



The Municipal Manager  
P O Box 19  
George  
6530

Reference: Erf 1920 George

7 November 2024

Sir

**APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION):  
REMAINDER OF ERF 10878 GEORGE**

Attached hereto, please find an application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the following building lines on the Remainder Erf 10878 George:

- the northern side building from 2.0 metres to 1.5 metres to accommodate the conversion of a storeroom into a bathroom; and
- the Fairway Crescent street building line from 4.0 metres to 3.5 metres to allow for the conversion of a portion of the existing dwelling house into a second dwelling.

Your prompt consideration of the application will be appreciated.

Thanking you in anticipation.

**Jan Vrolijk**

**MOTIVATION REPORT**  
**APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION)**  
**REMAINDER OF ERF 10878 GEORGE**

7 November 2024



Prepared for:

**A R Roman & L L Roman**  
3A Fairway Crescent  
George  
6529

Prepared by:

**Jan Vrolijk Town Planner/Stadsbeplanner**  
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SACPLAN Registration No A/1386/2011

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**MOTIVATION REPORT**  
**APPLICATION FOR PERMANENT DEPARTURE (RELAXATION OF BUILDING LINE)**  
**REMAINDER OF ERF 10878 GEORGE**

## **1. APPLICATION**

Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the following building lines on the Remainder Erf 10878 George:

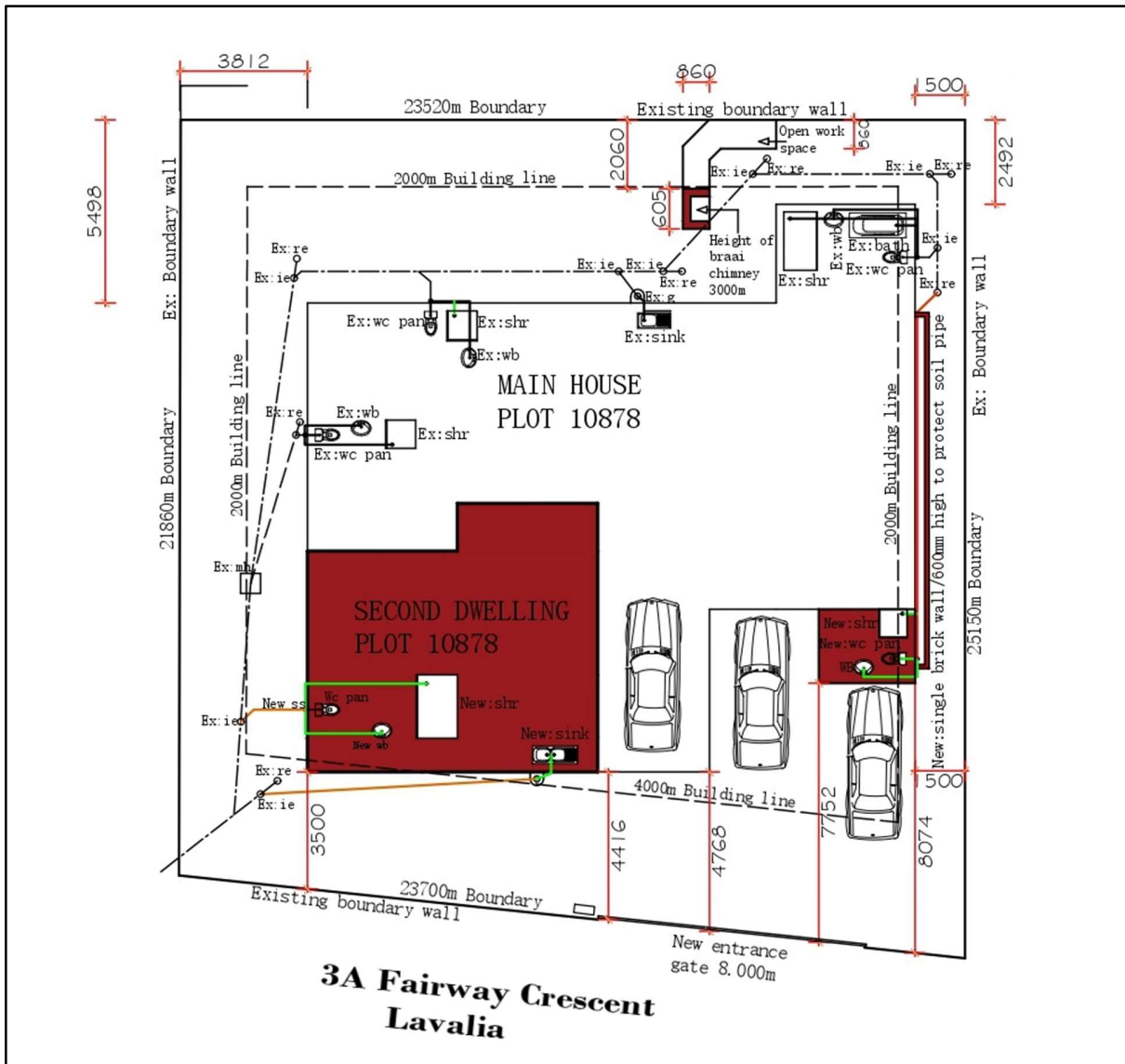
- the northern side building from 2.0 metres to 1.5 metres to accommodate the conversion of a storeroom into a bathroom; and
- the Fairway Crescent street building line from 4.0 metres to 3.5 metres to allow for the conversion of a portion of the existing dwelling house into a second dwelling.

The completed application form for the application for permanent departure is attached hereto as **Annexure "A"**.

## **2. DEVELOPMENT PROPOSAL**

The Remainder of Erf 10878 George was developed with a dwelling house for which certain extensions were approved on 28 July 2006 under plan number 1004/06. A copy of the approved plan referred to is attached hereto as **Annexure "B"**. In terms of these plans the dwelling house at that stage consisted of 5 bedrooms, 4 bathrooms, a kitchen / dining area / lounge, a stoep, a storeroom and a single garage.

Since the approval of these plans a portion of the existing house and the stoep was illegally converted into a second dwelling unit with a size of approximately 60m<sup>2</sup> whilst the storeroom was converted into a bathroom. The conversions are indicated on the site plan below which is also attached hereto as **Annexure "C"**.



The development is rounded off with neatly kept lawn, paving and a brick/panel palisade wall on the street boundary, with a sliding vehicular entrance gate on Fairway Crescent.

The storeroom which has been converted into a bathroom is located in the northern side boundary building line whilst a portion of the second dwelling is located in the Fairway Crescent street building line.

The purpose of this application is to obtain approval of the permanent departure for the relaxation of the building line as mentioned in point 1 of this motivation report to facilitate the submission and approval of a building plan in respect of the mentioned buildings.

### **3. GENERAL INFORMATION IN RESPECT OF THE REMAINDER OF ERF 10878 GEORGE**

#### **3.1 Locality**

The Remainder of Erf 10878 George is situated at 3A Fairway Crescent, La Vallia, George. The locality of the erf is indicated on the locality plan attached hereto as **Annexure “D”**.

#### **3.2 Existing land use**

The application erf is used for residential purposes and developed with a dwelling house as explained in point 2 above.

#### **3.3 Extent of erf**

The total area of the Remainder of Erf 10878 George is 552m<sup>2</sup>.

#### **3.4 Present zoning**

In terms of the George Integrated Zoning Scheme, 2023, the zoning of the Remainder of Erf 10878 George is Single Residential Zone I.

#### **3.5 Surveyor General Diagram**

A copy of the Surveyor General Diagram of the Remainder of Erf 10878 George is attached hereto as **Annexure “E”**.

#### **3.6 Title Deed**



The Remainder of Erf 10878 George is registered in the name of Antonio Ricardo Roman and Lucio Lincoln Roman. A copy of the Title Deed for the Remainder of Erf 10878 George is attached hereto as **Annexure “F”**.

### **3.7 Power of Attorney**

A Power of Attorney, whereby Jan Vrolijk Town Planner/Stadsbeplanner has been appointed by Antonio Ricardo Roman and Lucio Lincoln Roman to prepare the application referred to in point 1 of this motivation report and to sign all relevant documents is attached hereto as **Annexure “G”**.

### **3.8 Bondholder’s consent**

The Remainder of Erf 10878 George is not encumbered by a bond.

### **3.9 Conveyancer Certificate**

A Conveyancer Certificate in respect of the Remainder of Erf 10878 George is attached hereto as **Annexure “H”**. The certificate confirms that there are no conditions in the Title Deed of the erf which prohibits the development of the erf as proposed in this application.

## **4. DESIRABILITY OF APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATIONS) IN RESPECT OF THE REMAINDER OF ERF 10878 GEORGE**

### **4.1 Introduction**

Specific issues which must be addressed in the motivation of applications are highlighted in the Land Use Planning By-Law for George Municipality, 2023. These issues are, however, aimed at more complex applications and are not applicable to lesser applications, such as permanent departures for building line relaxations.

