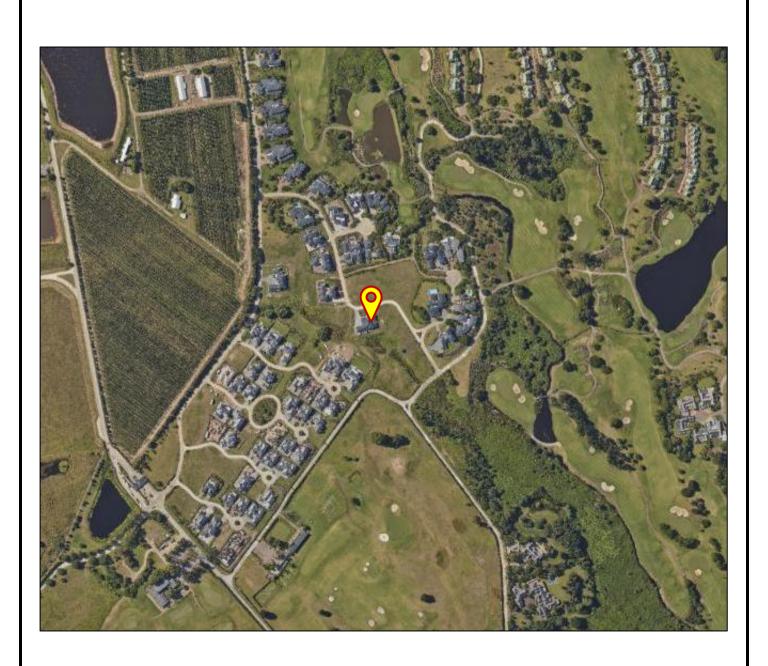


marlize@mdbplanning.co.za +27 766 340 150 www.mdbplanning.co.za PO Box 2359, George, 6530 PO Box 540, Mossel Bay 6500

PROPOSED PERMANENT DEPARTURE FOR EXBUSCON CC

ERF 3974, MONTAGU RIDGE DRIVE, FANCOURT, BLANCO **GEORGE MUNICIPALITY & DIVISION**



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- 1. Power of Attorney
- 2. Copy of Title Deed
- 3. Bondholder's consent
- 4. Surveyor-General Diagram
- 5. Conveyancer's Certificate
- 6. Locality plan
- 7. Building plans: Site & floor plan
- 8. Fancourt Master Homeowners' Association (FMHOA)

Authors of this report:

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A/1477/2011

D. Janse van Rensburg Candidate Planner BSc. Urban and Regional

C/9531/2021 Planning

Ref: 558 / G24

Aerial images:

https://gis.elsenburg.com/apps/cfm/#https://gis.george.gov.za/portal/apps/webappviewer/index.html?id=0283eccf869641e0a4362cb099290fcahttps://www.google.com/earth/

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PROPOSED PERMANENT DEPARTURE: ERF 3974, MONTAGU RIDGE DRIVE, FANCOURT, BLANCO GEORGE MUNICIPALITY & DIVISION

Ref: 558 / G24

1. BACKGROUND INFORMATION

Erf 3974 Blanco is a developed residential property located in Fancourt, a gated estate suburb on the western edge of the George urban area, in Blanco. The subject property is zoned Single Residential Zone I (dwelling house). The property owner intends to add a covered patio of about 27m² to the house along the southern side.

Marlize de Bruyn Planning was appointed to address the land use requirements so that building plans for the proposed patio can be approved. The power of attorney attached as **Annexure 1** to this report.

2. APPLICATION

This land use application in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-law (2023) for Erf 3974 Blanco entails the following:

- **Permanent departure** in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-law (2023) for the relaxation of the southern rear boundary building line from 3.0m to 1.06m for a covered patio.

3. PROPERTY DETAILS

The table below includes relevant information regarding Erf 3974 Blanco.

Property Description:	Erf 3974 Blanco			
Physical Address:	Montagu Ridge Drive, Fancourt, Blanco, George			
Owner:	Exbuscon CC			
Title Deed No:	T12038/2021 (<i>Annexure 2</i>)			
Bond:	Nedbank (Annexure 3)			
Size of the property:	1000m ²			
SG Diagrams	377/2018 (<i>Annexure 3</i>)			
Zoning	Single Residential Zone I			

The attached conveyancer's certificate (*Annexure 5*) confirms that the title deed includes no restrictions regarding the land use application proposed for Erf 3974 Blanco. There are no registered servitudes over Erf 3974 Blanco and the property is basically level. According to the George Integrated Zoning Scheme By-law 2023 (GIZS) the property has 3m building lines on its side and rear boundaries and a 5m street building line.

4. LOCALITY & CHARACTER OF THE AREA

Erf 3974 Blanco is a developed property located in the gated residential estate, Fancourt. The property is located in the western section of Fancourt about 160m east of the estate boundary. Erf 3974 Blanco has a gradual downward topography from north to south and overlooks the golf course to the south-east.



The property is zoned Single Residential Zone I and developed accordingly with a dwelling house. The dwelling house has a footprint of ±425m². The property abuts another SRZI property to the east (3973), a private open space to the south and west, and Montagu Ridge Drive to the north. Access to the property is from Montagu Ridge Drive in the north. The zoning and land use of the subject property will not change following this land use application. A locality map is attached hereto as *Annexure 6*.



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5. DEVELOPMENT PROPOSAL & MOTIVATION

The property intends to obtain building plan approval for a new covered patio addition to the southern side of the existing house. As the house is already 3m from the rear boundary, any additional structure would encroach on the building line. A permanent departure is thus required to relax the 3m rear building line form 3.0m to 1.06m for the proposed patio.

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The property borders an open space to the rear. The closest properties to the south are Erven 3981 & 3982, approximately 50m away. The patio is planned for the southern side of the house to functionally integrate with the existing living area (lounge, dining room, braai area, kitchen) and offer a view over the golf course to the south and south-east. The kitchen yard is also located just west of the proposed patio. This side of the property is therefore also actively used by the property owner.

The proposed patio will not cause inconvenience or overlooking onto neighbouring properties. The eastern property, is currently vacant, extends beyond the subject property, and may even develop partly into the view of Erf 3974. The nearest southern properties are 50m away and cannot be affected. The site and floor plans are attached hereto as *Annexure 7*. Properties to the north or west won't be impacted either. Consent has been obtained from the Fancourt Master Homeowners Association (FMHOA) who consulted with all possibly affected property owners. No objection was received. See *Annexure 8*. This annexure also includes an earlier letter from the FMHOA confirming their approval for the building plans.



6. NATURAL ENVIRONMENT

Erf 3974 Blanco is an already developed residential property. The proposed permanent departure to accommodate a new patio on an urban property will have no negative environmental impact. The area where the patio is proposed is already landscaped and cleared of any former natural vegetation.

7. MUNICIPAL ENGINEERING SERVICES, ACCESS, TRAFFIC & PEDESTRIAN MOVEMENT

The municipal engineering services provided to this property will continue to be used as at present. The vehicular access from Montagu Ridge Drive will continue to be used and no new access points are proposed.

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8. IMPACT ON NEIGHBOURING PROPERTIES

Surrounding properties will not be negatively affected by this proposal. The proposed patio is proposed on the southern side of the house where no residential properties abut. The Fancourt Master HOA did submit the proposal for comment to all possible affected property owners with no objection received. See the confirmation form the FMHOA attached hereto as **Annexure 8**.

9. NEED & DESIRABILITY

Need and desirability is the balancing of various factors.

Need depends on the nature of a development proposal and is based on the principle of sustainability. This motivation report has shown that the new patio on Erf 3974 Blanco will responds to the character of the property with no negative impact on surrounding properties, visual impacts, or the environment. Most importantly it fulfils the need for the property owner to create a functional new space to their home.

Desirability, from a planning perspective, is defined as the degree of acceptability of a proposed development on a property. The relevant factors include the physical characteristics of the property, existing planning in the area, character of the area, the locality and accessibility of the property as well as the provision of services.

Physical characteristics of the properties

No physical characteristics of the property will be changed or affected by the proposed permanent departure for the patio. The area where the patio is proposed is already cleared.

Existing planning in the area

As indicated later in this motivation report, this land use application is not in conflict with the George Municipal Spatial Development Framework (GMSDF).

Character of the area

As discussed, and shown earlier in this motivation report, the proposed development will not have a negative impact on the character of the area.

Provision of services

Municipal engineering services are already available on the property and will be used accordingly.

Economic impact

No negative economic impact is expected as the proposed covered patio can increase value.

Direct impact on surrounding properties

No neighbour will be overshadowed or disturbed.

It is our view that the need and desirability of the proposed permanent departure for Erf 3974 Blanco, showed no negative impacts.

10. LEGISLATION & POLICIES

The criteria for the consideration of land use applications as per the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SLPUMA), the Western Cape Land Use Planning Act, (Act 3 of 2014) (LUPA) and the George Municipality: By-law on Municipal Land Use Planning (2023) builds on each other. SLPUMA introduced legislative and procedural changes to the management of land use planning in South Africa. The Western Cape Province followed with LUPA and thereafter George Municipality with the Municipal Land Use Planning By-law (2023). What is relevant to this land use application is discussed in the paragraphs to follow.

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10.1 SPATIAL PLANNING & LAND USE MANAGEMENT ACT, 2013 (SPLUMA)

Section 7 of this Act sets out the five development principles that are applicable to spatial planning, land development and land use management and section 42 of SPLUMA then refers to the factors that must be considered by a municipal tribunal when considering a land use planning application, which include but are not limited to:

- Five SPLUMA development principles;
- Public interest:
- Constitutional transformation;
- Respective rights and obligations of all those affected;
- State and impact of engineering services, social infrastructure and open space requirements;
- Compliance with environmental legislation.

