

Our Ref.: 1427/GEO/25

Your Ref.: Erf 1901, Kleinkrantz, Wilderness

7 April 2025

The Municipal Manager
George Municipality
PO Box 19
GEORGE
6530

ATTENTION: MS ILANÉ HUYSER

Dear Ms. Huyser,

**PROPOSED ADMINISTRATOR'S CONSENT AND DEPARTURE ON ERF 1901, KLEINKRANTZ, WILDERNESS,
GEORGE MUNICIPALITY AND DIVISION**

1. The above matter refers.
2. Attached hereto find the following:
 - 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/2025/1427-GEO-25/Korrespondensie/Cover letter.doc>

CC: SG, M AND JJ PIENAAR

**PROPOSED ADMINISTRATOR'S CONSENT ON ERF 1901, KLEINKRANTZ,
WILDERNESS, GEORGE MUNICIPALITY AND DIVISION**



FOR: STEPHANUS GERHARDUS PIENAAR & MONICA PIENAAR



URBAN & REGIONAL PLANNERS

D E V E L O P M E N T E N V I R O N M E N T L I N K

CONTENTS

1. Introduction	3
2. Locality	3
3. Proposed Development	4
4. Ownership/Title Deed	7
5. Natural Environment.....	8
6. Heritage.....	8
7. Traffic and Pedestrian Movement	8
8. Impact on Neighbouring Properties	9
9. Public Participation	11
10. Need and Desirability.....	11
11. Policies	12
12. Conclusion.....	13

ANNEXURES

1. POWER OF ATTORNEY
2. LOCALITY MAP
3. UNSTAMPED MUNICIPAL BUILDING PLANS
4. PROPOSED SITE PLAN
5. TITLE DEED
6. CONVEYANCER CERTIFICATE
7. SG DIAGRAM
8. BONDHOLDERS CONSENT
9. APPLICATION FORM

**PROPOSED ADMINISTRATOR'S CONSENT AND DEPARTURE ON ERF 1901, KLEINKRANTZ,
WILDERNESS, GEORGE MUNICIPALITY AND DIVISION**

1) Administrator's consent: Application in terms of Section 39(4) of the Western Cape Land Use Planning Act, 2014 for a departure to relax the following title deed building lines:

- The 5m northern street boundary line to 3.5m for the **as-built patio & balcony 2**, 4.2m for the **proposed patio & balcony 3**, 3m for the **existing patio & balcony 1**, 1m for the **existing braai/wood storage** and 0m for the **existing storage room**.
- The 5m eastern street boundary line to 3.8m for the **braai** and 4m for the **braai room prep area**.
- The 1.5m southern common boundary building line to 0m for **as-built verandah 1 & 2**.
- The 1.5m western common boundary building line to 0m for the **existing storage room**

2) Departure: Application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 to relax the 3m northern street boundary building line to 1m for the **existing braai/wood storage** and 1.5m southern common boundary building line for **as-built verandah 1 & 2** to 0m.

Property Description:	Erf 1901, Kleinkrantz, Wilderness
Physical Address:	1901 Fluweeltjie Street
Owner:	SG, M and JJ Pienaar
Title Deed No:	T45987/08
Bond Holder:	Yes
Size of the property:	457m ²

1. Introduction

The owners of Erf 1901, Kleinkrantz, Wilderness have appointed DELPLAN Consulting to prepare and submit the required administrative consent application and building departure for encroached building lines. A copy of the power of attorney to submit this land use application is attached as **Annexure 1**.

2. Locality

The subject property is located on the corner of Fluweeltjie and Vuurpyl Street on the eastern side of Kleinkrantz, Wilderness in ward 4. Figure 1 indicates the subject property, in relation to the surrounding area. Figure 2 provides a closer view of the subject property and its immediate surrounding properties. A locality map is hereto attached as **Annexure 2**.



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



Figure 2: Detailed view of subject property and immediate surroundings

3. Proposed Development

A building plan dated September of 1999 was previously submitted to the Municipality for approval by the previous owner, unfortunately this plan is not stamped (approved), and is hereafter attached as **Annexure 3**. The current owners made several additions to the existing house since the initial submission. The existing structures as well as proposed structures encroach on the title deed building lines, therefore requiring administrators consent to relax building lines. Certain existing structures also encroach the Integrated Zoning Scheme (IZS) building lines on the northern side and southern side of the property requiring a building line relaxation. The building line encroachments can be seen in figure 3.

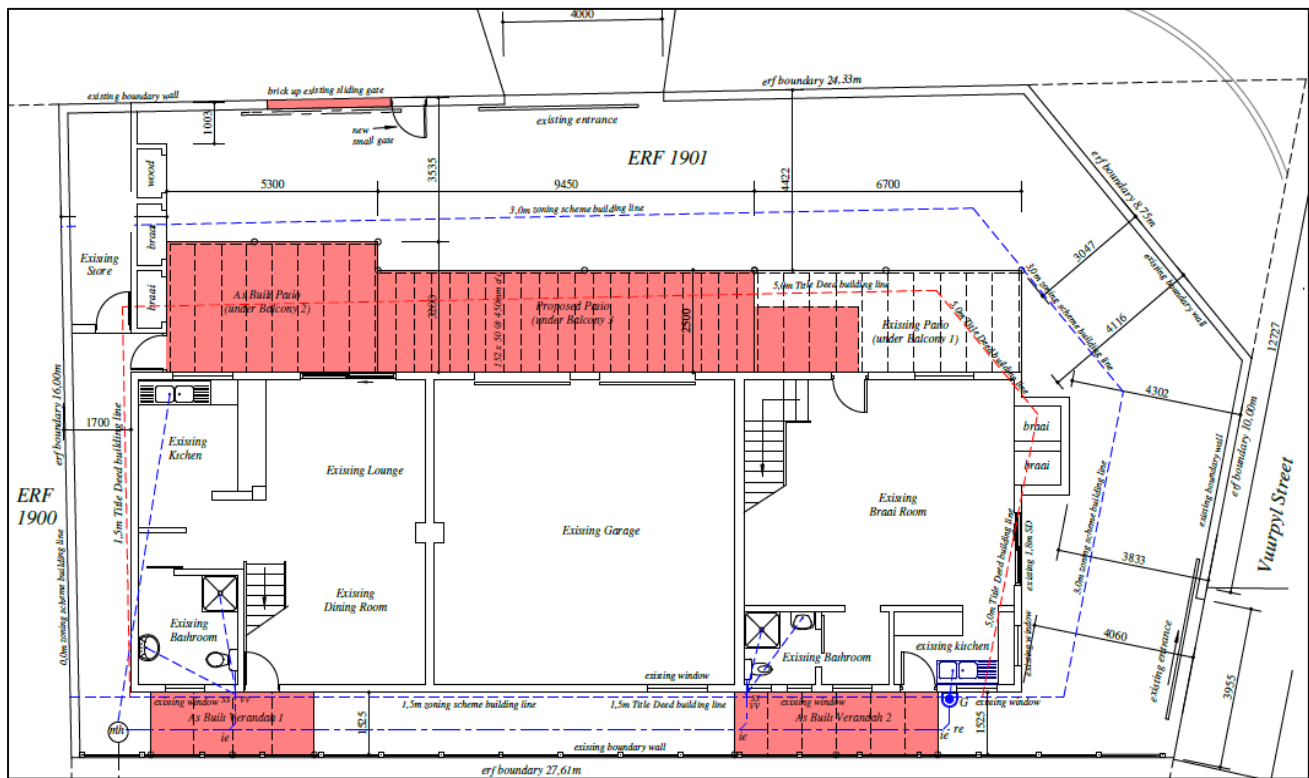


Figure 3: Site Plan extract



Figure 4: Storage Room

Note that the existing storage room in figure 4, to the west encroaches only the title deed building line. The storage room is allowable over the IZS building lines as the height of the storage room is less than 4m and is not longer than 6.5m (measuring 5.6m as seen on ground storey plan).

Figure 5 illustrates the subject property from the northern side. As can be seen, construction has already taken place.

The development entails:

Administrator's consent to relax the following title deed building lines:

- The 5m northern street boundary line to 3.5m for the **as-built patio & balcony 2**, 4.2m for the **proposed patio & balcony 3**, 3m for the **existing patio & balcony 1**, 1m for the **existing braai/wood storage** and 0m for the **existing storage room**.
- The 5m eastern street boundary line to 3.8m for the **braai** and 4m for the **braai room prep area**.
- The 1.5m southern common boundary building line to 0m for **as-built verandah 1 & 2**.
- The 1.5m western common boundary building line to 0m for the **existing storage room**

and

Departure to relax the 3m northern street boundary building line to 1m for the **existing braai/wood storage** and 1.5m southern common boundary building line for **as-built verandah 1 & 2** to 0m.



Figure 5: Northern view of the subject property



Figure 6: Eastern view of the already constructed braai room



Figure 7: View of the constructed as-built verandah

Figure 6 indicates the subject property from the eastern side. Figure 7 provides a southern view of Erf 1901, it can be seen that both verandah structures are already constructed.

4. Ownership/Title Deed

The property is currently registered to SG, M and JJ Pienaar according to the Title Deed (T45987/08) and is attached as **Annexure 5**. The conveyancer certificate (attached as **Annexure 6**) reveals that there are relevant restrictions. The applicable section and subsections have been identified as 6 b) (i & ii), in which it is stated that no building or structure may be erected within 5m from the street boundary line and 1.5m from the side boundary line. It is also stated that this may be allowed with the relevant Administrator's consent (Municipal consent), which is also being applied for. In addition, the development already adheres to the other restrictions. According to the Title Deed, the property is measured at 457m² in extant and is also shown in the SG Diagram attached herewith as **Annexure 7**. There is a bond registered over the property, the bondholders consent is attached as **Annexure 8**.

5. Natural Environment

The proposed additional development will be connected to the already approved and existing developments on the building line and no critical vegetation resides on the property. Adding development to the existing building will not negatively affect the stormwater runoff as there is no significant sloping and existing developments are located on the same line.

6. Heritage

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

7. Traffic and Pedestrian Movement



Figure 8: Access of Fluweeltjie Street

The access as indicated with red in figure 8, will be closed.



Figure 9: Access off Vuurpyl Street

The subject property gains off Fluweeltjie - and Vuurpyl Street as seen in figures 8 and 9 respectively. Both access points are located at a sufficient distance from nearby intersections, thus not influencing the traffic in any meaningful manner. No additional entrances are being proposed therefore the streetscape would remain the same. The pedestrian walkway is unoccupied, which makes it useable for pedestrians.

8. Impact on Neighbouring Properties



Figure 10: Vegetation along the northern boundary

The administrators consent application is for the relaxation of the title deed building line. The owner wishes to develop a patio on the first floor on the northern side. The property on the north will not be influenced by the proposed departures and development as they are opposite the street. There is also vegetation along the street. creating a sufficient buffer towards the neighbouring property. As seen in Figure 10, the property has a wall and vegetation between the properties. The vegetation and the walls add additional privacy and act as a sound buffer.



Figure 11: Southern Boundary

The neighbouring property on the eastern side of the subject property will not be influenced as only the storeroom is currently over the building line. It is notable that a storeroom may be over the IZS building line and is allowable over the title deed building line due to its height being under 3m. Figure 11 provides a view of the subject property with a wall between the properties. The neighbouring properties are a sufficient distance from the existing development. As mentioned, the wall adds privacy between the properties. As can also be seen, there is shade netting under the verandah thus protecting views to the surrounding neighbours. It

is also notable that the properties in the area are very small and elongated in form, which makes development on the property difficult due to the restrictive building lines. The title deed building lines on this erf are very restrictive for an erf of this size. The only area where the Zoning Scheme building lines are encroached is on the southern side where the neighbouring property is a sufficient distance from the developments.



Figure 12: Western side of the neighbouring boundary

Figure 12 provides a Western view of the subject property. As seen in the figure, the subject property is undeveloped and therefore will not be influenced by the proposed departure or the new proposed patio. The patio is not over the IZS building line on the western side thus it has no influence on the surrounding area, only the title deed building lines to the north are being encroached. The existing storage room (as indicated with an orange arrow in fig. 12) is below 3m in height and less than 6m in length and allowable in terms of the IZS parameters, but not the Title deed building lines. The proposed application will not influence the character of the area as no significant developments are being proposed and the privacy between the properties will remain unchanged.

9. Public Participation

Formal Public Participation Process will be followed by sending notice letters to the surrounding property owners and the placement of a site notice informing them of the proposed development.

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 relaxations, 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 this application is centred around attaining legality regarding the building plans for the existing development as well as for the new proposals. The development is not needed to realise any spatial goal of the Municipality but does not directly contradict 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. As previously stated, the ISZ building lines are only encroached on the southern side, the other building lines are only title deed building lines. Furthermore, the proposed application is not considered to be in contradiction with spatial policies and at no further risk or inconvenience to neighbouring properties.

11. Policies

11.1 George Municipal Spatial Development Framework (GMSDF) (2023)

The GMSDF does not specifically refer to the subject property. No reference is made to the relaxation of building lines or the relevant departures. No reference can be made to any subjects related to sprawling development. This land use application is therefore not considered to be in conflict with the GMSDF.

