

Our Ref.: 1329/GEO/23
Your Ref.: Erf 8075, George

29 November 2023

The Municipal Manager
George Municipality
PO Box 19
GEORGE
6530

ATTENTION: MR. CLINTON PETERSEN

Dear Mr. Petersen,

**PROPOSED DEPARTURE: ERF 8075, 4 FOURTH AVENUE, GEORGE MUNICIPALITY AND DIVISION,
WESTERN CAPE PROVINCE**

1. The above matter refers.
2. Attached hereto find the following:
 - Motivational Report
 - A copy of the required documentation;
3. We hope that you will be able to process the application as soon as possible.

Yours faithfully
DELPLAN Consulting



DELAREY VILJOEN Pr. Pln

<https://delplan.sharepoint.com/sites/Delplan/Shared Documents/General/Documents/PROJECTS/2023/1329-GEO-23/Korrespondensie/b1.doc>

Cc: A DE WAAL & L VAN ZYL

**PROPOSED APPLICATION FOR DEPARTURE ON
ERF 9279, 4 FOURTH AVENUE, GEORGE MUNICIPALITY AND DIVISION**



FOR: A de Waal & L van Zyl



URBAN & REGIONAL PLANNERS

DEVELOPMENT ENVIRONMENT LINK

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ERF 8075, GEORGE MUNICIPALITY AND DIVISION

1. **Departure** in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-Law, 2023 for the relaxation of the western side common boundary building line from 3m to 0.45m for the entertainment area to be converted to a bedroom with a bathroom.

Property Description:	Erf 8075, George
Physical Address:	4 Fourth Avenue, Fernridge
Owner:	Adriaan de Waal & Louise-Mari van Zyl
Title Deed No:	T33546/21
Bond Holder:	Yes
Size of the property:	1069m ²

PERMANENT DEPARTURE	FROM	TO	PURPOSE
Building Line	2m	0.45m	Bedroom with <i>en suite</i> bathroom

1. INTRODUCTION

The owners of Erf 8075 appointed DELPLAN Consulting to prepare and submit the required departure applications. A copy of the power of the attorney to submit this land use application is attached as **Annexure 1**.

2. OWNERSHIP/TITLE DEED

The property is currently registered to Adriaan de Waal & Louise-Mari van Zyl according to the Title Deed (T33546/21) and is attached as **Annexure 2**. The conveyancer certificate (attached as **Annexure 3**) also confirms that no title deed restrictions are relevant to this application. According to the Title Deed, the property measures 1069m²² in extent as shown in the SG Diagram attached herewith as **Annexure 4**. There is a bond registered over the property, the Bondholder's consent is attached as **Annexure 5**.

3. LOCALITY

The subject property is located at 4 Fourth Avenue. Figure 1 (below) indicates the subject property, in relation to George and surrounds. Figure 2 provides a closer look at the subject property and surrounding area. A locality plan is attached hereto as **Annexure 6**.



Figure 1: The location of the subject property (indicated in red) in relation to surrounding area



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

4. PROPOSED DEVELOPMENT



Figure 3: Western side of the dwelling over the building line

The structure on the property was approved in its current condition on 0.45m from the boundary. The owner wishes to convert the existing entertainment area into a bedroom with an *en suite* bathroom as outlined in red in figure 3 & 4. As a change in use is proposed, a building line departure from the mandated 3m to 0.45m is required.

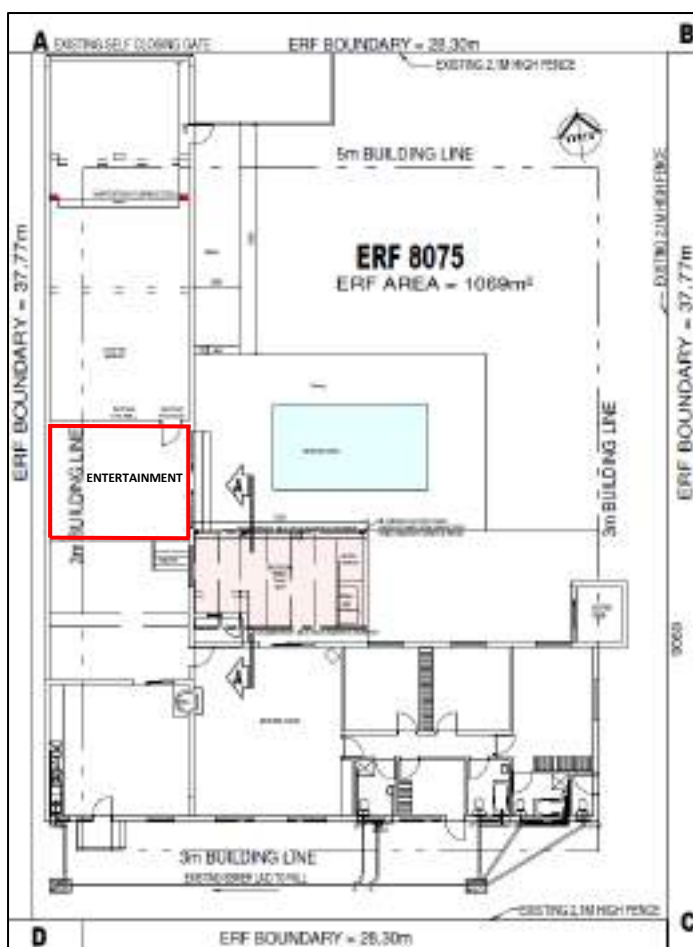


Figure 4: Approved Site Plan extract



Figure 5: Development proposal

No external changes are to be brought to the structure that would warrant additional departures. The existing approved development can be seen in figure 3. The approved plans are attached herewith as **Annexure 7**. As seen in figure 4, proposed development of the bedroom and bathroom will entail only internal modifications. The proposed plan is attached hereto as **Annexure 8**.

5. NATURAL ENVIRONMENT

The development already exists in its current capacity; thus no additional vegetation will be cleared and the natural environment will remain intact.

6. HERITAGE

The subject property is not located in a heritage area and none of the buildings are older than 60 years, therefore no heritage impact assessment is necessary.

7. TRAFFIC AND PEDESTRIAN MOVEMENT



Figure 6: Access to the property from Fourth Avenue

Access to the property is gained via Fourth Avenue on the northern side of the property, as seen in figure 6. Secure on-site parking is provided with an existing garage, the development is proposed adjacent to this existing garage. Access to the property remains unchanged and has no influence on pedestrian movement or traffic will occur.

8. IMPACT ON NEIGHBOURING PROPERTIES

There is no additional impact on the neighbouring properties as the structure remains the same. The use of the room changes, but no use is proposed that could in any ways cause a further

inconvenience to surrounding neighbours. The only neighbours who could possibly be influenced is on Erf 6778, however, the neighbouring dwelling is located at a sufficient distance from the building line relaxation, in addition to an abundance of vegetation as can be seen in figure 2. There are also no windows facing the neighbouring property ensuring both privacy and noise levels remain unchanged. No other neighbours are influenced.

9. PUBLIC PARTICIPATION

Formal Public Participation Process will be followed by sending notice letters to the surrounding property owners informing them of the proposed development. A site notice will also be erected.

10. NEED AND DESIRABILITY

Desirability in the land use planning context may be defined as the degree of acceptability of a proposed development on the land unit concerned. This section expresses the desirability of the proposed building line relaxation, taken in conjunction with the development principles and criteria set out through the policies and planning framework, as well as the degree to which this proposal may be considered within the context of broader public interest. It is our view that the initial investigation into the desirability of the proposal reveals no obvious negative impacts.

