



**DEPARTMENT OF ECONOMIC AFFAIRS, ENVIRONMENT & TOURISM
CHIEF DIRECTORATE: ENVIRONMENTAL AFFAIRS**

Collegiate House, cnr Belmont Terrace & Castle Hill, Central, Port Elizabeth
Private Bag X 5001, Greenacres 6057

Reference: EC08/3/17-05
Enquiries: A. Mpambani
Telephone: 041 508 5810
Fax: 041 585 1958
Email: Ayanda.Mpambani@deaet.ecape.gov.za

JJ van der Schyff en Seun
P. O. Box 1853
Plettenberg Bay
6600

**AUTHORISATION IN TERMS OF SECTION 22 OF THE ENVIRONMENT
CONSERVATION ACT, ACT 73 OF 1989, TO UNDERTAKE A LISTED
ACTIVITY AS SCHEDULED UNDER SECTION 21 OF THE ACT:
CONCENTRATION OF LIVESTOCK IN A CONFINED STRUCTURE FOR
THE PURPOSE OF MASS COMMERCIAL PRODUCTION**

Refer to your application dated 4 January 2005 (reference number EC08/3/17-05) for authorisation in terms of the Environment Conservation Act, Act 73 of 1989, to establish poultry houses on a portion of Rondebos, being a portion of Farm Zwartbosch No 347 Humansdorp, in the Kouga Municipal area.

Authorisation is hereby granted in terms of Section 22 of the Environment Conservation Act, Act 73 of 1989, subject to the conditions contained in the Record of Decision attached as Annexure One.

Yours faithfully



LEON ELS

DEPUTY DIRECTOR: WESTERN REGION

DATE: 14 June 2005



DEPARTMENT OF ECONOMIC AFFAIRS, ENVIRONMENT & TOURISM
CHIEF DIRECTORATE: ENVIRONMENTAL AFFAIRS

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LEON ELS

DEPUTY DIRECTOR: WESTERN REGION

DATE: 14 June 2005

ANNEXURE ONE



DEPARTMENT OF ECONOMIC AFFAIRS, ENVIRONMENT & TOURISM CHIEF DIRECTORATE: ENVIRONMENTAL AFFAIRS

Collegiate House, cnr Belmont Terrace & Castle Hill, Central, Port Elizabeth
Private Bag X 5001, Greenacres 6057

RECORD OF DECISION

EC08/3/17-05

1. Description of Activity

The project entails the construction of poultry houses for mass commercial production purposes and will consist of:

- 4 poultry houses parallel to each other, each being 100m in length and 6m in width. Each house will house 15680 hens.
- 2 conveyer belt systems; one for the collection of eggs and one for the removal of dung;
- A ventilation system;
- 4 x 17 ton tanks for automatic feeding of hens; one tank for each house;
- 6 x 5m³ storage tanks to supply water to the hens;
- Eskom power supply and a standby diesel powered generator plant;
- A pack house with offices and toilets; and
- An electric fence around the development area of approximately 5ha.

The concentration of livestock in a confined structure for the purpose of mass commercial production is a listed activity in terms of item 3 of Schedule 1 to GN R1182 of 5 September 1997. Authorisation for the above activity needs to be issued in terms of Section 22 of the Environment Conservation Act, Act 73 of 1989.

A handwritten signature in black ink, appearing to be 'S. J.', followed by a small number '1'.

2. Location of Activity

The activity will take place on a portion of Rondebos, being a portion of Farm Zwartbosch No. 347, situated approximately 6.5 km north of Humansdorp on the road to Hankey, within the Kouga Municipal area. Location of the site will be according to the diagram attached as Appendix C to the Scoping Report.

3. Contact Details of Applicant

Name: JJ van der Schyff en Seun
Contact person: JJ van der Schyff
Address: P.O. Box 1853
Plettenberg Bay
6600
Tel & Fax: 044 533 9172
Cell: 083 500 0371

4. Contact details of Consultant

Name: Gertenbach Ecological Consultations
Contact Person: Dr WPD Gertenbach
Address: P.O. Box 963
Jeffrey's Bay
6330
Tel & fax: 042 296 1019
Cell: 082 460 3380

5. Details of Site Visit

A site inspection was undertaken by Ms A Mpambani and Ms F Nxesi of this office in the company of the consultant on 4 February 2005.

6. Decision

Authorisation is granted subject to the conditions set out in Section 8 of this Record of Decision.

7. Duration of Authorisation

- 7.1 Construction is to commence within 12 months of the date of signature of this Record of Decision.
- 7.2 Construction is to be completed within 12 months of commencement.
- 7.3 Conditions specified below are valid in perpetuity.

8. Conditions of Authorisation

Please note that the Department of Economic Affairs, Environment and Tourism may review, delete or amend any of the following conditions in the event of new information coming to light.

8.1 General conditions

- 8.1.1 This authorisation pertains only to the activities as described in Section 1 of this Record of Decision. All other listed activities will be subject to authorisation in terms of Section 22 of the Environment Conservation Act, Act 73 of 1989.
- 8.1.2 This authorisation is subject to the applicant's compliance with all other relevant legislation, in particular with the abstraction of water from the borehole must be in compliance with the provisions of the National Water Act, 1998, Act 36 of 1998.
- 8.1.3 The conditions of this authorisation are to form part of any contract entered into between the applicant and any contractor and/or sub-contractors.
- 8.1.4 Should any environmental damage be detected, that in the opinion of this Department, is the result of the development, then the applicant shall be required to make good that damage to the satisfaction of this Department at his/her own expense.
- 8.1.5 In the event of any dispute as to what constitutes environmental damage, this Department's opinion will prevail.
- 8.1.6 Any changes to the project that could have significant environmental impacts, and differs from that which was authorised by this Department, is to be submitted to this Department for approval prior to such changes being effected.
- 8.1.7 This Department must be notified, within 30 days, of any change of ownership/developer. Conditions contained in this Record of Decision must be made known to and are binding on the new owner/developer.
- 8.1.8 This Department must be notified of any change of address of the owner/developer.
- 8.1.9 This Record of Decision must be made available to any interested and affected party who has registered their interest in the proposed development. The applicant is responsible for ensuring that a copy of this Record of Decision is given to any such interested and affected party within a week of receiving this Record of Decision.
- 8.1.10 The listed activity as described in Section 1 of this Record of Decision and hereby authorised may not commence prior to the lapsing of the appeal period as provided for in Section 10 of this Record of Decision.