11.2 Wilderness & Hoekwil Local Spatial Development Framework (LSDF) (2015)

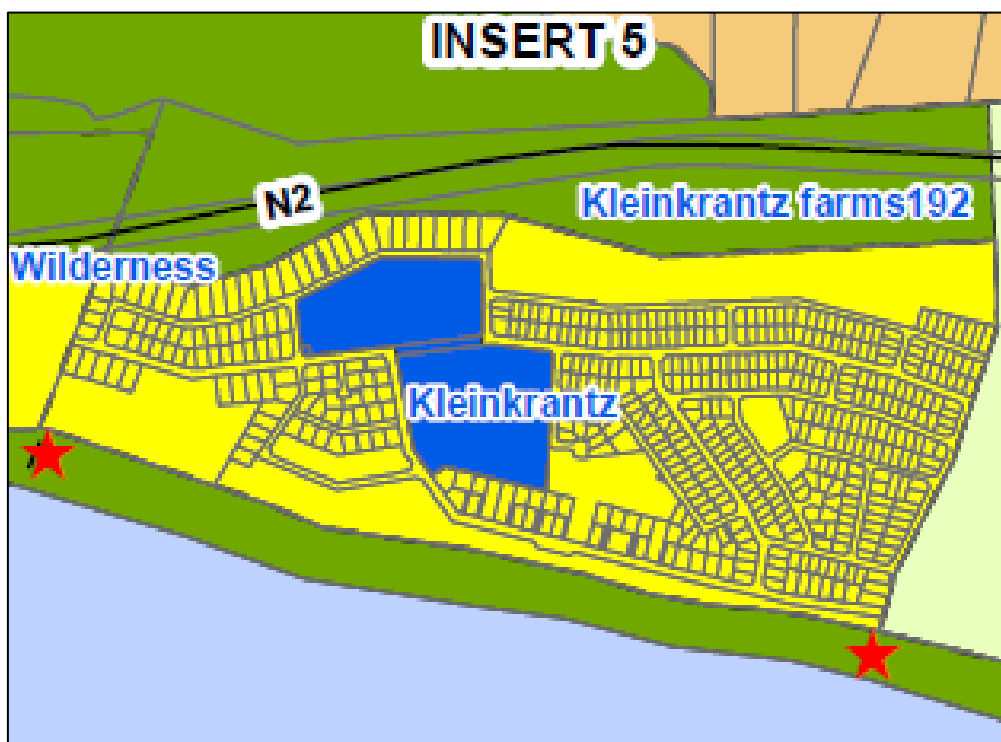


Figure 13: LSDF extract of the Kleinkrantz area

The LSDF does not make a specific reference to the area in which the property is located, as seen in figure 12, the LSDF merely indicates that the property is part of residential properties indicated in yellow. The proposed uses are all within the parameters of residential erven and more specifically “Single Residential Zone I” areas. The departures are also minor, thus not having much influence on surrounding neighbours.

12. Conclusion

As mentioned in this motivation report we believe that the abovementioned principles, considerations and guidelines for this land use application for Erf 1901, Kleinkrantz, Wilderness satisfies the applicable legislation. As a result, it is trusted that this application can be finalised successfully.



DELAREY VILJOEN Pr. Pln

APRIL 2025


ANNEXURE 1

POWER OF ATTORNEY

We, **Stephanus Gerhardus Pienaar, Monica Pienaar & John James Pienaar**, the undersigned and registered owners of Erf 1901, Kleinkrantz, Wilderness, George Municipality and Division, hereby instruct Delarey Viljoen of *DELPLAN Consulting* to submit the land use application with the local authority.


SG Pienaar

Date: 26/03/2025


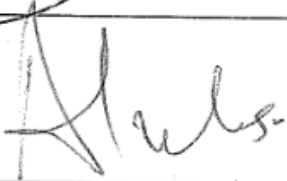

M Pienaar

Date: 26/03/2025

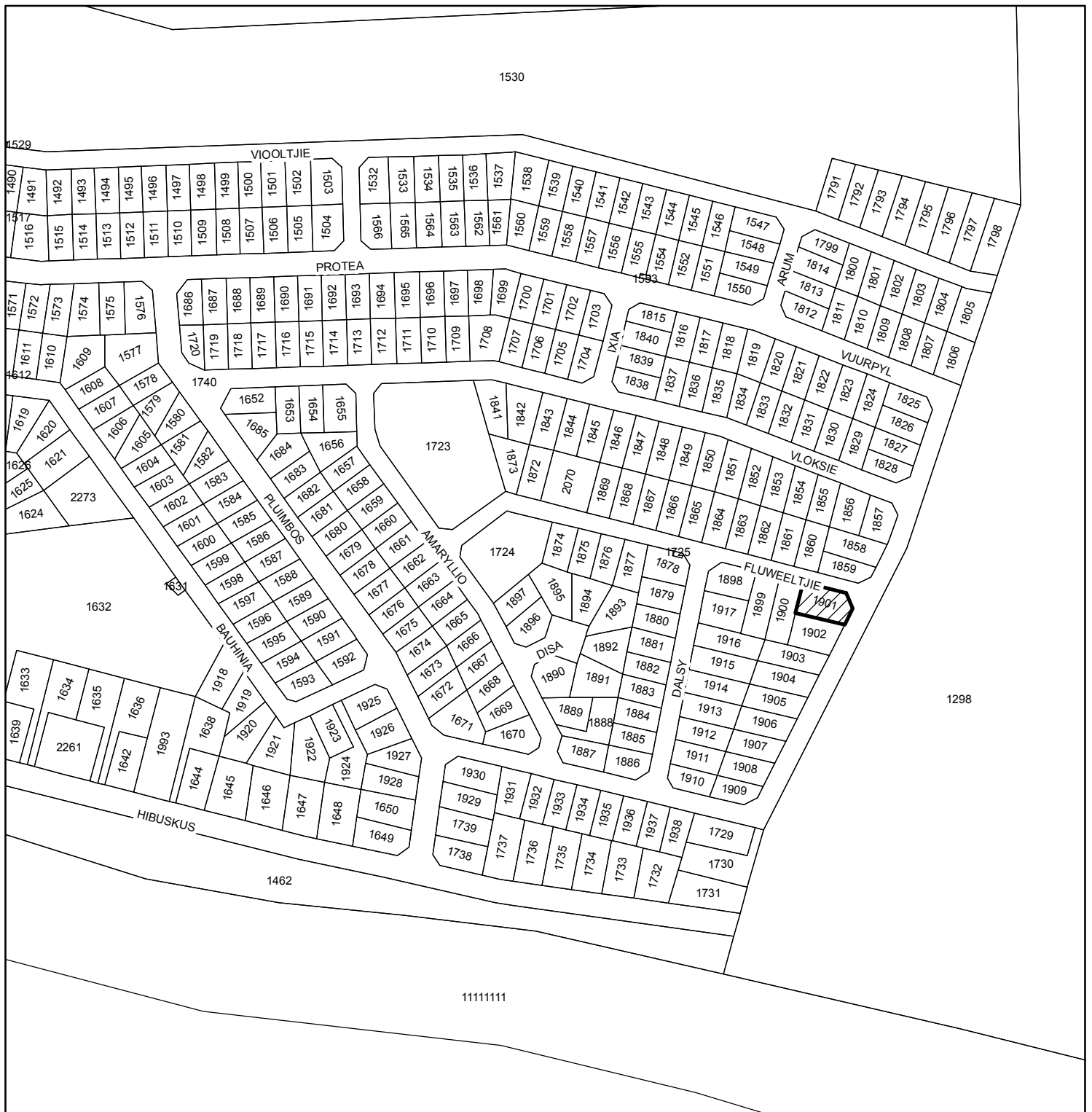

JJ Pienaar

Date: 26/03/2025

Witnesses:

1. 
2. 

ANNEXURE 2



LEGEND:



A4 Scale:
1:3,000

PROJECT:

Proposed Administrator's consent
for SGP & M Pienaar

PROJEK:

DESCRIPTION:

Erf 1901, Kleinkrantz, Wilderness

BESKRYWING:

TITLE:

Locality plan

TITEL:

1347/GEO/24/GIS/Ligging

DESIGNED: SG
ONTWERP:

DRAWN: MV
GETEKEN:

DATE: FEB 2025
DATUM:

PLAN NO: ANNEXURE 2
PLAN NR:

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



URBAN & REGIONAL PLANNERS

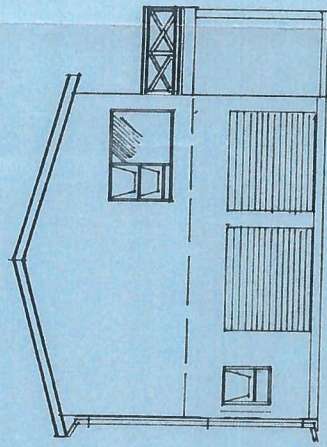
COPYRIGHT:

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.

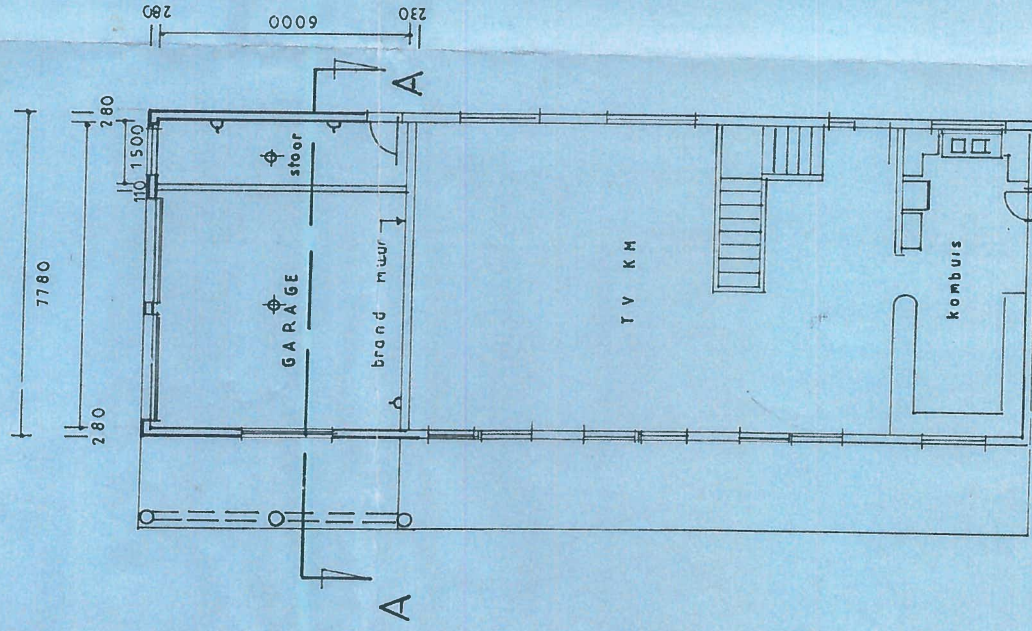
KOPIEREG:

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 3



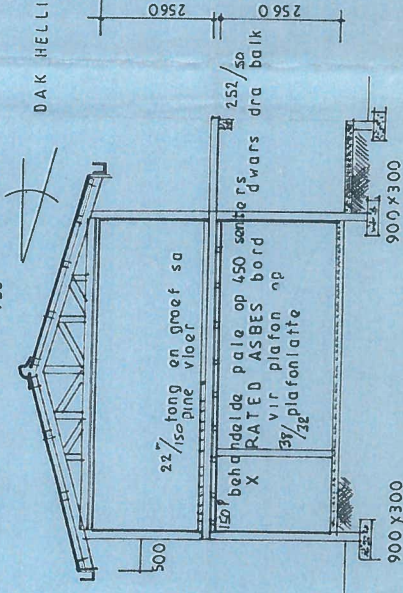
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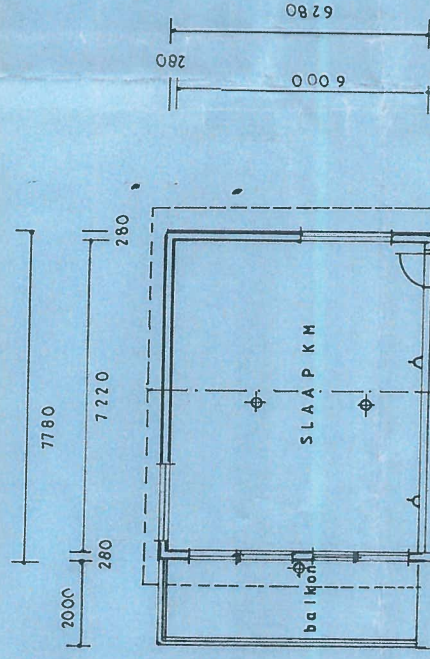
11 1/2 DAKKAPPE OP 900 SENTERS OP 1 1/2 MUURPLAAT
ASBESTOS DAK PLATE OP 1/2 DAKKLATTE
NUTEC ASBES BORD OP 1/2 PLAFONLATTE