The current need for further development is structured around the need for an additional bedroom and bathroom. The development is not needed in terms of the spatial vision of the SDF. Desirability in this sense includes the fact that the development suits the residential zoning and use, with no additional impacts that could negatively impact the broader public interest. Furthermore, the proposed application is not considered to be in contradiction with spatial policies and at no further risk or inconvenience to neighbouring properties as the current development remains in its current extent.

11. POLICIES

George Municipal Spatial Development Framework (GMSDF) (2023)



Figure 7: GMSDF extract

The GMSDF does not specifically refer to the subject property. No reference is made to the relaxation of building lines or other departures and no specific reference is made to further densification of the area. This land use application is therefore not considered to conflict with the GMSDF.

12. CONCLUSION

As mentioned in this motivational report we believe that the abovementioned principles, considerations and guidelines for this land use application for Erf 8075 satisfies the applicable legislation. As a result, it is trusted that this application can be finalised successfully.

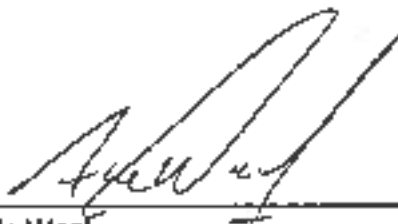
DELAREY VILJOEN Pr. Pln

DECEMBER 2023

ANNEXURE 1

POWER OF ATTORNEY

We, **Adriaan de Waal & Louise-Marl van Zyl**, the undersigned and registered owners of Erf 8075, George Municipality and Division hereby instruct Delarey Viljoen of *DELPLAN Consulting* to submit the required land use application with the local authority.


A de Waal

Date: 18/10/2023


L-M van Zyl

Witnesses:

1. 

2. 

ANNEXURE 2

1267
1ST FLOOR,
CHURCH CORNER BUILDING
CNR CHURCH AND COURTENAY
STREETS
GEORGE
6530

Prepared by me

[Signature]

CONVEYANCER
LOREN GILES (91373)

Deeds Office Registration fees as per Act 47 of 1957		
	Amount	Office Fee
Purchase Price	R. 3 350 000.00	R. 1 175.00
Reason for exemption	Category Exemption	Exemption 11 a. Sec/Reg Act/Proc

VERBOD MORTGAGED

R 3 350 000.00

B 000019165 / 2021

16 JUL 2021

[Signature]

DATA / VERIFY
22-07-2021
PHUMELELA MHAMATA

T 000033546 / 2021

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

LYNNE BOTHA LPCM 52076

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
RHEINALT VON HIRSCHBERG
Number 007928/2021

which said Power of Attorney was signed at George on 17 May 2021

DATA / CAPTURE
21-07-2021
PENELOPE NGOGWANA

And the appearer declared that his/her said principal had, on 12 April 2021, 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:

1. **ADRIAAN DE WAAL**
Identity Number 771022 8066 082
Married out of community of property
2. **LOUISE-MARI VAN ZYL**
Identity Number 780606 0098 083
Married out of community of property

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

ERF 8078 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT 1088 (ONE THOUSAND AND SIXTY NINE) Square metres

FIRST TRANSFERRED and still held by Deed of Transfer T10628/1978 with Diagram No. 820/78 relating thereto

I. **SUBJECT:**

- (a) to the conditions referred to in Deed of Transfer No. 8002 dated 16th August, 1926;
- (b) to the following condition contained in Certificate of Amended Title in favour of the Council of the Municipality of George dated 1st February 1987 (George Freeholds Vol. 17 No. 82) namely:-

Subject however, to all such duties and regulations as either are already or shall in future be established with regard to such lands."

- (c) to the following further condition contained in said Deed of Transfer No. 8002 dated 16th August, 1926, namely:-

"The said Council and its successors in Office reserve the right to construct, use and maintain across the above property, any pipe line for water leading, sewerage, drainage and any poles and structures for the conducting of any electric or any other light or power."

- II. **SUBJECT FURTHER** to the following conditions contained in said Deed of Transfer No. 29688 dated 21st November, 1977, imposed by the Administrator of the Province of the Cape of Good Hope when approving of the subdivision in terms of Section 9 of Ordinance No. 33 of 1934:-

- (a) The owner of this erf shall without compensation, be obliged to allow electricity, telephone and television cables and/or wires and main and/or other waterpipes and the sewage and drainage including stormwater of any other erf or erven to be conveyed across this erf, if deemed necessary by the local authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above.
- (b) The owner of this erf shall be obliged, without compensation, to receive such material or permit such excavation on the erf, as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.

III.

contained in Deed of Transfer No T10612/1934
SUBJECT FURTHER to the following conditions imposed by the Administrator of the Province of the Cape of Good Hope when approving of the subdivision in terms of Section 2 of Ordinance No. 33 of 1934:-

- (a) The owner of this erf shall without compensation, be obliged to allow gas mains, electricity, telephone and television cables and/or wires and main and/or other waterpipes and the sewage and drainage, including stormwater of any other erf or erven to be conveyed across this erf, if deemed necessary by the local authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above.
- (b) The owner of this erf shall be obliged, without compensation, to receive such material or permit such excavation on the erf, as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.

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

Estate Late RHEINALT VON HIRSCHBERG

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

1. **ADRIAAN DE WAAL, Married as aforesaid**
2. **LOUISE-MARI VAN ZYL, Married as aforesaid**

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 purchase price to be the sum of R3 250 000,00 (THREE MILLION TWO 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

16 July 2021

q.q.

In my presence


REGISTRAR OF DEEDS

R

1

ANNEXURE 3



COENIE VERMEULEN

ATTORNEYS, CONVEYANCING & NOTARIES

No 74, 15TH Avenue, Boston, Bellville, 7530

PO Box 2884, Bellville, 7535// Tel: (021) 914 8589

Email: coenie@vermeulenattorneys.co.za // Email: santie@vermeulenattorneys.co.za

Date: 30 November 2023

Our Ref.: SP Vermeulen/C83

Your Ref.:

TO WHOM IT MAY CONCERN

CONVEYANCER'S CERTIFICATE

IN TERMS OF SECTION 38(1)(n) OF THE GEORGE MUNICIPALITY: LAND USE PLANNING BY-LAW

APPLICATION DETAILS:

Applicable Subsection/s: Section 15(2)(b) of the George Municipality: Land Use Planning By-Law 2015.

In terms of Section 15(2) of the Bylaw

I, the undersigned

SUSANNA PETRONELLA VERMEULEN

a duly qualified and admitted Conveyancer, practicing at:

COENIE VERMEULEN ATTORNEYS, 74, 15TH AVENUE, BOSTON, BELLVILLE, 7530

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:

T33546/2021 [Current Title Deed]

T8002/1926 [Pivot]

In respect of:

ERF 8075 GEORGE,

IN THE MUNICIPALITY AND DIVISION OF GEORGE, WESTERN CAPE PROVINCE

IN EXTENT 1069 (ONE AND SIXTY NINE) SQUARE METERS

HELD BY DEED OF TRANSFER NUMBER T33546/2021

REGISTERED in the names of

1. **ADRIAAN DE WAAL**
Identity Number 771022 5065 08 2
Married out of community of property
2. **LOUISE-MARI DE WAAL**
Identity Number 780608 0098 08 3
Married out of community of property

Coenraad Vermeulen (BA LL.B. LLM) // Susanna Petronella Vermeulen (BA LL.B.)