8.2 Project-specific conditions:

- 8.2.1 Expansion of the poultry operation beyond that authorised hereby may not take place without the authorisation of this Department.
- 8.2.2 An Environmental Management Plan (EMP) to be compiled and implemented for the construction phase of the proposed development, inclusive of all other associated infrastructure e.g. access roads, power lines, etc. The EMP to include amongst others:
- 8.2.2.1 Applicable conditions as contained in this Record of Decision;
 - 8.2.2.2 General principles of environmental management practices as applicable to construction activities;
 - 8.2.2.3 Applicable mitigatory measures and recommendations contained in the Scoping Report by Gertenbach Ecological Consultations dated March 2004 being "Proposed egg production unit on the Farm Rondebos in the Humansdorp District", submitted in support of the application;
 - 8.2.2.4 Clear stipulations as to who is responsible and accountable for what actions;
 - 8.2.2.5 A general code of conduct for any contractor carrying out any work on the development site;
 - 8.2.2.6 Clear stipulations regarding times that construction activities may take place on site;
 - 8.2.2.7 Areas for chicken housing units must be clearly demarcated using chevron tape and all construction activities must take place within these demarcated areas; and
 - 8.2.2.8 Prior to construction of the access road and chicken housing units, topsoil must be stockpiled separately on demarcated areas referred to in Condition 8.2.2.7.
 - 8.2.2.9 All construction material and machinery required for the construction of the chicken housing units is to be located within the demarcated areas referred to in Condition 8.2.2.7.
- 8.2.3 General principles of environmental management practices as provided for in Condition 8.2.2.2 to provide for amongst others, the following:
- 8.2.3.1 Generators and fuel supply needed during construction must be placed on trays, which rests on clean sand. Once construction is complete this must be removed from site and disposed of at an appropriately registered waste disposal facility;
 - 8.2.3.2 No cement/concrete mixing is to take place on the soil surface. Cement mixers are to be placed on large trays to prevent accidental spills from coming into

- contact with the soil surface;
- 8.2.3.3 No waste from construction or otherwise, may be disposed of on site. All waste generated during construction to be removed from site and disposed of at a registered waste disposal facility. In this regard adequate litter drums or other suitable containers must be located on site to ensure that waste generated on site is disposed of in a suitable and timeous manner. Containers must be such that dogs and other scavengers cannot gain access thereto;
- 8.2.4 A rehabilitation plan must be compiled and implemented for the operational phase of the project. Such plan to include the following:
- 8.2.4.1 Once construction is complete, disturbed ground must be re-vegetated to protect the topsoil from being eroded.
- 8.2.4.2 Landscaping of the site. Such landscaping is to take the form of indigenous vegetation on the perimeter of the site to soften the visual impact of the chicken houses.
- 8.2.4.3 A follow-up programme must be instituted whereby exotic plant material which colonises disturbed ground is systematically eradicated prior to it attaining seed formation stage.
- 8.2.5 An operational management plan must be compiled and implemented for the operational phase of the project. Such plan to include amongst others:
- 8.2.5.1 Measures to be taken to minimise soil erosion associated with construction and operation activities.
- 8.2.5.2 A stormwater drainage system must be installed on site. Concrete surface between the buildings in order to manage the surface runoff after periods of heavy or prolonged rains.
- 8.2.5.3 A septic tank and french drain to be installed according to acceptable SABS standards for the disposal of domestic sewage.
- 8.2.5.4 The removal of the dried dung from the site must be well managed and disposed of at a registered waste disposal site.
- 8.2.5.5 Systematic monitoring and recording of air quality including odours, at strategic locations at the site must be implemented and maintained. Whereas simple observation will suffice initially, more sophisticated methodology may be required by this Department.
- 8.2.6 A groundwater management plan must be developed in order to ensure sustainable and equitable use of the groundwater

resources. This plan must be submitted to this office upon request. Such plan to include amongst others:

- 8.2.6.1 Comprehensive and routine monitoring of groundwater abstraction volumes, dynamic and static water levels and groundwater quality.
- 8.2.6.2 The pumping routine of the proposed borehole must be reviewed by a competent geohydrologist within 6 months of commissioning of this borehole.
- 8.2.7 Landscaping of the site to make use of indigenous vegetation.
- 8.2.8 An environmental audit of the site must be conducted on completion of the construction of the chicken houses. Such audit must be conducted by an independent environmental consultant, the results of which must be collated into a report and submitted to this Department.

9. Key Factors That Led to Decision

- 9.1 Project implementation will not give rise to unacceptable impacts on naturally occurring fauna and flora on site. The site has been heavily over-grazed by cattle and furthermore, the loss of limited vegetation present on site will not result in significant impacts/implications for biodiversity conservation.
- 9.2 Provision has been made in this Record of Decision for the compilation and implementation of operational and groundwater management plans.
- 9.3 Measures have been specified in this Record of Decision on monitoring odours associated with operation of the facility.
- 9.4 No objections to the establishment and operation of the proposed egg production plant were raised during the public participation process.
- 9.5 Under the circumstances, it is not foreseen that the proposed project will give rise to unacceptable environmental impacts provided that the conditions of authorisation are adhered to.

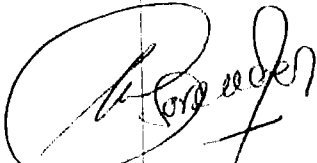
10. Appeal

A written appeal against the decision may be lodged with the MEC for Economic Affairs, Environment and Tourism, in terms of section 35(3) of the Environment Conservation Act, Act 73 of 1989 within 30 days from date of issue of this Record of Decision. The address to which such appeals must be submitted is:

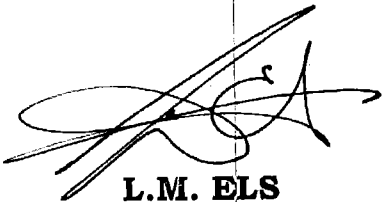
DEPARTMENT OF ECONOMIC AFFAIRS, ENVIRONMENT AND TOURISM
CHIEF DIRECTORATE: ENVIRONMENTAL AFFAIRS

Attention: The Chief Director: Environmental Affairs
Department of Economic Affairs, Environment and Tourism
Private Bag X0054
Bhisho
5605

Only appeals on environmental grounds can be considered. All appeals should be accompanied by relevant supporting documentation.



A. MPAMBANI
ENVIRONMENTAL OFFICER: EIM
DATE: 14 JUNE 2005



L.M. ELS
DEPUTY DIRECTOR: WESTERN REGION
DATE: 14 JUNE 2005

Kouga Municipality

(Jeffreys Bay, Humansdorp, St Francis Bay, Patensie, Hankey)

The jewel of the Eastern Cape, strives to ensure equity, harmony and prosperity for all its people, through people centered service delivery and sustainable development.



Tel: (042) 293 1111
Fax: (042) 293 1114

P O Box 21
JEFFREYS BAY
6330



Ref. No: /evdm/R29/501

Date: 15 August 2005

CM van der Watt
P O Box 257
HUMANSDORP
6300

Sir

CONSENT USE APPLICATION : PORTION 5 OF THE FARM ZWARTEBOSCH NO. 347

I refer to the application dated 22 June 2005.