DAK HELLING 15°

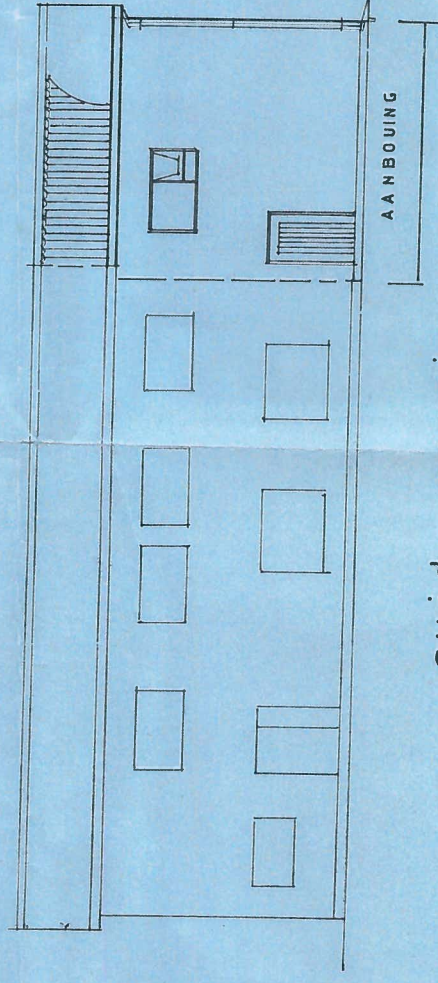


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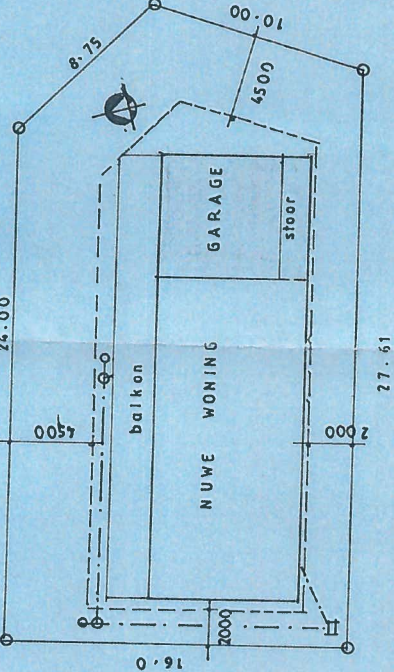
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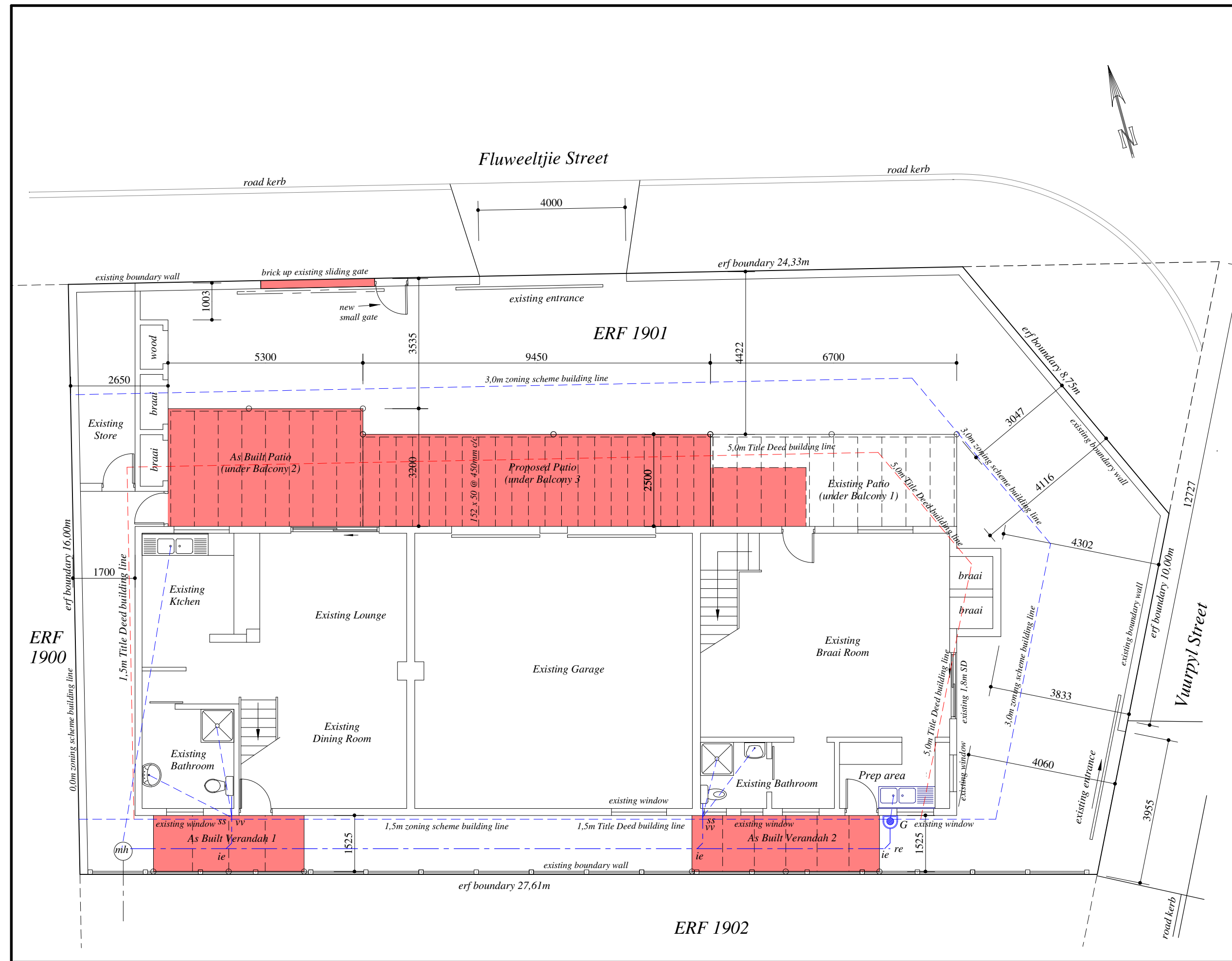
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JUWEELESTRAAT



ANNEXURE 4



NOTES :

1. All dimensions must be checked on site before commencing work.
2. All work must be carried out in accordance with the National Building Regulations.
3. All building material must be SABS approved.

AREA:

Existing Ground Storey	176m ²
Existing Patio under Balcony 1	17m ²
As built Verandah 1	5m ²
As built Verandah 2	7m ²
As built Patio under Balcony 2	17m ²
As built Store	11m ²
Existing First Storey	176m ²
Total Existing	369m ²
As built Verandah 3	8m ²
As built Verandah 4	4m ²
Total As built (52m ²)	
Proposed Patio under Balcony 3	24m ²
Prop. Verandah 3	14m ²
Total Proposed (38m ²)	
Total Additions	90m ²
Total Floor Area	459m ²
Coverage	257m ²
Erf 1901	457m ²
Coverage	56%

Drafting Services

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086 6953557 (fax)
082 3419000
marius.swart@gmail.com

AS BUILT ADDITIONS AND ALTERATIONS ON ERF 1901 KLEINKRANTZ

SITE PLAN

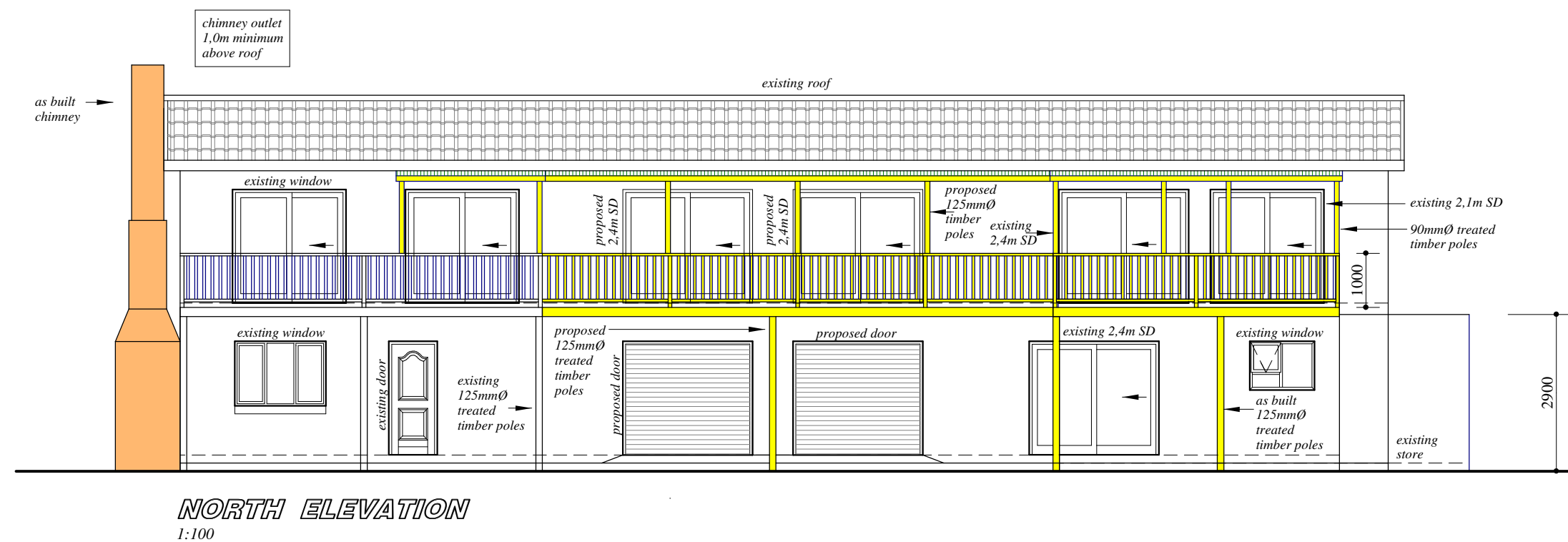
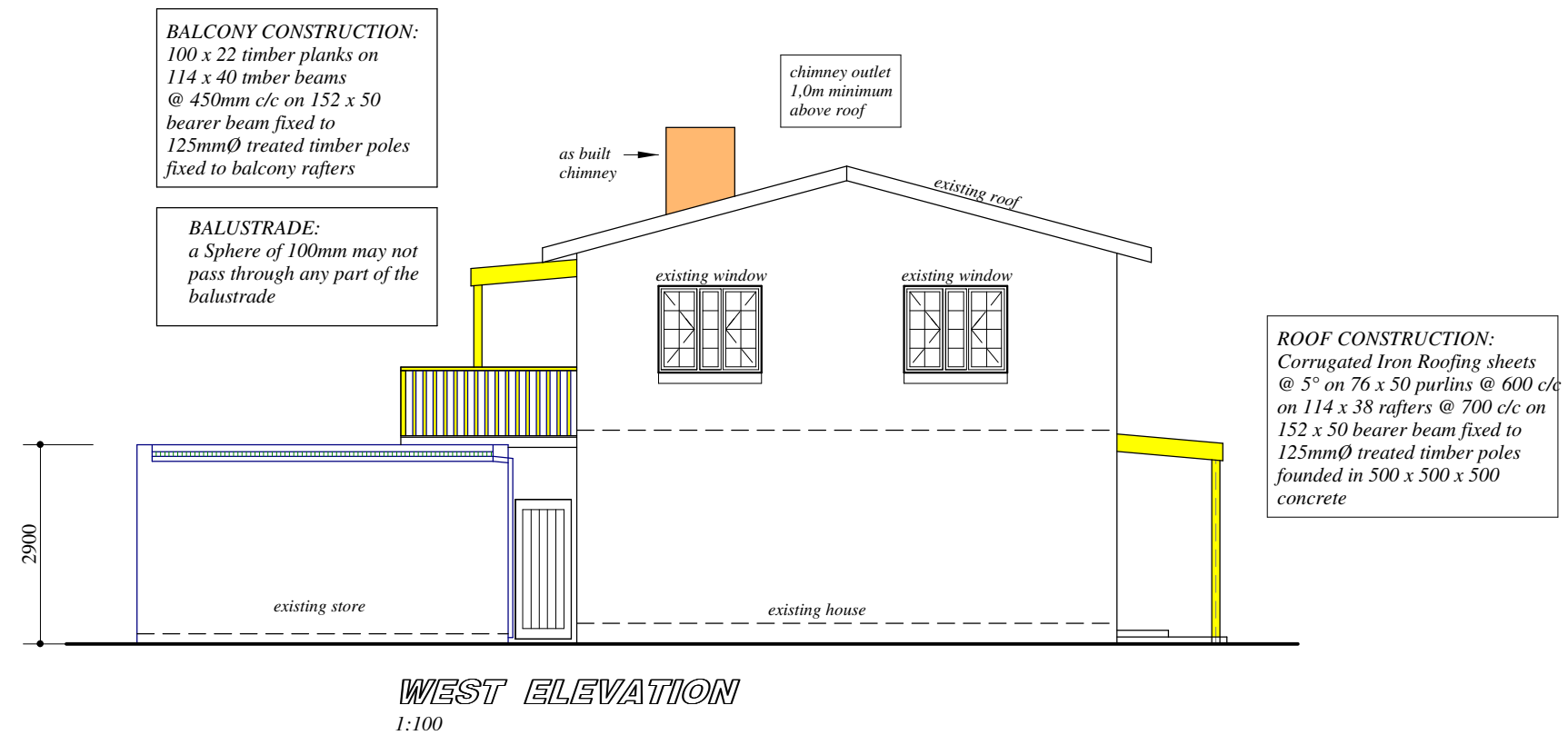
OWNER: M. Pienaar
Fluweeltjie Street 082 496 9414
mpienaar@motusgeorge.co.za

SIGNATURE:

DATE: FEBRUARY 2025

SCALE: 1:100

PLAN NO: MP22502F



NOTES :

1. All dimensions must be checked on site before commencing work.
2. All work must be carried out in accordance with the National Building Regulations.
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**AS BUILT ADDITIONS
AND ALTERATIONS
ON ERF 1901
KLEINKRANTZ**