This application will therefore be motivated with reference to the following aspects:

- *Compatibility of the proposal with the existing planning and land uses of the surrounding area.*
- *The impact that the proposal will have on the environment.*
- *The impact that the proposal will have on traffic and parking in the surrounding area.*
- *The impact that the proposal will have on surrounding facilities such as schools, open spaces and other community facilities, should the application result in an increase in the population of the area concerned.*
- *The impact that the proposal will have on the existing character of the surrounding area and the right of the inhabitants of the area in respect of erf values, privacy, view, sunlight, et cetera.*
- *Provision of essential services.*

#### **4.2 Existing planning in the area**

The application erf is situated in a section of La Vallia which has a middle-income residential character. The following aerial photo indicates the locality of the Remainder of Erf 10878 George, as well as the buildings situated on the erf in relation to the surrounding residential area.



The area surrounding the Remainder of Erf 10878 George has a single residential land use character, with dwelling houses and outbuildings, situated in neatly kept gardens. Being a well-established suburb, there are examples of buildings being erected within the building lines on a number of erven in the vicinity. Buildings located in building lines are thus not uncommon for this area and forms part of the general development pattern of the area.

The relaxation of the building lines, as proposed in this application, will therefore not establish an undesirable precedent and can be accommodated within the existing planning of the area concerned.

#### **4.3 Impact on schools, open spaces and other community facilities**

This application entails the relaxation of the northern side boundary building line on the application erf to accommodate the conversion of a storeroom into a bathroom and the relaxation of the street building line to allow for a portion of the existing dwelling house to be converted into a second dwelling. The proposal will thus not result in an increase in the number of inhabitants of the erf beyond that which is accommodated and allowed in terms of the zoning of the erf. As such, the proposed relaxation of the building line as applied for, will not have an impact on schools, open spaces and other community facilities in the area. This aspect is, therefore, not relevant to this application.

#### **4.4 Impact on sunlight, view and privacy**

From the following aerial photo it is clear that only two erven can be affected by the proposed building line relaxation namely the erf directly to the north and the erf directly to the south of Erf 10878 George. The erven located to the west of the erf and across Fairway Crescent to the east are located in such a position in relation to the building line relaxations that these erven cannot be affected by the relaxations in any way.



As is clear from the aerial photo both the dwelling house on the northern and southern adjoining erven have seen developed in such way on the two erven that the outbuildings and driveways to the outbuildings on the two erven are located adjacent to the side boundary lines of Erf 10878 George. The position of the outbuildings on the mentioned two erven are thus such that the privacy, sunlight and view from the two mentioned erven cannot be affected at all by the building line relaxations applied for in this application.

#### 4.5 Impact on streetscape

The portions of the dwelling house which has been converted into the second dwelling and the bathroom, as is visible from the photo below, forms an integral part of the dwelling house as seen from Fairway Crescent. The erf is furthermore rounded off with a neat brick/palisade panel street wall with a neat garden surrounding the dwelling house. The appearance of the dwelling house is in keeping with the general appearance of the dwelling houses in the area and does not detract from the general streetscape along Fairway Crescent.



The proposed relaxation of the building lines can, therefore, not have a negative impact on the streetscape in the vicinity of the application erf.

#### **4.6 Impact on erf values**

As indicated in the previous paragraphs, the conversions made to the existing building in respect of which the building line relaxations are required, does not have a negative impact on any of the surrounding properties. From the photo in point 4.5 it is clear that the outside appearance of the dwelling house is of a high standard which does not detract from the residential character of the area the erf is located in. The improvements as described add further value to the utilization of the erf and represents a substantial capital investment by the owner.

The value of surrounding properties can, therefore, not be negatively impacted upon by the relaxation of the building line as proposed in this application.

#### **4.7 Impact on the provision of parking**

The parking requirements applicable to different land uses are set out in table format in Section 42 of the George Integrated Zoning Scheme, 2023. In respect of a dwelling house on an erf

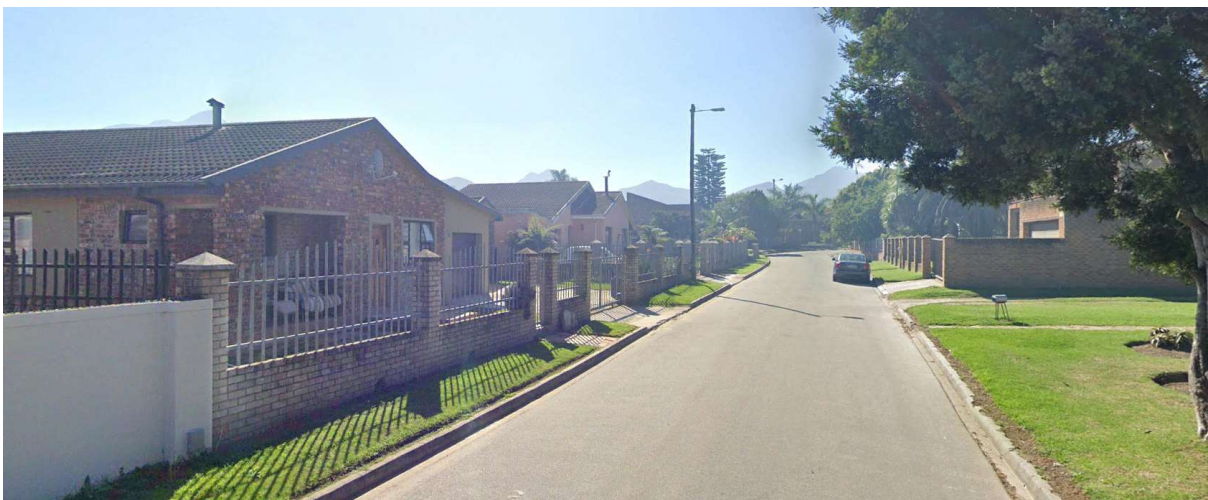
larger than 350m<sup>2</sup> provision must be made for 2 parking bays whilst a further parking bay must be provided for the second dwelling.

As indicated on the site plan and building plan attached hereto as **Annexure "C"**, it will still be possible to provide the three parking spaces on the erf. The proposal as described in this motivation report, therefore, has no influence on the provision of parking, as the 3 parking bays required in respect of the existing development on the erf can be provided on the erf.

The provision of on-site parking will, therefore, not be negatively impacted upon by the relaxation of the building line as proposed in this application.

#### **4.8 Impact on traffic circulation**

The two portions of the existing dwelling house on the erf which encroaches into the building lines, as indicated on the photo below, are situated a considerable distance behind the street boundary of the erf behind a neat brick/palisade panel wall along the street boundary of the application erf.



This distance is such that the proposed relaxation of the mentioned building line can have no negative impact on sight distances in any direction in Fairway Crescent. From the photo it is also clear that visibility in both directions in Fairway Crescent is excellent with the building line relaxations having no effect on sight distances in any direction in the street. The building line

relaxations as proposed in this application will, therefore, not have any negative impact on the traffic situation in Fairway Crescent.

The existing vehicular access will still be used but will be widened to 8 metres, as indicated on the site plan attached as **Annexure "C"**, to allow for access to the three parking bays that need to be provided on the erf.

#### **4.9 Provision of services**

The existing development on the application erf has already been connected to the municipal services in the area. No changes are required to this existing service network on the erf to legalize the two areas of the existing dwelling house which encroaches into the building lines. The building line relaxations as proposed in this application will, therefore, not have any negative impact on the existing services or the provision of services. The proposal will thus not result in infrastructure costs to any external parties and will thus not place any burden on the municipal budget for the provision of services infrastructure.

#### **4.10 Fire-fighting**

The fire-fighting requirements stipulated in the fire-regulations will not be negatively impacted upon as the application erf will still be fully accessible for fire-fighting purposes.

### **5. CONCLUSION**

Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of certain building lines on the Remainder of Erf 10878 George

The proposed permanent departure for the relaxation of the mentioned building lines on the Remainder of Erf 10878 George will not have a negative impact on development, public facilities or traffic circulation in the surrounding area.

The application conforms with the prescriptions contained in the Land Use Planning By-Law for George Municipality, 2023 and is submitted for consideration in accordance with the relevant stipulations of the mentioned By-Law.



**ANNEXURE "A" - APPLICATION FORM**



**PLANNING AND DEVELOPMENT  
APPLICATION FORM FOR CONSENT USE FOR A SECOND  
DWELLING/ADDITIONAL DWELLING AND/OR DEPARTURE**

(Please complete the form in full for consideration - tick appropriate boxes with X)

BUILDING LINE RELAXATION	<input checked="" type="checkbox"/>	SECOND DWELLING	<input type="checkbox"/>	ADDITIONAL DWELLING	<input type="checkbox"/>
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**PROPERTY DETAILS**

ERF NUMBER	Remainder of 10878 George	EXTENSION/A REA	La Vallia
ZONING	Single Residential Zone I		
EXISTING LAND USE	Residential		

**CORRESPONDENCE DETAILS**

IS THE APPLICANT ALSO THE REGISTERED OWNER OF THE RELEVANT PROPERTY?					YES	NO	
ADDRESS CORRESPONDENCE TO			OWNER	APPLICANT	POST OR E-MAIL	POST	E-MAIL
COLLECT BY HAND	YES	<input checked="" type="checkbox"/>	TELEPHONE NO	082 464 7871			