The application for consent use for intensive feed farming (keeping of poultry) is hereby approved in terms of Section 4.6 of the applicable Zoning Scheme Regulations of Ordinance 15 of 1985 subject to the following conditions:

- a) That the owner/developer shall be responsible for all costs (that may escalate) in respect of services, service connections and augmentation fees as determined by the Council;
- b) That the application complies with the conditions as stipulated by the Department of Economic Affairs, Environment and Tourism as contained in their Record of Decision (EC08/3/17-05);
- c) That the applicant complies with the conditions as stipulated by the Department of Agriculture and all other relevant departments;
- d) That a servitude right of way be registered if necessary;

Rig asb. alle korrespondensie
Aan: Die Munisipale Bestuurder

Please address all correspondence to:
The Municipal Manager

Nceda uthumele yonke Imbalelwano
Kumphathi KaMasipale

- e) The formal submission and approval of detailed building plans.
- f) That no poultry be slaughtered on the said farm;
- g) All waste be hygienically treated or removed from the said property.
- h) That the developer be responsible for the installation of electrical services according to the standard guidelines for electrification of townships as approved by Council.
- i) That the applicant provides proper storm water drainage to comply with the requirements of the Council.

Yours faithfully



S. MAREE

ACT. DIRECTOR : PLANNING & DEVELOPMENT

Kouga Municipality

(Jeffreys Bay, Humansdorp, St Francis Bay, Patensie, Hankey)

The jewel of the Eastern Cape, strives to ensure equity, harmony and prosperity for all it's people, through people centered service delivery and sustainable development.



Tel: (042) 293 1111
Fax: (042) 293 1114

P O Box 21
JEFFREYS BAY
6330



Ref. No: evdm/R5/347

Date: 17 October 2006

Maarschalk & Partners
P O Box 6
HUMANSDORP
6300

FOR ATTENTION : MR ST MAARSCHALK

Sir

**SUBDIVISION OF THE REMAINDER OF PORTION 5 OF THE FARM
ZWARTENBOSCH NO 347**

Your application dated 7 June 2006 refers.

The subdivision of the Remainder of Portion 5 of the farm Zwartbosch no 347 is exempt in terms of Section 23 of the Land Use Planning Ordinance, No. 15 of 1985, as contained in Circular GOK/LDC 1/1990, as a subdivision of land exclusively for bona fide agricultural purposes.

There is no objection from the viewpoint of the provision of services.

Your subdivision plan J160 duly endorsed is herewith returned.

Yours faithfully


G OLIVIER

ACT. DIRECTOR : PLANNING & DEVELOPMENT

Rig asb. alle korrespondensie Aan: Die Munisipale Bestuurder	Please address all correspondence to: The Municipal Manager	Nceda uthumele yonke imbalelwano Kumphathi KaMasipale
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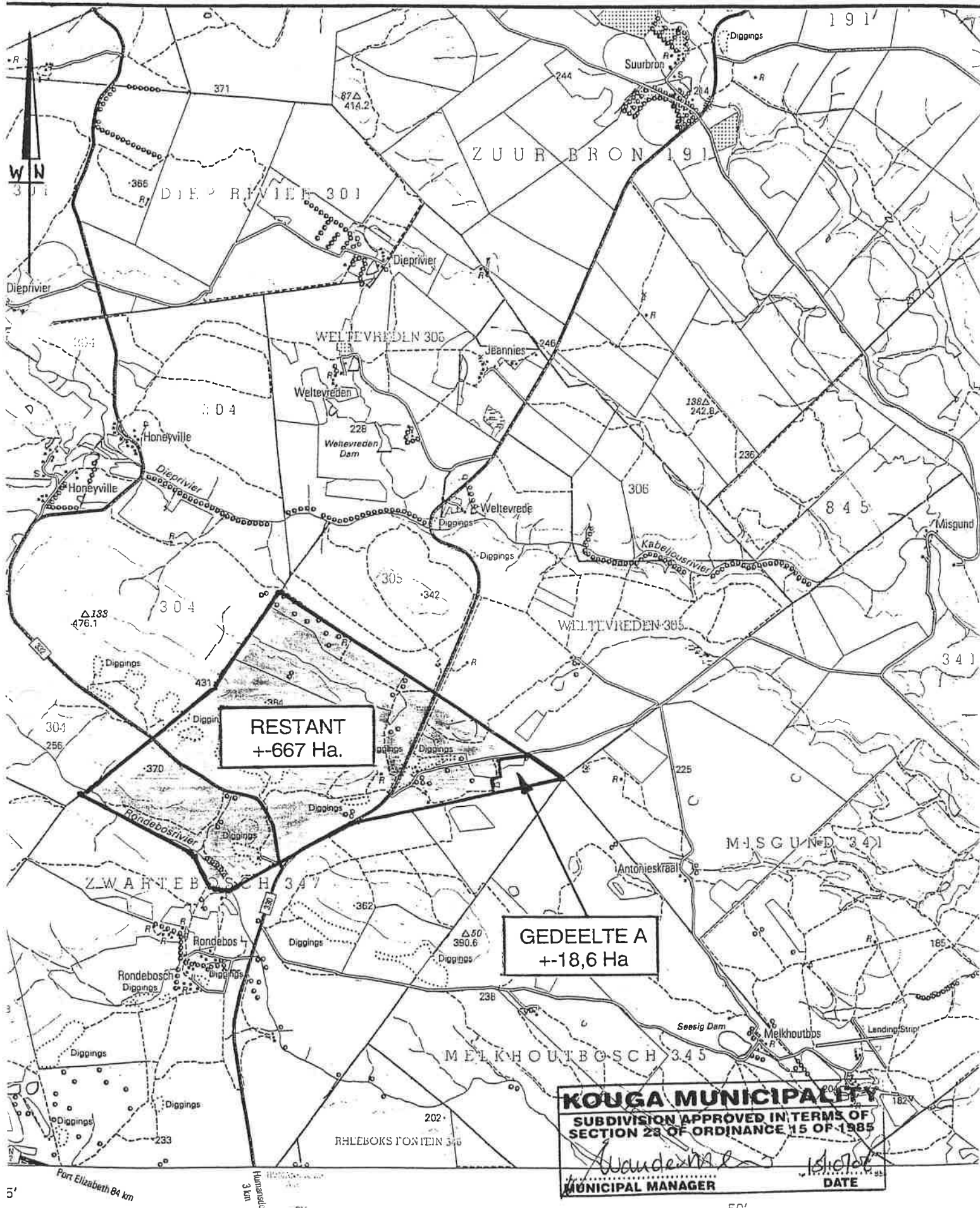
SKETSPLAN

J160

van Voorgestelde Onderverdeling van
RESTANT VAN GEDEELTE 5 VAN DIE PLAAS ZWARTEBOSCH NO. 347