ELEVATIONS 1

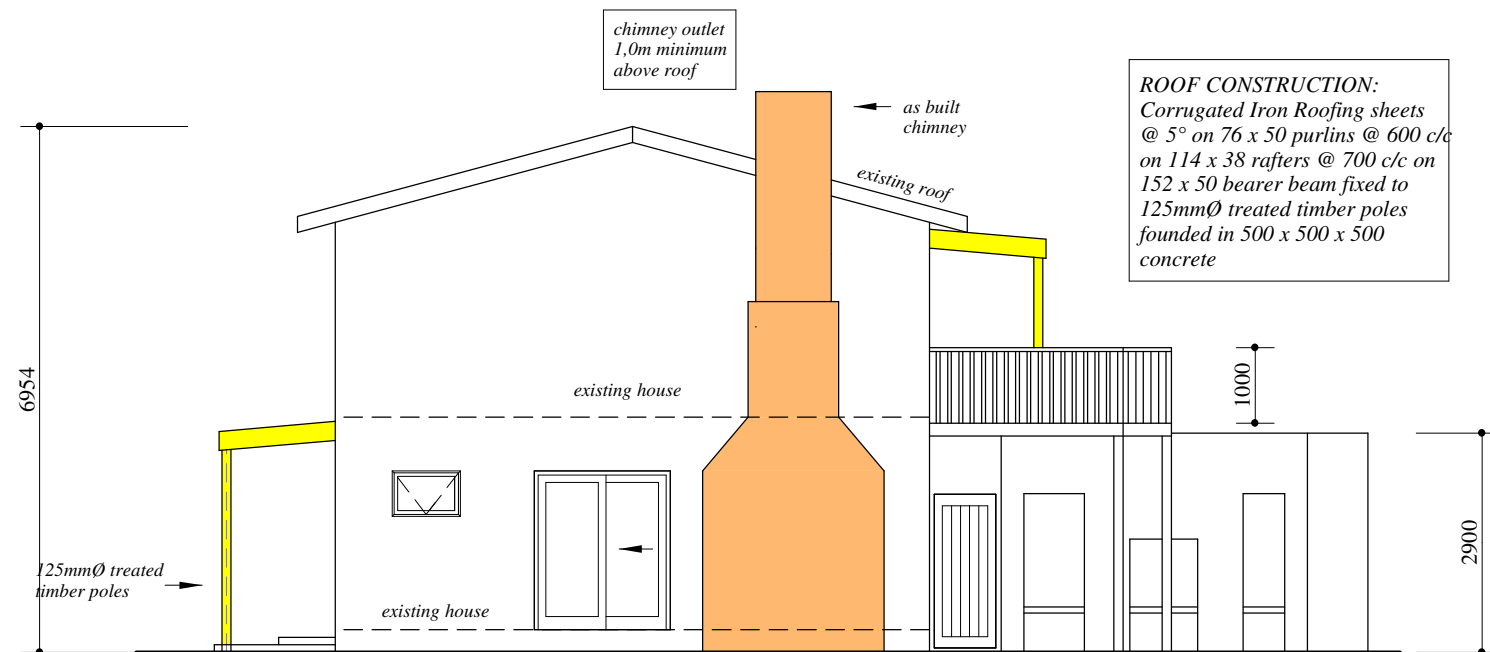
OWNER: M. Pienaar
Fluweeltjie Street 082 496 9414
mpienaar@motusgeorge.co.za

SIGNATURE:

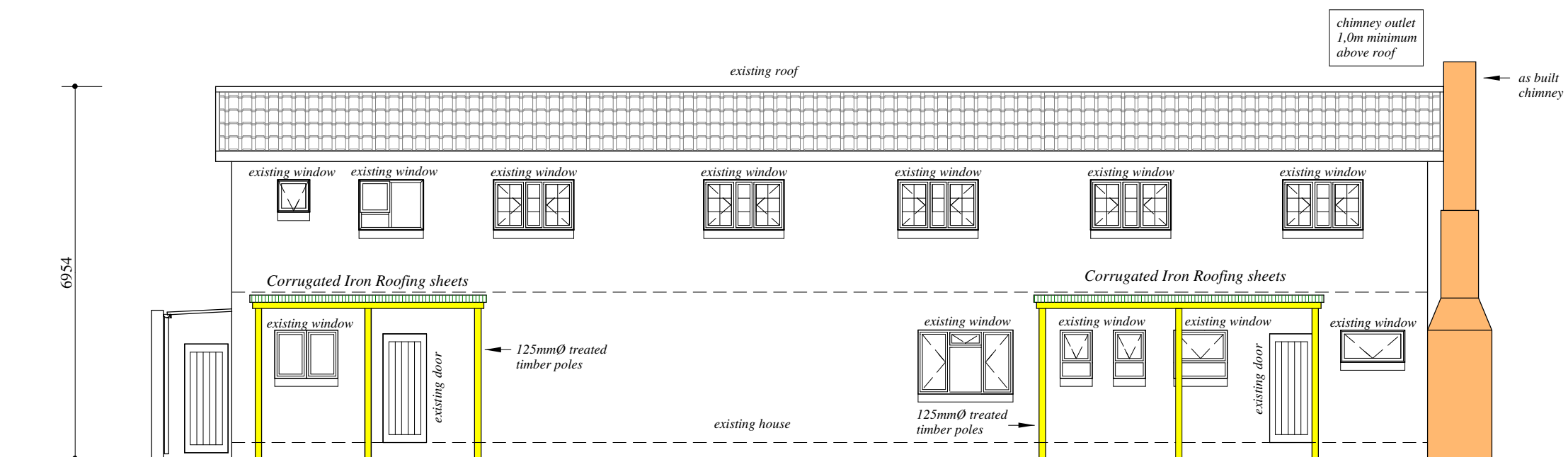
DATE: OCTOBER 2024

SCALE: 1:100

PLAN NO: MP22410D



EAST ELEVATION
1:100



SOUTH ELEVATION
1:100

ROOF CONSTRUCTION:
Corrugated Iron Roofing sheets
@ 5° on 76 x 50 purlins @ 600 c/c
on 114 x 38 rafters @ 700 c/c on
152 x 50 bearer beam fixed to
125mmØ treated timber poles
founded in 500 x 500 x 500
concrete

NOTES :

1. All dimensions must be checked on site before commencing work.
2. All work must be carried out in accordance with the National Building Regulations.
3. All building material must be SABS approved.



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**AS BUILT ADDITIONS
AND ALTERATIONS
ON ERF 1901
KLEINKRANTZ**

ELEVATIONS 2

OWNER: M. Pienaar
Fluweeltjie Street 082 496 9414
mpienaar@motusgeorge.co.za

SIGNATURE:

DATE: FEBRUARY 2025

SCALE: 1:100

PLAN NO: MP22502E

1. All dimensions must be checked on site before commencing work.
2. All work must be carried out in accordance with the National Building Regulations.
3. All building material must be SABS approved.

Existing Ground Storey	176m ²
Existing Patio under Balcony 1	17m ²
As built Verandah 1	5m ²
As built Verandah 2	7m ²
As built Patio under Balcony 2	17m ²
As built Store	11m ²
Existing First Storey	<u>176m²</u>
Total Existing	369m ²
As built Verandah 3	8m ²
As built Verandah 4	<u>4m²</u>
Total As built (52m ²)	
Proposed Patio under Balcony 3	24m ²
Prop. Verandah 3	<u>14m²</u>
Total Proposed (38m ²)	
Total Additions	90m ²
Total Floor Area	459m ²
Coverage	257m ²
Erf 1901	457m ²
Coverage	56%



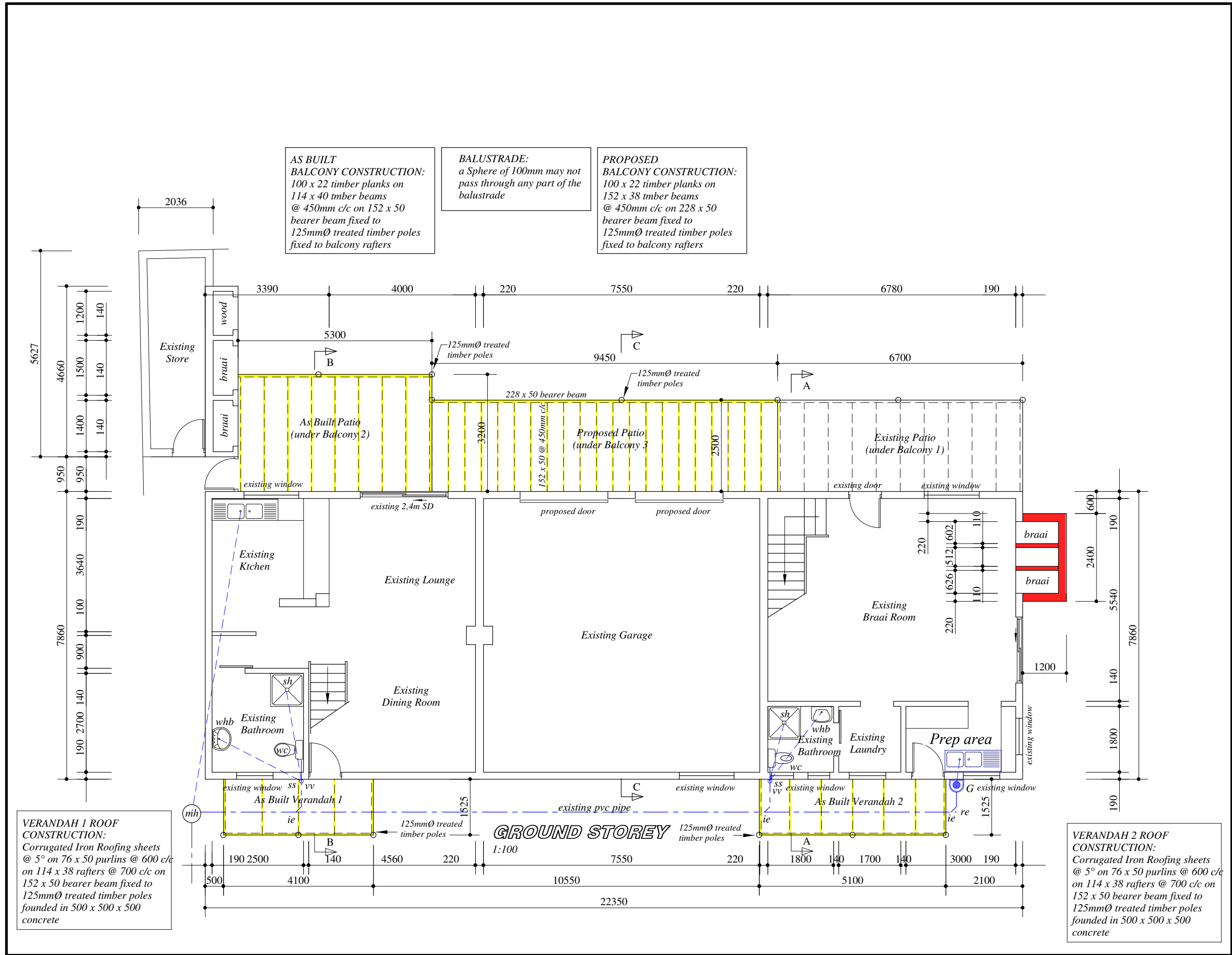
**AS BUILT ADDITIONS
AND ALTERATIONS
ON ERF 1901
KLEINKRANTZ**

OWNER: M. Pienaar
Fluweeltjie Street 082 496 9414
mpienaar@motusgeorge.co.za

SCALE: 1:100

PLAN NO: MP22502B






NOTES :

1. All dimensions must be checked on site before commencing work.
2. All work must be carried out in accordance with the National Building Regulations.
3. All building material must be SABS approved.

AREA:

Existing Ground Storey	176m ²
Existing Patio under Balcony 1	17m ²
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As built Verandah 4	4m ²
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Total Proposed (38m ²)	
Total Additions	90m ²
Total Floor Area	459m ²
Coverage	257m ²
Erf 1901	457m ²
Coverage	56%



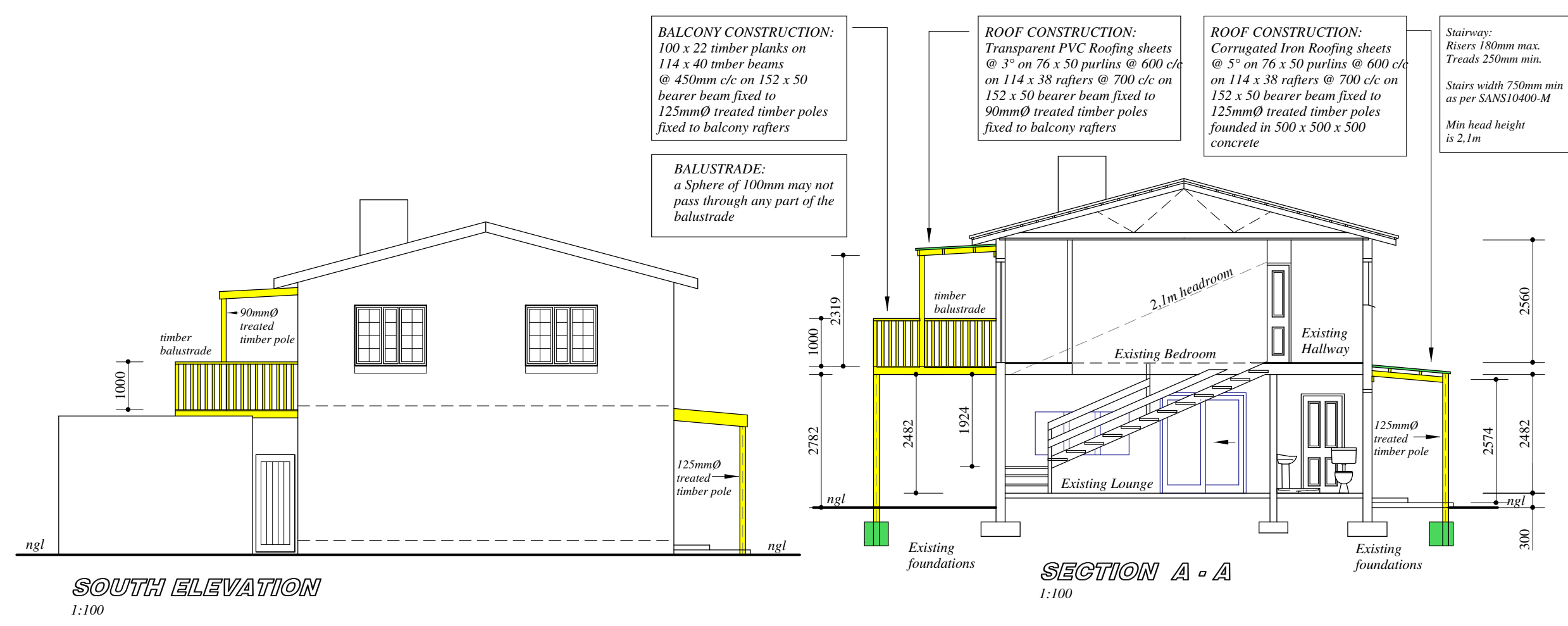
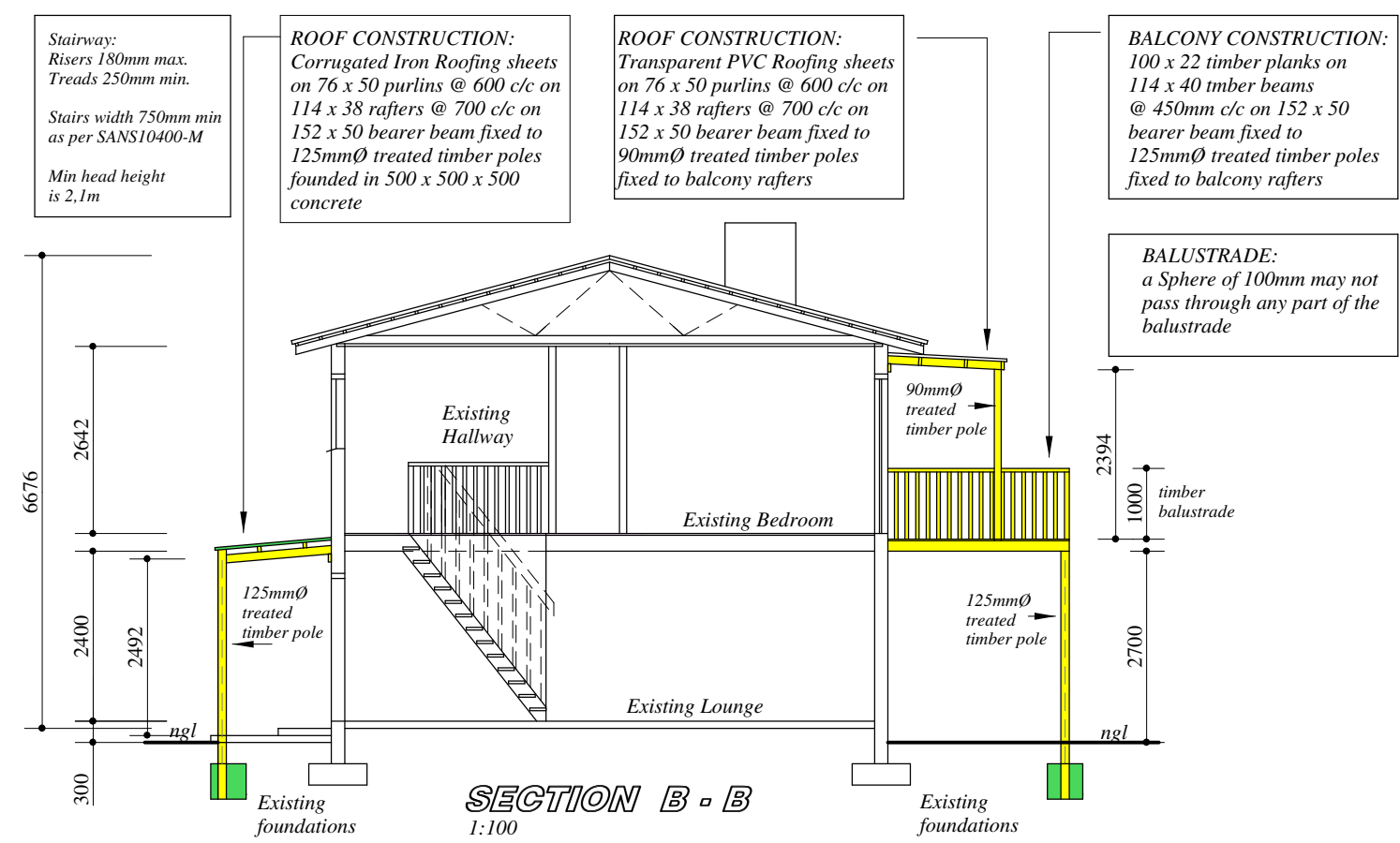
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AS BUILT ADDITIONS
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ON ERF 1901
KLEINKRANTZ