**OWNER DETAILS**

OWNER NAME	Antonio Ricardo Roman and Lucio Lincoln Roman				
STREET NAME	Fairway Crescent	HOUSE NUMBER	3A		
POSTAL ADDRESS	Same as street address	SAME AS POSTAL ADDRESS	YES	<input checked="" type="checkbox"/>	
EXTENSION/AREA	La Vallia, George	CODE	6529		
ID NUMBER	A R Roman: 8901205143085 L L Roman: 9305145164087	E-MAIL ADDRESS	<a href="mailto:antonioroman128@gmail.com">antonioroman128@gmail.com</a>		
TELEPHONE NO	N/a	CELL NO	0736706658		

**APPLICANT DETAILS (strike through if registered owner is also the applicant)**

NAME	Jan Vrolijk Town Planner / Stadsbeplanner				
STREET NAME	Millwood Building, Victoria Street	HOUSE NUMBER	N/a		
POSTAL ADDRESS	P O Box 710	SAME AS POSTAL ADDRESS	YES	<input checked="" type="checkbox"/>	NO
EXTENSION/AREA	George CBD	CODE	6530		
TEL / CELL NO	082 464 7871	E-MAIL ADDRESS	<a href="mailto:janvrolijk@jvtownplanner.co.za">janvrolijk@jvtownplanner.co.za</a>		
PROFESSIONAL CAPACITY	Town Planner	SACPLAN NO	A/1386/2010		

**BOND HOLDERS DETAILS (Only applicable if property is encumbered by a bond)**

IS THE PROPERTY ENCUMBERED BY A BOND?		YES	NO
NAME OF BOND HOLDER	N/a		

**TITLE DEED DETAILS**

TITLE DEED NO.	T10238/2023		
ARE THERE RESTRICTIONS IN THE TITLE DEED WHICH IMPACT THE APPLICATION? (If yes, describe restrictions below)		YES	NO
N/a			


**APPLICATION DETAILS**

DESCRIPTION OF BUILDING LINE RELAXATION (STREET / LATERAL / REAR BUILDING LINE)	FROM M	TO M	DETAILS
Street boundary building line	4.0m	3.5m	Conversion of a portion of the existing dwelling house into a second dwelling
Northern side boundary line	2.0m	1.5m	Conversion of a storeroom into a bathroom
Is an application for an increase in coverage being applied for? (Indicate increase under details)	YES	NO	
Is an application for a 2 <sup>nd</sup> dwelling /additional dwelling being applied for? (indicate size under details)	YES	NO	

**HOA/ ADJACENT OWNERS DETAILS (Consent letters as well as site plans to be signed by adjacent owners)**

ERF NO	ADDRESS	NAME	CONSENT LETTER ATTACHED
N/a	N/a	N/a	YES /NO

I hereby 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.

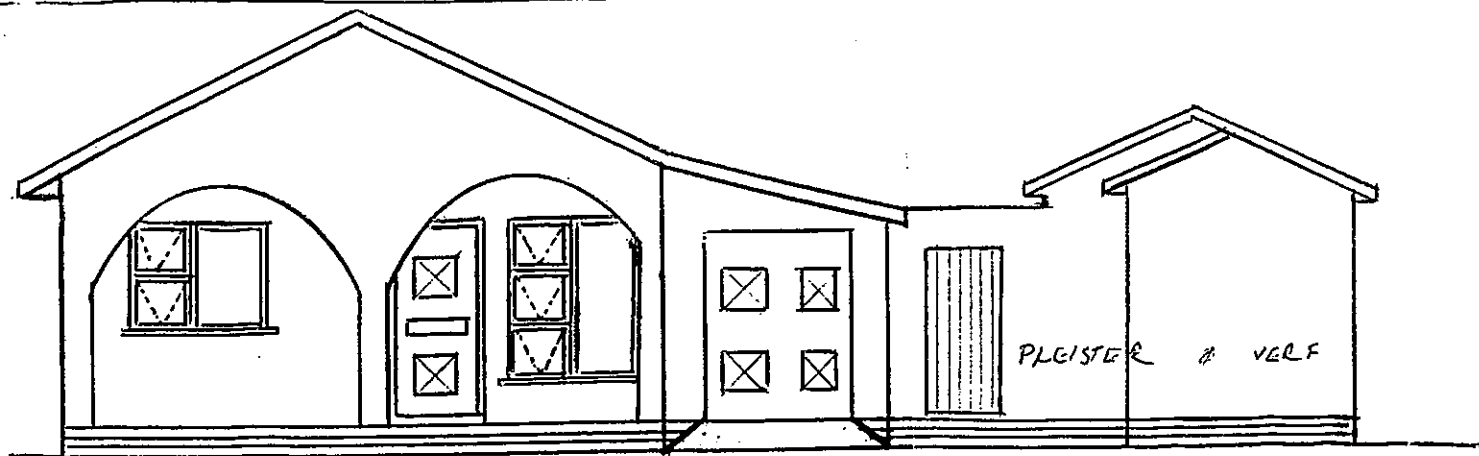
APPLICANT'S SIGNATURE		DATE	7 November 2024
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**FOR OFFICE USE: INFORMATION REQUIRED FOR SUBMISSION:**

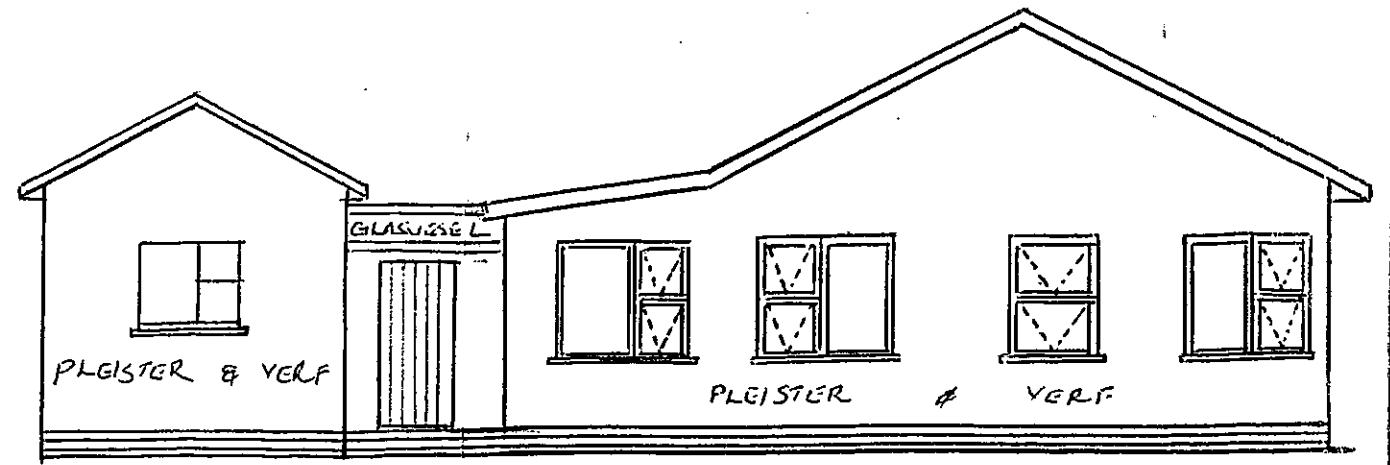
Locality Plan	Building Plan/ Site Plan on A3/ A4	SG Diagram/ General Plan	Title Deed
Power of Attorney	Motivation	Neighbours Consent / Comment	HOA Consent
Bond Holder Consent	Proof of Payment	Conveyance Certificate	Other (Specify)