Relevant aspects not addressed in the earlier paragraphs of this motivation report, are addressed below:

10.1.1. Five development principles

The five development principles of SPLUMA, namely spatial justice, spatial sustainability, efficiency, spatial resilience, and good administration are not all directly relevant to this land use application.

Spatial justice as described in Section 7(a) of SPLUMA is not relevant to this land use application.

<u>Spatial sustainability</u> as described in Section 7(b) of SPLUMA is relevant for permanent departure on a developed property as follows:

- The proposed building line relaxation holds no expected negative environmental impact.
- The effective and equitable functioning of land markets is not negatively affected by this land use application.
- It is stated that all current and future costs to all parties for the provision of infrastructure and social services in land developments must be considered. This is not directly relevant with this land use application.
- No negative impacts are expected on surrounding properties. See previous paragraphs and *Annexure 8*.

Efficiency as described in Section 7(c) of SPLUMA is not directly relevant for this application.

Spatial resilience as described in Section 7(d) of SPLUMA is not fully relevant to this land use application.

Good Administration as described in Section 7(e) of SPLUMA indicates the responsibilities of all involved in any land use matter.

The paragraphs above show that the land use application for Erf 3974 Blanco supports the relevant development principles of SPLUMA.

10.2 WESTERN CAPE LAND USE PLANNING ACT, 2014 (LUPA)

LUPA requires that local municipalities consider the following when deciding on land use applications:

- Applicable spatial development frameworks;
- Applicable structure plans;
- Land use planning principles referred to in Chapter VI (Section 59) which is an expansion of the five development principles of SPLUMA;

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- 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 expands on the five development principles of SPLUMA and desirability which is discussed in foregoing paragraphs.

Section 19(1) and (2) of LUPA refers to **consistency** and **compliance** of a land use proposal regarding spatial development frameworks or structure plans. Considering the aim of this land use application for Erf 3974 Blanco, no conflict was found with the George Municipal Spatial Development Framework (GMSDF).

10.3 GEORGE MUNICIPALITY: LAND USE PLANNING BY-LAW, 2023

The general criteria for the consideration of applications in terms of this By-law are included in Section 65 which, inter alia, includes:

- Desirability of the proposed utilisation of land;
- Impact of the proposed development on municipal engineering services;
- Integrated development plan, including the municipal spatial development framework, the applicable local spatial development framework and/or local structure plans;
- Relevant municipal policies;
- Western Cape Provincial Spatial Development Framework;
- Section 42 of SPLUMA (public interest, constitutionality);
- Land use planning principles transposed from LUPA; and
- Provisions of the applicable zoning scheme.

The above is addressed elsewhere in this motivation report as relevant.

10.4 GEORGE INTEGRATED ZONING SCHEME BY-LAW, 2023 (GIZS)

Erf 3974 Blanco is zoned Single Residential Zone I (Dwelling house) (estate housing) in terms of the George Integrated Zoning Scheme By-law (GIZS) (2023). The zoning of the property will not change following the approval of this land use application for the permanent departure to allow a covered patio. The proposed patio is suggested to encroach 2m into the southern rear building line space. This location is deemed the most practical for a covered patio on the property considering how it links with the internal living spaces. All other relevant development parameters are complied with.

10.5 GEORGE MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (GMSDF) (2023)

Erf 3974 Blanco is not addressed specifically in the GMSDF. It is located within the urban edge and in a demarcated residential area. This land use application and the nature thereof is found to be consistent with the GMSDF as required in terms of Section 19 of the Land Use Planning Act, 2014 (LUPA).

11. CONCLUDING

Based on this report, we believe that the proposed land use application for Erf 3974 Blanco aligns with the relevant considerations outlined in the planning legislation. It does not contradict the overall spatial objectives for the area. The proposal entails adding a new patio to an already developed property, necessitating a relaxation of the building line to accommodate construction on the most practical space available on the property.

MARLIZE DE BRUYN Pr. Pin

February 2024

Ref: 558 / G24

Resolution & Power of Attorney

Exbuscon CC, the registered owner of Erf 3974 Blanco, George Municipality & Division hereby resolves to authorise Marlize de Bruyn and Denise Janse van Rensburg from Marlize de Bruyn Planning to submit the required land use application in terms of Section 15 (2) of George Municipality: Land Us Planning By-law (2023) for the property.

Signed at Reliving on 30 th Tonuory 2024.

DWsigemoed / (7003055159088)

Witness

Certificate issued by the Registrar of Companies & Close Corporations on Friday, December 12, 2014 08:13 Certificate of Amended Founding Statement



Registration Number

2005 / 024071 / 23

Enterprise Name

EXBUSCON

Enterprise Shortened Name

None provided.

Enterprise Translated Name

None provided.

Registration Date

23/02/2005

Business Start Date

23/02/2005

Enterprise Type

Close Corporation

Enterprise Status

In Business

Financial Year End

February

Tax Number

9819744146

Number of Members

1

Aggregate Members' Contribution

R 100.00

Description of Principal Business

PROPERTY HOLDING AS PRINCIPAL

Postal Address

PO BOX 1185 BRACKENFELL

7561

Address of Registered Office

8 VREDEKLOOF WAY

VREDEKLOOF

7560

Accounting Officer

Name

ROELF SWANEPOEL & ASSOCIATES

Postal Address

PO BOX 3767 TYGER VALLEY

date of birth

7536

Profession

The South African Institute of Chartered Accountants (SAICA)

Membership/Practice No

4885211

Active Members

Surname and first names

ID number or Contrib. Interest Appoint- Addresses

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BRACKENFELL, BRACKENFELL, WESTERN CAPE, 7561 Residential: KLEINBRON LANDGOED, GREYVILLE STREET 10, VREDEKLOOF, WESTERN CAPE, 7560



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 Tei 086 184 3384, Website www.cipro.co.za, WAP www.cipro.co.za/mobile





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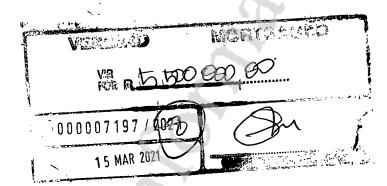
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Purchase Price	4220000	R 120,00		
Reason for exemption	Category Exemption	Exemption it o. Sec/Reg Act/Proc		





T 000012038 / 2021

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

INGRID MARÉ (LPC NUMBER 97215)

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

PLATTNER GOLF PROPRIETARY LIMITED Registration Number 1994/002617/07

which said Power of Attorney was signed at GEORGE on 19 AUGUST 2020

X

And the appearer declared that his/her said principal had, on 28 July 2020, 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:

EXBUSCON CC Registration Number 2005/024071/23

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

ERF 3974 BLANCO
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT 1000 (ONE THOUSAND) Square metres

AS WILL APPEAR from General Plan SG No. 377/2018 and held by Certificate of Consolidated Title No. T36270/2018.

- A. SUBJECT to the conditions referred to in Deed of Transfer No. T1173/1934.
- B. SUBJECT to the following conditions imposed by PLATTNER GOLF PROPRIETARY LIMITED, Registration Number 1994/002617/07 as Transferor, in favour of itself and FANCOURT MASTER HOMEOWNERS' ASSOCIATION, NPC Registration Number 1991/005224/08, established in terms of Section 29 of Ordinance 15 of 1985, namely:
- The Property hereby transferred shall not be transferred or alienated without the written consent of the Fancourt Master Homeowners' Association, (NPC Registration Number 1991/005224/08) ("the Homeowners' Association");
- 2. The Property hereby transferred may not be subdivided.
- The owner and his successors in title of the Property hereby transferred shall not in any way alienate (which term shall not include "mortgage") the Property unless they shall first, in writing, have offered it for sale to Plattner Golf Proprietary Limited who, for a period of fourteen (14) days calculated from the date of receipt of the offer, shall have the right to purchase the Property upon the terms and conditions offered to it and shall have the further rights set out in the Memorandum of Incorporation of the Homeowners' Association.



Lexis® Convey 17.2.15.7

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

PLATTNER GOLF PROPRIETARY LIMITED Registration Number 1994/002617/07

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

EXBUSCON CC Registration Number 2005/024071/23

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 R1 550 000,00 (ONE MILLION FIVE HUNDRED AND FIFTY THOUSAND RAND).

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

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

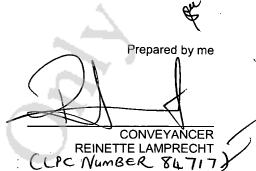
TOWN on 1.5 MAR 2021

In my presence

REGISTRAR OF DEEDS

Lexis® Convey 17.2.15.7





POWER OF ATTORNEY TO PASS TRANSFER

I; the undersigned

JOALITHA VAN ZYL
duly authorised hereto by a resolution of the Directors of
PLATTNER GOLF PROPRIETARY LIMITED
Registration Number 1994/002617/07

do hereby nominate and appoint HENNO NÖTHNAGEL and/or CHRISTO PHILIP NÖTHNAGEL and/or EMILE GREYVENSTEIN and/or MICHELLE SMIT and/or ARNO WATSON and/or LYNNE BOTHA and/or INGRID MARÉ and/or ALLAN JOHN ROBERT BAKER and/or CLARE WENDY FARIA and/or HANS WERNER MENNEN and/or TANIA VAN TOORN

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

EXBUSCON CC / Registration Number 2005/024071/23

the property described as:

ERF 3974 BLANCO
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT 1000 (ONE THOUSAND) Square metres

HELD BY Certificate of Consolidated Title Number T36270/2018

SUBJECT TO THE CONDITIONS CONTAINED IN ANNEXURE "A" HERETO

the said property having been sold by me on 28 July 2020, to the said transferee/s for the sum of R1 550 000,00 (One Million Five Hundred and Fifty Thousand Rand);

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

Signed at

George

on

9 August

2020

in the presence of the undersigned witnesses.

