

Our Ref.: 1449/GEO/25

Your Ref.: Erf 12535, George

2 July 2025

The Municipal Manager
George Municipality
PO Box 19
GEORGE
6530

ATTENTION: MR. CLINTON PETERSEN

Dear Mr. Petersen,

PROPOSED DEPARTURES ON ERF 12535, DENNEOORD, 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/2025/1449-GEO-25/Korrespondensie/Cover letter.doc>

Cc: JAQUES THERON & ELIZABETH THERON

**PROPOSED DEPARTURES ON ERF 12535, DENNEOORD, GEORGE MUNICIPALITY
AND DIVISION**



FOR: JAKUES THERON & ELIZABETH THERON



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

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PROPOSED DEPARTURES ON ERF 12535, DENNEOORD, GEORGE MUNICIPALITY AND DIVISION

- 1. Departure** in terms of Section 15(2) (b) of the George Municipality: Land Use Planning By-Law, 2023 for Erf 12535, George, from the prescribed 30m street boundary length required for a double carriageway crossing, to 24.59m in terms of section 45(4)(b) of the George Integrated Zoning Scheme 2023.
- 2. Departure** in terms of Section 15(2) (b) of the George Municipality: Land Use Planning By-Law, 2023 for Erf 12535, George, to relax the following building lines.
 - the 2m western boundary building line for the existing double garage being over the required 4m height by 0.5m.
 - the 2m western boundary building line to 0.7m for the cold room and storage.

Property Description:	Erf 12535, George			
Physical Address:	20 Dennegeur Avenue, Denneoord			
Owner:	Jaques Theron & Elizabeth Theron			
Title Deed No:	40702/2007			
Bond Holder:	Yes			
Bond holder consent required	No			
Size of the property:	774m ²			
HOA/ Body Corporate	N/A	Written Consent	YES	NO

1. INTRODUCTION

The owners of Erf 12535, Denneoord, have appointed DELPLAN Consulting to prepare and submit the required departure applications. 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 in the northern part of Denneoord in Ward 2 at 20 Dennegeur Avenue. Figure 1 illustrates a visual of the subject property in relation to the surrounding neighbourhood. Figure 2 provides a closer visual of the subject property in relation to the immediate surroundings. Directly north of the property is the George Water Works and on the western side a public open space. A locality plan is attached hereto as **Annexure 2**.