**ANNEXURE "B" – APPROVED BUILDING PLANS DATED 28 JULY 2006**





OOS-AANSIG 1:100

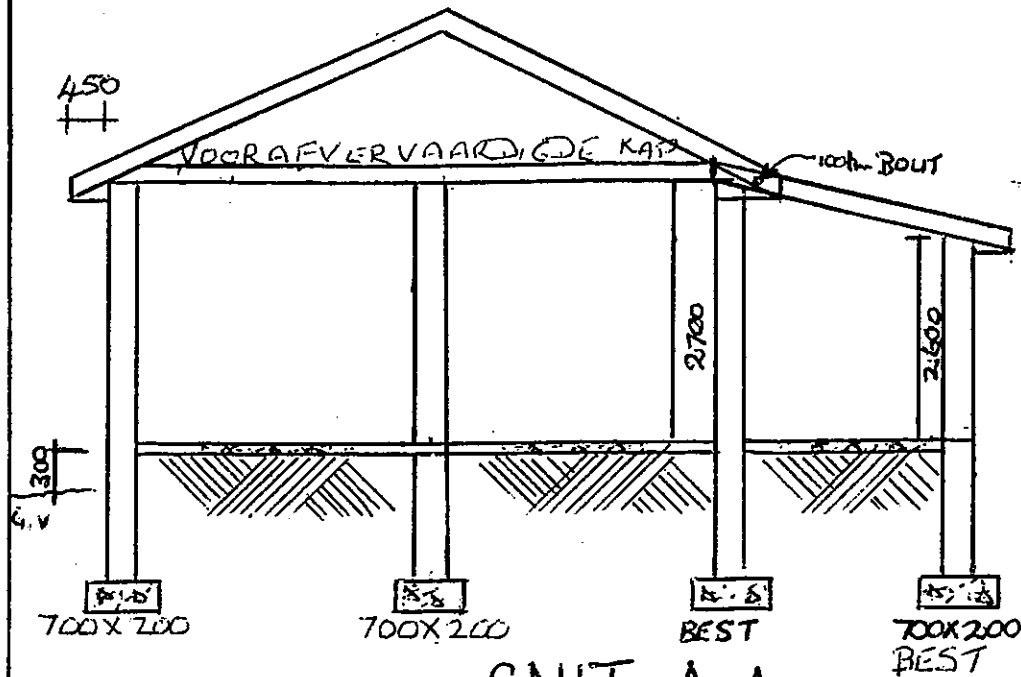


WES-AANSIG 1:100

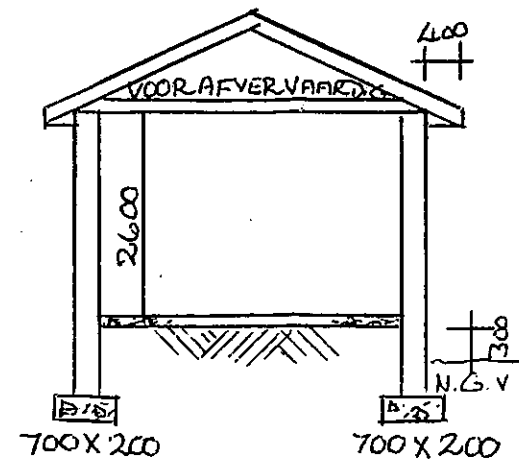
HANDTEKENING

EIENAAR -

TEKENAAR



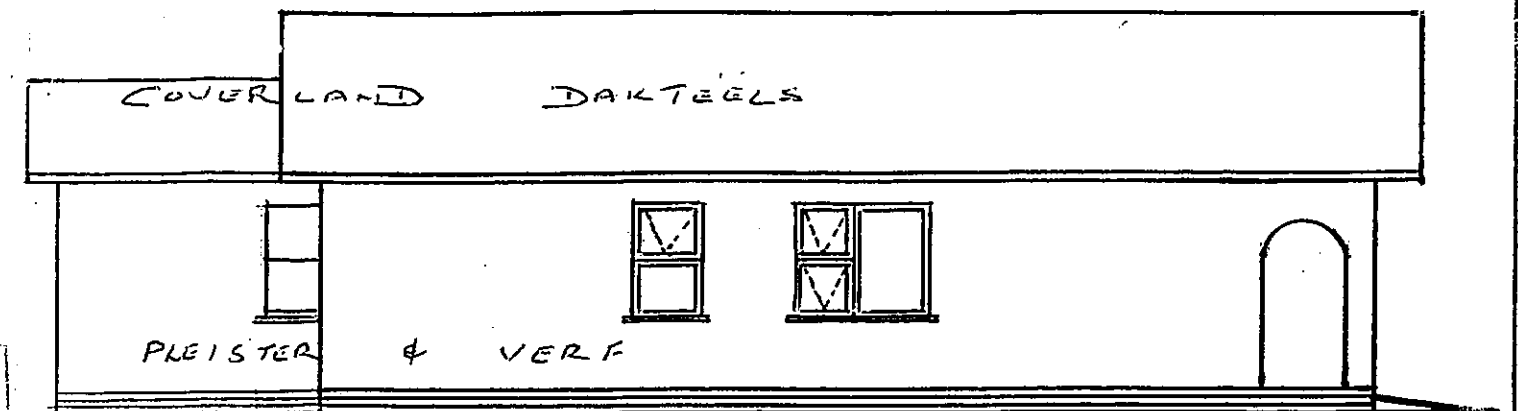
SNIT A-A 1:100



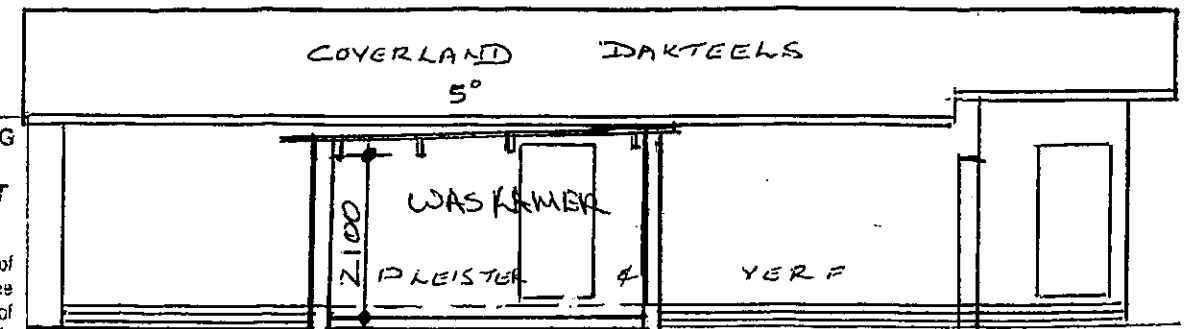
SNIT B-B 1:100

The person shall remove or pay for any tree within a Municipal Road reserve without the prior permission in writing being obtained from the Council.

The person shall ensure that all buildings are erected in accordance with the provisions of the National Building Regulations and Building Standards Act, 1977.



SUID-AANSIG 1:100



SUID-AANSIG 1:100

**SUBJECT TO THE NATIONAL BUILDING REGULATIONS.**  
**SUBJECT TO THE HEALTH & RODENT REGULATIONS.**  
 In accordance with the provision of section 7(1)(a) of the National Building Regulations Act, 1977 the approval hereby granted expires after 12 months of date of approval unless erection of the building is commenced within the said period, or unless the said period is extended in writing.

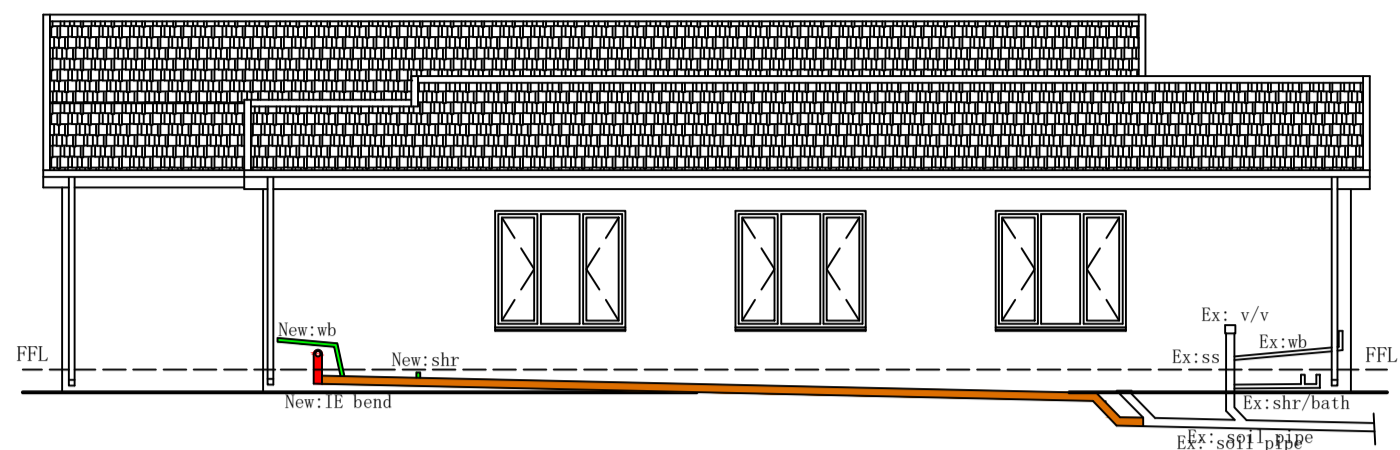
GEORGE MUNICIPALITY  
 DIRECTORATE PLANNING & DEVELOPMENT  
**APPROVED**  
 DATE: 28/07/06 PLAN NO: 1009/06  
 Chief Building Control Officer

GEORGE MUNICIPALITY  
 DIRECTORATE HEALTH SERVICES  
**APPROVED** 2006/7/28  
 DATE  
 Chief Building Control Officer

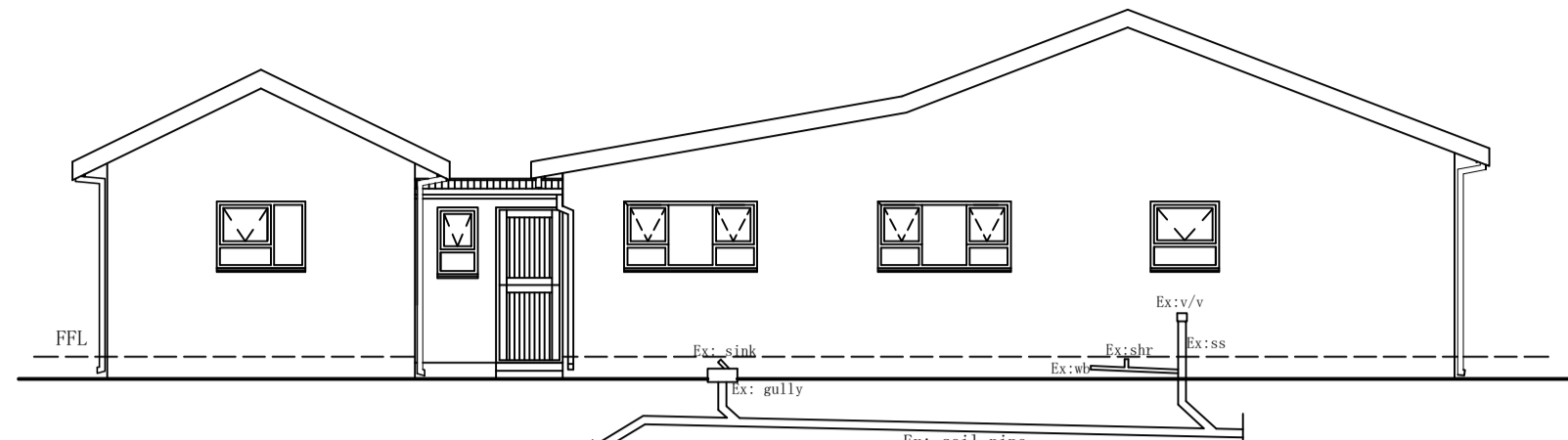
No final inspection will be carried out after 12h00 on a Friday