AS WITNESSES:

1.

Restood

On behalf of PLATTNER GOLF

2

grause /

Signed on behalf of FANCOURT MASTER HOMEOWNERS' ASSOCIATION (NPC Registration Number 1991/005224/08) to accept the benefit of the conditions imposed in its favour and contained in Annexure A hereto

Meredy Gibbs

' (full name) duly authorized by Resolution of the Trustees of the FANCOURT MASTER HOMEOWNERS' ASSOCIATION (NPC Registration Number 1991/005224/08)

ANNEXURE "A"

- A. SUBJECT to the following conditions imposed by PLATTNER GOLF PROPRIETARY LIMITED, Registration Number 1994/002617/07 as Transferor, in favour of itself and FANCOURT MASTER HOMEOWNERS' ASSOCIATION, NPC Registration Number 1991/005224/08, established in terms of Section 29 of Ordinance 15 of 1985, namely:
- The Property hereby transferred shall not be transferred or alienated without the written consent of the Fancourt Master Homeowners' Association, (NPC Registration Number 1991/005224/08) ("the Homeowners' Association");
- 2. The Property hereby transferred may not be subdivided.
- 3. The owner and his successors in title of the Property hereby transferred shall not in any way alienate (which term shall not include "mortgage") the Property unless they shall first, in writing, have offered it for sale to Plattner Golf Proprietary Limited who, for a period of fourteen (14) days calculated from the date of receipt of the offer, shall have the right to purchase the Property upon the terms and conditions offered to it and shall have the further rights set out in the Memorandum of Incorporation of the Homeowners' Association.





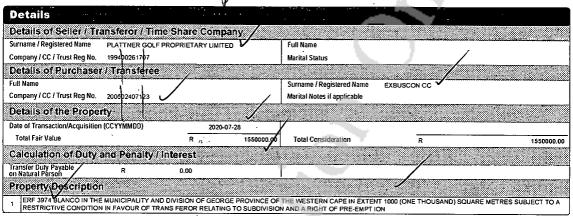
Transfer Duty



Declaration

Reference Details

Transfer Duty Reference Number: TDE03EAD88



Exemption Certificate Exemption Certificate Details Transfer Duty Reference No. TDE03EAD88 Exemptions allowed by another Act SECTION 9(15) Exemptions allowed by another Act SECTION 9(15)

Declaration by Conveyancer / Attorney

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

120

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Lamprecht





Transfer Duty

TDREP

Declaration

Transfer Duty Reference Number: TDE03EADEF

Details							(A) HARLES INC.
Details of Seller / Tran	sferor / Time	e Share Compan	y / #	Water Ask	在这种联系的	1-14-14	M.E. Solders
Surname / Registered Name P	LATTNER GOLF F	PROPRIETARY LIMITED		Full Name			
Company / CC / Trust Reg No. 19	99400261707	<u> </u>		Marital Status		. /	<u> </u>
Details of Purchaser /.	Transferee	5 - W - 1	179	9-647 PM 3457	200		· 本种 主要 新女
Full Name				Surname / Registered Name	FANCOURT MAST	ER HOMEOWNER	S ASSOCIATION
Company / CC / Trust Reg No. 19	99100522408			Marital Notes if applicable			
Details of the Property	X = X = X						MEN AND AN
Date of Transaction/Acquisition (Co	CYYMMDD)	2020-08-1	9 .			<u> </u>	
Total Fair Value		R .	0.00	Total Consideration	· R		0.00
Calculation of Duty an	d Penalty / I	nterest 😘 💉	a releva				
Transfer Duty Payable on Natural Person	R	0.00					
Property Description.	/. 0				W. 1981		
1 RESTRICTIVE CONDITION RE WESTERN CAPE IN EXTENT				R ERF 3974 BLANCO, IN THE	MUNICIPALITY AND D	IVISIO N OF GEOR	GE, PROVINCE OF THE
Receipt (1)	And States	Printed to the	17.			Territory	
Receipt Details	Ta Time At 1					77 CHAPT	
Transfer Duty Reference Number	TDE03EADEF	Andreas de la Contraction de l		Receipt No.	*		
Receipt Amount	R 0 ·				•		•
		41 a		. /			
Declaration by Co	nvevancer	/ Attorney		/ /	4		
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I certify that this is a true copy of the transfer duty declaration / receipt / exemption certificate drawn from the SARS eFiling site, which will be retained by me for 5 years from the date of registration of transfer.

Date ? (CCYYMMDD) Please ensure you sign over

39f2c161ea69a7bced4a2 4c1732b0ede190a8c89



GEORGE LOCAL MUNICIPALIT

CERTIFICATE IN TERMS OF SECTION 118 OF THE LOCAL GOVERNMENT: MUNICIPAL SYSTEMS ACT, 2000 (ACT No. 32 OF 2000)

(AS PRESCRIBED IN TERMS OF SECTION 120 OF ACT No. 32 OF 2000)

ISSUED BY GEORGE LOCAL MUNICIPALITY

In terms of section 118 of the Local Government: Municipal Systhereby certified that all amounts that became due to George undermentioned property situated within that municipality for m property rates and other municipal taxes, levies and duties duapplication for this certificate, have been fully paid.	Local Municipality in connection with the nunicipal service fees, surcharges on fees,
DESCRIPTION OF PROPERTY (see definition of property in section 1 of	F Act 32 of 2000)
21 Digit Code (or Municipal Reference Number): PATIENCE	
Brven: 3974	
Portion: 0	
Extension: BLANCO	
Zoning:	
Registration division / Administrative District:	•
Suburb:	
Town:	
Sectional Title unit number:	•
Exclusive use area and number as referred to on the registered plan	a:
Real right:	
Scheme registration number:	
Sectional Title Scheme Name:	
Registered owner: PLATTNER GOLD	F PROPRIETARY LIMITED (1994/002617/07)
Name and Identity/ Registration Number of all purchaser/s: EXBUSC	ON CC / (2005/024071/23)
This Certificate is valid until: 17/03/2021	
Given under my hand at GEORGE on 16	/ 01/2021
Digitally signed by George Municipality Signee: Miquette Sass Sign date: 16/01/2021 04:01:56:577 PM Expiration date: 26/02/2022 11:49:06 AM	
MUNICIPAL MANAGER Date issued:	16/01/2021
George Local Municipality	
Authorised O	fficer: Miquette Sass
out of a data message in respect of the original clearance certific Local Municipality.	urname) hereby certify that this is a print- cate electronically issued by the George
X1 /	1 1

21 Digit Code (or Municipal Reference Number): PATIENCE
Certificate number: 11682471

Page 1 of 1





Administrator, Town Planning Department

Planning and Development

E-mail: mhwelman@george.gov.za

Tel: +27 (0)44 - 801 9171

OUR REF:

Erf 3974, Blanco

ENQUIRIES: M Welman DATE:

14 February 2020

BY HAND

Marais Lamprecht Attorneys PO Box 433 **GEORGE** 6530

CERTIFICATE TO TRANSFER: ERF 3974, BLANCO

- It is hereby confirmed that you have complied with all requirements as set out in Section 28(3)(a)-(c) of the George Municipality's By-Law on Municipal Land Use Planning and permission is granted to transfer the abovementioned property.
- 2. Should you have any queries please contact enquiries as displayed above during office hours.

Yours faithfully

MUNICIPAL MANAGER

S:\SHARED TEGNIES\MARINA TRANSFERS\Erf 3974B (Certificate to Transfer)Marais Lamprecht.docx





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CONVEYANCER'S CERTIFICATE

I the undersigned, CHRISTO PHILIP NOTHNAGEL,

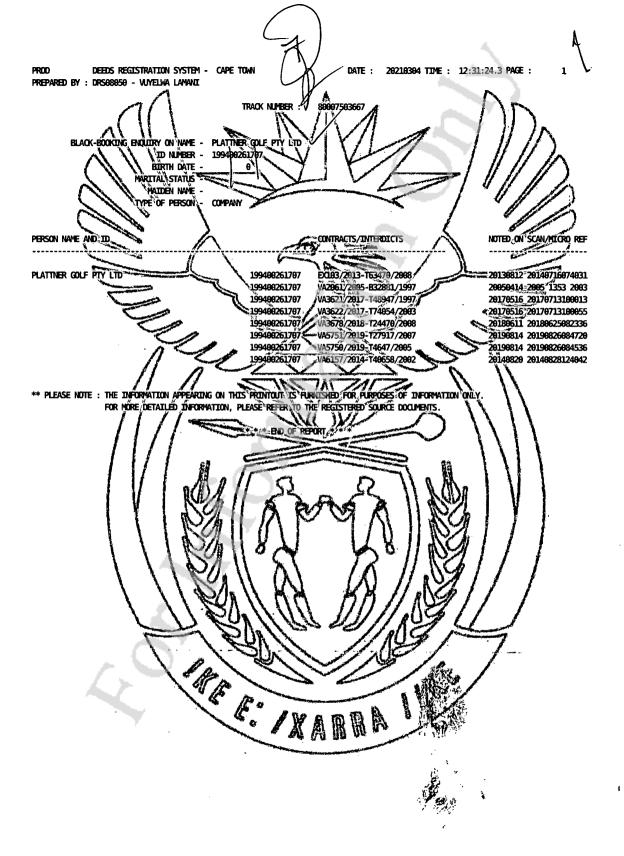
a Conveyancer of the firm Greyvensteins, practising at Parc du Cap, Ground Floor, Building No 3, Mispel Road, Tygervalley.

do hereby certify and confirm that the whole of Erf 3974 Blanco is situate in Component I.A of Certificate of Consolidated Title Number T36270/2018.