2. I have appraised myself with the details of the abovementioned Land Development Application for the permanent departure of the western side building line from 3 meters to 0.45 metres for the entertainment area to be converted to a bedroom with a bathroom along previously approved building lines.
3. The abovementioned Title Deed/s contains no conditions restricting the contemplated Land Uses in terms of the abovementioned Land Development Application.

Yours faithfully

COENIE VERMEULEN ATTORNEYS

Per:

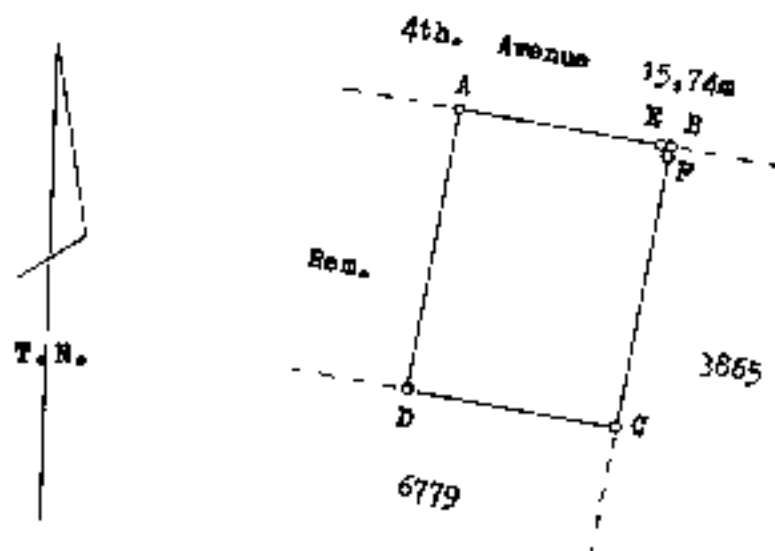
SP VERMEULEN

ANNEXURE 4

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System		X	S.G. No. 6 2 0 / 7 8 Approved <i>J. S. Lott</i> Surveyor-General 10.3.1978.
AB	28,30	278.51.10				
BC	37,77	8.51.10				
CD	28,30	98.51.10				
DA	37,77	188.51.10				
BE	1,00	98.51.10				
BF	1,00	8.51.10				

Beacons

A.D.E.F. 16mm iron peg
B. Not beaconed
C. 12mm iron peg



Scale: 1 : 1 000

The figure A. B. C. D.
represents 1 069 square metres of land, being

Erf 8075 (portion of Erf 6778) George

situate in the Municipality and

Administrative District of GEORGE

Province of Cape of Good Hope.

Surveyed in September 1974 & January 1978

by me,

J. S. Lott

Land Surveyor

This diagram is annexed to

2/T

No. 10626/78

dated

i.f.o.

The original diagram is

No. 8892/74 annexed to

Transfer/Grant

No. 1977 - 545 - 29669

File No. 8.8775/11

S.R. No. B.2456/74

E. 161/78

Comp. BL-700/V42(6305)

BL-700/V42(6305)

Registrar of Deeds

APPROVED IN TERMS OF SECT. II OF ORD. 33/1934	
REF.	BF 32/4/606
DATE	12-12-77

ANNEXURE 5

Adrian de Waal and Louise-Mari Van Zyl**255 Skuinsbank
Herolds Bay
George
1000**

06 December 2023

Per email: adriaan.dewaal@psg.co.za

Dear Sirs/Madam

BONDHOLDERS CONSENT**APPLICATION FOR DEPARTURE FROM BUILDING LINES****OUR REF: ADRIAAN DE WAAL AND LOUISE-MARI VAN ZYL (CLIENT NUMBER: 443455/001)****ERF 8075 GEORGE**

Investec Private Bank wishes to confirm we have no objection to our client's application for the departure from the building lines in respect of Erf 8075 George, subject to our bond remaining in place and consent from the local municipality being obtained.

For queries, please contact Daphne Brown on 044 803 6300.

Yours sincerely

Investec Private Bank**Authorised Signatory
Legal Risk****Authorised Signatory
Legal Risk**

ANNEXURE 6



LEGEND:



A4 Scale:
1:3,000

PROJECT:

Proposed departure
for A De Waal & LM van Zyl

PROJEK:

DESCRIPTION:

Erf 8075, Fourth Street, Fernridge, George

BESKRYWING:

TITLE:

Locality plan

TITEL:

1329/GEO/23/GIS/Ligging

DESIGNED: SG
ONTWERP:

DRAWN: MV
GETEKEN:

DATE: NOV 2023
DATUM:

PLAN NO: ANNEXURE
PLAN NR:

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



URBAN & REGIONAL PLANNERS

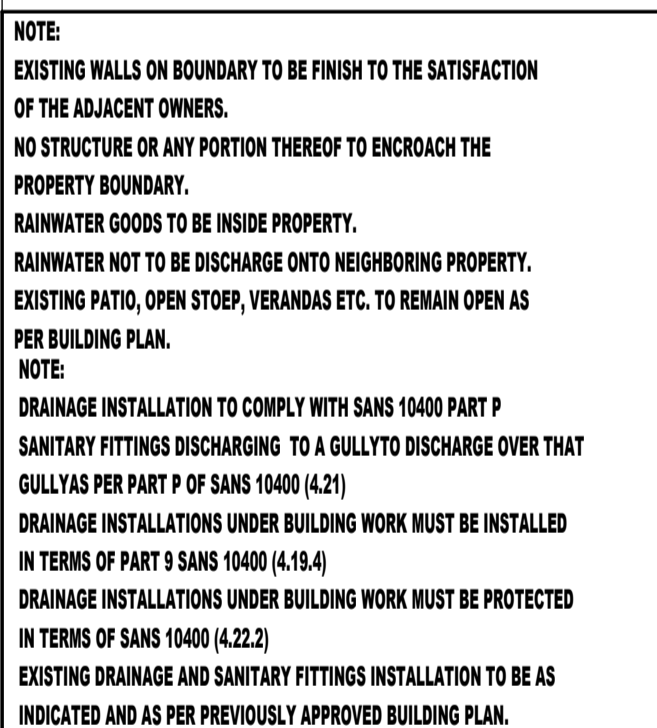
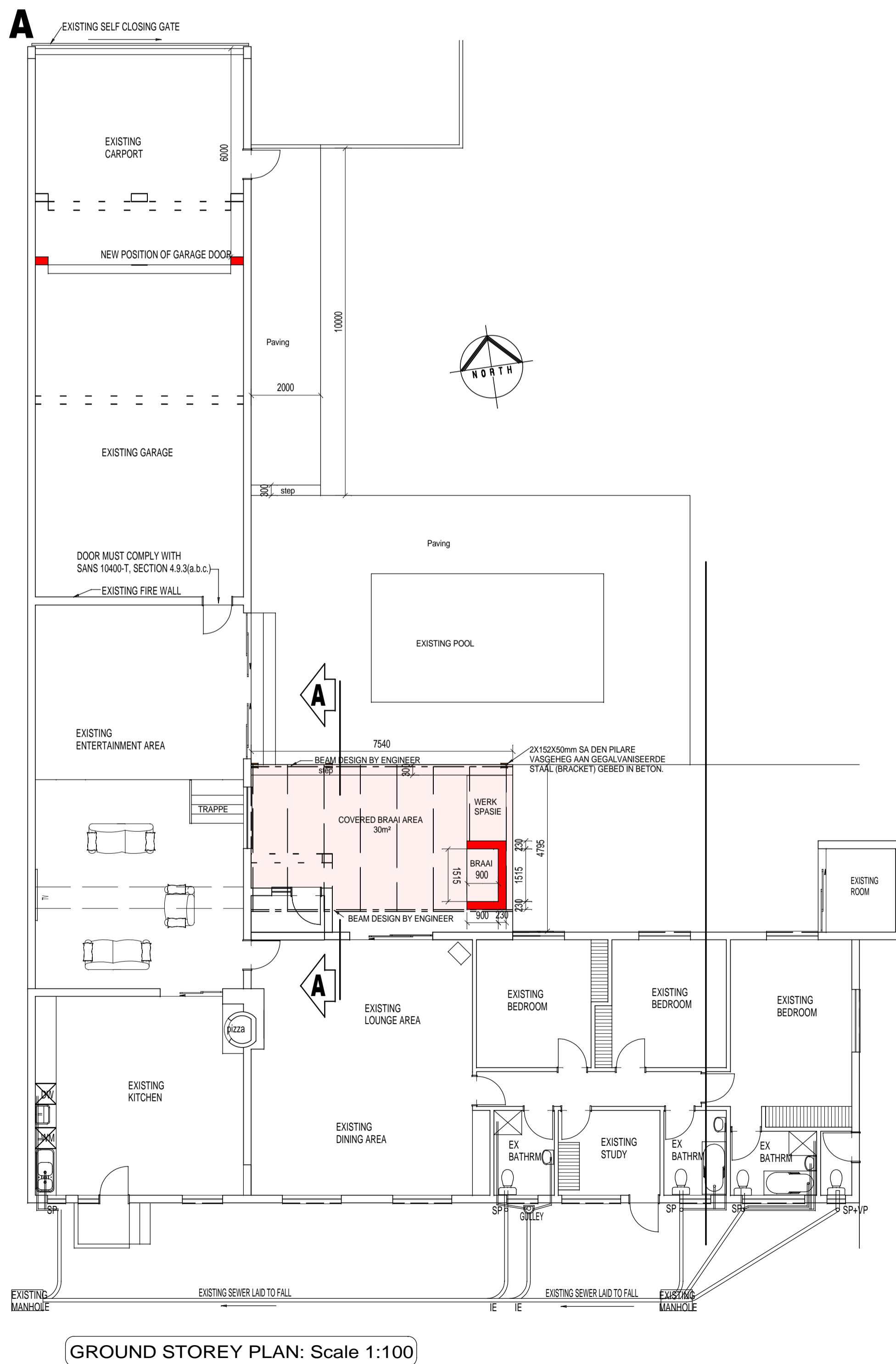
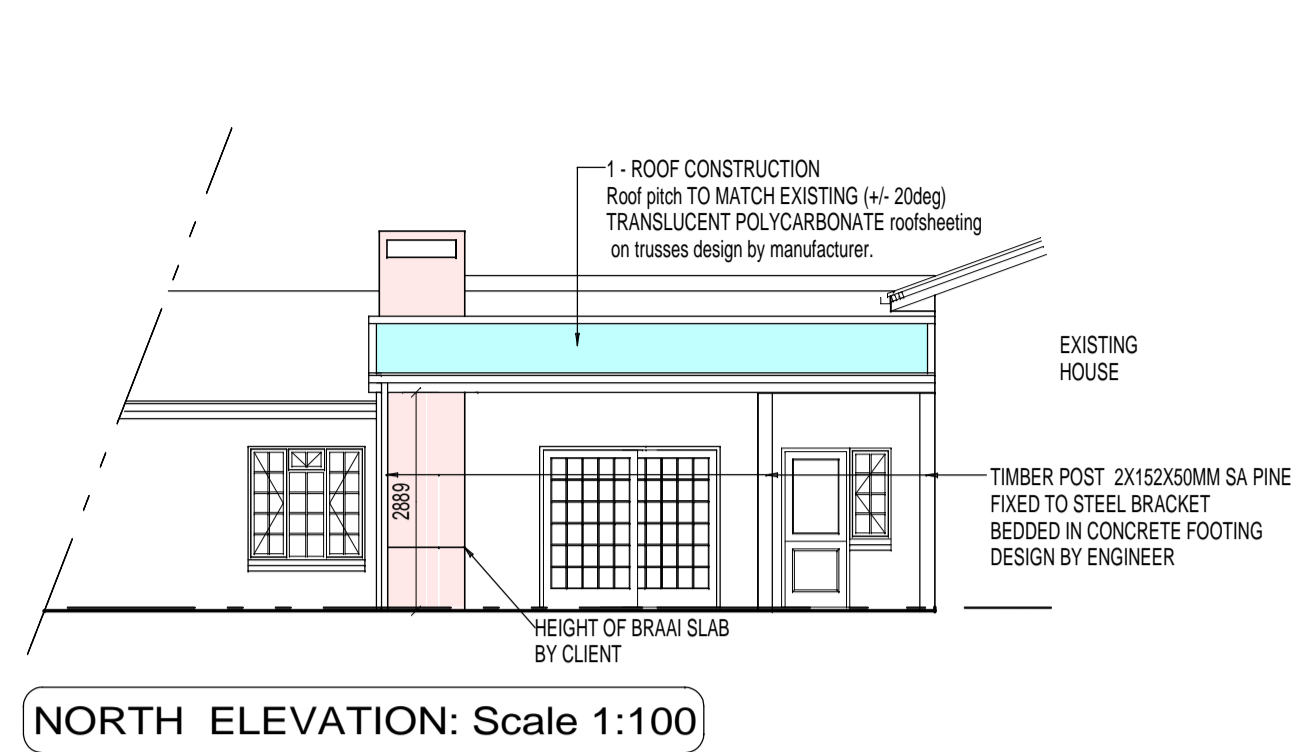
COPYRIGHT:

This drawing is the copyright of DELplan Consulting. Do not scale from it but refer to figured dimensions. All measurements must be checked and confirmed by a professional Land Surveyor. Any discrepancies should please be reported to DELplan immediately.

KOPIEREG:

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

ANNEXURE 7



NEW AREA = 30M²

ANY DISCREPANCIES OR CONTRADICTIONS MUST IMMEDIATELY BE POINTED OUT TO Tertius Conradie FOR CORRECTIONS OR EXPLANATIONS BEFORE ANY CONSTRUCTION PROCEED.