No final inspection will be carried out after 12h00 on a Friday

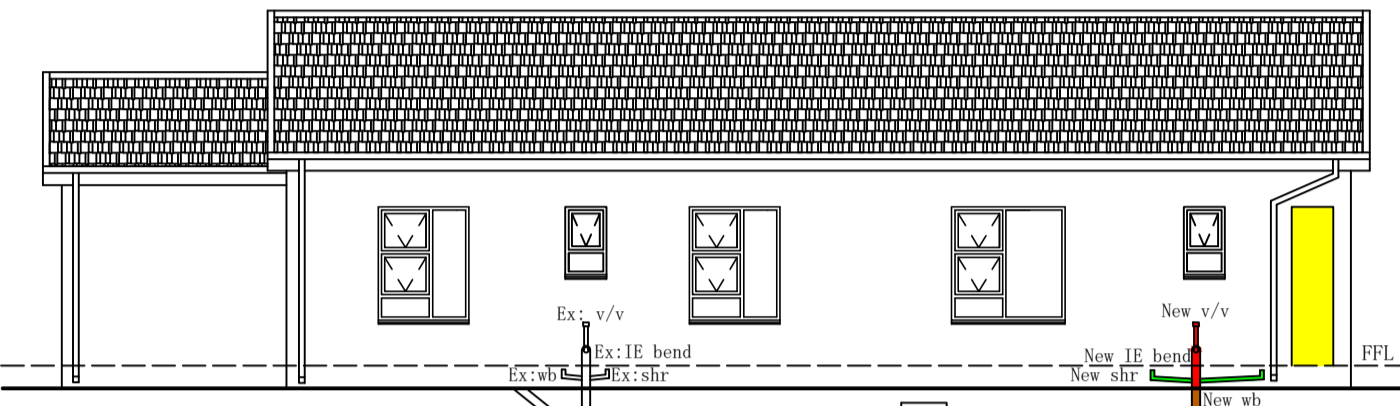
**ANNEXURE "C" – PROPOSED SITE PLAN AND BUILDING PLAN**