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

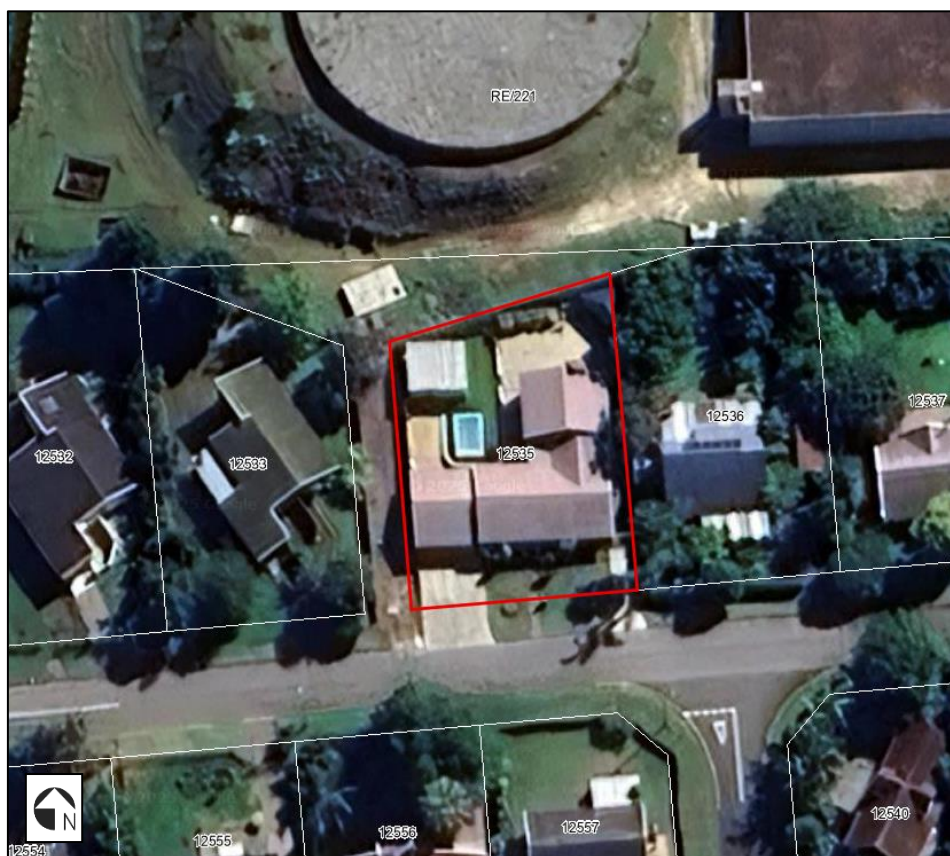


Figure 2: Detailed view of subject property and immediate surrounding land uses

3. PROPOSED DEVELOPMENT

The property is currently developed with a dwelling, swimming pool and several outbuildings. The owners wish to also construct a garage on north-eastern corner of the site. Notably, the existing double garage is positioned over the 2m western boundary building line, requiring a relaxation to 0m as the garage is over the 4m height by 0.5m. Along the same building line, a cold room/storage is also proposed and also requires a building line relaxation as its addition means that the total length of structures over the western boundary building line exceeds a length of 12m (combined with the existing double garage). Additionally, a second entrance is being utilised, which contravenes the IZS as the minimum boundary length to allow two access points is 30m with the plans indicating a distance of 24.59m. The access points are not within 12m of each other. Figure 3 illustrates a visual of the proposed development for the subject property.