Skaal: 1/50 000

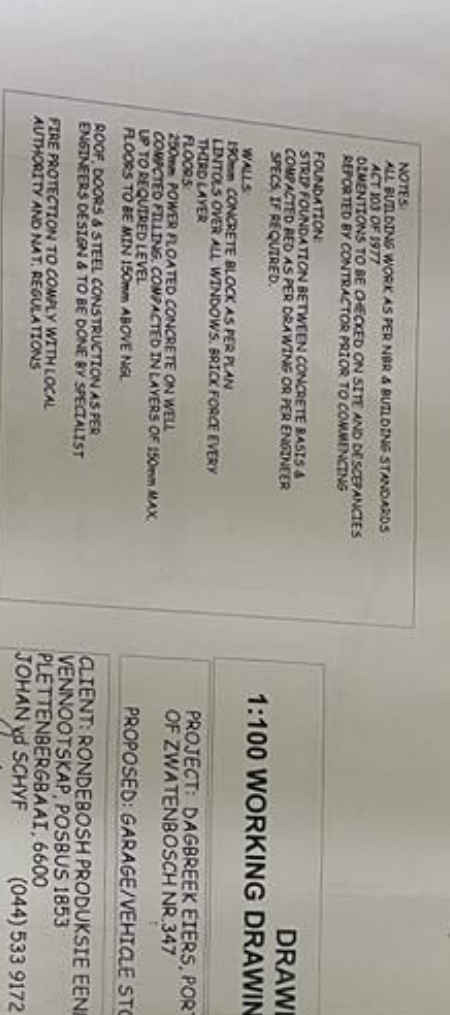
Kouga Munisipaliteit en Administratiewe Distrik Humansdorp



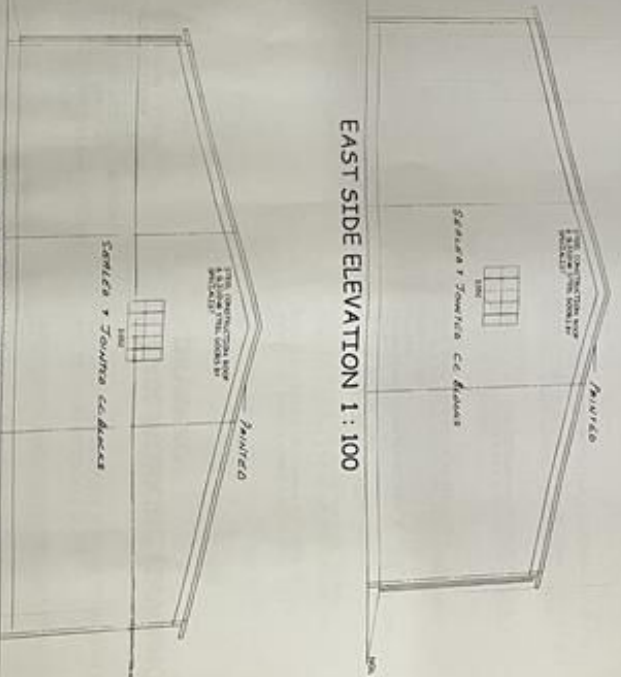
(BACK) SOUTH ELEVATION 1 : 100



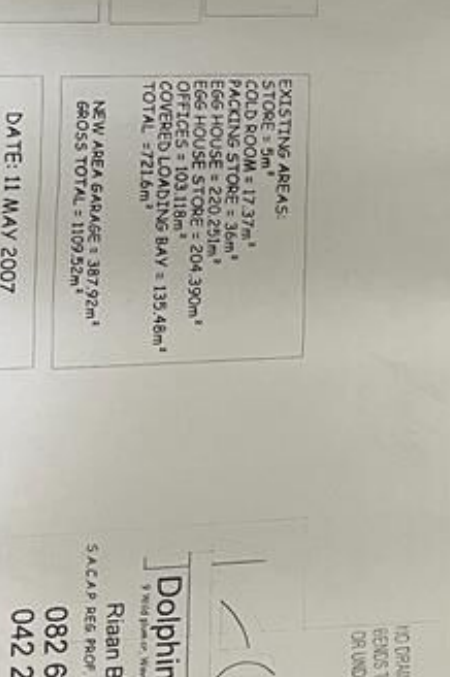
(FRONT) NORTH ELEVATION 1 : 100



EAST SIDE ELEVATION 1 : 100



WEST SIDE ELEVATION 1 : 100



NOTES:
 ALL BUILDING WORK AS PER NBR & BUILDING STANDARDS
 ACT 103 OF 1977
 DIMENSIONS TO BE CHECKED ON SITE AND DISCREPANCIES
 REPORTED BY CONTRACTOR PRIOR TO COMMENCING
 FOUNDATION.
 SITE FOUNDATION BETWEEN CONCRETE PASTA &
 COMPACTED RED AS PER DRAWING OR PER ENGINEER
 SPEC. IF REQUIRED.
WALLS:
 190mm CONCRETE BLOCK AS PER PLAN
 LINTOLS OVER ALL WINDOWS. BRICK FORCE EVERY
 THIRD LAYER
 FLOORS
 200mm POWER RATED CONCRETE ON WELL
 COMPACTED FILLING. COMPACTED IN LAYERS OF 150mm MAX.
 FLOORS TO BE MIN 150mm ABOVE NGL.
 ROOF DOORS & STEEL CONSTRUCTION AS PER
 ENGINEER'S DESIGN & TO BE DONE BY SPECIALIST
 FINE PROTECTION TO COMPLY WITH LOCAL
 AUTHORITY AND NAT. REGULATIONS

DRAWING:
1:100 WORKING DRAWING

PROJECT: DAGBREEK ETERS, PORTION 5
 OF ZWATENBOSCH NR.347
 PROPOSED: GARAGE/VEHICLE STORE
 CLIENT: RONDEBOSH PRODUKSITE EENHEID
 WENNOOTSAP POSBUS 1853
 PLETTENBERGBAAI, 6600
 JOHAN Vd SCHYF (044) 533 9172

[Handwritten signature]

EXISTING AREAS:
 STORE = 9m²
 COLD ROOM = 17.37m²
 PACKING STORE = 36m²
 EGG HOUSE = 220.25m²
 EGG HOUSE STORE = 204.39m²
 OFFICES = 103.11m²
 COVERED LOADING BAY = 135.48m²
 TOTAL = 721.6m²