GROUND STOREY

OWNER:	M. Pienaar Fluweeltjie Street 082 496 9414 mpienaar@motusgeorge.co.za
SIGNATURE:	
DATE:	FEBRUARY 2025
SCALE:	1:100
PLAN NO:	MP22502A

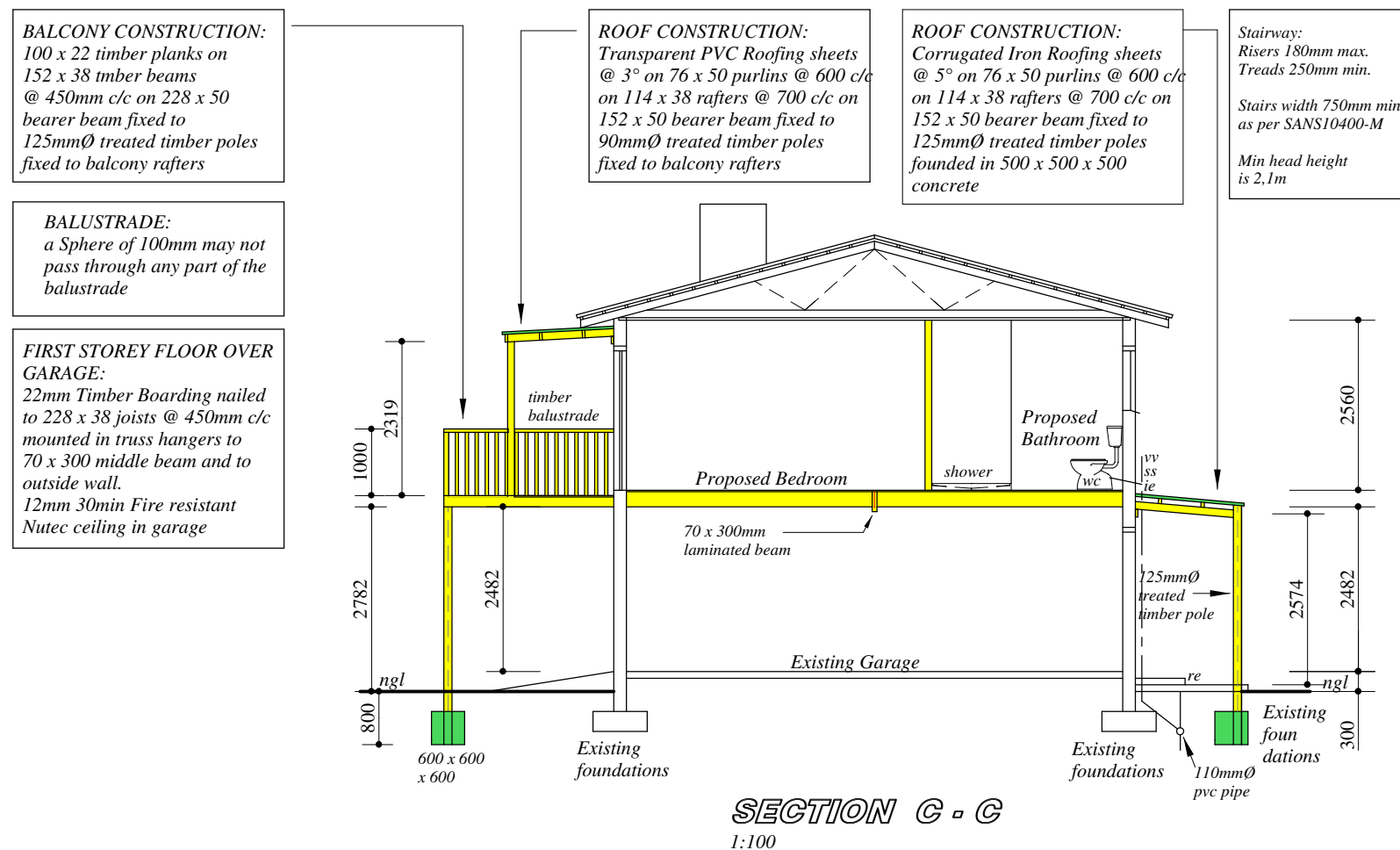
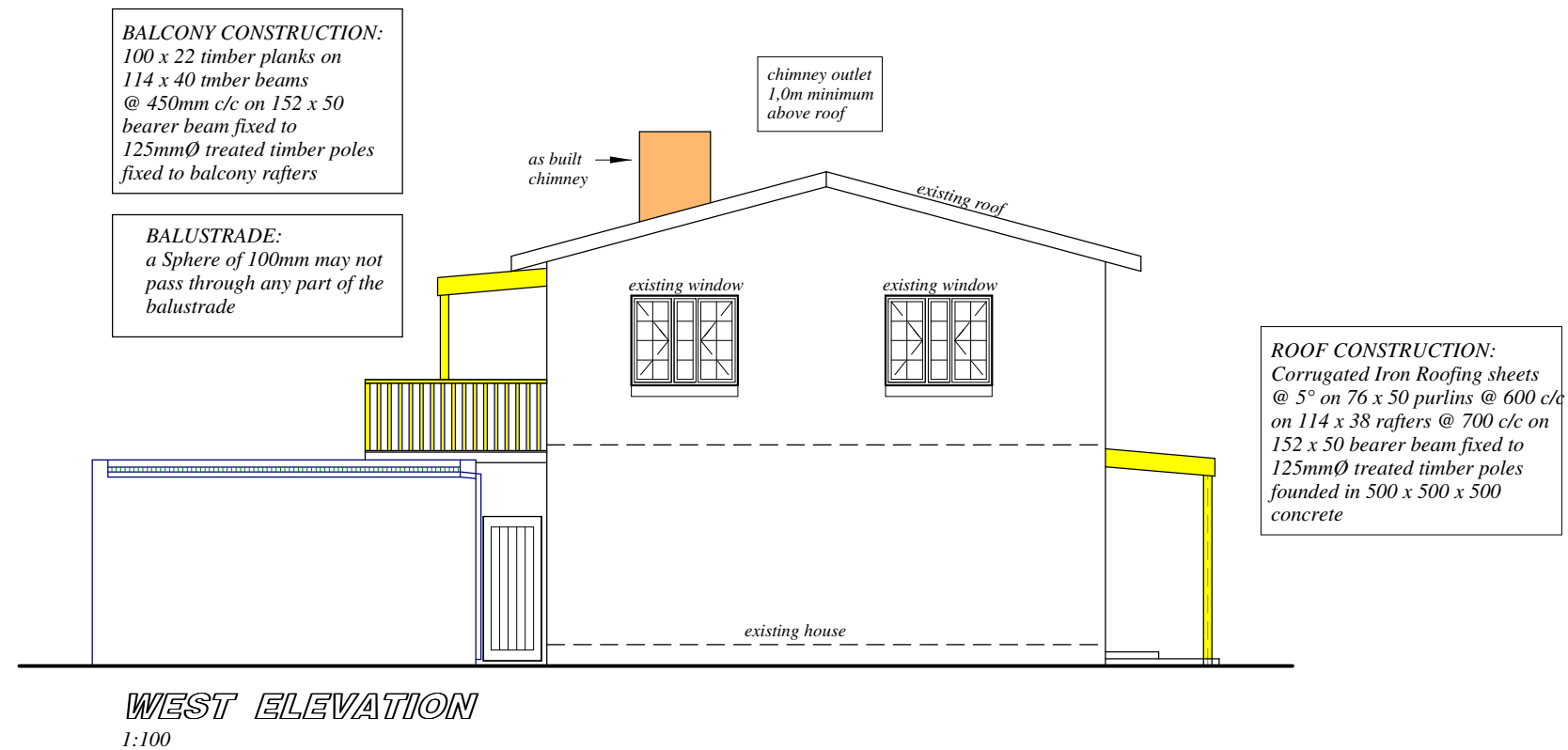


- NOTES :**
1. All dimensions must be checked on site before commencing work.
 2. All work must be carried out in accordance with the National Building Regulations.
 3. All building material must be SABS approved.

MS **Drafting Services**

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AS BUILT ADDITIONS AND ALTERATIONS ON ERF 1901 KLEINKRANTZ	
SECTIONS	
OWNER:	M. Pienaar Fluweeltjie Street 082 496 9414 mpienaar@motusgeorge.co.za
SIGNATURE:	
DATE:	FEBRUARY 2025
SCALE:	1:100
PLAN NO:	MP22502C



NOTES :

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3. All building material must be SABS approved.



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082 3419000
marius.swart@gmail.com

AS BUILT ADDITIONS AND ALTERATIONS ON ERF 1901 KLEINKRANTZ

SECTION 2

OWNER: M. Pienaar
Fluweeltjie Street 082 496 9414
mpienaar@motusgeorge.co.za

SIGNATURE:

DATE: FEBRUARY 2025

SCALE: 1:100

PLAN NO: MP22502G

ANNEXURE 5

PO Box 1820, Bellville 7535 | Unit/Eenheid 9, Cascade Terraces | Carl Cronje Drive/Ryalaan | Tyger Waterfront, Bellville 7530
Deeds Office Box No. 273 Docex 13 Bellville
Tel : 021 919 7599 | Fax : 021 919 7629 | E-mail : info@bellmuller.co.za | Web : www.bellmuller.co.za

Your Ref:

Our Ref / Ons Verw: JWH/MS/QP0014
E-mail/ E-pos: maryna@bellmuller.co.za
Date/Datum: 20 May 2019

Standard Bank Limited

Home loans Securities
Johannesburg Operations Shared Services
Docex 100 – Johannesburg

Dear Sirs

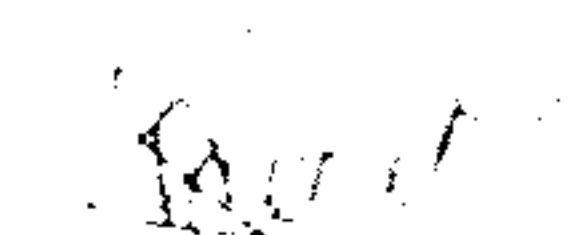
CLIENT: SG PIENAAR, M PIENAAR & JJ PIENAAR
ACCOUNT NUMBER: 363417109
PROPERTY DESCRIPTION: ERF 1901 WILDERNIS

We refer to the above matter and enclosed is the original security documents for safekeeping as the matter is no longer proceeding.

1. Mortgage Bond Number B44007/2008
2. Title Deed Number T45987/2008

Kindly acknowledge receipt hereof.