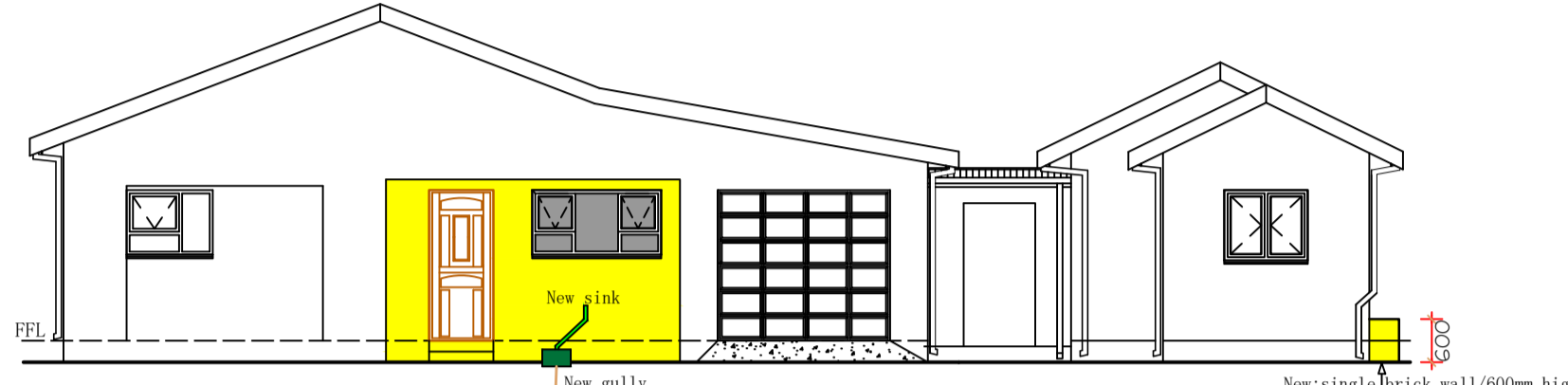
**NORTH ELEVATION**  
SCALE 1:100



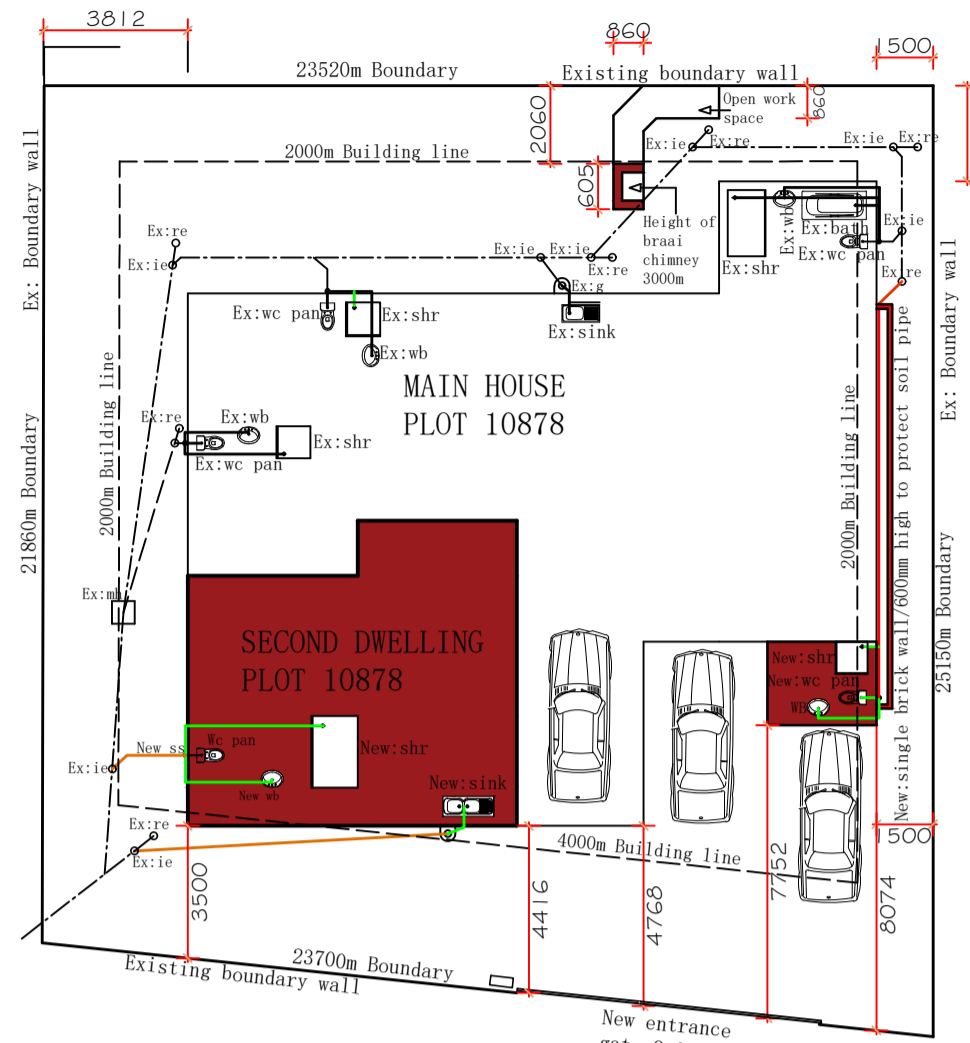
**WEST ELEVATION**  
SCALE 1:100



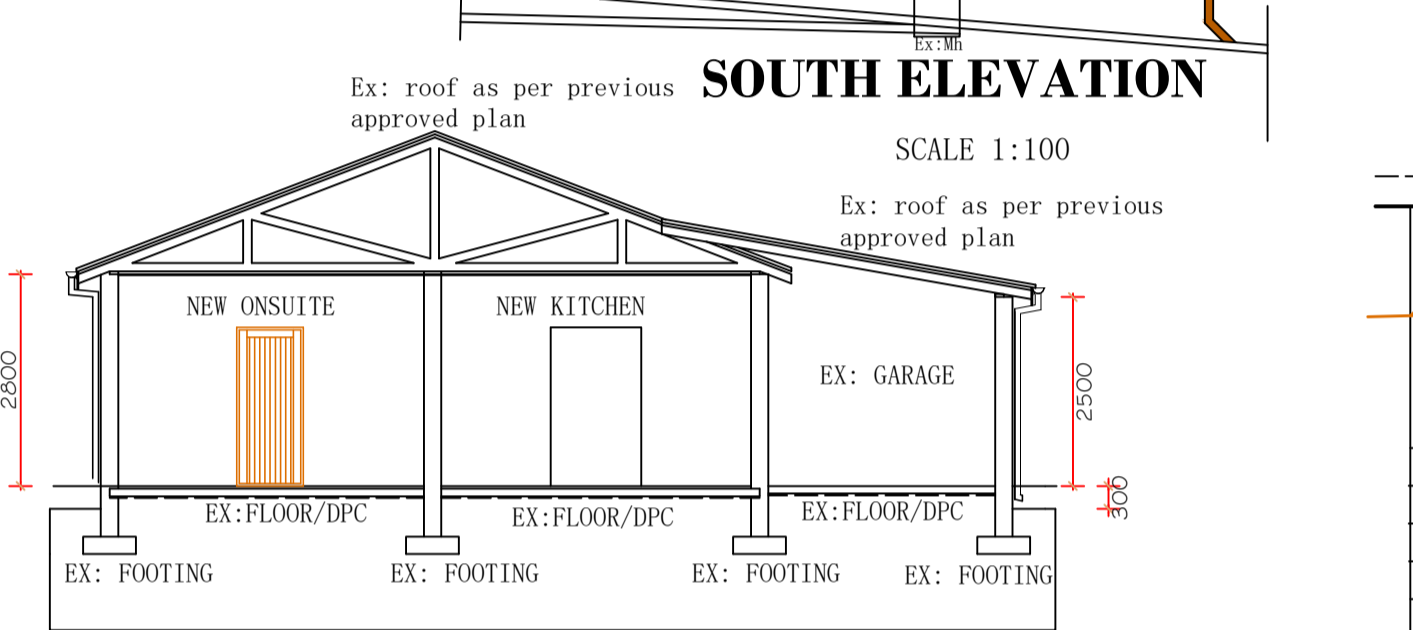
**SOUTH ELEVATION**  
SCALE 1:100



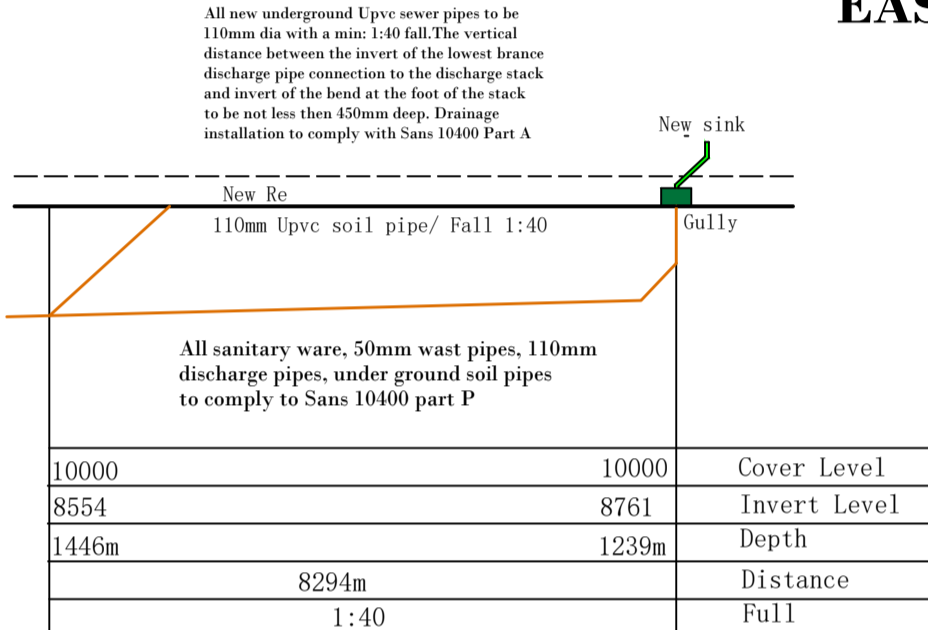
**EAST ELEVATION**  
SCALE 1:100



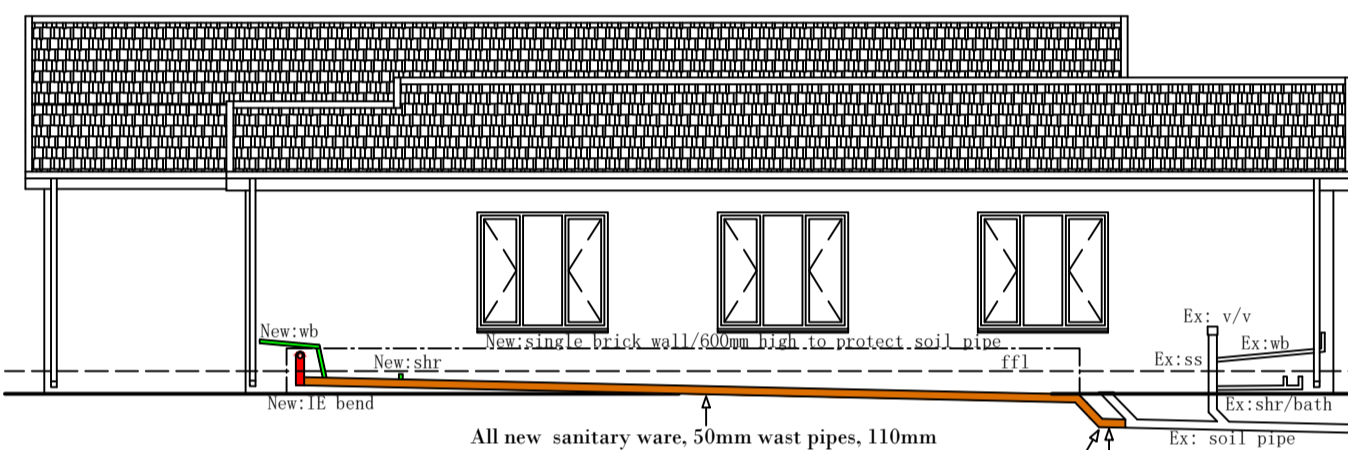
**3A Fairway Crescent  
Lavalia  
SITE PLAN**  
SCALE 1:200