SIGNED AT BELLVILLE on 25 FEBRAURY 2021

CONVEYANCER

CHRISTO PHILIP NOTHNAGEL



PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN

DATE : 29218384 TIME : 12:31:33.2 PAGE :

.

PREPARED BY : DRS88850 - VUYELWA LAMANT

TRACK NUMBER : // 80007503667

ENQUIRY ON PROPERTY * * *

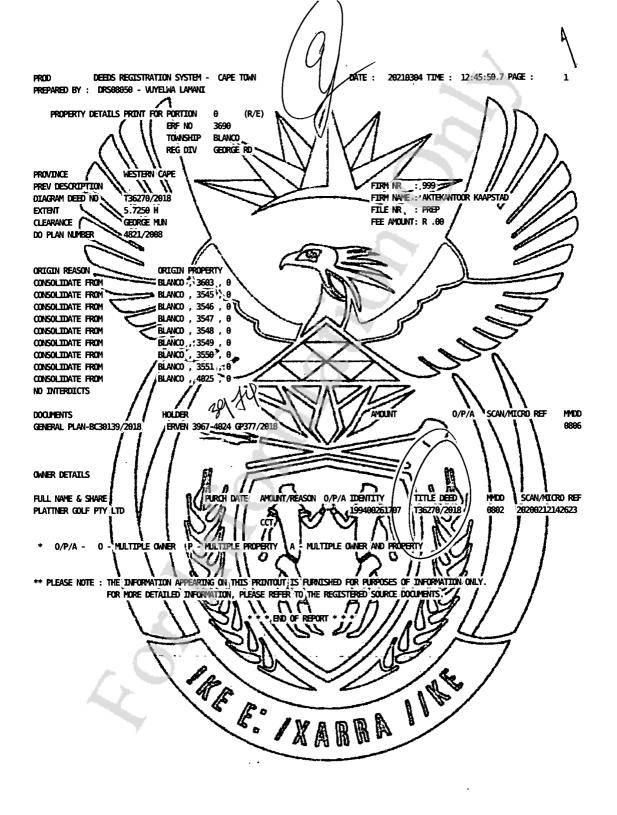
PORTION NUMBER ERF NUMBER TOWN NAME

0003974 BLANCO

TOWN NAME OR ERF NUMBER OR ERF PORTION DOES JUST EXIST

* * * BND OF REPORT * *

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Mr D Welgemoed

Email: deon@dewelfinserve.co.za

23 February 2024

Your ref: Deon Welgemoed

Our ref: Theona Hilder

Dear Sir/Madam

HOME LOAN IN THE NAME OF : Exbuscon CC
ACCOUNT NUMBER : 8004434016201
SECURITY DESCRIPTION : Erf 3974 Blanco

We refer to your request dated 2 February 2024 and advise as follows:

We have no objection to the permanent departure for the relaxation of the southern rear boundary building line from 3.0m to 1.06m for a covered patio, subject to:-

- · Local municipality approval
- · All building work must be done by a recognised builder registered with the NHBRC
- · Client needs to contact Nedbank Group Insurance on 0860 333 111 to update insurance on the property.

If you have any further questions regarding this matter, kindly contact Theona Hilder on 010 234 7719.

Yours faithfully

THIDER
THEONA HILDER
Administrator
Administrations
Gauteng Home Loans

СС

Home Loans | Gauteng

16 Constantia Boulevard Constantia Kloof Roodepoort 1709 PO Box 1144 Johannesburg 2000 South Africa T 0860 555 111 F 011 495 9161

Directors: AD Mminele (Chairperson) MWT Brown (Chief Executive) HR Brody (Lead Independent Director) BA Dames MH Davis (Chief Financial Officer) NP Dongwana EM Kruger P Langeni RAG Leith L Makalima MC Nkuhlu (Chief Operating Officer) Dr TM Nombembe S Subramoney Company Secretary: J Katzin 01.01.2024.

