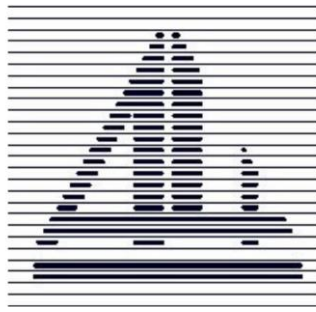


**BUILDING LINE REXALATION AND ADMINISTRATORS CONSENT  
FOR Erf 1715, 11 VLOKSIE STREET, KLEINKRANTZ, GEORGE FOR STRATISM  
SOLUTIONS PTY LTD.**



**A4 ARCHITECTURE**

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## **CONTENT**

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- 4. LOCALITY**
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- 6. PUBLIC INTEREST**
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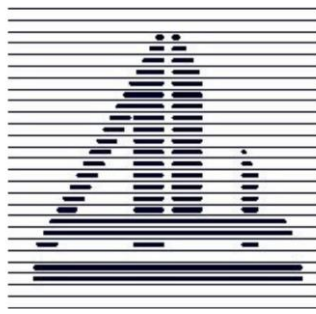
## **ANNEXURES**

- 1. POWER OF ATTORNEY**
- 2. TITLE DEED**
- 3. MUNICIPAL APPLICATION FORM**
- 4. BUILDING PLANS**
- 5. BOND HOLDERS CONSENT**
- 6. CONVEYANCER CERTIFICATE**



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**PROPERTY DESCRIPTION: Erf 1715, Wilderness**  
**APPLICATION DESCRIPTION:**  
**APPLICATION FOR BUILDING LINE RELAXATION AND ADMINISTRATORS**  
**CONSENT**

**1. PROPOSALS**

1. Applications in terms of section 15(2)(B) of the land use planning by-law for George Municipality, 2023 for permanent departure to allow for relaxation of the street & Rear building on erf 1715, George;
2. Application in terms of section 39(4) of the land use planning act, 2014 for administrator's consent to allow for the relaxation of restrictive title deed conditions in T61715/2022.

**Relaxation of the:**

Street building line: 5m to 1.5m

Rear building line: 3m to 1.5m

**2. BACKGROUND INFORMATION**

This property is located in suburb named Kleinkrantz. Kleinkrantz is a small community situated on a dune just east of Wilderness. The house on this property contains a 2 bedroom, living room, kitchen and bathroom. The house size is 55.72m<sup>2</sup> and the Erf, 325m<sup>2</sup>.

The existing stand-alone house consists of 3 bedrooms, 1 kitchen, 1 bathroom and a living room. It is zoned as Single Residential Zone I and primarily used as a dwelling house.

The owners would like to extend their house with 2 new bathrooms, a dining room and kitchen on the ground floor level. Furthermore they would also like to add a first floor level that includes a main bedroom space with a bathroom, bedroom and a balcony. The street and rear building line is encroached by the new proposed additions as shown on the building plans.

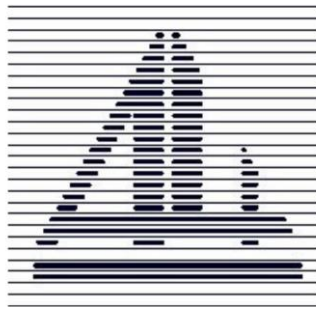
The proposed plans have been presented to the affective neighbours and did provide their written consent which is attached herein.

Vincent Moos on behalf of A4 Architecture has been appointed by the property owner for this application. Please see POA attached herein.



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### **3. PROPERTY DETAILS**

This property is registered to Stratism Solutions (PTY) LTD. A copy of the title deed (T61715/2022) is attached.

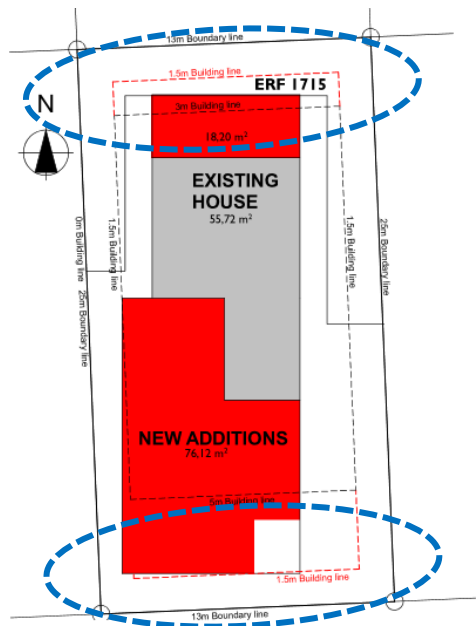
### **4. LOCALITY**

This erf is located at 11 Vloksie Street, Kleinkrantz, George.