Yours faithfully
BELLINGAN MULLER INC



Per
M SWART

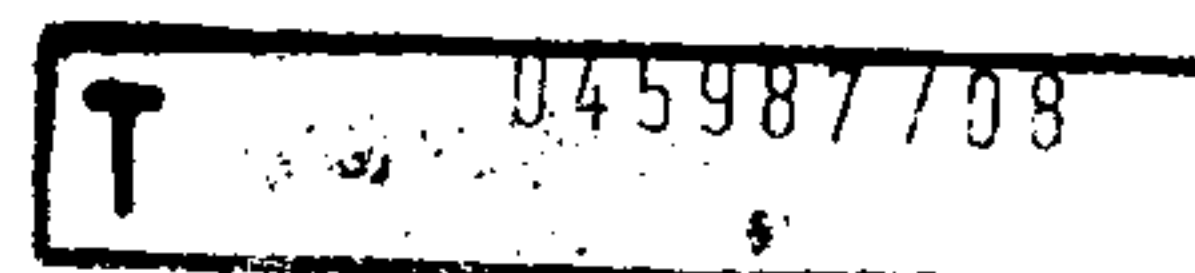
Stadler & Swart Prokureurs
Fairview Business Park 12
h/v First Street & Knysna Road
George Oos
6539



Opgestel deur my

TRANSPORTBESORGER
Bruwer FS

VERBIND		MORTGAGED	
FOR R 900 000.00			
044007/08			
B			
08 JUL 2008		REGISTRATEUR/REGISTRAR	



TRANSPORTAKTE

HIERBY WORD BEKEND GEMAAK DAT

JANINE FOUCHÉ

voor my verskyn het, REGISTRATEUR VAN AKTES te Kaapstad, hy die genoemde komparant synde behoorlik daartoe gemagtig deur 'n Volmag aan hom verleen deur

GEORGE FREDERICK JOHAN MOOLMAN

Identiteitsnommer 320330 5038 08 2

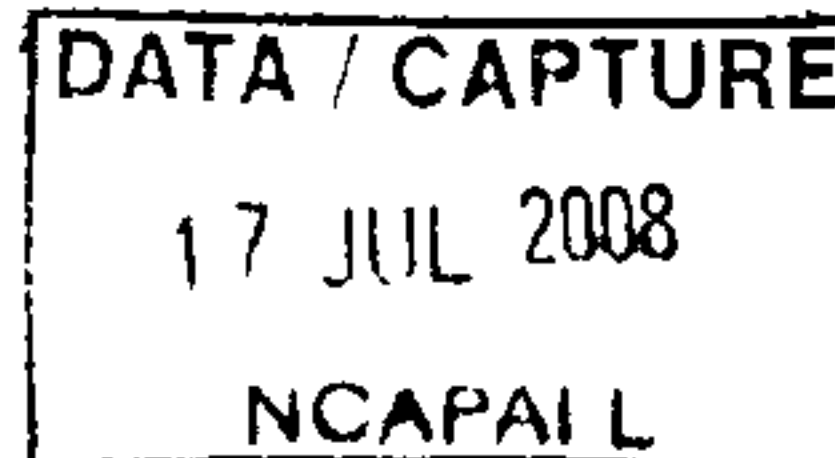
en

MARGARET JESSIE IRENE MOOLMAN

Identiteitsnommer 401203 0059 08 4

Getroud binne gemeenskap van goed met mekaar

geteken te PORT ELIZABETH op 20 Mei 2008



En genoemde Komparant het verklaar dat sy prinsipaal, op 30 April 2008, waarlik en wettiglik verkoop by Privaat ooreënkom, en dat hy, in sy voorgenoemde hoedanigheid hierby sedeer en transporteer aan en ten gunste van

1. **STEPHANUS GERHARDUS PIENAAR**
Identiteitsnommer 650311 5013 08 5
Getroud buite gemeenskap van goed
 $\frac{1}{4}$ (een kwart) aandeel
2. **MONICA PIENAAR**
Identiteitsnommer 750528 0070 08 8
Getroud buite gemeenskap van goed
 $\frac{1}{4}$ (een kwart) aandeel
3. **JOHN JAMES PIENAAR**
Identiteitsnommer 710525 5018 08 7
Ongetroud
 $\frac{1}{2}$ (een halwe) aandeel

hulle Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes in volkome en vrye eiendom,

ERF 1901 WILDERNIS IN DIE MUNISIPALITEIT EN AFDELING GEORGE,
PROVINSIE WES-KAAP

GROOT : 457 (VIER HONDERD SEWE EN VYFTIG) Vierkante Meter

AANVANKLIK oorgedra kragtens Transportakte T95350/1999 met Algemene Plan No. 12273 wat daarop betrekking het en gehou kragtens Transportakte T95351/1999.

- A. **ONDERWORPE** aan die voorwaarde vervat in Gewysigde Akte gedateer 2 Augustus 1904, George Erfpagte Boekdeel 14, Nr. 15, waarvan een as volg lees:

"The land thus granted being further subject to all such Duties and Regulations as either are already or shall in future be established respecting lands granted on similar tenure."

- B. **ONDERWORPE VERDER** aan die volgende voorwaarde vervat in Sertifikaat van Geregistreerde Titel Nr. T40434/1989 opgelê deur en ten gunste van die Admistrateur van die Kaap van Goeie Hoop in terme van Artikel 18 van Ordonnansie Nr. 33 van 1934 by die goedkeuring van die stigting van KLEINKRANTZ DORP, naamlik:-

1. Alle woorde en uitdrukkings wat in die volgende voorwaardes gebesig word, het dieselfde betekenis as wat daaraan geheg word by die regulasies afgekondig by Provinsiale Kennisgewing Nr. 623 van 14 Augustus 1970.
2. Ingeval 'n dorpsaanlegskema of enige gedeelte daarvan op hierdie erf van toepassing is of daarop van toepassing gemaak word, sal enige bepalinge daarvan wat meer beperkend is as enige voorwaardes van eiendomsreg wat op hierdie erf van toepassing is voorkeur geniet. Enige bepaling van hierdie

voorwaardes moet nie opgevat word as sou dit die bepalinge van Artikel 17 van Ordonnansie Nr. 19 van 1976, soos gewysig, vervang nie.

3. Geen gebou op hierdie erf mag gebruik word of van gebruik verander word vir 'n ander doel as wat volgens hierdie voorwaardes toegelaat word nie.
4. Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding toe te laat dat hoofgasleidings, elektrisiteits-, telefoon- of televisiekabels of -drade en hoof- en/of ander waterpype en die rioolvuil en dreinerings insluitende stormwater van enige ander erf of erwe, binne of buite hierdie dorpe, oor hierdie erf gevoer word en dat bopgrondse installasies soos mini-substansies, meter kioske en dienspale daarop geïnstalleer word indien dit deur die plaaslike owerheid nodig geag word, en wel op die wyse en plek wat van tyd tot tyd redelikerwys vereis word. Dit sluit die reg op toegang te alle redelike tye tot die eiendom in met die doel om enige werke met betrekking tot bogenoemde aan te lê, te wysig, te verwyder of te inspekteer.
5. Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die materiaal te ontvang of uitgrawings op die erf toe te laat al na vereis word, sodat die volle breedte van die straat gebruik kan word en die wal veilig en behoorlik skuins gemaak kan word omrede van die verskil tussen die hoogte van die straat soos finaal aangelê en die erf tensy hy verkies om steunmure te bou tot genoeg van en binne 'n tydperk wat die plaaslike owerheid bepaal.
6.
 - (a) Hierdie erf mag alleenlik gebruik word vir die oprigting daarop van een woning of ander geboue vir die doeleindes wat die Administrateur van tyd tot tyd met oorleg met die Dorpekommissie en die plaaslike owerheid goedkeur, met dien verstande dat indien die erf in die gebied van 'n dorpsaanlegskema ingesluit is, die plaaslike owerheid enige ander geboue wat deur die skema toegelaat word, kan toelaat onderworpe aan die voorwaardes en beperkings wat in die skema bepaal word.
 - (b) Geen gebou of struktuur of enige gedeelte daarvan, behalwe grensmure en heinings, mag behalwe met die toestemming van die Administrateur nader as 5 meter van die straatlyn wat 'n grens van hierdie erf uitmaak, asook nie binne 3 meter van die agtergrens of 1,5 meter van die sygrens gemeen aan enige aangrensende erf opgerig word nie, met dien verstande dat met die toestemming van die plaaslike owerheid-
 - (i) 'n buitegebou wat uitsluitlik vir die stalling van motorvoertuie gebruik word en hoogstens 3 meter hoog is, gemeet van die vloer van die buitegebou tot by die muurplaat daarvan, binne sodanige sy- en agterruimtes opgerig mag word, en enige ander buitegebou van dieselfde hoogte binne die agterruimte en syruimte opgerig mag word vir 'n afstand van 12 meter gemeet van die agtergrens van die erf, met dien verstande dat in geval van 'n hoekerf die afstand van 12 meter gemeet moet word van die punt wat die verste is van die strate wat die erf begrens;
 - (ii) 'n buitegebou ingevolge subparagraaf (i) slegs nader aan 'n ander sygrens of agtergrens van 'n perseel as die afstand hierbo voorgeskryf, opgerig mag word indien geen vensters of deure in enige muur, wat op sodanige grens front, aangebring word nie.
 - (c) By konsolidasie van hierdie erf of enige gedeelte daarvan met enige aangrensende erf wat onderworpe is aan dieselfde voorwaardes as die wat hierin uiteengesit word, is hierdie voorwaardes op die gekonsolideerde erf van toepassing asof dit een erf is.

- (d) Ingeval hierdie erf onderverdeel word, is elke onderverdeelde gedeelte, uitgesonderd enige gedeelte afgesny vir pad- of derglike doeleindes, onderworpe aan die voorwaardes hierin uiteengesit asof dit die oorspronklike erf is."

WESHALWE die komparant afstand doen van al die regte en titel wat

**GEORGE FREDERICK JOHAN MOOLMAN en MARGARET JESSIE
IRENE MOOLMAN, Getroud soos vermeld**

voorheen op genoemde eiendom gehad het, en gevolglik ook erken het dat hulle geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie en dat, kragtens hierdie akte, bogenoemde

1. **STEPHANUS GERHARDUS PIENAAR, Getroud soos vermeld**
2. **MONICA PIENAAR, Getroud soos vermeld**
3. **JOHN JAMES PIENAAR, Ongetroud**

hulle Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes, tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en ten slotte erken hulle dat die verkoopprijs die bedrag van **R850 000,00 (Agt Honderd en Vyftig Duisend Rand)** beloop.

TEN BEWYSE WAARVAN ek, genoemde Registrateur, tesame met die Komparant hierdie Akte onderteken en dit met die ampseël bekragtig het.

ALDUS GEDOEN EN VERLY op die Kantoor van die REGISTRATEUR VAN AKTES te Kaapstad op

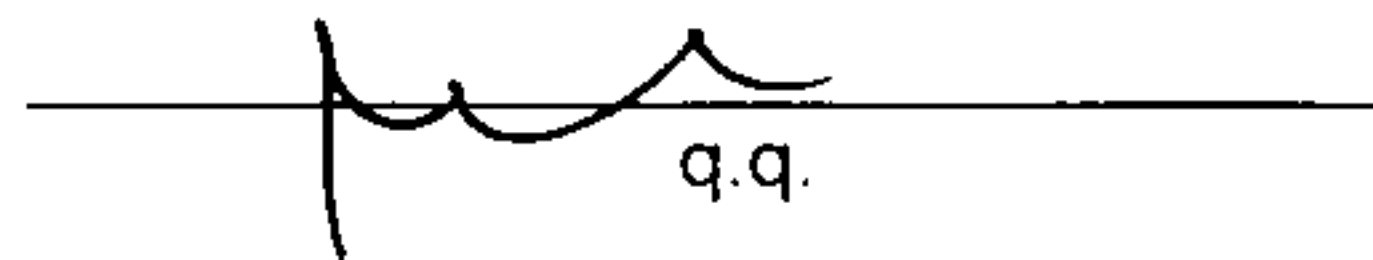
9.8.9.17

2008

In my teenwoordigheid



REGISTRATEUR VAN AKTES



q.q.

ANNEXURE 6

CONVEYANCER'S CERTIFICATE

in terms of Section 38(1)(n) of the George Municipality: Land Use Planning By-law for
George Municipality, 2023

I, the undersigned, ANN MARJORY COETZEE, a duly qualified and admitted conveyancer,
practicing at Raubenheimers Inc., 60 Cathedral Street, George, Western Cape Province:

1. do hereby certify that I have perused the conditions of title in respect of:

ERF 1901 WILDERNESS
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE

IN EXTENT: 457 (FOUR HUNDRED AND FIFTY SEVEN) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T45987/2008

registered in the name of

1. STEPHANUS GERHARDUS PIENAAR
IDENTITY NUMBER 650311 5013 08 5
MARRIED OUT OF COMMUNITY OF PROPERTY
 $\frac{1}{4}$ (one quarter) share
2. MONICA PIENAAR
IDENTITY NUMBER 750528 0070 08 8
MARRIED OUT OF COMMUNITY OF PROPERTY
 $\frac{1}{4}$ (one quarter) share
3. JOHN JAMES PIENAAR
IDENTITY NUMBER 710525 5018 08 7
UNMARRIED
 $\frac{1}{2}$ (one half) share

2. have been advised that application will be made in terms of Section 15(2)(b) of the
Land Use Planning By-Law for George Municipality, 2023 for a departure to allow for
the relaxation of the following building line:

- o Southern common boundary building line from 1.5m to 0m for the as-built
verandah 1 & 2;

3. hereby confirm that the following conditions contained in the abovementioned title
deed may restrict the contemplated land uses in terms of the proposed application,
but that application is being made for the Administrators Consent (an Application in
terms of Section 39(4) of the Land Use Planning Act, 2014), namely:



"6. (b) Geen gebou of struktuur of enige gedeelte daarvan, behalwe grensmure en heinings, mag behalwe met die toestemming van die Administrateur nader as 5 meter van die straatlyn wat 'n grens van hierdie erf uitmaak, asook nie binne 3 meter van die agtergrens of 1,5 meter van die sygrens gemeen aan enige aangrensende erf opgerig word nie, met dien verstande dat met die toestemming van die plaaslike owerheid:

(i) 'n buitegebou wat uitsluitlik vir die stalling van motorvoertuie gebruik word en hoogstens 3 meter hoog is, gemeet van die vloer van die buitegebou tot by die muurplaat daarvan, binne sodanige sy- en agterruimtes opgerig mag word, en enige ander buitegebou van dieselfde hoogte binne die agterruimte en syruimte opgerig mag word vir 'n afstand van 12 meter gemeet van die agtergrens van die erf, met dien verstande dat in geval van 'n hoekerf, die afstand van 12 meter gemeet moet word van die punt wat die verste is van die strate wat die erf begrens;

(ii) 'n buitegebou ingevolge subparagraaf (i) slegs nader aan 'n sygrens of agtergrens van 'n perseel as die afstand hierbo voorgeskryf, opgerig mag word indien geen vensters of deure in enige muur, wat op sodanige grens front, aangebring word nie."