www.nedbank.co.za



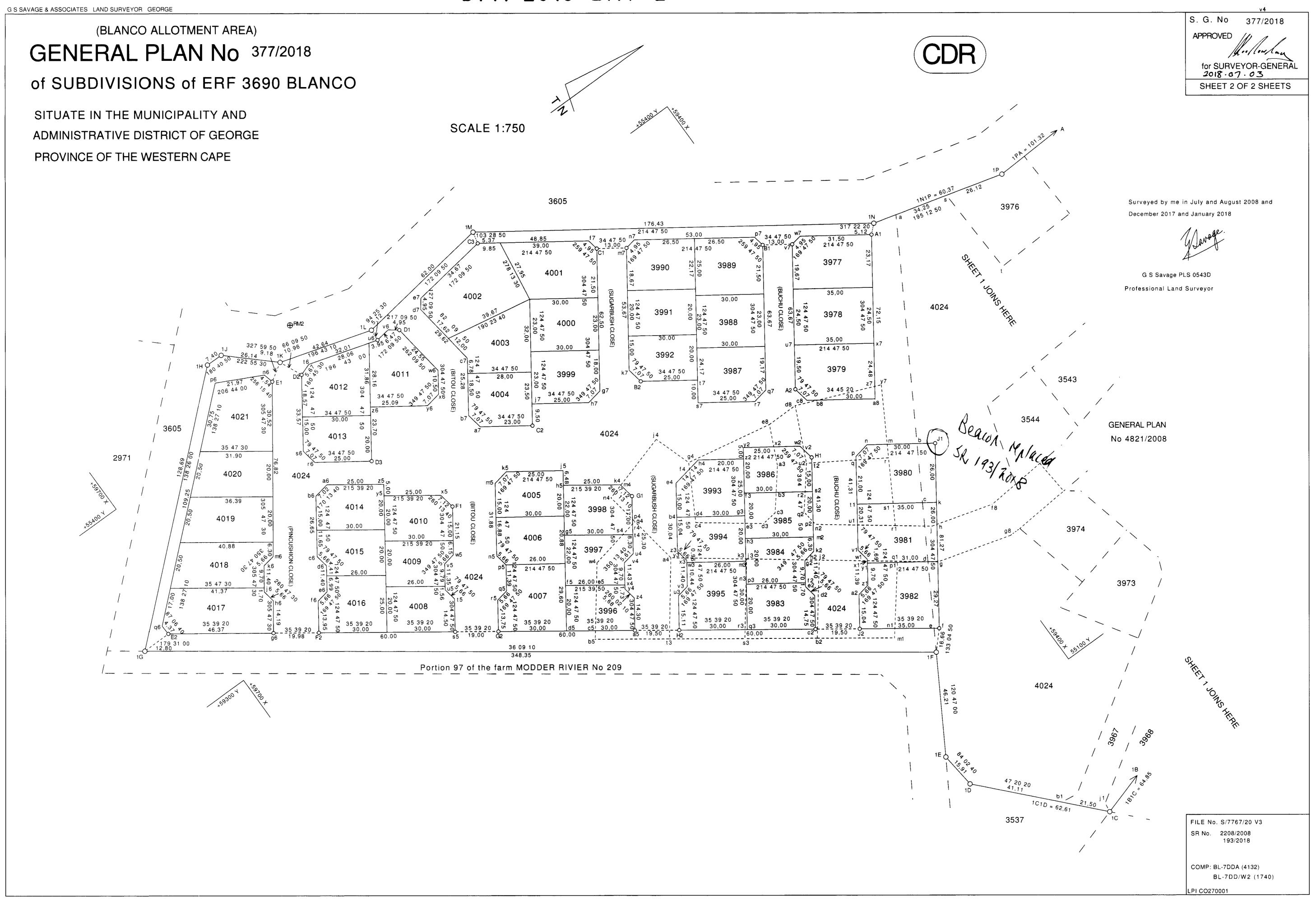
377/2018 SHT 1

APPROVED IN TERMS OF SECTION 60 **BLOCK CORNERS** S. G. No 377/2018 OF MUNICIPAL BYLAW 60 OF ACT 3/2014 **CO-ORDINATES** REFERENCE: Erf 3603 BLANCO 3605 Y SYSTEM WG23° X DATE: 9 June 2017 confirmed on for SURVEYOR-GENERAL CDR CONSTANTS +0,00 +3700000,00 29 June 2017 2018.07.03 59 360,32 + 55 301,66 +59200 X + 55 266,48 + 59 427,40 SHEET 1 OF 2 SHEETS - 59 401,74 + 55 326,18 B2 | + 55 309,39 59 480,39 EXEMPT FROM PROVISIONS OF ACT 3540 + 55 367,84 59 461,69 70 OF 1970 C2 + 55321,7359 530,26 59 502,68 SECTION... 59 552,89 + 55 390,15 **GENERAL PLAN** 59 599,25 D2 | + 55 399,60 No 4821/2008 + 55 350,81 59 596,63 + 55 404,76 59 611,46 + 59 713,71 + 55 342,23 3541 + 55 313,75 - 59 579,65 267 41 30 F2 | + 55 303,56 59 659,80 + 55 270,98 - 59 513,17 + 59 595,60 + 55 257,50 + 55 238,14 59 439,18 + 59 531,00 + 55 211,15 + 55 211,14 + 59 391,57 J2 | + 55 164,81 + 59 466,39 3605 + 55 222,52 59 546,85 + 55 176,18 59 482,24 276 41 40 + 59 437,95 + 55 144,40 59 676,03 + 55 315,20 59 451,01 s5 + 55 268,5859 611,04 F 59 563,25 u6 | + 55 392,26 + 59 391,06 v7 | + 55 318,76 GENERAL PLAN 3543 No 4821/2008 MAIN FIGURE 1N **CO-ORDINATES** Y SYSTEM WG23° X CONSTANTS 0,00 +3700000,00 SHEET 2 JOINS HERE 3544 + 55 293.37 | + 59 197.07 + 55 288,58 - 59 191,87 + 55 252,51 + 59 190,42 + 55 258,49 1. The figure c1 1B 1C g1 represents a temporary 59 209,97 + 55 228,14 servitude right of way 12,59m wide - 59 265,29 vide General Plan 4821/2008 + 55 224,44 59 293,39 G + 55 206,29 59 294,89 + 55 195,89 - 59 292,49 + 55 192,89 - 59 305,14 3552 K + 55 205,32 59 308,00 +59400 X - 59 307,21 + 55 215.01 + 55 210,81 - 59 363,30 59 373,48 + 55 175,71 + 55 176,84 59 359,56 SCALE 1:750 **AREAS** 4024 + 55 160,94 - 59 358,29 **BEACON DESCRIPTIONS** ERF SQUARE ERF SQUARE + 55 161,96 59 344,55 RM1, RM2: 12mm iron peg in concrete NUMBER METRES NUMBER METRES + 55 176,23 59 284,82 SHEET 2 JOINS HERE All other beacons are 12mm iron pegs 3996 59 280,02 + 55 147,25 + 55 084,34 + 59 262,59 + 55 087,92 59 250,83 + 59 249,78 + 55 069,86 + 59 289,17 4000 + 55 064,23 690 + 55 033,09 + 59 292,82 1247 + 55 033,53 59 307,82 3973 4002 1155 (BLANCO ALLOTMENT AREA) + 55 061,10 + 59 311,00 3974 4003 Surveyed by me 4004 + 55 053,89 + 59 362,75 + 55 035,06 in July and 4005 + 59 424,80 GENERAL PLAN No 377/2018 August 2008 and + 55 081,10 + 59 467,23 805 1E | + 55 096,92 December 2017 59 468,88 857 4007 828 59 445,23 4008 1F + 55 136,62 845 586 and January 2018 of SUBDIVISIONS of ERF 3690 BLANCO + 59 726,51 1G | + 55 342,12 553 + 59 630,22 + 55 427,51 4010 + 59 622,82 + 55 427,42 3982 820 4011 1K | + 55 409,62 59 603,68 592 4012 803 vide Diagram No 734/2018, Deed of Transfer No 59 562,85 + 55 397,36 G S Savage PLS 0543 1M + 55 405,81 + 59 501,43 and comprising 58 erven numbered 3967 to 4024 BLANCO 3986 588 1N | + 55 305,13 + 59 356,55 4015 575 Professional Land Surveyor 1P + 55 289,29 + 59 298,30 4016 929 FILE No. S/7767/20 V3 REFERENCE MARKS SITUATE IN THE MUNICIPALITY AND 4018 SR No. 2208/2008 816 ⊕ RM1 | + 55 302,08 | + 59 322,09 4019 772 193/2018 ADMINISTRATIVE DISTRICT OF GEORGE ⊕ RM2 | + 55 424,72 | + 59 594,10 600 3992 588 TOWN SURVEY MARKS PROVINCE OF THE WESTERN CAPE COMP: BL-7DDA (4132) 3993 4022 BL-7DD/W2 (1740) 3994 ⊕ 15CD19 + 54 139,97 + 59 510,16 588 4023 1837 16CD19 + 53 943,43 + 58 050,18 3995 844 4,2139 ha 4024 LPI CO270001

G S SAVAGE & ASSOCIATES LAND SURVEYOR GEORGE

ENDORSEMENTS							
No	AMENDMENT	ADDITION	AUTHORITY	INTD.	DATE		

S G OFFICE NOTES						
1. Erf 3980	O, beacon repla	cad i.t.o Rag 18(2)	see SR 193/2018			



CONVEYANCER CERTIFICATE

I, the undersigned

MADELEINE GOLDIE

Conveyancer of Millers Incorporated, Beacon House, 123 Meade Street, George hereby certify as follows:

1 That I have perused Deed of Transfer No T12038/2021 in respect of Erf 3974 BLANCO in the George Municipality and Division of George, Western Cape Province IN EXTENT 1000 (one thousand) square metres registered in the name of

EXBUSCON CC

Registration Number 2005/024071/23

- 2. Bond B7197/2021 is registered on the property in favour of Nedbank Ltd.
- 3. To the best of my knowledge there are no restrictive conditions of title in the said Deed of Transfer which prohibit:
 - Permanent departure in terms of section 15(2)(b) of the George Municipality: Land Use Planning By-law (2023) for the following:
 - Relaxation of the southern rear boundary building line from 3.0 m to 1.06 m for a covered patio

Signed at GEORGE on this 6th of FEBRUARY 2024

M Goldie

MADELEINE GOLDIE

LOCALITY PLAN









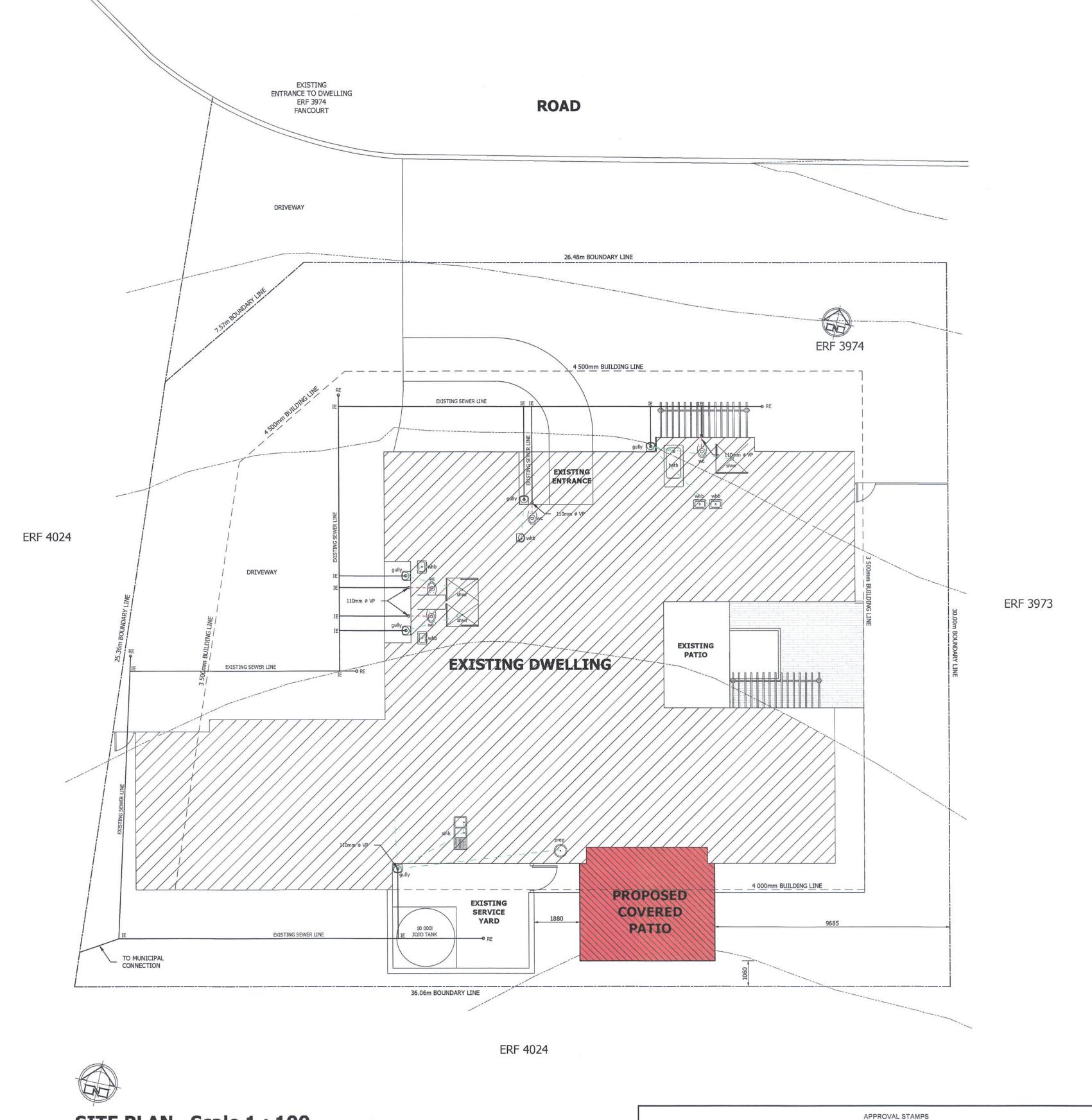
Copyright ©

ERF 3974 BLANCO MONTAGU RIDGE DRIVE, FANCOURT GEORGE MUNICIPALITY & DIVISION

For scale refer to figured dimensions. Measurements always to be checked by Professional Land Surveyor.