**PROPOSED COVERED BRAAI AREA
FOR MR & ME A DE WAAL
ON ERF 8075 4TH STREET
GEORGE**

MUNISIPALE TEKENINGE	
DATUM 20-8-2022	SKAAL 1/100
EIENAAR	WO1

FLOOR PLAN SITE PLAN

NOTES

1. All dimensions to be checked on site.
2. All dimensions to be checked on site.
3. All dimensions to be checked on site.
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5. All dimensions to be checked on site.
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APPROVED FOR CONSTRUCTION

ERR 9174

LOCALITY:

ERR 8075
FERNIDE
GEORGE

CLIENT:

R. VON HERXBERG

SCALE

1:100

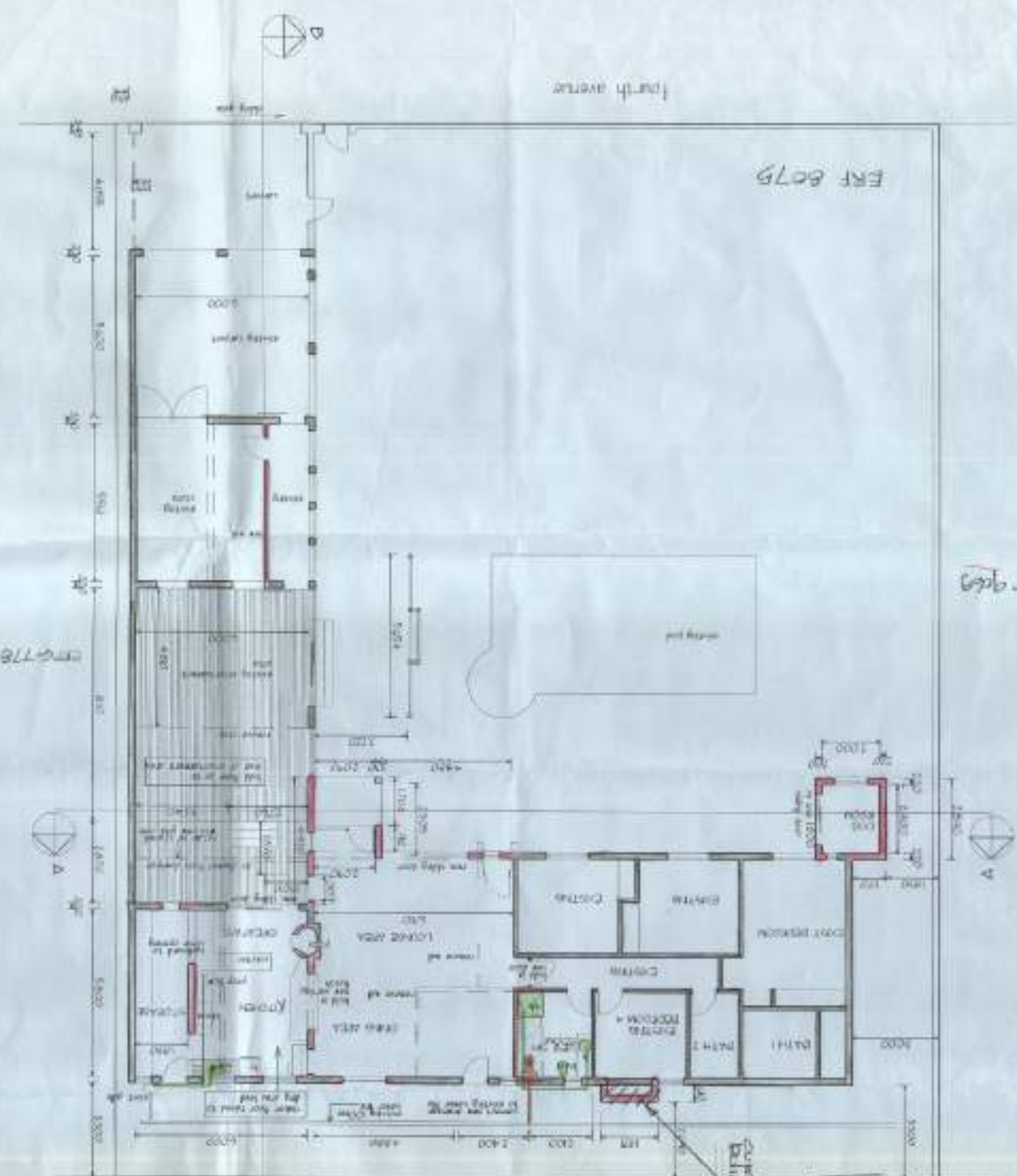
DATE

August 2004

Gasha
studio - architecture

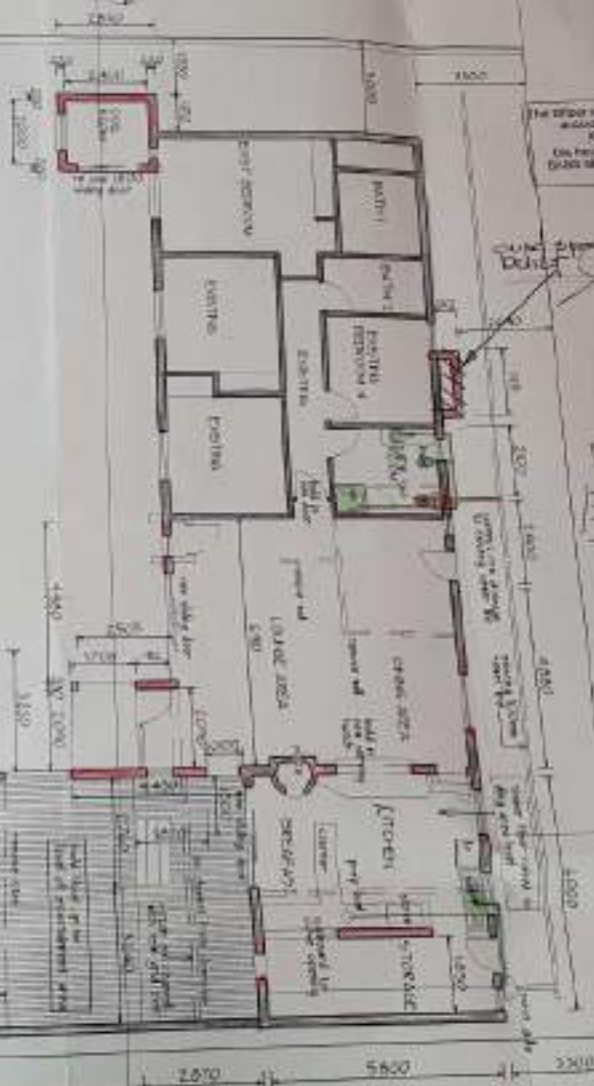
REVISIONS

NO. 1
DATE 08/08/04
BY GASHA



ERT 8075

North arrow



The floor structure shall be selected according to the design (Code of Practice). The floor structure shall support the load of the structure and the load of the structure.