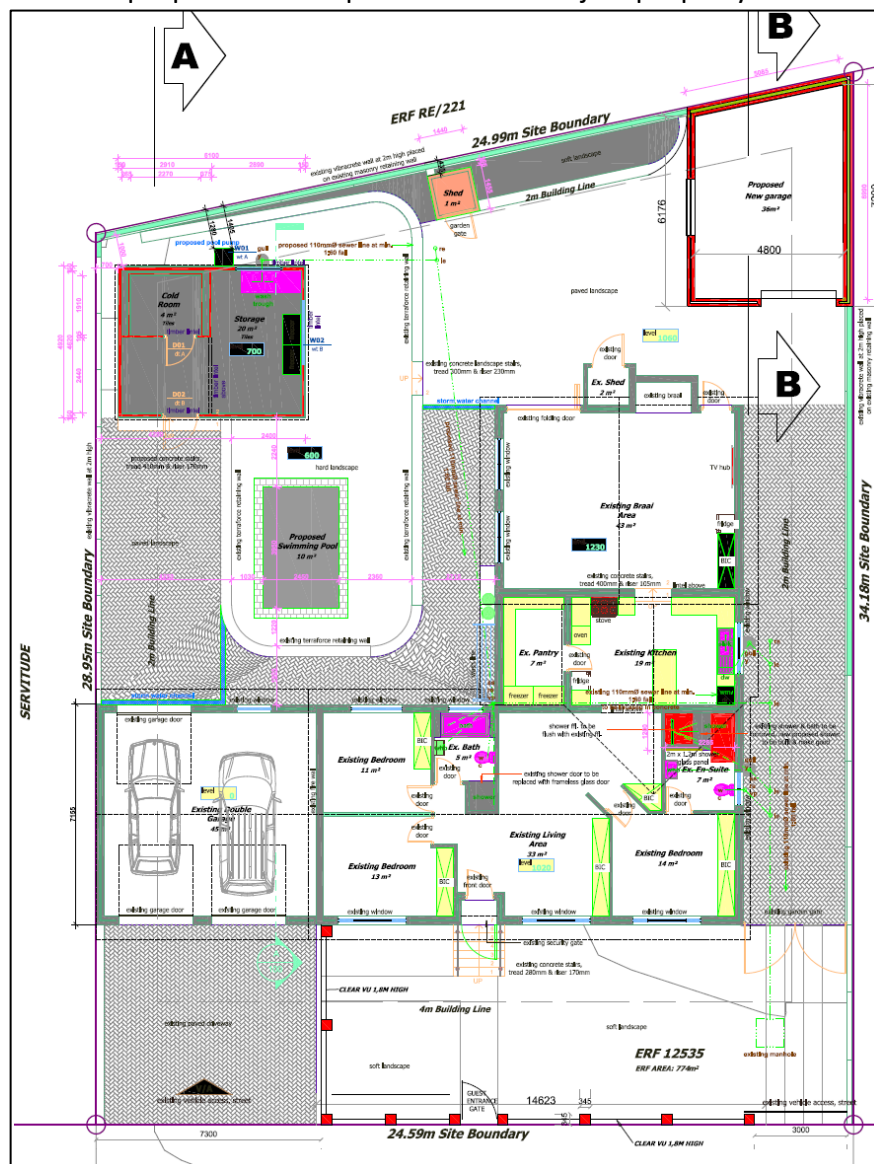


Figure 3: Proposed site plan

The proposed site plan is attached as **Annexure 3**. The departures are minor in nature, thus it is not foreseen that its approval would have adverse effects on the surrounding neighbours. Obtaining approval for the relevant departures will be essential to ensure compliance with the IZS and will allow the owner to legally utilise the developments.

4. OWNERSHIP/TITLE DEED

The property is currently registered to Jaques Theron & Elizabeth Theron according to the Title Deed (T40702/2007) and is attached as **Annexure 4**. There are no relevant title deed restrictions prohibiting the application, this is also confirmed by the attached conveyancer certificate (**Annexure 5**). There is a bond registered over the property, but a bondholder's consent is not required as the application entails only minor departures. According to the Title Deed, the property measures 774m² in extent as shown in the SG Diagram attached herewith as **Annexure 6**.

5. NATURAL ENVIRONMENT

Developments are pre-existing on an already developed residential property, consequently, the natural environment will remain intact and no critical vegetation will be cleared from the property.

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

The subject property gains access off Dennegeur Avenue on the southern side of the property, as can be seen in figure 4. Neither the existing (blue arrow), nor the additional (red arrow) entrance has any influence on the streetscape or aesthetics of the surrounding neighbourhood. No impact on the traffic - or pedestrian movement is foreseen. Garaging for a total of 3 vehicles are proposed on the subject property, being the existing double garage and the newly proposed garage along the eastern boundary.



Figure 4: Street view of the subject property

8. IMPACT ON NEIGHBOURING PROPERTIES

There is no neighbouring erf with a dwelling on the northern side of the subject erf as directly abutting the subject erf is only open space and water reservoirs further north. The existing structures are located a considerable distance away from the neighbouring dwellings to all other sides. Furthermore, the combination of existing vegetation and a boundary wall between the properties ensures both privacy and effective soundproofing to surrounding developments, noting that the double garage is over the building line and being applied for due to it being 0.5m over the allowable 4m height. The cold room is also over the building line and being applied for.

Additionally, the views of all neighbours remain unaffected as the garage requiring a building line relaxation due to an encroachment of the height requirements is on the western side of the property, next to a servitude area. As a result, the proposed development minimizes the potential disturbances to the neighbouring properties. Figure 5 indicates the subject property in relation to the surrounding neighbours.



Figure 5: Aerial image of the subject property in relation to the neighbouring properties



Figure 6: Subject property in relation to the neighbouring property

The eastern neighbour is also well-protected from any negative impacts arising from the proposed development. The existing vegetation and boundary wall serve as effective sound buffers, ensuring minimal disturbance between the properties, as can be seen in figure 6. The garage is proposed over the building line to the east but is allowable as it is an uninhabited space. Furthermore, the neighbour's view and access to sunlight will remain unaffected by the current application as the garage height is within the parameters.