GENERAL: ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS SANS 10400 CODE OF PRACTICE. THE CONTRACTOR IS TO VERIFY ALL LEVELS, MEASUREMENTS AND NOTES BEFORE CONSTRUCTION PROCEEDS OR ANY WORK COMMENCES. DRAWINGS ARE NOT TO BE USED FOR ALL WORK AND SPECIFICATIONS ARE TO BE EXECUTED EXACTLY AS PER PLAN. ANY ERRORS, DISCREPANCIES OR OMMISSIONS TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. ALL LEVELS, DIMENSIONS, POSITIONS AND NUMBER OF STEPS TO BE CHECKED ON SITE BEFORE WORK COMMENCES. NO DRAWINGS TO BE SCALED. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEERS PLANS. CONTRACTORS WILL BE HELD RESPONSIBLE FOR THE CORRECT SETTING OUT OF WORKS AND ANY DOUBTS AS TO THE ACCURACY OF BOUNDARY PEGS OR LINES ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. NO PART OF THE BUILDING MAY ENCROACH THE BOUNDARY LINES. THE STRUCTURAL SYSTEM OF THE BUILDING MUST COMPLY WITH THE DETAILS OF PART H, J, K, L, M AND N OF SANS 1040. A COMPETENT PERSON TO DESIGN AND INSPECT THE STRUCTURE. COMPETENT PERSON TO DESIGN AND INSPECT THE SERVICES IN DOLOMITE LAND. ALL CONCRETE SLABS, FLOOR, BEAMS ETC ARE TO BE SPECIFIED AND INSPECTED BY A PROFESSIONAL REGISTERED ENGINEER. ALL STRUCTURAL DESIGNS ARE TO BE IN ACCORDANCE WITH SANS 10400 PART B PUBLIC SAFETY A CHANGE IN LEVEL, THE DESIGN OF RAMPS AND DRIVEWAYS, OR ACCESS TO SWIMMING POOLS TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 - D SANITARY FACILITIES TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 - F **EXCAVATIONS** THE EXCAVATION RELATING TO THE BUILDING LESS THAN 3.0m DEEP TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 - G, GEOTECHNICAL INVESTIGATION AS PER ENGINEER. THE FOUNDATION FOR THE BUILDING TO BE IN ACCORDANCE WITH SANS 10400 - B. FOUNDATIONS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 2001 - CM2. COMPETENT PERSON TO BE APPOINTED BY CLIENT IN RESPECT OF DEEP FOOTINGS, SOIL RAFTS, COMPACTION OF IN-SITU SOIL OR SUB-SURFACE DRAINAGE THE STRUCTURE, STRENGTH AND STABILITY OF ALL WALLS AS PER ENGINEER, SANS 10400 - B, SANS 10400 - T AND THE DETAILED REQUIREMENTS OF SANS 10400 - K. RATIONAL DESIGN AS PER ENG. THE ROOF FIXING TO BE IN ACCORDANCE WITH SANS 10400 - B AND THE DETAILED REQUIREMENTS OF SANS 10400 - K, AS PER SPECIALIST. WATER PENTRATION THROUGH A WALL TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 K. ROOF COVERINGS AND WATERPROOFING SYSTEMS TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 - L ALL EXTERNAL BRICK WALLS TO HAVE A 50mm AIR CAVITY. THE WALLS TO HAVE MIN. R-VALUE OF 0.35. NON MASONARY EXTERNAL WALLS MUST HAVE A R-VALUE OF 1.9. BRICK FORCE REINFORCING TO BE INSTALLED IN SUBSTRUCTURE BRICK WORK EVERY FIVE COURSES. TWO COURSES OF BRICK FORCE REINFORCING TO BE INSTALLED ABOVE WINDOW AND DOOR OPENINGS. PROVIDE DAMP PROOF COURSES TO WALLS AT SLAB LEVEL AND UNDER ALL SILLS. PROVIDE VERTICAL DAMP PROOFFS TO ALL CHANGES IN FLOOR LEVELS AND IN EXTERNAL WALLS WHERE THE GROUND LEVEL IS HIGHER THAN THE INTERNAL FLOOR LEVEL. ALL WORK TO BE IN ACCORDANCE WITH SANS 10400 PART K. THE CONSTRUCTION OF THE WALLS WILL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 2001 - CM1. RAIN PENETRATION: SINGLE LEAF, SOLIDLY BED-JOINTED MASONRY WALLS THAT HAVE A HICKNESS OF 140mm OR GREATER, PLASTERED IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 2001 - EM1 / WALLS OF THICKNESS 90mm OR GREATER PLASTERED IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 2001 - EM1 WATER RESISTANT FLOOR SHALL BE CONSTRUCTED OF CONCRETE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 2001 - CC1 OR SANS 2001 - CC2. TIMBER FLOORING SHALL COMPLY WITH THE REQUIREMENTS OF SANS 2001 - CT1. A PLAIN GRADE 10 CONCRETE SLAB WHERE THE SLAB DOES NOT SERVE AS THE FINAL WEARING SURFACE, OR A PLAIN GRADE 25 CONCRETE SLAB WHERE THE SLAB SERVES AS THE FINAL WEARING SURFACE, OF THICKNESS NOT LESS THAN 75mm LAIF ON A POLYOLEFIN UNDER FLOOR MEMBRANE AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF FLOORS IN ANY LAUNDRY, KITCHEN, SHOWER ROOM, BATHROOM OR ROOM CONTAINING TOILET PAN OR URINAL TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 - J. THESE FLOORS TO BE WATERPROOF SUSPENDED FLOORS TO BE IN ACCORDANCE WITH THE ENGINEERS DESIGN. SLAB SUPPORTED ON THE GROUND TO BE IN ACCORDANCE WITH SANS 10400 - B AND SANS 10400 - H A COMPETENT PERSON (ENGINEER) TO BE APPOINTED IN RESPECT OF THE SLABS OR FILLS WHERE THE FLOOR AREA IS LESS THAN 500m² GROUND FLOOR SLABS MUST HAVE INSULATION INSTALLED AROUND THE VERTICAL EDGE OF ITS PERIMETER WHICH MUST HAVE AN R-VALUE OF NOT LESS THAN 1.0 AND RESIST WATER ABSORPTION IN ORDER TO RETAIN ITS THERMAL INSULATION PROPERTIES AND BE CONTINUOUS FROM THE ADJACENT FINISHED GROUND LEVEL TO A DEPTH OF NOT LESS THAN 300mm OR FOR THE FULL DEPTH OF THE VERTICAL EDGE OR THE CONCRETE SLAB ON GROUND WHERE AN UNDERFLOOR HEATING SYSTEM IS INSTALLED THE HEATING SYSTEM MUST BE INSULATED UNDERNEATH THE SLAB WITH INSULATION THAT HAS A MINIMUM R-VALUE OF NOT LESS THAN 1.0 FLOOR LEVEL TO BE 150mm MINIMUM ABOVE THE ADJOINING GROUND LEVEL. ALL WORK TO BE IN ACCORDANCE WITH SANS 10400 PART J ALL SOFTWOOD TIMBER ROOF AND CEILING ASSEMBLIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 2001 - CT2 THE ROOF FIXING TO BE IN ACCORDANCE WITH SANS 10400 - B AND THE DETAILED REQUIREMENTS OF SANS 10400 - K. STRUCTURAL DESIGN OF ROOF ROOF COVERINGS AND WATERPROOFING SYSTEMS TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 - L FLAT ROOFS OR RELATED GUTTERS TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 - L. RATIONAL DESIGN OR RATIONAL ASSESSMENT (OR BOTH) AS PER ENGINEER THE ROOF ASSEMBLY AND ANY CEILING ASSEMBLY, IN ADDITION TO COMPLYING WITH THE REQUIREMENTS OF SANS 10400 - C HAS TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 - L ROOF ASSEMBLY SUPPORTED ON WALLS TO COMPLY WITH THE REQUIREMENTS OF SANS 10400 AND IN ACCORDANCE WITH SANS 10400 - B AND SANS 10400 - L. GUTTERS AND DOWNPIPES, IF ANY, TO BE SIZED IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400 - R AS PER ENGINEERS DESIGN THE FIRE RESISTANCE AND COMBUSTIBILITY OF THE ROOF ASSEMBLY TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 - L AND SANS 10400 - T ROOF INSULATION NOTES: - INSULATION SHALL OVERLAP OR ABUT ADJOINING INSULATION OR BE SEALED MUST FORM A CONTINUOUS BARRIER WITH CEILINGS, WALLS, BULKHEADS OR FLOORS THAT CONTRIBUTE TO THE THERMAL BARRIER MUST NOT AFFECT THE SAFE OR EFFECTIVE OPERATION OF SERVICES, INSTALLATION, EQUIPMENT OR FITTINGS MUST BE EITHER NON-COMBUSTIBLE WHEN TESTED IN ACCORDANCE WITH SANS 10177 - 5 OR AS COMBUSTIBLE IN ACCORDANCE WITH SANS 10177 - 5, AND SHALL BE TESTED AND CLASSIFIED IN ACCORDANCE WITH SANA 428 FOR ITS USE AND APPLICATION REFLECTIVE INSULATION MUST BE INSTALLED AND SUPPORTED WITH THE REFLECTIVE INSULATION FITTED TIGHTLY AND TAPED AGAINST ANY PENETRATION, DOOR OR WINDOW OPENING OVERLAP BY NO LESS THAN 100mm OR MUST FORM A CONTINUOUS BARRIER WITH CEILING, WALLS, BULKHEADS REFLECTIVITY OF FOIL SURFACE = 0.95 (FACING UP) EMISSIVITY OF FOIL SURFACE = 0.05 (FACING DOWN) IT IS THE CONTRACTORS RESPONSIBILITY TO REPORT ANY CHANGES TO THE ROOF ASSEMBLY TO THE ARCHITECT IMMEDIATELY STAIRWAYS STAIRWAYS TO BE IN ACCORDANCE WITH SANS 10400 - B $\,$ AND THE DETAILED REQUIREMENTS OF SANS 10400 - M $\,$ WALLS, SCREENS, RAILINGS OR BALLUSTRADES TO SUCH STAIRWAYS TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400 - B, SANS 10400 -T AND SANS 10400 - K GLAZING GLAZING IN EXTERNAL WALLS, INTERNAL WALLS, PARTITIONS, SHOWER DOORS, CUPBOARD DOORS AND LIFTS WITHIN 800mm OF FLOOR LEVEL WILL BE INSTALLED IN A FRAME IN ACCORDANCE WITH EITHER THE REQUIREMENTS OF SANS 2001 - CG1 OR A SUITABLE METHOD DESCRIBED IN SANS 10137 THE TYPE AND FIXING OF GLAZING TO BE IN ACCORDANCE WITH SANS 10400 - B AND THE DETAILED REQUIREMENTS OF SANS 10400 - N A COMPETENT ALUMINIUM SUPPLIER TO ISSUE COC ON FULL GLAZING AND ALUMINIUM ON COMPLETION. ALUMINIUM SUPPLIER TO COMPLETE FORM 3 ON COMPLETION. THE SELECTION OF THE GLAZING TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 - N LIGHTING AND VENTILATION THE LIGHTING IN A HABITABLE, BATHROOM, SHOWER ROOM AND ROOM CONTAINING A TOILET PAN TO COMPLY WITH THE REQUIREMENTS OF SANS 10400 - T AND THE DETAILED REQUIREMENT OF SANS 10400 - O THE VENTILATION TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400 - T AND THE DETAILED REQUIREMENTS OF SANS 10400 - 0 THE DESIGN OF THE DRAINAGE SYSTEM TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 - P. REGISTERED PLUMBER TO MASONRY CONSERVANCY TANKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS SHOWN IN FIGURES 1 AND 2 PROVIDED THAT THEY ARE CONSTRUCTED ABOVE THE WATER TABLE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 2001 - CC1 OR SANS 2001 - CC2, SANS 2001 - CM1 AND SANS 2001 - EM1 BACKFILL SHALL COMPLY WITH THE REQUIREMENTS OF SANS 2001 - DP9 MASONRY SEPTIC TANKS, WHICH ARE LOCATED ABOVE ANY PERCHED OR PERMANENT WATER TABLE, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 2001 - CC2, SANS 2001 - CM1, SANS 2001 - EM1 DRAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 2001 - DP9 SANS 10400 - Q NON WATER BORNE MEANS OF SANITARY DISPOSAL THE PORTION OF THE INTERNAL WALLS OF THE PIT THAT IS RAISED ABOVE THE GROUND SHALL BE PLASTERED IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 2001 - EM1; f) ALL CONCRETE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 2001 - CC1 OR SANS 2001 - CC2; g) MASONRY WALLING AND RELATED FOUNDATIONS SHALL BE IN ACCORDANCE WITH THE RELEVANT REQUIREMENTS OF SANS 2001 - CM1 AND SANS 2001 STORMWATER DISPOSAL THE MEANS FOR THE CONTROL AND DISPOSAL OF STORMWATER AS PER ENGINEERS DESIGN IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 - R PERSONS WITH DISABLITIES THE MEANS FOR PROVIDING FACILITIES FOR PERSONS WITH DISABILITES TO BE IN ACCODANCE WITH THE DETAILED REQUIREMENT OF SANS 10400 - S FIRE PROTECTION THE FIRE PROTECTION MEASURES PROVIDED TO BE IN ACCORDANCE WITH THE DETAILED REQUIRED OF SANS 10400 - T TABLE 14: (increasing fire resistance of structural walls); PLASTER SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 2001 - EM1 AND SHALL BE APPLIED TO BOTH FACES OF THE WALL SPACE HEATING THE PROVISION OF SPACE HEATING TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENT OF SANS 10400 - V THE FIRE INSTALLATION TO COMPLY WITH THE DETAILED REQUIREMENTS OF SANS 10400 - W THE SUPPLY OF WATER TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 - W XA: ENERGY EFFICIENCY IN BUILDING EXTERNAL WALLS TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 - XA. FENESTRATION TO BE IN ACCORDANCE WITH SANS ROOF ASSEMBLY CONSTRUCTION TO BE IN ACCORDANCE WITH SANS 10400 - XA FLOORS WITH SLAB HEATING TO BE IN ACCORDANCE WITH SANS 10400 - XA SERVICES THAT USE ENERGY OR CONTROL THE USE OF ENERGY TO BE IN ACCORDANCE WITH SANS 204 HOT WATER SYSTEM TO BE IN ACCORDANCE WITH SANS 10400 - XA A COMPETENT PERSON TO CERTIFY THE FENESTRATION IS IN ACCORDANCE WITH SANS 204 BUILDING ENVELOPE WALL PLATES AND ROOF JUNCTIONS MUST BE SEALED ALL TILED ROOFS MUST HAVE A TILE UNDERLAY OR RADIANT BARRIER AND THE JOINT MUST BE SEALED THE JOINT IN SHEETED ROOPS MUST BE SEALED ALL GLAZING SEALING AS PER GLAZING NOTES CHIMNEYS OR FLUES OF AN OPEN SOLID-FUEL BURNING APPLIANCES MUST BE APPROVED WITH A DAMPER OR FLAP THAT CAN CLOSE THE CHIMNEY / ROOF LIGHTS AND SKYLIGHTS MUST BE SEALED OR CAPABLE OF BEING SEALED ROOF LIGHTS AND SKYLIGHTS MUST BE CONTRACTED WITH A COMPRESSIBLE SEAL IF THAY ARE OPENABLE SEAL TO RESTRICT AIR LEAKAGE MUST BE FITTED TO EACH EDGE OF AN EXTERNAL DOOR AND OTHER SUCH OPENING, SO THAT IT SERVES A CONDITIONED SPACE OR IT SERVES A HABITABLE ROOM THE SEAL MAY BE A FOAM OR RUBBER COMPRESSIBLE STRIP OR A FIBROUS SEAL EXTERNAL SWING DOORS MUST BE FITTED WITH A DRAUGHT PROTECTION DEVICE TO THE BOTTOM EDGE OF EACH LEAF AN EXHAUST FAN MUST BE FITTED WITH SEALING DEVICE SUCH AS A SELF-CLOSING DAMPER OR FILTER WHEN SERVING A CONDITIONED SPACE OR A HABITABI F ROOM ROOFS, EXTERNAL WALL, EXTERNAL FLOORS AND ANY OPENINGS SUCH AS GLAZING OR DOOR IN THE EXTERNAL FABRIC MUST BE CONSTRUCTED TO MINIMIZE AIR LEAKAGE WHEN FORMING PART OF THE EXTERNAL FABRIC OF A CONDITIONED SPACE OR

