use planning applications required to enable the development proposed herein.
7. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/amendment/suspension forms part of this submission.
8. I am aware of the status of the existing bulk services and infrastructure in the subject area and that I am liable for any possible development charges which may be payable as a result of the proposed development.
9. I acknowledge that in terms of the Protection of Personal Information Act (POPIA) all correspondence will be communicated directly and only to myself (the applicant). No information will be given to any third party and/or landowner (if the landowner is not the applicant). I herewith take responsibility to convey all correspondence to the relevant parties.

Applicant's signature:



Date:

13/08/2024

Full name:

DELAREY VILJOEN

Professional capacity:

PROFESSIONAL PLANNER

SACPLAN Reg. Nr:

A/1021/1998