GEORGE WANG
ARCHITECT
APPROVED
15/12/2004

GEORGE WANG
ARCHITECT
APPROVED
15/12/2004

LOCALITY:
ERT 8075
PERTINENCE
GEORGE

GEORGE WANG
ARCHITECT
APPROVED
15/12/2004

CLIENT:
R. VON HIRSCHBERG

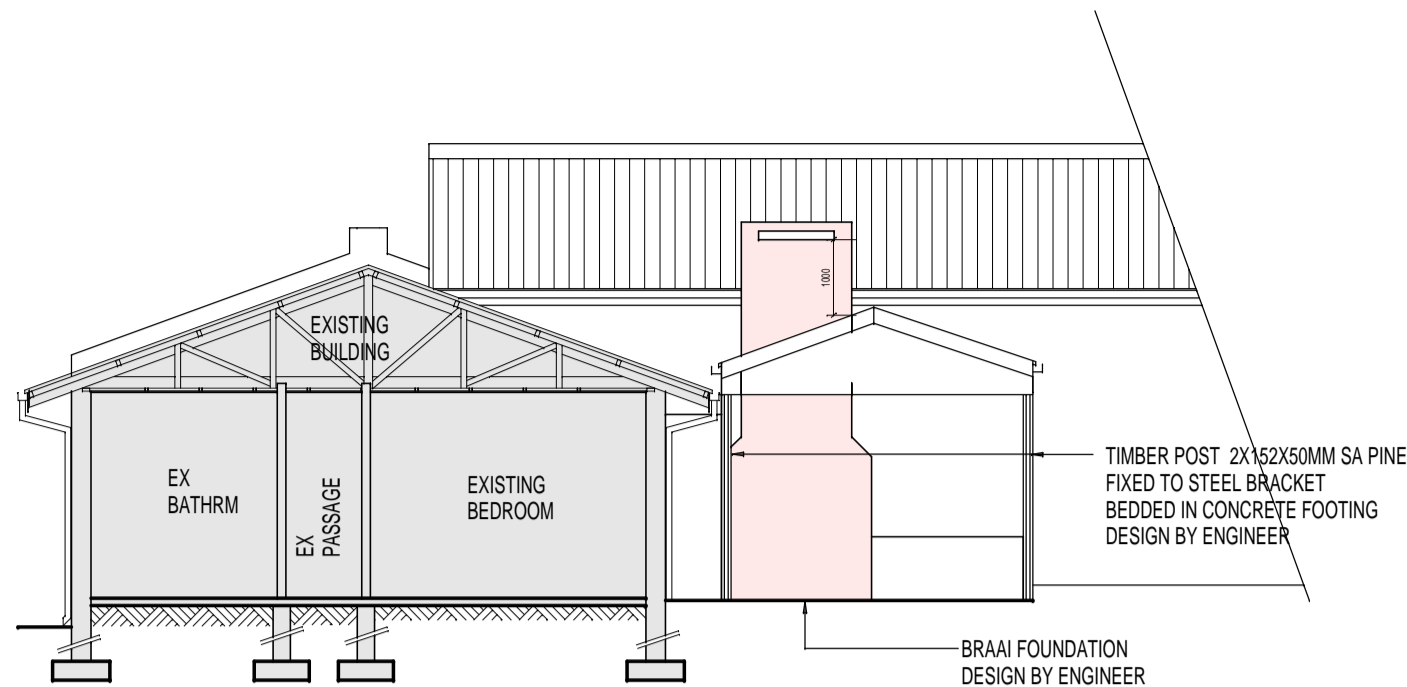
SCALE: 1:100
DATE: August 2004

Handwritten signature

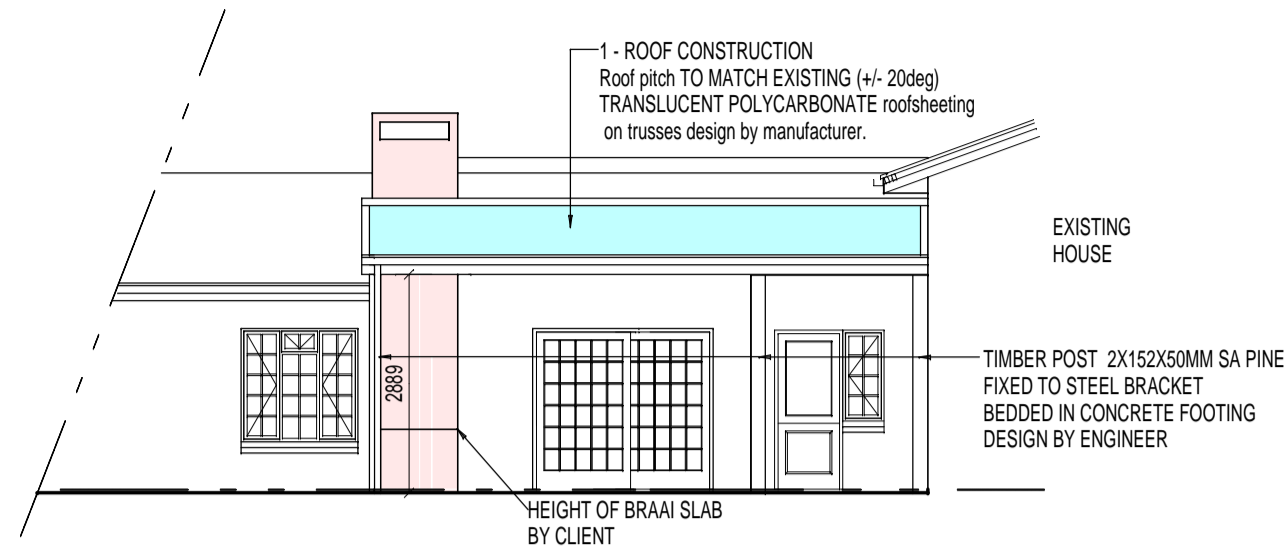
Gaska
Studio - design house

011 402 677
011 402 677

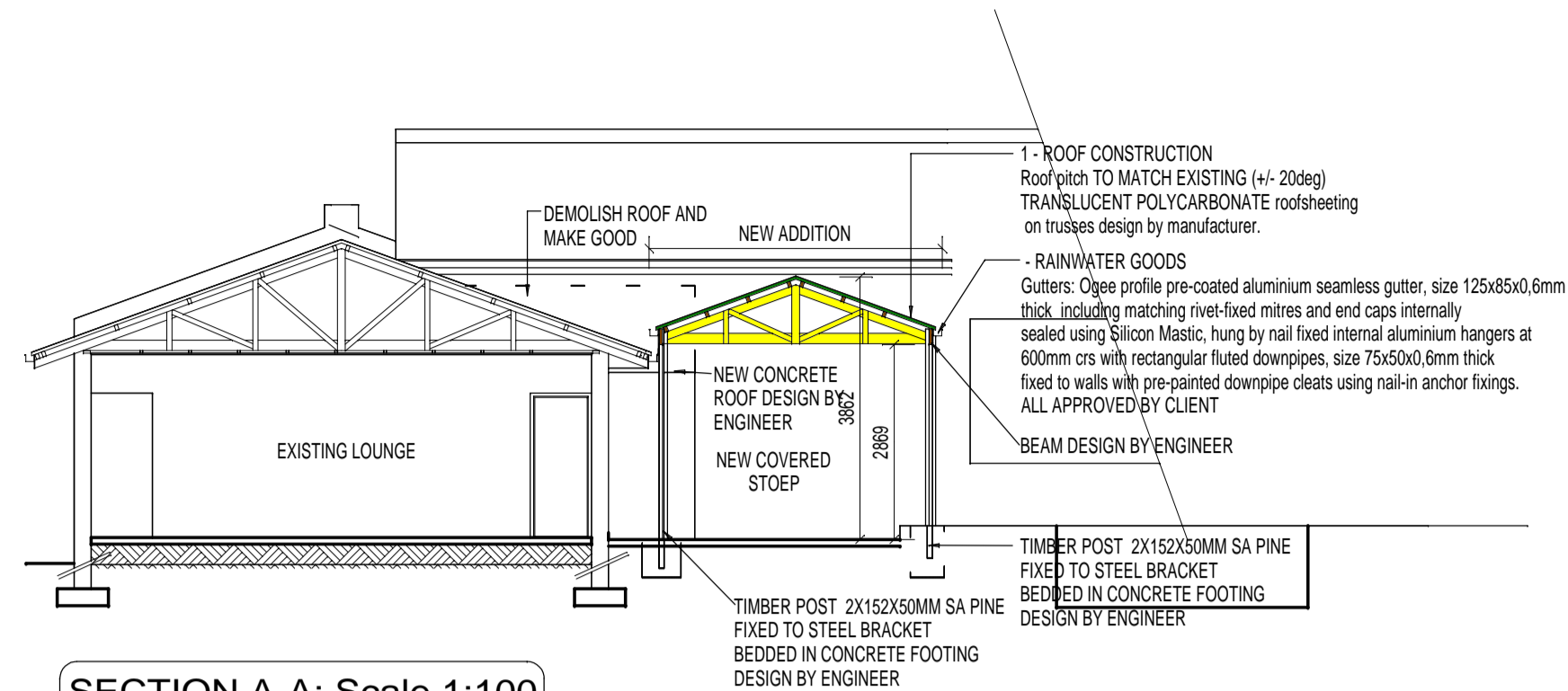
ANNEXURE 8



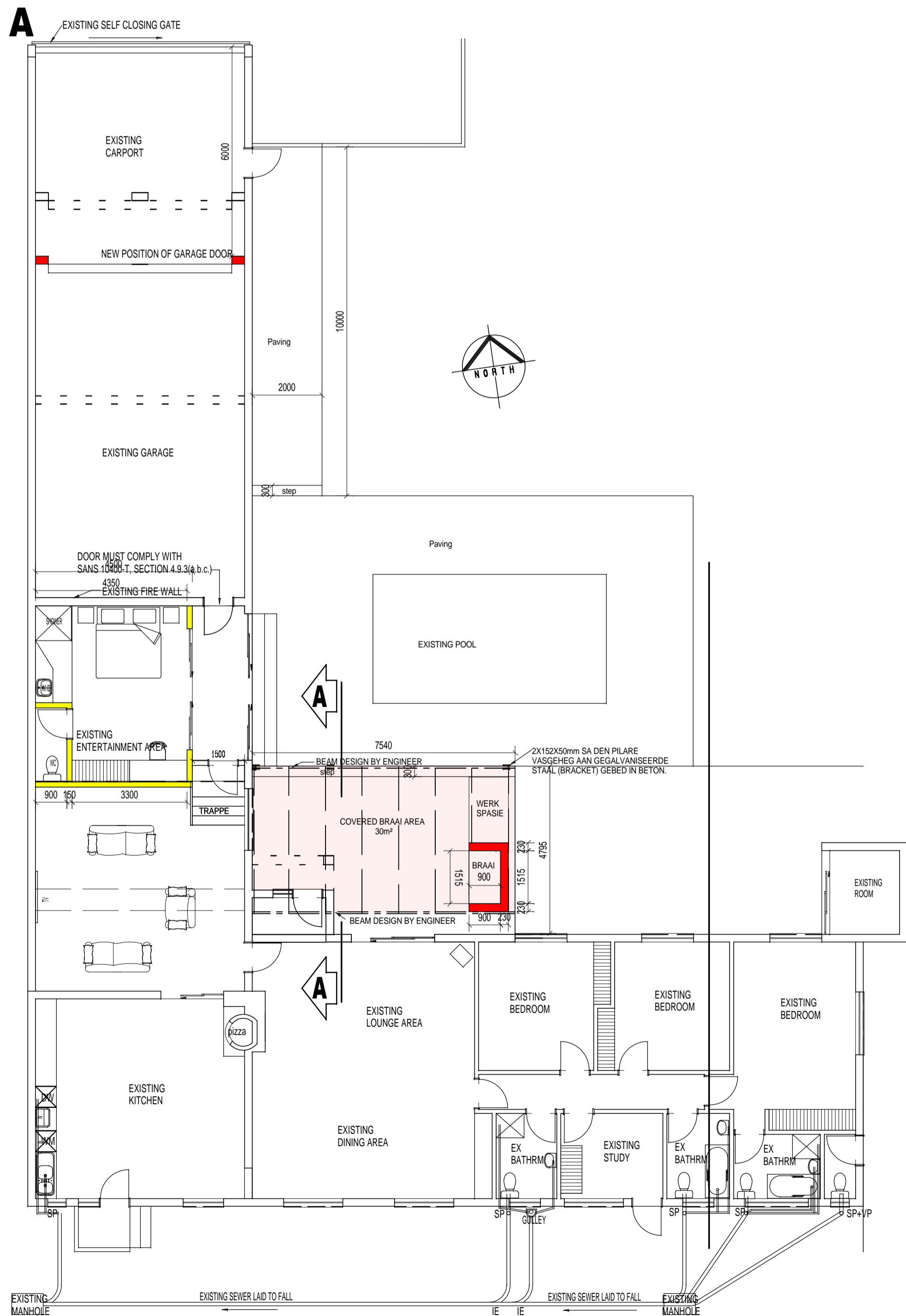
EAST ELEVATION - SECTION: Scale 1:100



NORTH ELEVATION: Scale 1:100

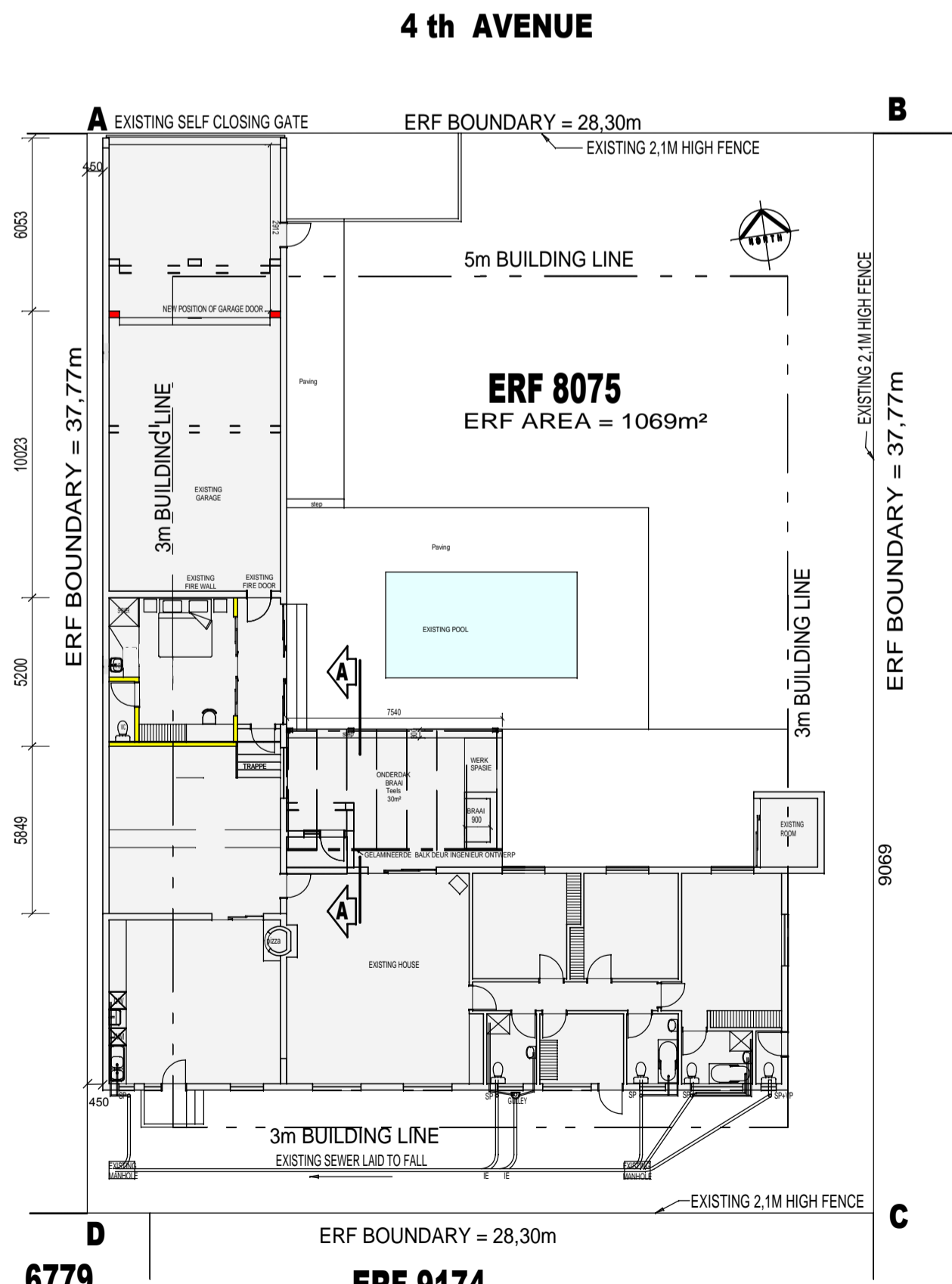


SECTION A-A: Scale 1:100



GROUND STOREY PLAN: Scale 1:100

ERF 6778



SITE PLAN: Scale 1:200

TOTAL AREA OF BUILDING = 394M²
% COVERAGE = 1069m² / 394m²= 36,8%

ERF 9069

NOTE:
EXISTING WALLS ON BOUNDARY TO BE FINISH TO THE SATISFACTION OF THE ADJACENT OWNERS.
NO STRUCTURE OR ANY PORTION THEREOF TO ENCROACH THE PROPERTY BOUNDARY.
RAINWATER GOODS TO BE INSIDE PROPERTY.
RAINWATER NOT TO BE DISCHARGE ONTO NEIGHBORING PROPERTY.
EXISTING PATIO, OPEN STOEP, VERANDAS ETC. TO REMAIN OPEN AS PER BUILDING PLAN.
NOTE:
DRAINAGE INSTALLATION TO COMPLY WITH SANS 10400 PART P
SANITARY FITTINGS DISCHARGING TO A GULLY TO DISCHARGE OVER THAT GULLYAS PER PART P OF SANS 10400 (4.21)
DRAINAGE INSTALLATIONS UNDER BUILDING WORK MUST BE INSTALLED IN TERMS OF PART 9 SANS 10400 (4.19.4)
DRAINAGE INSTALLATIONS UNDER BUILDING WORK MUST BE PROTECTED IN TERMS OF SANS 10400 (4.22.2)
EXISTING DRAINAGE AND SANITARY FITTINGS INSTALLATION TO BE AS INDICATED AND AS PER PREVIOUSLY APPROVED BUILDING PLAN.

ANY DISCREPANCIES OR CONTRADICTIONS MUST IMMEDIATELY BE POINTED OUT TO Tertius Conradie FOR CORRECTIONS OR EXPLANATIONS BEFORE ANY CONSTRUCTION PROCEED.



PROPOSED COVERED BRAAI AREA
FOR MR & ME A DE WAAL
ON ERF 8075 4TH STREET
GEORGE

MUNISIPALE TEKENINGE		
DATUM	20-8-2022	SKAAL 1:100
EENNAAR	W01	

ANNEXURE 9