NEW AREA GARAGE = 387.92m²
 GROSS TOTAL = 1109.52m²

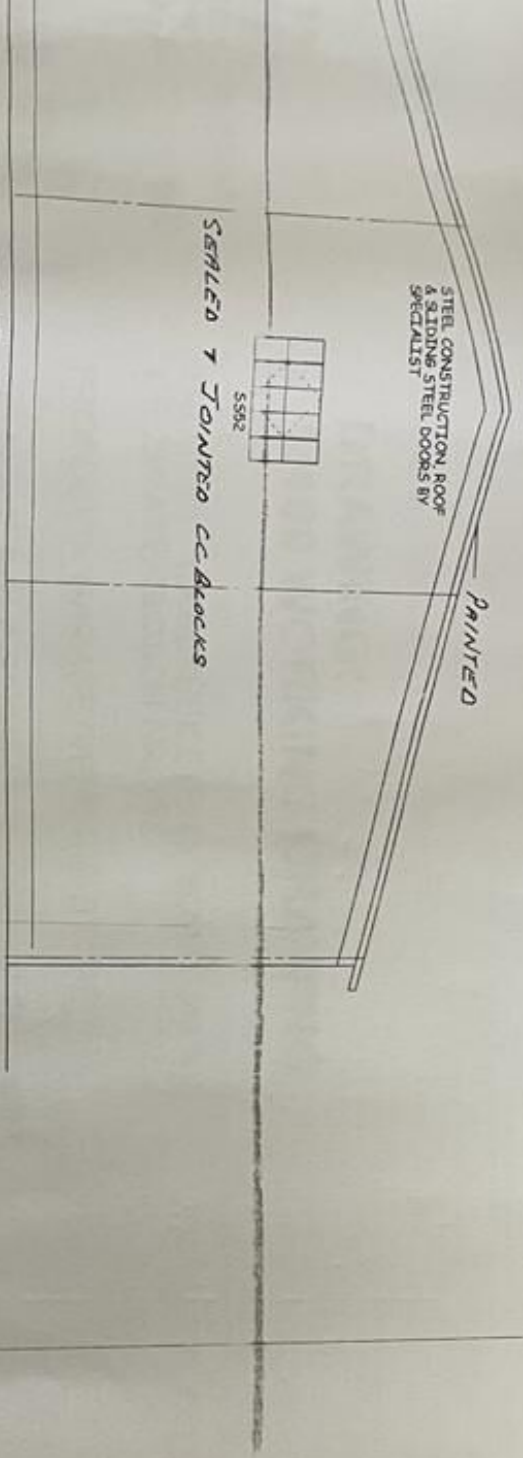
DATE: 11 MAY 2007

NO DRAINAGE JUNCTIONS OR
 BENCHES TO BE IN SLAB/WALLS
 OR UNDER SURFACE BENCHES

Dolphin Design
 c a d
 Riaan Botha
 SACAP RES PRIOR ARCH-DRUAFITSMAN
 082 6900 354
 042 296 2988

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 BUILDING
 CONTRACTOR
 CHECKED

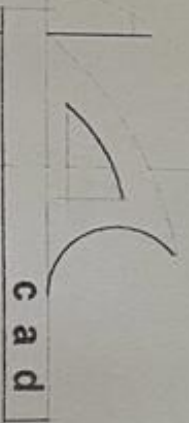
WEST SIDE ELEVATION 1 : 100



AREAS:

- M = 17.37m²
- STORE = 36m²
- = 220.251m²
- STORE = 204.390m²
- 003.118m²
- LOADING BAY = 135.48m²
- 1.6m²
- GARAGE = 387.92m²
- TOTAL = 1109.52m²

NO DRAINAGE JUNCTIONS OR BENDS TO BE IN SLAB/WALLS OR UNDER SURFACE BEDS



Dolphin Design

9 Wild plum cr, Waverest, Jeffreys Bay

Riaan Botha

S.A.C.A.P. REG. PROF. ARCH. DRAUGHTSMAN

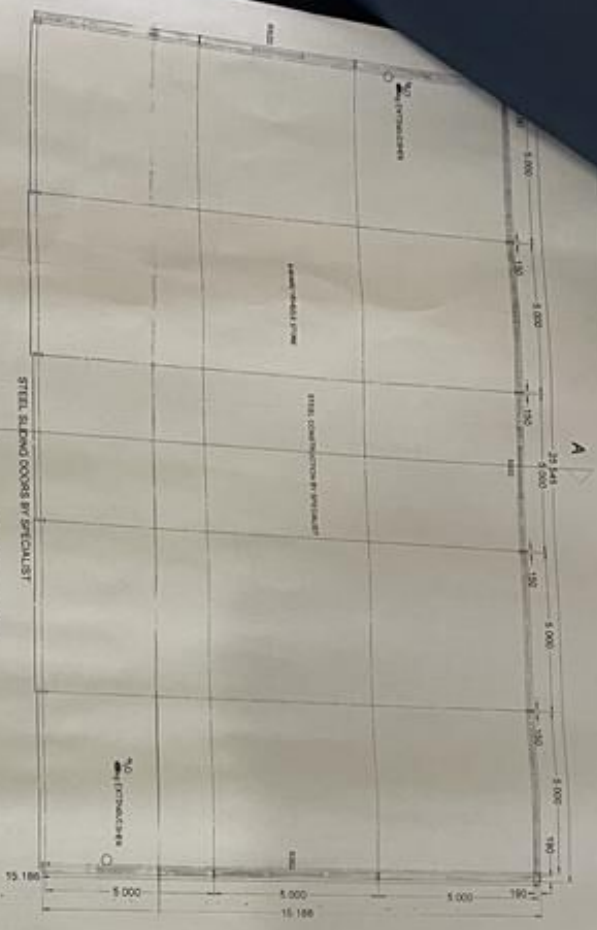
082 6900 354

ALL DETAILS UNDER GULLPINS TO BE FINISHED IN CONCRETE

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0046-07-

Handwritten notes and numbers



PLAN 1 : 100



SECTION A - A 1 : 100

EXISTING AREAS:
 STORE: 5m²
 GOLD ROOM: 17 37m²
 PACKING STORE: 36m²
 EGG HOUSE: 220 25m²
 EGG HOUSE STORE: 204 30m²
 OFFICES: 102 11m²
 COVERED LOADING BAY: 135 48m²
 TOTAL: 772 16m²

NEW AREA GARAGE: 387 9m²
 GROSS TOTAL: 3109 52m²

DATE: 11 MAY 2007

NOTES:
 1. ALL WORK AS PER NBN & BUILDING STANDARDS ACT 1977.
 2. ALL DIMENSIONS TO BE CHECKED ON SITE AND DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
 3. FOUNDATION: STEEL FOUNDATION BETWEEN CONCRETE BASIS & STEEL CONSTRUCTION BY SPECIALIST OR PER ENGINEER CHECK IF REQUIRED.
 4. WALLS: CONCRETE BLOCK AS PER PLAN LIMITS, OVER ALL WINDOWS, BRICK FROGE EVERY THIRD LAYER.
 5. FLOORS: LOWER FLOATED CONCRETE ON WELL COMPACTED FILLING, COMPACTED IN LAYERS OF 150mm MAX UP TO REQUIRED LEVEL.
 6. ROOF: DOORS & STEEL CONSTRUCTION AS PER DIMENSIONS OF DRAWING & TO BE DONE BY SPECIALIST FIRE PROTECTION TO COMPLY WITH LOCAL AUTHORITY AND NAT. REGULATIONS

DRAWING:
1:100 WORKING DRAWING

PROJECT: DAGBREEK ETERS, PORTION 5 OF ZWATENBOSCH NR.347
 PROPOSED: GARAGE/VEHICLE STORE
 CLIENT: RONDEBOSH PRODUKSTE EENHEID VENNootSKAP, POSBUS 1853 PLETENBERGBAAL, 6600 JOHANNESBURG (044) 533 9172