4. do hereby confirm that, with the exception of the conditions referred to paragraph 3 above, there are no further conditions contained in the abovementioned title deed which restrict the contemplated land uses in terms of the proposed applications.

5. hereby confirm that there is a mortgage bond registered over the property in favour of The Standard Bank of South Africa.

Signed and dated at George on 19 March 2025.



A M COETZEE
CONVEYANCER - LPC no. 83392

ANNEXURE 7

(WILDERNESS TOEKENNINGSGEBIED)

C

ALGEMENE PLAN No. 12273

van die onderverdeling van

- Die figuur ABCDE, wat Erf 1531, Wilderness voorstel
Kaart No. 8020/88 *T. 40434/89*
- Die figuur FGHJKLM, wat Erf 1567, Wilderness voorstel
Kaart No. 8021/88 *T. 40434/89*
- Die figuur NOPQRSTUVW, wat Erf 1721, Wilderness voorstel
Kaart No. 8023/88 *T. 40434/89*
- Die figuur XYZA1B1C1D1E1F1, wat Erf 1722, Wilderness voorstel
Kaart No. 8024/88 *T. 40439/89*
- Die figuur G1H1J1K1L1M1N1O1P1Q1R1S1T1U1V1W1X1Y1Z1A2B2C2, wat Erf 1726, Wilderness voorstel
Kaart No. 8025/88 *T. 40439/89*
- Die figuur D2E2F2G2H2J2K2L2, wat Erf 1727, Wilderness voorstel
Kaart No. 8026/88 *T. 40434/89*
- Die figuur M2N2O2P2Q2R2S2, wat Erf 1728, Wilderness voorstel
Kaart No. 8027/88 *T. 40434/89*
- Die figuur T2U2V2W2X2Y2Z2A3B3, wat Erf 1651, Wilderness voorstel
Kaart No. 8022/88 *T. 40434/89*

Geleë in die Administratiewe Distrik van George,
Provinsie van die Kaap die Goeie Hoop

BAKENBESKRYWING :

A,B,C,D,E,F,G,H,J,K,L,M,N,O,P,Q,R,S,T,U,V,W,X,Y
Z,A1,B1,C1,D1,E1,F1,G1,H1,J1,K1,L1,M1,N1,O1,P1
Q1,R1,S1,T1,U1,V1,W1,X1,Y1,Z1,A2,B2,C2,D2,E2
F2,G2,H2,J2,K2,L2,M2,N2,O2,P2,Q2,R2,S2,T2
U2,V2,W2,X2,Y2,Z2,A3,B3, 1928g, 1936h

ALLE ANDER BAKENS

VM5, VM6, VM7, VM8

16mm YSTERPEN

12mm YSTERPEN

STANDAARD DORPOPMETINGSMERK

SERWITUUT NOTA :

ERWE 1805 EN 1806 IS ONDERHEWIG AAN 'N
TYDELIKE SERWITUUTPAD, 10,00 METER WYD,
SOOS AANGETOON. SIEN ALG. PLAN TP. 10855



GOEDGEKEUR KRAGTENS ARTIKEL 25 VAN ORDONNANSIE No. 15 VAN 1985 VERWYSINGS No. 14/1/1 DATUM : 1987-08-28	L.G. No. 5780-88 VEL 1 HIERDIE PLAN BESTAAN UIT 3 VELLE
VRYGESTEL VAN DIE BEPALINGS VAN WET 70 VAN 1970 ARTIKEL : 2(a)	GOEDGEKEUR <i>Smies</i>
	LANDMETER - GENERAAL DATUM : 1989-01-30

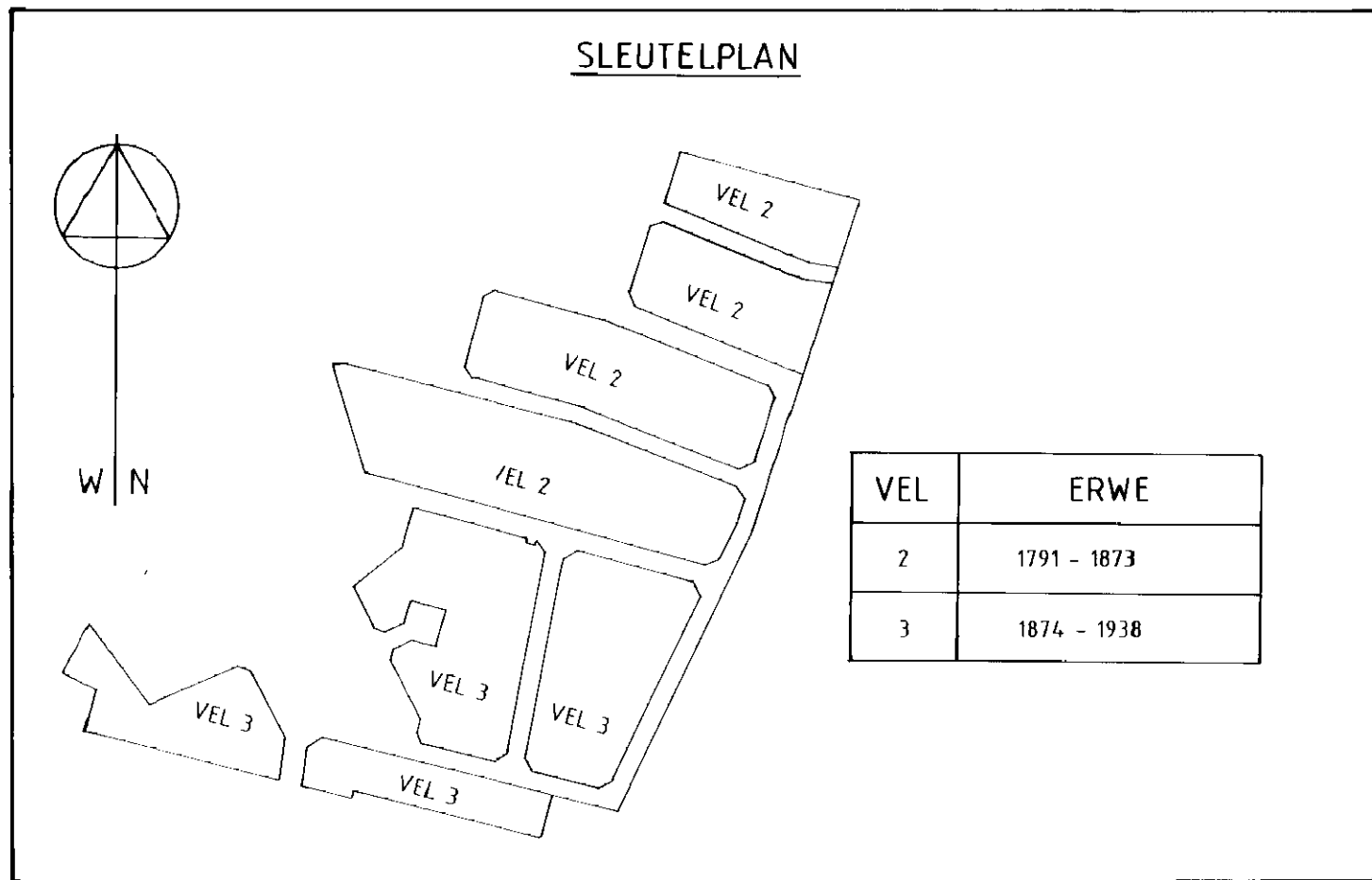
KOORDINATE METERS STELSEL Lo 23°		
KONSTANTE Y ± 0,00 X + 3 700 000,00		
HOOFFIGURE		
Y ALLES PLUS X		Y ALLES PLUS X
ERF 1531		
A	31 389 , 41	63 637 , 84
B	31 287 , 48	63 663 , 22
C	31 300 , 10	63 701 , 18
D	31 314 , 33	63 698 , 89
E	31 398 , 88	63 666 , 31
ERF 1567		
F	31 399 , 06	63 676 , 95
G	31 316 , 95	63 708 , 59
H	31 303 , 30	63 710 , 79
J	31 320 , 00	63 761 , 00
K	31 414 , 98	63 724 , 40
L	31 418 , 15	63 717 , 83
M	31 406 , 46	63 680 , 52
ERF 1721		
N	31 495 , 06	63 716 , 22
O	31 432 , 90	63 731 , 43
P	31 338 , 11	63 767 , 95
Q	31 335 , 03	63 774 , 49
R	31 347 , 35	63 811 , 55
S	31 354 , 84	63 815 , 09
T	31 447 , 89	63 779 , 24
U	31 506 , 94	63 764 , 79
V	31 510 , 61	63 758 , 75
W	31 501 , 11	63 719 , 89
ERF 1722		
X	31 585 , 51	63 758 , 67
Y	31 575 , 52	63 758 , 31
Z	31 450 , 89	63 788 , 80
A1	31 357 , 07	63 824 , 95
B1	31 353 , 98	63 831 , 49
C1	31 358 , 85	63 846 , 13
D1	31 368 , 83	63 865 , 75
E1	31 375 , 95	63 868 , 96
F1	31 568 , 70	63 819 , 82
ERF 1726		
G1	31 542 , 40	63 836 , 84
H1	31 476 , 03	63 853 , 77
J1	31 476 , 64	63 856 , 19
K1	31 471 , 31	63 857 , 55
L1	31 470 , 70	63 855 , 12
M1	31 466 , 85	63 861 , 26
N1	31 489 , 56	63 972 , 23
O1	31 496 , 58	63 976 , 66
P1	31 536 , 37	63 966 , 78
ERF 1727		
Q1	31 540 , 02	63 960 , 72
R1	31 537 , 92	63 952 , 26
S1	31 554 , 08	63 920 , 31
T1	31 551 , 88	63 913 , 59
U1	31 542 , 05	63 908 , 62
V1	31 529 , 01	63 912 , 90
W1	31 522 , 53	63 893 , 14
X1	31 542 , 29	63 886 , 65
Y1	31 546 , 57	63 899 , 70
Z1	31 556 , 39	63 904 , 67
A2	31 563 , 11	63 902 , 47
B2	31 574 , 40	63 880 , 16
C2	31 548 , 08	63 859 , 13
ERF 1728		
D2	31 450 , 34	63 860 , 31
E2	31 382 , 53	63 877 , 60
F2	31 378 , 93	63 885 , 57
G2	31 431 , 04	63 987 , 92
H2	31 438 , 16	63 991 , 17
J2	31 476 , 19	63 981 , 73
K2	31 480 , 04	63 975 , 62
L2	31 457 , 35	63 864 , 71
ERF 1728		
M2	31 594 , 71	63 962 , 60
N2	31 464 , 66	63 994 , 90
O2	31 471 , 71	64 019 , 00
P2	31 574 , 53	63 993 , 47
Q2	31 575 , 23	63 997 , 41
R2	31 604 , 48	63 990 , 03
S2	31 601 , 34	63 967 , 10
ERF 1651		
T2	31 721 , 40	63 900 , 50
U2	31 688 , 56	63 945 , 86
V2	31 639 , 06	63 923 , 21
W2	31 632 , 32	63 925 , 62
X2	31 613 , 95	63 963 , 30
Y2	31 617 , 15	63 986 , 75
Z2	31 723 , 40	63 959 , 96
A3	31 717 , 53	63 936 , 69
B3	31 735 , 94	63 927 , 92
VERSEKERINGSMERKE		
VM5	31 567 , 70	63 691 , 67
VM6	31 326 , 40	63 764 , 85
VM7	31 447 , 29	64 056 , 15
VM8	31 707 , 17	64 003 , 56

GROOTTES					
ERF No.	VIKKANTE METER	ERF No.	VIKKANTE METER	ERF No.	VIKKANTE METER
1791	400	1841	421	1891	484
1792	421	1842	485	1892	438
1793	442	1843	380	1893	463
1794	463	1844	382	1894	419
1795	484	1845	384	1895	453
1796	505	1846	385	1896	416
1797	510	1847	387	1897	349
1798	578	1848	389	1898	386
1799	293	1849	390	1899	442
1800	324	1850	391	1900	441
1801	324	1851	379	1901	457
1802	324	1852	367	1902	450
1803	324	1853	354	1903	466
1804	349	1854	342	1904	442
1805	405	1855	330	1905	418
1806	391	1856	423	1906	395
1807	335	1857	380	1907	371
1808	326	1858	414	1908	348
1809	326	1859	350	1909	288
1810	326	1860	342	1910	297
1811	326	1861	350	1911	357
1812	325	1862	357	1912	379
1813	314	1863	365	1913	402
1814	337	1864	373	1914	424
1815	299	1865	377	1915	447
1816	325	1866	377	1916	469
1817	325	1867	377	1917	442
1818	345	1868	377	1918	423
1819	369	1869	377	1919	344
1820	325	1870	377	1920	478
1821	325	1871	377	1921	455
1822	350	1872	377	1922	504
1823	350	1873	443	1923	350
1824	325	1874	351	1924	512
1825	312	1875	314	1925	412
1826	351	1876	323	1926	412
1827	324	1877	348	1927	370
1828	333	1878	398	1928	425
1829	325	1879	375	1929	424
1830	350	1880	325	1930	450
1831	350	1881	325	1931	388
1832	325	1882	325	1932	326
1833	325	1883	325	1933	326
1834	318	1884	325	1934	326
1835	345	1885	325	1935	326
1836	325	1886	340	1936	326
1837	325	1887	363	1937	335
1838	325	1888	394	1938	339
1839	312	1889	367		
1840	338	1890	441		

VERSEKERINGSMERKE
AMPTELIK SIEN
OFFISIËLE KOERANT
Nr 4684 dd 1991-03-01

ENDOSSEMENTE					
No.	WYSIGING	BYVOEGING	MAGTIGING	GETEKEN	DATUM

S.G. OFFICE NOTES	
1. Erf 1870 Consolidated vide Erf 2070 Dgm. No. 1260/1999.	
2. Erf 1871 Consolidated Vide Erf 2070 Dgm. No. 1260/1999.	