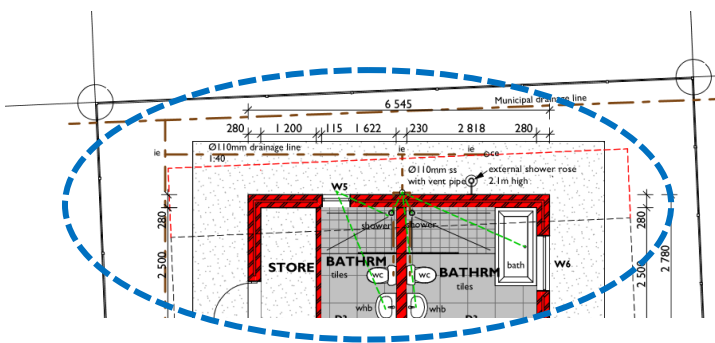
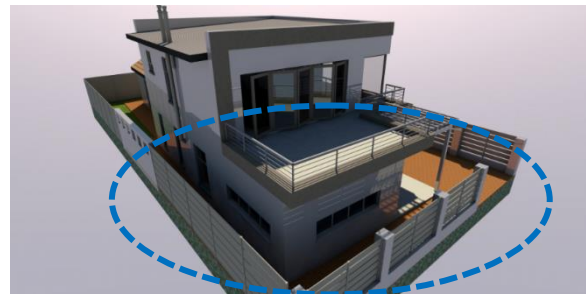
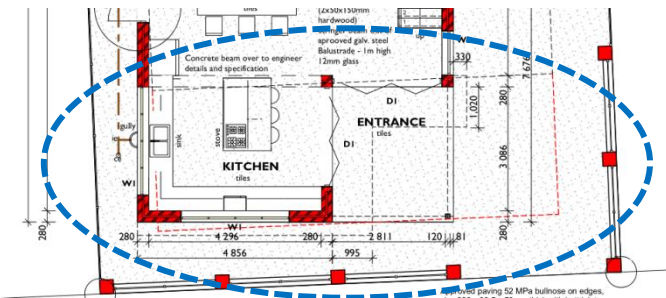
### **5. LAND USE PROPOSAL**

The proposed new additions is encroaching the street and rear building lines. Please below the proposed plans with the building line encroachments (marked with Blue)



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## **6. PUBLIC INTEREST**

The proposed new additions have no negative impact on the public interest. As it is located in a residential area in which most of the houses has additions. The possible affected neighbouring owners have given written consent. A new fence will also be constructed with the windows of the house placed in such a way to ensure the privacy to the owner and the surrounding neighbours.

## **CHARACTER OF THE AREA**

This property is located in a small coastal residential area in which most of the houses are extended and renovated. The proposed new additions will obstruct no view of the other residents. A few of the house in this area also has an additional first floor level with a balcony as they are located close to the beach to have a nice view.

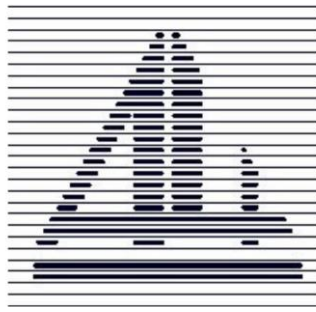
As this erf is located further back from the beach which doesn't have any scenic views, which means that all the residents in Vloksie and Protea Lane doesn't have any scenic beach views. Thus none views of anybody will be affective and all have given consent. The prosed new additions won't have an effect of overshadowing on the neighbouring property as the first floor addition are going to be constructed central of the ground floor, which will have a short fall forward and won't affect any neighbours. The visibility of any vehicles won't be affected as this property is located in a straight road and is not allocated on any street corners.

This encroachment isn't the first to be used in this area – some of the neighbouring property also made use of this encroachment to extents their property.



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## **ECONOMIC IMPACT**

The proposed new additions don't have a negative economic impact as more people tend to extend and renovate their homes. New fencing will also be constructed which give privacy to the owners and the neighbours.

The proposed additions don't have a negative economic impact as none is affected negatively in any way or obstruct any view for pedestrians or motorists.

## **CONCLUSION**

This report hereby states all the needed information regarding the proposed new additions and building line encroachment. It presents no negative impact on its surrounding neighbours.

Vincent Moos



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