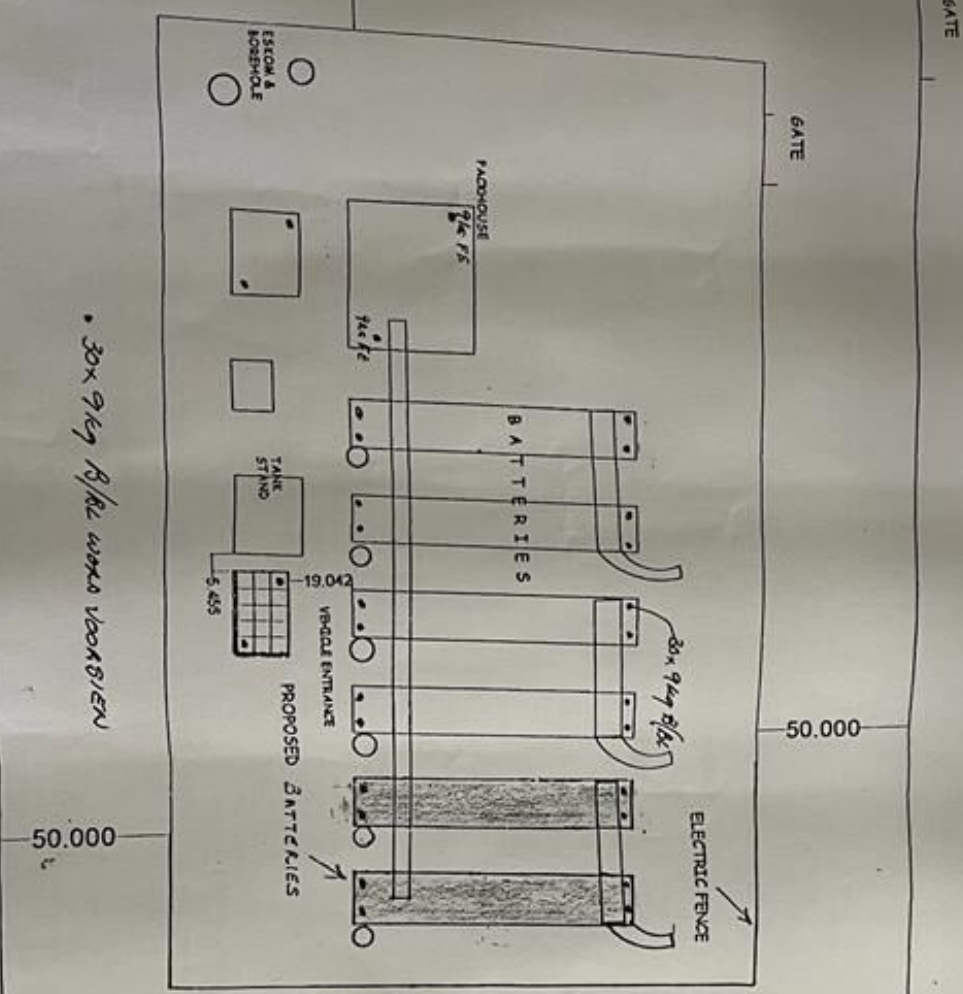
100 DIMENSIONAL UNITS OF
 BEINGS TO BE IN SUBSIDIARIES
 ON UNDER SURFACE BEETS

c a d
Dolphin Design
 3 Wildeman Street, Zalford, Paarl
 Riaan Botha
 S.A.C.A.P. REG. PROF. ARCH. ORNAFTSMAN
 082 6900 354
 042 296 2988

All CO KEVIN...
 (Handwritten notes)

NO DRAINAGE JUNCTIONS OR BENDS TO BE IN SLABS, WALLS OR UNDER SURFACE BEDS
 THE OWNER TO BE RESPONSIBLE FOR THE BUILDING WORK TO BE FINISHED IN CONCRETE

KOUGA MUNICIPALITY JOHANNESBURG JOHANNESBURG BAY ADMINISTRATIVE UNIT VOORWAARDELIK GOEDGEKEUR		CONDITIONALLY APPROVED
BOUPLAN NR.	0100-07-08	
BUILDING PLAN No.		
DATUM	25	10/07
ESTETIESE KOMITEE		
AESTHETICS COMMITTEE		
BOUBEHEERBEAMPTTE		
BUILDING CONTROL OFF.		
HOOF STADSBEOPPLANNER		
CHIEF TOWN PLANNER		



• 30x91kg A/R/L WINKA VOORBIEN

LOCALITY PLAN 1:1000 PORTION 5 OF ZWARTENBOSCH NR 347

Por. 5 of Swarte Bosch 347

KOUGA FIRE & SERVICE

SIGNATURE

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE AUTHORITY HAVING JURISDICTION.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
5. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE FOUNDATION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
7. ALL FOUNDATION WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND SHALL BE PROTECTED FROM DAMAGE.
8. ALL CONCRETE SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE SPECIFICATIONS.
9. ALL ROOFING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND SHALL BE PROTECTED FROM DAMAGE.
10. ALL FINISHES SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS.

FOUNDATION & FLOORS:

FOUNDATION TRENCHES SHALL BE EXCAVATED TO THE REQUIRED DEPTH AND SHALL BE PROTECTED FROM DAMAGE. ALL FOUNDATION WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND SHALL BE PROTECTED FROM DAMAGE.

FLOORING:

FLOORING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND SHALL BE PROTECTED FROM DAMAGE.

GENERAL NOTES:

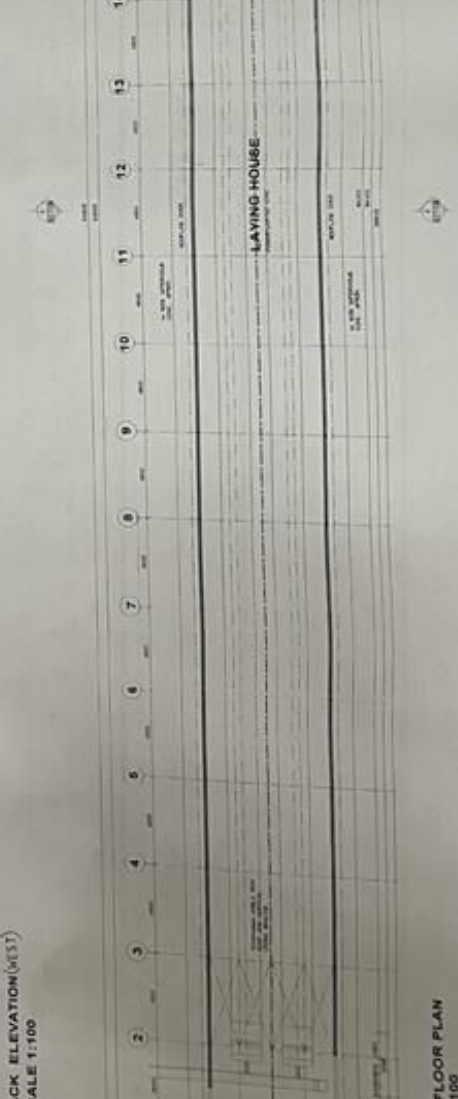
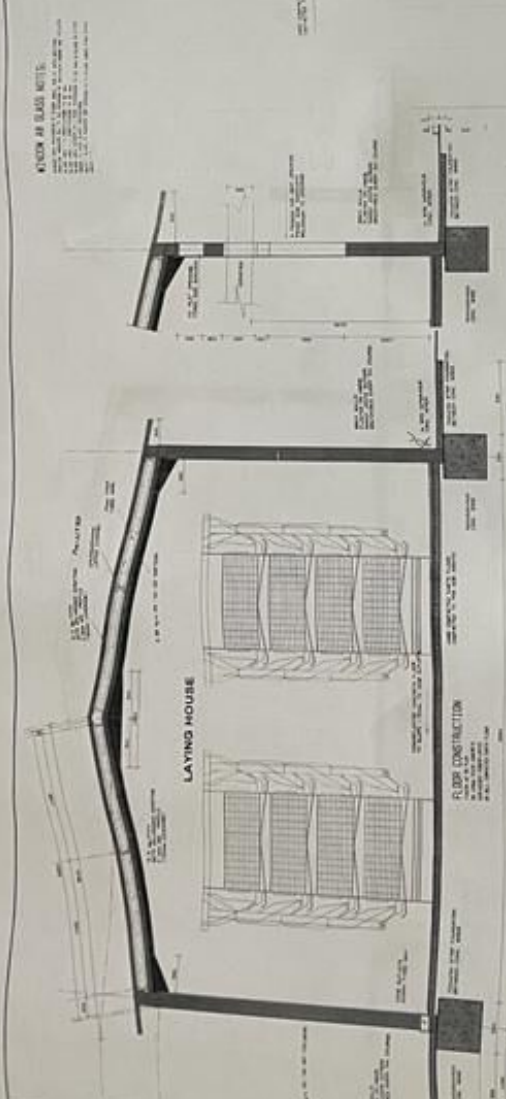
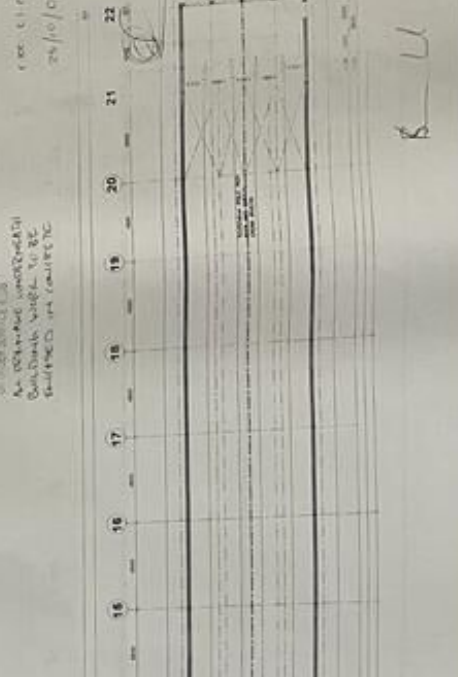
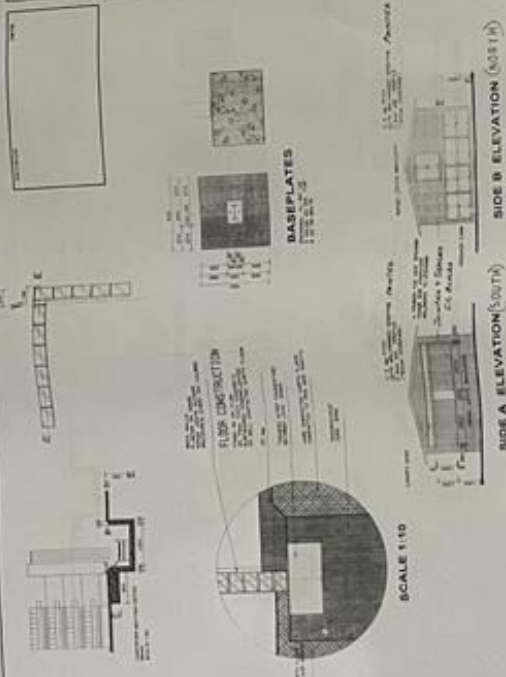
ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.

PROPOSED:
LAYER HOUSING
 300' x 100' x 10' (approx.)
 300' x 100' x 10' (approx.)
 300' x 100' x 10' (approx.)

ARCHITECT:
 ARCHITECT FELLOWS
 1000 BROADWAY
 NEW YORK, N.Y. 10003
 (212) 512-1000

DATE: 10/10/07

PROPOSED: LAYER HOUSING		DATE: 10/10/07	
NO. OF SHEETS	100	NO. OF SHEETS	100
SHEET NO.	A	SHEET NO.	A



Handwritten initials: R U

NOTES:
 ALL BUILDING WORK AS PER NHB & BUILDING STANDARDS
 ADMITTED TO BE SIGNED ON SITE AND DESCRIPTIONS
 REPORTED BY CONTRACTOR PRIOR TO COMMENCING
 FOUNDATION STRIP FORMATION & COMPACTED BED AS PER
 DRAWINGS OR PER ENGINEER SPECS. IF REQUIRED.
 WALLS THICK AS PER PLAN & TO MATCH EXISTING
 FLOORS.
 CONCRETE POWER FLOATED CONCRETE ON WELL
 COMPACTED BED. COMPACTED IN LAYERS OF 100mm MAX.
 FLOORS TO BE MIN 100mm ABOVE MS.
 LINTOLS OVER ALL OPENINGS. LAYERS IN ACCORDANCE
 WITH MANUFACTURER'S SPECS. BRICK FORCE EVERY
 THIRD LAYER.
 ROOF
 TO MATCH EXISTING ROOF AND AS PER PLAN.
 FLASHING @ ROOF POLY GLOSER OR IMPREGATED
 FLASHING TO PREVENT SEEPAGE OF ENTERING
 ROOF & BUILDING.