OPGEMEET IN MAART 1983 - NOVEMBER 1984 EN APRIL - MEI 1988 DEUR MY <i>Op H. Koon</i> LANDMETER	LEER No. GEOR 192 MEETSTUKKE No. E 1979/88 KOMPLASIES ALND - 1211 (M2952) ALND - 1212 (M2953) ALND - 1213 (M2954) ALND - 1214 (M2955)
--------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------

L.G. No. 5780-88
VEL 2 HIERDIE PLAN BESTAAN UIT 3 VELLE
GOEDGEKEUR <i>Demie</i> LANDMETER - GENERAAL DATUM : 1983-01-30



(WILDERNESS TOEKENNINGSGEBIED)
C ALGEMENE PLAN No. 12273

VAN DIE ONDERVERDELING VAN

ERWE 1531, 1567, 1651, 1721, 1722, 1726, 1727 EN 1728 WILDERNESS
GELEË IN DIE ADMINISTRATIEWE
DISTRIK VAN GEORGE, PROVINSIE VAN DIE KAAP DIE GOEIE
HOOP

SKAAL 1 : 500



OPGEMEET IN MAART 1983 - NOVEMBER 1984
EN APRIL - MEI 1988
DEUR MY

Demie

LANDMETER

LEER No. GEOR 192
MEETSTUKKE No. E 1979/88
KOMPILASIES
ALND - 1211 (M2952)
ALND - 1212 (M2953)
ALND - 1213 (M2954)
ALND - 1214 (M2955)

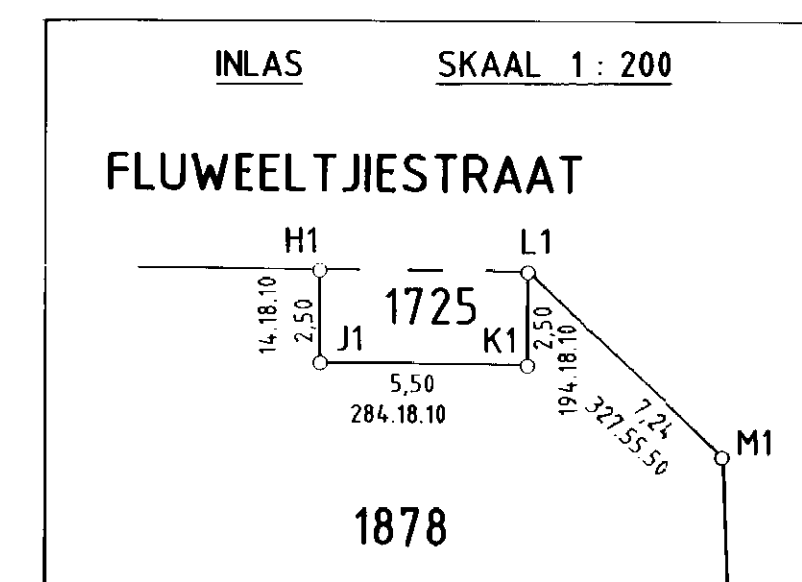
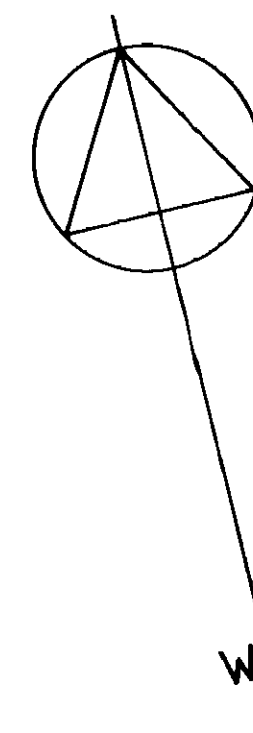
(WILDERNESS TOEKENNINGSGEBIED)
C ALGEMENE PLAN No. 12273

VAN DIE ONDERVERDELING VAN

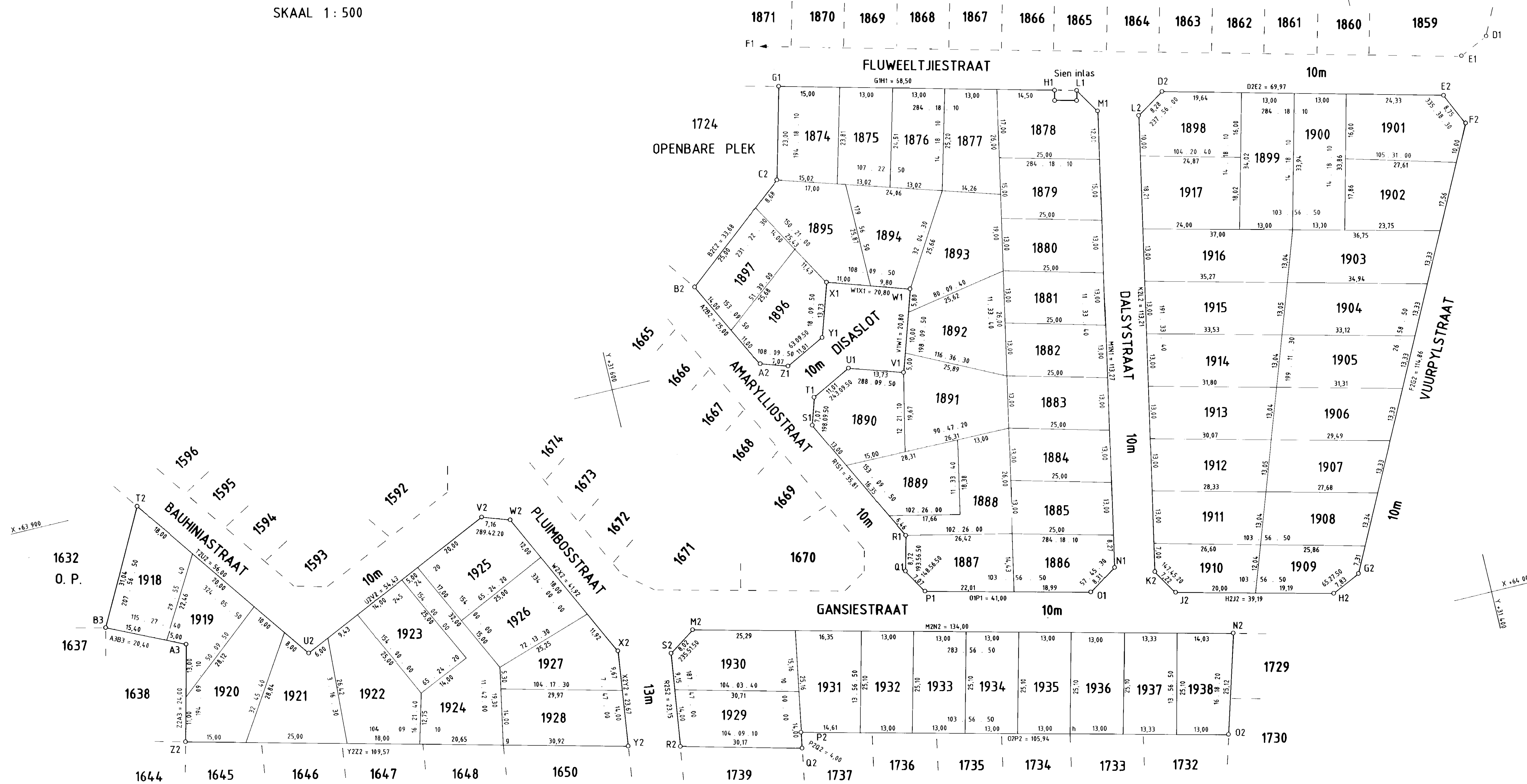
ERWE 1531, 1567, 1651, 1721, 1722, 1726, 1727 EN 1728 WILDERNESS
GELEË IN DIE ADMINISTRATIEWE
DISTRIK VAN GEORGE, PROVINSIE VAN DIE KAAP DIE GOEIE
HOOP

SKAAL 1 : 500

CDR



VEL 2 SLUIT HIER AAN



OPGEMET IN MAART 1983 - NOVEMBER 1984
EN APRIL - MEI 1988
DEUR MY

[Signature]

LANDMETER

LEER No. GEOR 192
MEETSTUKKE No. E 1979/88
KOMPLIASIES
ALND - 1211 (M2952)
ALND - 1212 (M2953)
ALND - 1213 (M2954)
ALND - 1214 (M2955)

ANNEXURE 8

Mr. SG and Mr. JJ and Mrs. M Pienaar
Victoriastraat, Palm 2 2
4 Verweeltjie Str
Kleinkrantz
6560

Building Line Relaxation Consent

07 April 2025

Dear Sir / Madam

Subject: Request for Relaxation of the Building Line

Account number: 363417109

In the name of: Mr. SG and Mr. JJ and Mrs. M Pienaar

Property description: Erf 1901 Wilderness

We are pleased to advise that Standard Bank has no objection to your request, subject to our rights being protected and on the following conditions:

- Local municipality authority approval must be obtained.
- All municipal and town planning bylaws are to be adhered to
- Any further development or additions and alterations to the property must be referred to the bank for consent.
- A copy of the approved plan will have to be sent to the bank on receipt.
- The residential component is not compromised.
- The correct Insurance must be applied.
- The Bank is not committing to finance new development.
- All compliance conditions on customer first to be met.
- Please note that the bank holds the right to withdraw or amend the given consent.

Should you have any queries, please do not hesitate to contact us at CSAdminHLJHB@standardbank.co.za.

Yours sincerely



Customer Service Consultant

Standard Bank Centre 1st Floor 5 Simmonds Street Johannesburg 2001 PO Box 61690 Marshalltown 2107 South Africa
Tel. Switchboard: +27 (0)11 636 9112 www.standardbank.co.za

The Standard Bank of South Africa Limited (Reg. No. 1962/000738/06). Authorised financial services and registered credit provider (NCRCP15).

Directors: N Nyembezi (Chairman) AKL Fihla* (Chief Executive Officer) LL Bam PLH Cook A Daehnke* OA David-Borha1 GJ Fraser-Moleketi GMB Kennealy BJ Kruger Li Li2 JH Maree NNA Matyumza ML Oduor-Otieno3 RN Ogega3 Fenglin Tian2 SK Tshabalala*

Company Secretary: K Froneman - 2025/01/07

*Executive Director 1 Nigerian 2 Chinese 3 Kenya

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	X	SECOND DWELLING		ADDITIONAL DWELLING	
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PROPERTY DETAILS

ERF NUMBER	1901	EXTENSION/A REA	Kleinkrantz, Wilderness
ZONING	Single Residential 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				

OWNER DETAILS

OWNER NAME	Stephanus Gerhardus Pienaar & Monica Pienaar					
STREET NAME	Fluweeltjie Street	HOUSE NUMBER	1901			
POSTAL ADDRESS	1901 Fluweeltjie Street Kleinkrantz Wilderness	SAME AS POSTAL ADDRESS	YES	NO		
EXTENSION/AREA	Kleinkrantz, Wilderness	CODE	6560			
ID NUMBER	n/a	E-MAIL ADDRESS	mpienaar@motusgeorge.co.za			
TELEPHONE NO	n/a	CELL NO	082 496 9414			

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

NAME	Delarey					
STREET NAME	Viljoen	HOUSE NUMBER				
POSTAL ADDRESS	PO BOX 9956	SAME AS POSTAL ADDRESS	YES	NO		
EXTENSION/AREA	Dormehlsdrift, George	CODE				
TEL / CELL NO	044 873 4566 / 082 808 9624	E-MAIL ADDRESS	planning@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	Standard Bank					

TITLE DEED DETAILS

TITLE DEED NO.	T45987/08		
ARE THERE RESTRICTIONS IN THE TITLE DEED WHICH IMPACT THE APPLICATION? (If yes, describe restrictions below)			YES NO
The applicable section and subjections have been identified as 6 b) (i & ii), in which it is stated that no building or structure may be erected within 5m from the street boundary line and 1.5m from the side boundary line			


APPLICATION DETAILS

DESCRIPTION OF BUILDING LINE RELAXATION (STREET / LATERAL / REAR BUILDING LINE)	FROM M	TO M	DETAILS
Admin Consent- Northern Street TITLE DEED Building line	5m	3.5m 4.2m 3m 1m 0m	as-built patio & balcony 2 proposed patio & balcony 3 existing patio & balcony 1 existing braai/wood storage braai room prep area
Admin Consent- Eastern Street TITLE DEED Building line	5m	3.8m 4m	braai braai room prep area
Admin Consent- Western Common TITLE DEED Building line	1.5m	0m	store Room
Admin Consent- Southern Common TITLE DEED Building line	1.5m	0m	existing verandah
Departure (IZS building line)	3m	1m 0m	existing braai/wood storage existing braai/wood storage
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	07/04/2025
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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
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	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	