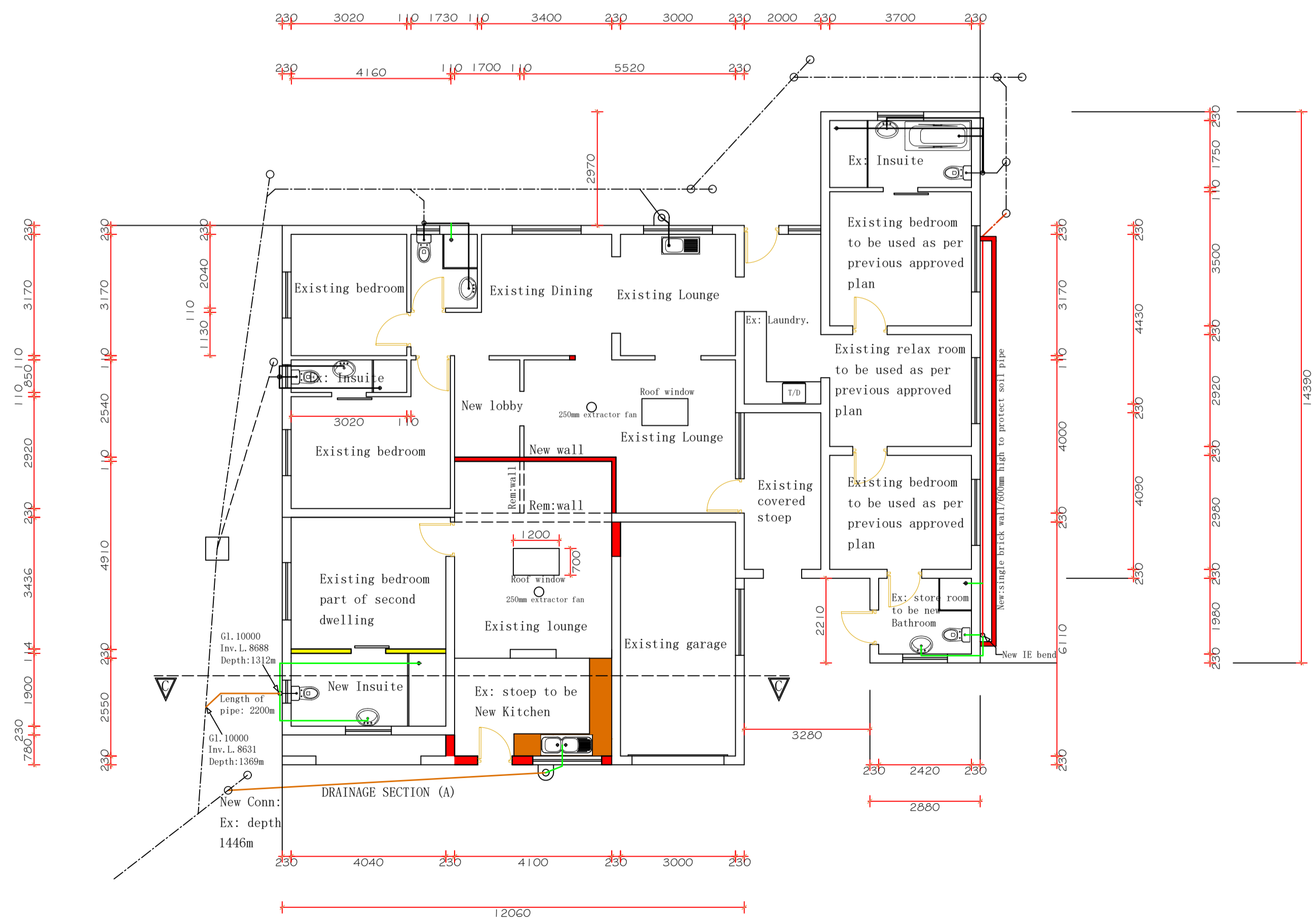
**SECTION A-A**  
SCALE 1:100



**DRAINAGE SECTION (A)**  
SCALE 1:100



**DRAINAGE (B)**  
SCALE 1:100



**GROUND FLOOR PLAN**  
SCALE 1:100

**Ex: General notes**

- \*All glazing to comply with requirements of SANS 10137 & SANS 10400 Part N - Access doors and side lights, windows lower than 500mm from floor
- \*Stoep to be tiled
- \*Smooth plaster to internal and external walls.
- \*Plaster to be 15mm thick.
- \*All internal walls to be skimmed AZ easy skim. and painted to specifications.
- \*Overhang of roof not more than 250mm.
- \*All doors to be hard wood.
- \*External cills to be brick on edge.
- \*Internal cills to be Nutec board.
- \*Beamfilling to be well sealed.
- \*Brickwork to be SANS 10400-B and SANS 10400-T
- \*All other material to be Acc: to SANS 10400.
- \*Brickfacing to be every 2 to 3 layers. and every layer above windows and doors.
- \*Precast concrete lintels over ext: windows/door.open:
- \*All other finishing to be owners spec's.
- \*Close caves
- \*All wastepipes to be 50mm/ Sewer pipes to be 110mm
- \*All new openings to be cut open and supported with lintels
- \*All windows and sliding doors to be aluminium

**COMPLIANCE CERTIFICATES** to be obtained as follows.

1. GLAZING
2. ROOFING
3. PLUMBING
4. ELECTRICAL WORK.

\*INSTRUCTIONS OFF CEMENT USED MUST BE FOLLOWED DEPENDING ON TYPE CEMENT BE USED BY CLIENT.

\*PLEASE MAKE SURE MORTAR AND CONCRETE IS MIX THOROUGHLY BEFORE USED.

\*FOUNDATION TO BE BUILT WITH CLAY BRICKS.

\*190 AND 140MM CEMENT BLOCKS ABOVE FOUNDATION.

\*STEEL RE-FORCED MAT TO BE INSTALLED.

\*KNOW NATURAL SOIL TO BE USED FOR FOUNDATION FILLING; G7 SOIL TO BE USED.

**New Plumbing system: 2x Bathroom**

110mm straight pan con into 110mm IE junction, into 110mm discharged pipe into 110mm 45 deg under ground ribbed junction access bend. And to comply to SANS 10400 part P.

(Wb) 50mm wast pipes into 50mm IE bend, into wast bend plain access into 110mmx50 trap on boss into 110mm discharged pipe.

(Shr) 50mm wast pipes into 50mm IE bend, into wast bend plain access into 110mmx50 trap on boss into 110mm discharged pipe.

\*Sanitary fittings discharging to gully to discharge over that gully as per P of SANS 10400 (4.21)

**New: drainage under ground soil pipes leading from new and old sanitary ware leading to ex: manhole to comply to SANS 10400 per P**

**Notes**

Please note that contractor must check all dimensions before commencing any work on site. No changes must be done to structure before draughtsperson are informed. Site operation SANS 10400F.

Please note that the Land surveyor to point out boundary pegs before commencing work.

**Ex: Roof construction**

New Cement roof tiles to owners choice on 38x38 battens at max:320mm c/c on blue underlay onto 114x38mm prefabricated trusses at 760mm to 700mm c/c.

New Cement roof tiles to owners choice on 38x38 battens at max:320mm c/c on blue underlay onto 114x38mm prefabricated trusses at 760mm to 700mm c/c.

On to S.A pine 114x38 wallplates Bolted to a 270mm brick wall with 75mm bolts at 400mm c/c. The trusses need to be nailed to wallplates with 100mm crewnails and by using hurricane clips.

The roof need to be anchored to a 270mm brick wall with 4mm galvnsed hoop iron, 600mm down to wall. Bracing: To secure the trusses, permanent diagonal bracing need to be installed.

The bracing members must be minimum 38x76mm. The bracing must be nailed to the underside of the trusses at 45deg.

Isover 135mm Aerolite R Value, 3.35 insulation in roofspace.

**Ex: Upvc watergoods.**

To 110mm half round gutters and 75mm downpipes. The gutters to be fixed to fascia board with uPVC brackets. The fascia board to be 225x50mm.

Nutec barge board 225x12mm-crewed onto each purline.

**Ex: Ceiling**

Nutec board ceiling to be 4mm thick onto 38x38mm branderings at 400mm c/c onto 114x38mm trusses and finished with coved cornice. Ceiling board to be smooth skimmed.

**Ex: Foundation.**

Mass concrete strip foundation to be 700x230mm thick as indicated on section view. Depending on what cement contractor used, the optional mixture for Portland cement will be 1 bag cement and 4 wheelbarrows drymix. Other than that, please read instructions of any other type of sement.

**Ex: Floor construction.**

25mm screed onto 75mm concrete surface bed onto 250mm dpc onto 50mm sandbed onto compacted filling. Depending on what cement contractor used, the optional mixture for portland will be 1 bag cement and 3 wheelbarrows drymix. Other than that, please read instruction on of any other type of sement.

**Ex: Mortar**

Depending on what cement contractor used, the optional mixture for Portland cement will be 1 bag cement and 3 wheelbarrows sand. Other than that, please read instruction of any other type of sement.

- Ex: electrical work**
- ⊕ Ceiling light
  - ⊕ 15 Amp Wallplug
  - ⊕ Wall light switch

**SANS 10400 NOTES..**

- \*Structural design to comply with San 10400 part B.
- \*Dimentions to comply with SANS 10400 part C.
- \*Public safety to comply with SANS 10400 part D.
- \*Excavations to comply with SANS 10400 part G.
- \*Foundations to comply with SANS 10400 part H.
- \*Floors to comply with SANS 10400 part J.
- \*Walls to comply with SANS 10400 part K.
- \*Roofs to comply with SANS 10400 part L.
- \*Glazing to comply with SANS 10400 part N.
- \*Lightning/ ventilation to comply with SANS 10400 part O.
- \*All drainage to comply with SANS 10400 part P.
- \*Sanitary fittings discharging to gully to discharge over that gully per P of SANS 10400 (4.21)
- \*Drainage installation to comply with SANS 10400 Part P.
- \*Know drainage installation under building.
- \*Rain water not to discharge on to neighboring boundary.
- \*Fire protection to comply to SANS 10400 part T

L. & E. Draughting services DRAWN BY: MR. E. P. SPIERS  
14 MOLEN STREET MOLENRIVIER  
REGISTER NO: T0699  
SIGNATURE:   
EMAIL: tysie@lavisa@gmail.com  
CELL: 0677405606

PROPOSED NEW SECOND DWELLING/ALTERATIONS ON ERF 10878.  
CLIENTS: MR. ANTONIO & LUCIO ROMAN  
3A FAIRWAY CRESCENT LAVALIA  
SIGNATURE:   
CELL: 0736706658

SCALE: 1:100/1:200  
DATE DRAWN: AUGUST/SEPTEMBER 2024  
SUBMITTED: 2024

PLOT NO:	10878
PLOT SIZE:	552m <sup>2</sup>
EX: MAIN HOUSE:	183m <sup>2</sup>
SECOND DWELLING:	60m <sup>2</sup>
ADDITIONS:	0m <sup>2</sup>
TOTAL COVERAGE	243m
COVERAGE PERCENTAGE:	22%

**PART OF MAIN HOUSE TO BE ALTERED INTO A SECOND DWELLING. (60 SQM)**



**ANNEXURE "D" - LOCALITY PLAN**

# Erf 10878 George - Locality plan



0 0.04 0.07 0.14 km

Date: 11/4/2024 12:18 PM

Scale: 1:1,287



Disclaimer  
George Municipality makes no warranties as to the correctness of the information supplied.  
Persons relying on this information do so entirely at their own risk.

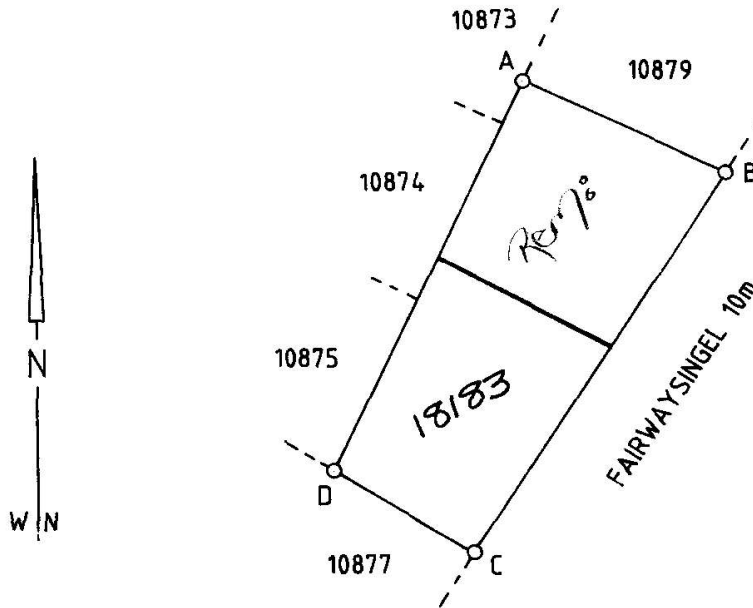
George Municipality will not be liable for any claims whatsoever, whether for damages or otherwise, which may arise as a result of inaccuracies in the information supplied.