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"/>
--------------------------	-------------------------------------	-----------------	--------------------------	---------------------	--------------------------

PROPERTY DETAILS

ERF NUMBER	8075	EXTENSION/A REA	George
ZONING	Single Residential Zone I		
EXISTING LAND USE	Residential Dwelling		

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	NO	TELEPHONE NO	044 873 4566			

OWNER DETAILS

OWNER NAME	Adriaan de Waal & Louise-Mari van Zyl					
STREET NAME	Fourth Avenue			HOUSE NUMBER	4	
POSTAL ADDRESS	n/a			SAME AS POSTAL ADDRESS	YES	NO
EXTENSION/AREA	n/a			CODE	n/a	
ID NUMBER	n/a		E-MAIL ADDRESS	Adriaan.dewaal@psg.co.za		
TELEPHONE NO	n/a		CELL NO	072 591 4557		

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

NAME	DELPLAN Consulting					
STREET NAME	79 Victoria Street George			HOUSE NUMBER		
POSTAL ADDRESS	PO Box 9956			SAME AS POSTAL ADDRESS	YES	NO
EXTENSION/AREA	George			CODE	6530	
TEL / CELL NO	044 873 4566		E-MAIL ADDRESS	delarey@delplan.co.za		
PROFESSIONAL CAPACITY	Professional Planner		SACPLAN NO	A/1021/1998		

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	Investec					

TITLE DEED DETAILS

TITLE DEED NO.	T33546/21		
ARE THERE RESTRICTIONS IN THE TITLE DEED WHICH IMPACT THE APPLICATION? (If yes, describe restrictions below)			YES
n/a			


APPLICATION DETAILS

DESCRIPTION OF BUILDING LINE RELAXATION (STREET / LATERAL / REAR BUILDING LINE)	FROM M	TO M	DETAILS
Western side building line	3	0.45	Bedroom with en suite bathroom
Is an application for an increase in coverage being applied for? (Indicate increase under details)	YES	NO	%
Is an application for a 2 nd 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
			YES /NO
			YES /NO
			YES /NO
			YES /NO
			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	21/11/2023
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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)