**DRAWING:
 1:100 WORKING DRAWING**

PROJECT: DAGBREEK ETERS, PORTION E
 OF ZWATENBOSCH NR.347
 PROPOSED: BUILT UP SIDES OF EXISTING
 LOADING BAY

CLIENT: RONDEBOSH PRODUKSTE EENHEID
 VENNOOTSKAP, POSBUS.1853
 PLETTENBERGBAAT, 6600
 JOHAN Vd SCHYF (044) 533 9172

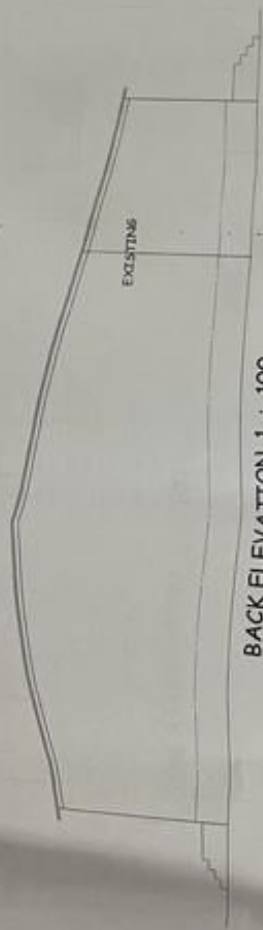


Riaan Botha
 SACAP REG. PROF. ARCH. DRAUGHTSMAN
 082 6900 354
 042 296 2988

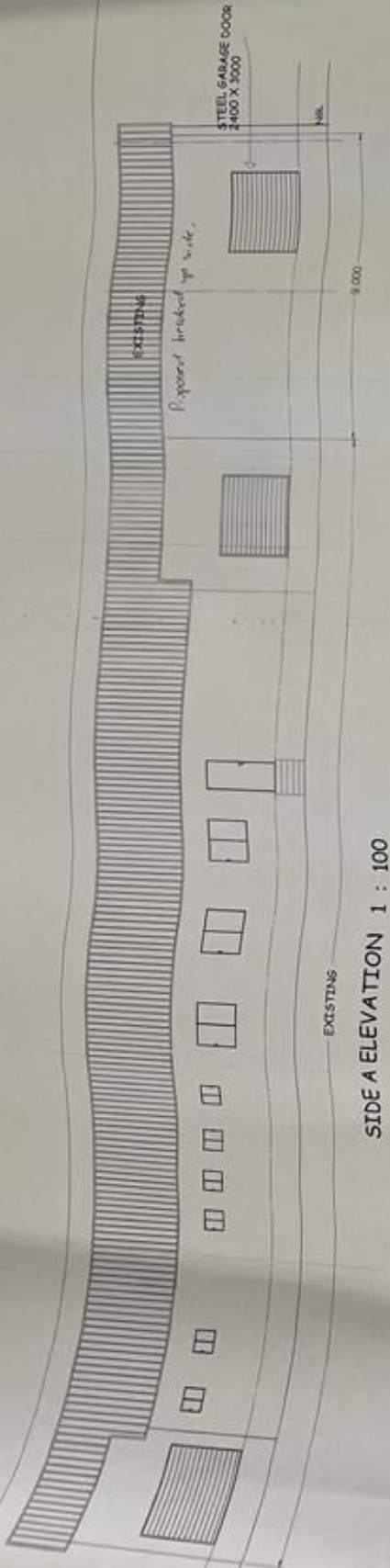
AREAS:
 STORE = 5m²
 COOL ROOM = 17.37m²
 PACKING STORE = 36m²
 E66 HOUSE = 220.25m²
 E66 HOUSE STORE = 204.390m²
 OFFICES = 103.118m²
 COVERED LOADING BAY = 135.48m²
 TOTAL = 721.60m²

AREA TO BE BRICKED UP
 COVERED LOADING BAY = 135.48m²

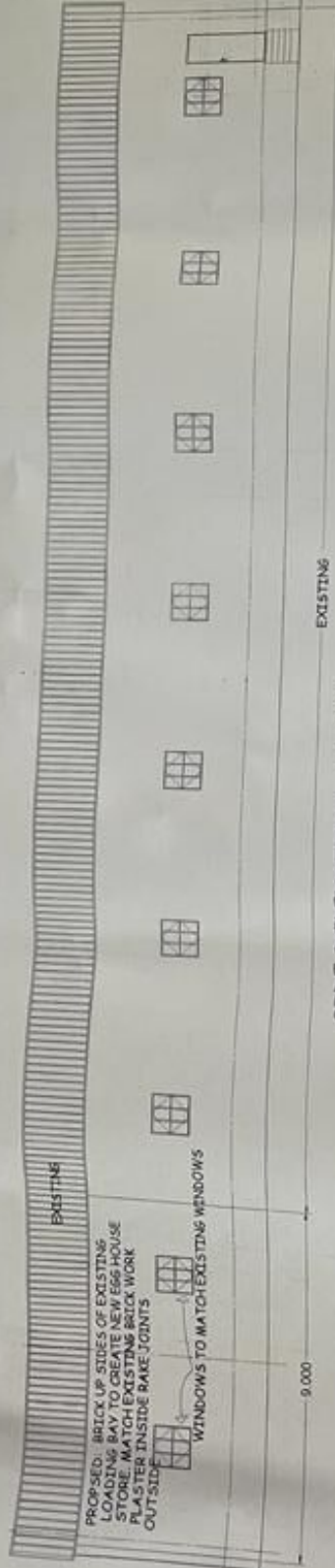
DATE: 11 MAY 2007



MOJICA
Bull



SIDE A ELEVATION 1 : 100



SIDE B ELEVATION 1 : 100

DATE: 08/10/07
3/9/07
[Signatures]

Dolphin Design
c a d
9 Willden Dr. Midrand, 1677
Riaan Botha
S.A. CAP. REG. PROF. ARCH. DRAFTSMAN
082 6900 354
042 296 2988

AREAS:

STORE	= 5m ²
COLD ROOM	= 17.37m ²
PACKING STORE	= 36m ²
EGG HOUSE	= 220.25m ²
OFFICES	= 204.390m ²
COVERED LOADING BAY	= 135.48m ²
TOTAL	= 783.85m ²

AREA TO BE BRICKED UP
COVERED LOADING BAY = 135.48m²

DATE: 11 MAY 2007

**DRAWING:
1:100 WORKING DRAWING**

PROJECT: DAGBREEK ETERS, PORTION 5
OF ZWATENBOSCH NR 347
PROPOSED: BUILT UP SIDES OF EXISTING
LOADING BAY

CLIENT: RONDERBOSH PRODUKSTE EENHEID
VENNOOTSKAP, POSBUS 1853
PLETTENBERGBAAT, 6600
JOHAN Vd SCHYF (044) 533 9172

6 WORK AS PER NBR & BUILDING STANDARDS
1977
TO BE CHECKED ON SITE AND DISCREPANCIES
CONTRACTOR PRIOR TO COMMENCING

ATTENTION & COMPACTED BED AS PER
PER ENGINEER SPECS IF REQUIRED.
5 PER PLAN & TO MATCH EXISTING

FLOATED CONCRETE ON WELL
FINISHED COMPACTED IN LAYERS OF 100mm MAX
THICKNESS
LEVEL
ALL OPENINGS LAYED IN ACCORDANCE
PER SPECS. BRICK FORCE EVERY

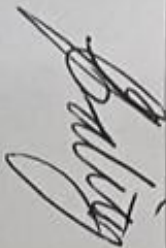
FLATTENING ROOF AND AS PER PLAN
OF (POLY CLOSER OR IFR PROFILED
EFFECTIVE RODENTS OF ENTERING

**DRAWING:
1:100 WORKING DRAWING**

PROJECT: DAGBREEK EIERS, PORTION 5
OF ZWATENBOSCH NR.347

PROPOSED: GARAGE/VEHICLE STORE

CLIENT: RONDEBOSH PRODUKSIE EENHEID
VENNOOTSKAP, POSBUS 1853
PLETTENBERGBAAI, 6600
JOHAN Vd SCHYF (044) 533 9172



NO DRAINAGE JUNCTIONS OR
BENDS TO BE IN SLABSWALLS
OR UNDER SURFACE BEDS



c a d

Dolphin Design

9 Wild plum cr., Waverest, Jeffreys Bay

Riaan Botha

S.A.C.A.P. REG. PROF. ARCH. DRAUFTSMAN

082 6900 354

042 296 2988

ALL DETAILS ON OTHER
SHEETS W/OT TO
BE USED IN CONCT-



0046

25



27m²
36m²
251m²
E = 204,390m²
BAY = 135,48m²

387,92m²
1,52m²

Y 2007