**ANNEXURE "E" – SURVEYOR GENERAL DIAGRAM**

	SYE	RIGTINGS	KOÖRDINATE		Alles plus Lo 23°	L.G. Nr.
	Meter	-HOEKE	Y	Stelsel		
AB	25,12	294 54 00				7479-94 Goedgekeur <i>M.P. Cooney</i> Landmeter-generaal 1994-09-29
BC	52,44	32 42 40				
CD	18,06	120 00 00				
DA	50,34	204 54 00				

Bakenbeskrywing

Alle bakens is 16 mm ysterpen in beton



Skaal: 1 : 750

Die figuur A B C D  
stel voor 1 105 vierkante meter grond, synde  
Erf 10878, George geleë in George Dorp  
Uitbreiding No. 14  
geleë in die Munisipaliteit en  
Administratiewe Distrik George Provinsie Kaap die Goede Hoop  
Opgemeet in Mei 1984  
deur my, *A. Louw* A. LOUW (PLS 0356) Professionele Landmeter

Hierdie kaart is geheg aan	Die oorspronklike kaart is	Leer Nr. 3/3775/55/2
Nr.	Nr. geheg aan	M.S. Nr. E.2685/84
gedateer	Transport/Grondbrief	Komp. BL-7DD/X51 (1756)
t.g.v.	Nr.	Alg. Plan No. 10842
Registrateur van Aktes	VIR ENDOSSEMENTE SIEN KEERSY VAN KAART	

10878

**ANNEXURE "F" - TITLE DEED**

250

Brand & van der Bergh Attorneys  
126 Cradock Street, George, 6530

Prepared by me

CONVEYANCER  
DE WAAL ESTERHUYSE  
(LPC M78531)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 431 500,00	R. 755,00
Reason for exemption	Category Exemption	Exemption i t o. Sec/Reg..... Act/Proc.....

DATA / CAPTURE  
27-03-2023  
ATHI DAMOYI

T 010238 / 23

### DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

**DE WAAL ESTERHUYSE** (78531)

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

- The Executor in the Estate Late  
KENNETH RICHARD ROMAN  
NUMBER 017609/2021
- The Executor in the Estate Late  
LYNN JOY ROMAN  
NUMBER 017607/2021

DATA / VERIFY  
27-03-2023  
VUYELWA LAMANI

which said Power of Attorney was signed at GEORGE on 25 NOVEMBER 2022

CF

VJ

And the said appearer declared that:

NOW THEREFORE he/she, the said appearer, in his/her capacity aforesaid, did, by virtue these presents, cede and transfer to and on behalf of:

1. **ANTONIO RICARDO ROMAN**  
**IDENTITY NUMBER: 890120 5143 085**  
**MARRIED OUT OF COMMUNITY OF PROPERTY**
  
2. **LUCIO LINCOLN ROMAN**  
**Identity Number 9305145164087**  
**Unmarried**

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

REMAINDER OF ERF 10878 GEORGE  
IN THE MUNICIPALITY AND DIVISION OF GEORGE  
WESTERN CAPE PROVINCE

IN EXTENT: 552 (FIVE HUNDRED AND FIFTY TWO) SQUARE METRES

FIRST REGISTERED by Certificate of Registered Title Number T38250/1996 with Diagram LG Number 7479/1994 relating thereto and held by Deed of Transfer Number T38253/1996.

A. SUBJECT to the following conditions contained in Deed of Grant dated 15 June 1922 (George Quitrents Volume 15 Number 15):

(2) That all existing roads and thoroughfares shall remain free and uninterrupted, and that the Government or other competent authority shall have the right when necessary at any time to make further roads over the land in question.

(3) .....

B. ENTITLED to the benefit of the servitude referred to in the following endorsement dated 29 December 1938 on Deed of Grant dated 15 June 1922 (George Quitrents Volume 15 Number 15):

By Deed of Transfer No 13615/1938 the owner and his successors in title of the property hereby conveyed is prohibited from carrying on any trade or business other than that of saw mill, grist mill and certain manufactures connected with a timber factory, as will more fully appear on reference to the said deed of transfer.

C. SUBJECT to the following condition as set out in the Joint Will signed at George on 18 April 2011:

D.

"6. Ons bepaal dat alle bemakings en voordele wat begunstigdes kragtens hierdie testament of enige latere kodusil toeval;

- van alle gemeenskaplike boedels kragtens huwelike in gemeenskap van goed, uitgesluit sal wees; en
- in alle omstandighede teen die skuldeisers van gades beskerm sal wees."



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

- 1. Estate Late **KENNETH RICHARD ROMAN**
- 2. Estate Late **LYNN JOY ROMAN**

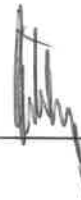
heretofore had to the premises, did in consequence also acknowledge them to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

- 1. **ANTONIO RICARDO ROMAN and ABEGAIL MERISKA ROMAN (PREVIOUSLY MERT), Married as aforesaid**
- 2. **LUCIO LINCOLN ROMAN, Unmarried**


their Heirs, Executors, Administrators or Assigns, now are and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the value of the property to be R431 500,00 (FOUR HUNDRED AND THIRTY ONE THOUSAND FIVE HUNDRED 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 20 March 2023

  
 \_\_\_\_\_  
 q.q.

In my presence

  
 \_\_\_\_\_  
 REGISTRAR OF DEEDS

**ANNEXURE "G" - POWER OF ATTORNEY**

# POWER OF ATTORNEY

We, the undersigned

**Antonio Ricardo Roman and Lucio Lincoln Roman**

in our capacity as co-owners of

**Remainder of Erf 10878 George**


do hereby appoint Jan Vrolijk Town Planner/Stadsbeplanner to prepare, sign and submit the following application to the George Municipality:

An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the following building lines on the Remainder Erf 10878 George:

- the northern side building from 2.0 metres to 1.5 metres to accommodate the conversion of a storeroom into a bathroom; and
- the Fairway Crescent street building line from 4.0 metres to 3.5 metres to allow for the conversion of a portion of the existing dwelling house into a second dwelling.

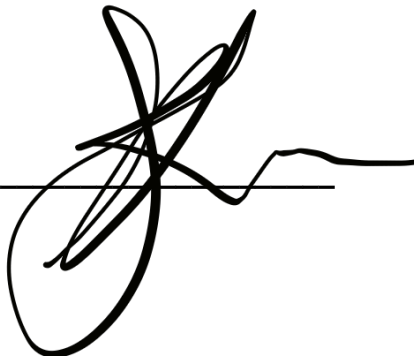
Signed at George on 5 November 2024

**Antonio Ricardo Roman**



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**Lucio Lincoln Roman**



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**ANNEXURE "H" - CONVEYANCER CERTIFICATE**

## **CONVEYANCER'S CERTIFICATE**

### **IN TERMS OF SECTION 38(1)(n) OF THE GEORGE MUNICIPALITY: LAND USE PLANNING BY LAW, 2023**

#### **REMAINDER OF ERF 10878 GEORGE**

#### **APPLICATION DETAILS**

An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the following building lines on the Remainder Erf 10878 George:

- the northern side building from 2.0 metres to 1.5 metres to accommodate the conversion of a storeroom into a bathroom; and
- the Fairway Crescent street building line from 4.0 metres to 3.5 metres to allow for the conversion of a portion of the existing dwelling house into a second dwelling.

#### **APPLICATION DATE**

November 2024

I, the undersigned

ANDALEEN CHIMES a duly qualified and admitted Conveyancer, practicing at A Chimes & Van Wyk Attorneys, Cathedral Street, George do hereby certify as follows:

1. I have perused the following title Deed/s and conducted a search behind the pivot of the said title deed/s at the Deeds Office, Cape Town:

**T10238/23** (current Title Deed)

in respect of:

**REMAINDER OF ERF 10878 GEORGE  
IN THE MUNICIPALITY AND DIVISION OF GEORGE  
WESTERN CAPE PROVINCE**

**IN EXTENT: 552 (FIVE FIVE TWO) SQUARE METRES**

**HELD BY DEED OF TRANSFER NUMBER T10238/23**

REGISTERED in the name of

**ANTONIO RICARDO ROMAN AND LUCIO LINCOLN ROMAN**

2. I have appraised myself with the details of the abovementioned Land Development Application.
3. The abovementioned Title Deed contains no conditions restricting the contemplated Land Use in terms of the abovementioned Land Development Application.
4. There is no bond registered over the property.

**SIGNED at GEORGE on 4 November 2024**



**CONVEYANCER**