A HABITABLE ROOM



SITE PLAN Scale 1:100

SCHEDULE OF AREAS EXISTING DWELLING EXISTING GROUND FLOOR: 353.48 m² EXISTING ENTRANCE: 4.00 m² EXISTING COVERED PATIOS: 11.76 m² 369.24 m² TOTAL AREA EXISTING DWELLING: PROPOSED NEW COVERED PATIO: 26.13 m² 395.37 m² TOTAL AREA OF BUILDINGS ON SITE: AREA OF SITE: 1 000.36 m² COVERAGE: 39.53 %

FANCOURT MASTER HOMEOWNERS ASSOCIATION PO BOX 7044 BLANCO GEORGE 6531 SOUTH AFRICA

APPROVED

DATE: 21-11-203 SIGNATURE:

No approval, permission, certificate or act granted, issued or performed by the Fall curt Master Homeowners Association in connection with a total right of design, erection or alteration thereof shall have the list of that Fancourt Master Homeowners Association or any of the office-bearers or employees (As a stipulation for their obserting) shall be liable to any person for any loss, damage, injury or death resulting from or arising out of or in any way connected with the manner in which such building

was designed, erected or altered or the material used for purposes

ALGEMENE NOTAS GENERAL NOTES KOPIEREG VOORBEHOU. TEKENINGE MAG NIE GESKAAL WORD NIE. ALLE MATE EN HOOGTES MOET VOORAF OP TERREIN GEKONTROLLEER WORD EN INDIEN VAN TOEPASSING BY BESTAANDE BOUWERK AANGEPAS WORD. ENIGE ONDUIDELIKHEID OF TEENSTREIDIGHEID MOET ONMIDDELIK MET DIE ARGITEK BESPREEK WORD. ALLE MATE SOOS OP PLAN AANGEDUI MOET OP 'N HORISONTALE WATERPASVLAK UITGESIT WORD. MAAK GEBRUIK VAN PROFIEL KOLOMME TEEN 85mm s/s VIR MESSELWERK. DIE KONTRAKTEUR IS VERANTWOORDELIK VIR DIE KORREKTE UITSIT VAN BOUWERK OP TERREIN VERAL TEN OPSIGTE VAN ERFGRENSE, SERWITUTE EN BOULYNE. DIE KONTRAKTEUR IS VERANTWOORDELIK VIR GOEDGEKEURDE VOGWEERLAE IN ALLE BUITEMURE EN ONDER VLOERE.