NEIGHBOURS CONSENT/ COMMENT FORM

TO WHOM IT MAY CONCERN

APPLICATION FOR _____ ON ERF/ FARM _____

NATURE OF CONSENT GIVEN (Tick whichever is applicable)

I/We the undersigned owner/s of the adjoining property as described below, hereby confirm that I/we have seen the building plans/ site development plans relating to the above application (my neighbour's development proposal). I/we have no objections thereto and I/we would not make any further claims with regard to view obstruction resulting from the approval of said building plans.

I/We the undersigned owner/s of adjoining properties hereby confirm that I/we have seen the building plans / site development plans relating to the above application (my neighbour's development proposal). I/we have no objections thereto subject to the following:

Comment / Conditions

ADJACENT OWNER'S DETAILS

OWNER/S NAME/S		ID NUMBER	
ERF NUMBER		EXTENSION AREA	
E-MAIL ADDRESS		TELEPHONE NUMBER	
SIGNATURE OF OWNER		DATE	

Reminder: Adjacent owners must also sign and date the related building plan / site development plan

FOR OFFICE USE: INFORMATION REQUIRED FOR SUBMISSION:

IS THE SIGNATORY THE OWNER OF THE PROPERTY (CONFIRMED ON SAMRAS)?	YES	NO
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CHECKED BY		DATE	
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POWER OF ATTORNEY

I, the undersigned appointed below Authorised Representative as legal representative for the submission of the application to act on my behalf and take the necessary steps as required by the Local Authority to ensure that the application complies with the conditions contained in the law on the By-Law on Municipal Land Use Planning for George Municipality, 2015, or any other applicable law.

OWNER NAME		ID NUMBER	
ERF		EXTENSION AREA	
AUTHORISED REPRESENTATIVE		ID NUMBER	
SIGNATURE OF OWNER		DATE	
SIGNATURE OF AUTHORISED REPRESENTATIVE		DATE	