KWALITEIT VAN ALLE MATERIAAL EN VAKMANSKAP MOET OOREENSTEM MET DIE TOEPASLIKE S.A.B.S SPESIFIKASIES EN STANDAARDE. DIE KONTRAKTEUR MOET TE ALLE TYE 'N VOLLEDIGE STEL TEKENINGE OP TERREIN AANHOU. ALLE VLOERVLAK HOOGTES OP DIE TEKENING GETOON IS ONAFGEWERKTE HOOGTES.

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NO DRAWINGS ARE TO BE SCALED.

PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK, ALL MEASUREMENTS, HEIGTHS AND LEVELS TO BE CONTROLLED ON SITE AND WHERE APPLICABLE, ADAPTED TO SUGGESTED BUILDING WORK.

ANY INDISTINCTNESS OR CONTRADICTION HAS TO BE DISCUSSED WITH THE ARCHITECT IMMEDIATELY.

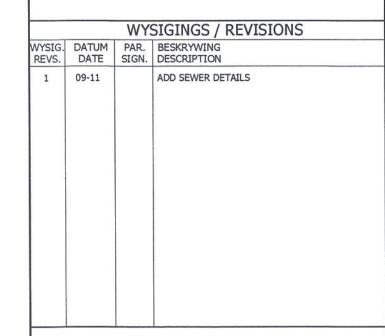
ALL DIMENSIONS AS INDICATED ON PLAN TO BE SET OUT ON A LEVEL HORIZONTAL PLANE. ALL BRICKWORK TO BE SET OUT USING A PROFILE MARKED AT 85mm C/L.

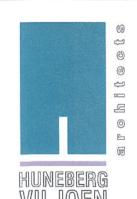
THE CONTRACTOR IS RESPONSIBLE FOR THE CORRECT SETTING OUT OF BUILDING WORK ON SITE WITH PARTICULAR REFFERENCE TO SITE BOUNDARIES, SERWITUDE AND BUILDING LINES.

THE CONTRACTOR IS TO BUILD IN APPROVED D.P.C.'S TO ALL EXTERNAL WALLS AND UNDER FLOORS.

QUALITY OF ALL MATERIAL AND CRAFTSMANSHIP TO COMPLY WITH THE RELEVANT S.A.B.S.

THE CONTRACTOR MUST HAVE A COMPLETE SET
OF DRAWINGS ON SITE.
ALL FLOOR LEVELS SHOWN ON THIS DRAWING ARE
UNFINISHED LEVELS.





GEORGE OFFICE
10 Sugarbush Close
Fancourt
GEORGE
BLOEMFONTEIN OFFICE

5 Villa Masimo

Langenhoven Parl

P.O. BOX 29552, Danhof, 9310
Tel 082 826 4426
E-mail - rohan.viljoen@vodamail.co.za
Rohan Marcel Viljoen, Pr Arch
SACAP Reg. No. 4701

PROFESSIONAL ARCHITECT



SERVICE MOSEBETSI

PROPOSED NEW COVERED
PATIO
for EXBUSCON
on ERF 3974,
MONTAGU RIDGE,
FANCOURT,
GEORGE

DRAWING HO NGOLA TEKENING
DESCRIPTION HO BOLEDISA BESKRYWIN

SITE PLAN

LEBITSO

LETSATSI

DESIGNED
HO NGOLA PLANE
ONTWERP

DRAWN
NGODILWE
GETEKEN
CHECKED
HO HLAHLOBA
NAGESIEN

VARIATION
PHETHOHO

DIANE

DATUM

18 Jul 2023

18 Jul 2023

9 Nov 2023

VARIATION
PHETHOHO
WYSIGING

SCALE:
SEKALA:

AS SHOWN

AS SHOWN

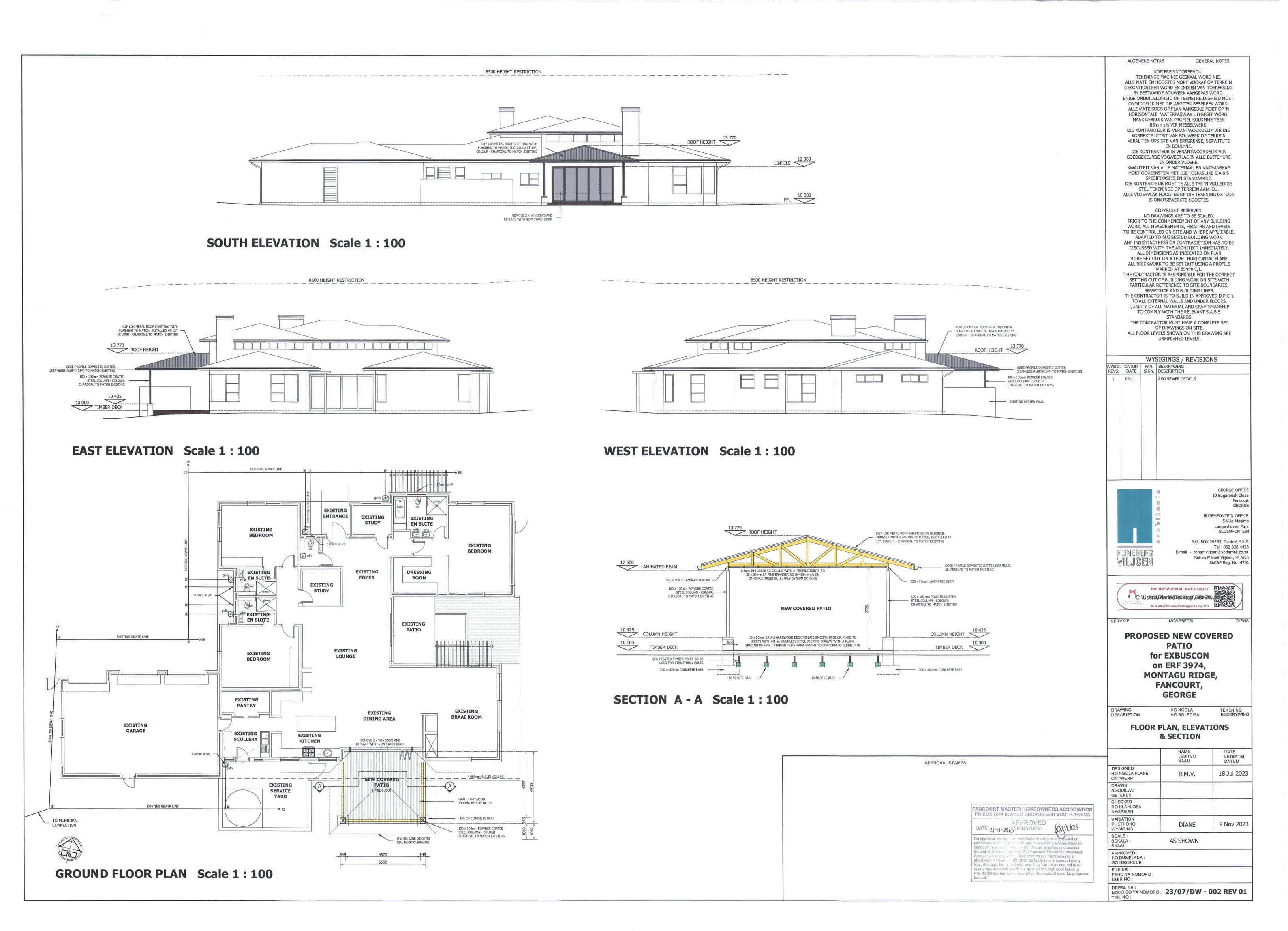
SKAAL :

APPROVED :
HO DUMELANA :
GOEDGEKEUR :

FILE NR:

PEHO YA NOMORO :

DRWG. NR:
NGODISO YA NOMORO: 23/07/DW - 001 REV 1





5 February 2024

The Municipal Manager George Local Municipality George

Dear Sir,

PROPOSED MINOR ALTERATION ON ERF 3974 - FANCOURT, BLANCO

This serves to record the Association's approval of the Proposed covered Patio at erf 3974 encroaching over the rear building line. The Montagu Ridge Guidelines note the following: Where individual variations are permitted, these are due to specific site conditions which may prevail and are not to be considered to be general or permanent amendments to the architectural Design Guidelines. They do not create any precedent.

All affected neighbours / property owners were contacted and no objections were received.

For any enquiries to the above, please feel free to contact the undersigned.

Kind regards,

Meredy Gibbs Estate Manager

DISCLAIMER

No approval, permission, certificate or act granted, issued or performed by the Fancourt Master Homeowners Association in connection with a building or the design, erection or alteration thereof shall have the effect that Fancourt Master Homeowners Association or any of its office-bearers or employees (as a stipulation for their benefit) shall be liable to any person for any loss, damage, injury or death resulting from or arising out of or in any way connected with the manner in which such building was designed, erected or altered or the material used for purposes thereof.



31 July 2023

The Municipal Manager George Local Municipality George

Dear Sir,

PROPOSED MINOR ALTERATION ON ERF 3974 - FANCOURT, BLANCO

This serves to record the Association's approval of the attached drawings (23/07/DW) 001: Site Plan; 002: Floor Plan, Elevations & Sections by Huneberg Viljoen Architects and stamped and signed by myself today.

For any enquiries to the above, please feel free to contact the undersigned.

Kind regards,

Meredy Gibbs Estate Manager

DISCLAIMER

No approval, permission, certificate or act granted, issued or performed by the Fancourt Master Homeowners Association in connection with a building or the design, erection or alteration thereof shall have the effect that Fancourt Master Homeowners Association or any of its office-bearers or employees (as a stipulation for their benefit) shall be liable to any person for any loss, damage, injury or death resulting from or arising out of or in any way connected with the manner in which such building was designed, erected or altered or the material used for purposes thereof.