The southern neighbour is unlikely to be impacted by the proposed development, as the subject property is situated at a lower elevation and no building line encroachments are located on this side. The proposed additional access will also have no influence as its position is not compromising to that of the neighbours. As illustrated in Figure 7, there is also sufficient distance between the development and the neighbouring property thus no influence on the southern neighbours is foreseen.



Figure 7: Subject property in relation to the neighbouring property



Figure 8: Subject property and the western neighbour

The western neighbour is also shielded from any potential negative impacts of the proposed development. Note that the cold room/storage room is also being applied for. As illustrated in Figure 8, the neighbouring property is situated at a lower elevation than the subject property and is not orientated towards the development on the subject property. There is a portion public open space between the two properties thus the neighbouring dwelling is a sufficient distance from the subject property as

can clearly be seen in figure 8. The existing vegetation and boundary wall provides sufficient privacy and act as effective sound buffers to any development on the subject property, the height of the double garage and building line relaxation is therefore negligible.

9. PUBLIC PARTICIPATION

The 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 departures, 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 developments as well as the new proposals. The development is not needed to realise any spatial goal of the Municipality. 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 the departures are minor. Furthermore, the proposed application is not considered to be in contradiction with spatial policies and at no further risk or inconvenience to neighbouring properties. The development can therefore be described as being desirable.

11. POLICIES

George Municipal Spatial Development Framework (GMSDF) (2023)



Figure 9: SDF

The GMSDF does not specifically refer to the subject property. The subject property is indicated in red in figure 9. No reference is made to the relaxation of building lines or the relevant departures. Erf 12535 falls outside the densification zone. The application, however, does not include increased densification. The application includes minor departures, and the land use application is not considered to conflict with the GMSDF.

12. CONCLUSION

As mentioned in this motivation report we believe that the abovementioned principles, considerations and guidelines for this land use application for Erf 12535, George satisfies the applicable legislation. As a result, it is trusted that this application can be finalised successfully.

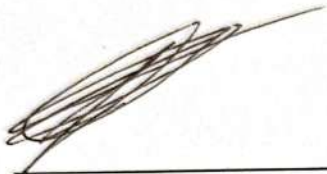
DELAREY VILJOEN Pr. Pln

JULY 2025

ANNEXURE 1

POWER OF ATTORNEY

We, Jacques Theron & Elizabeth Theron, the undersigned and registered owners of Erf 12535, George Municipality and Division hereby instruct Delarey Viljoen of *DELPLAN Consulting* to submit the land use application with the local authority.



Jacques Theron

Date: 29/04/2025

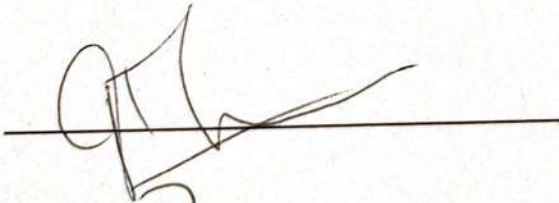


Elizabeth Theron

Date: 29/4/2025

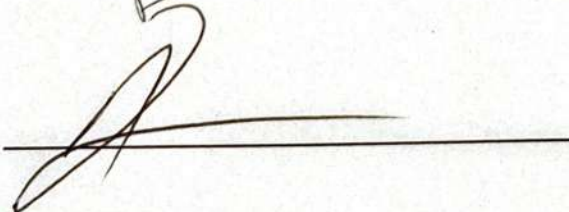
Witnesses:

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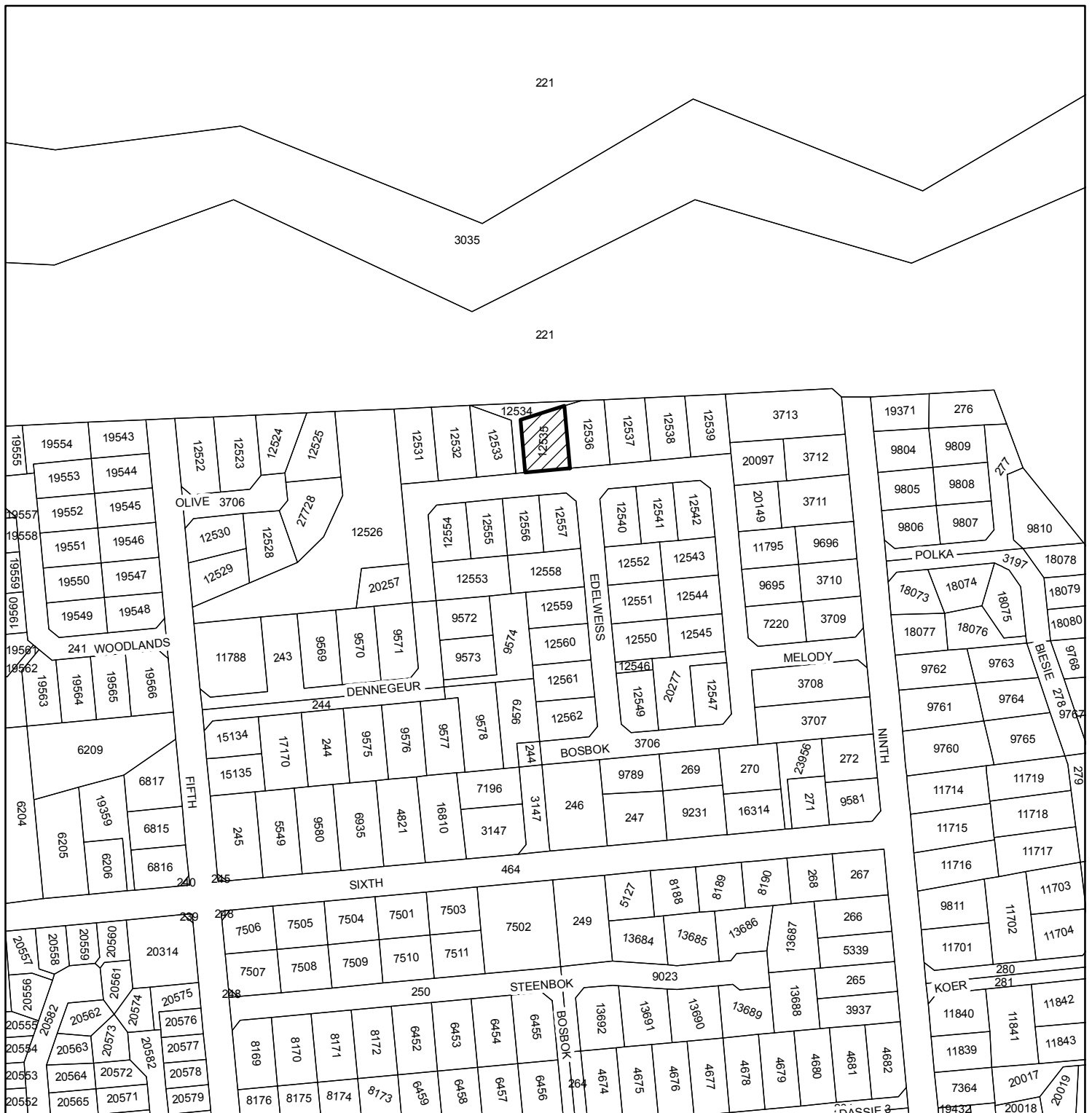
J THERON

2.



A THERON

ANNEXURE 2



LEGEND:



A4 Scale:
1:3,000

PROJECT:

Proposed Departure
Jacques & Elizabeth Theron

PROJEK:

DESCRIPTION:

Erf 12535, George

BESKRYWING:

TITLE:

Locality plan

TITEL:

1449/GEO/25/GIS/Ligging

DESIGNED: SG
ONTWERP:

DRAWN: MV
GETEKEN:

DATE: APRIL 2025
DATUM:

PLAN NO: ANNEXURE 2
PLAN NR:

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



DELPLAN
CONSULTING

URBAN & REGIONAL PLANNERS

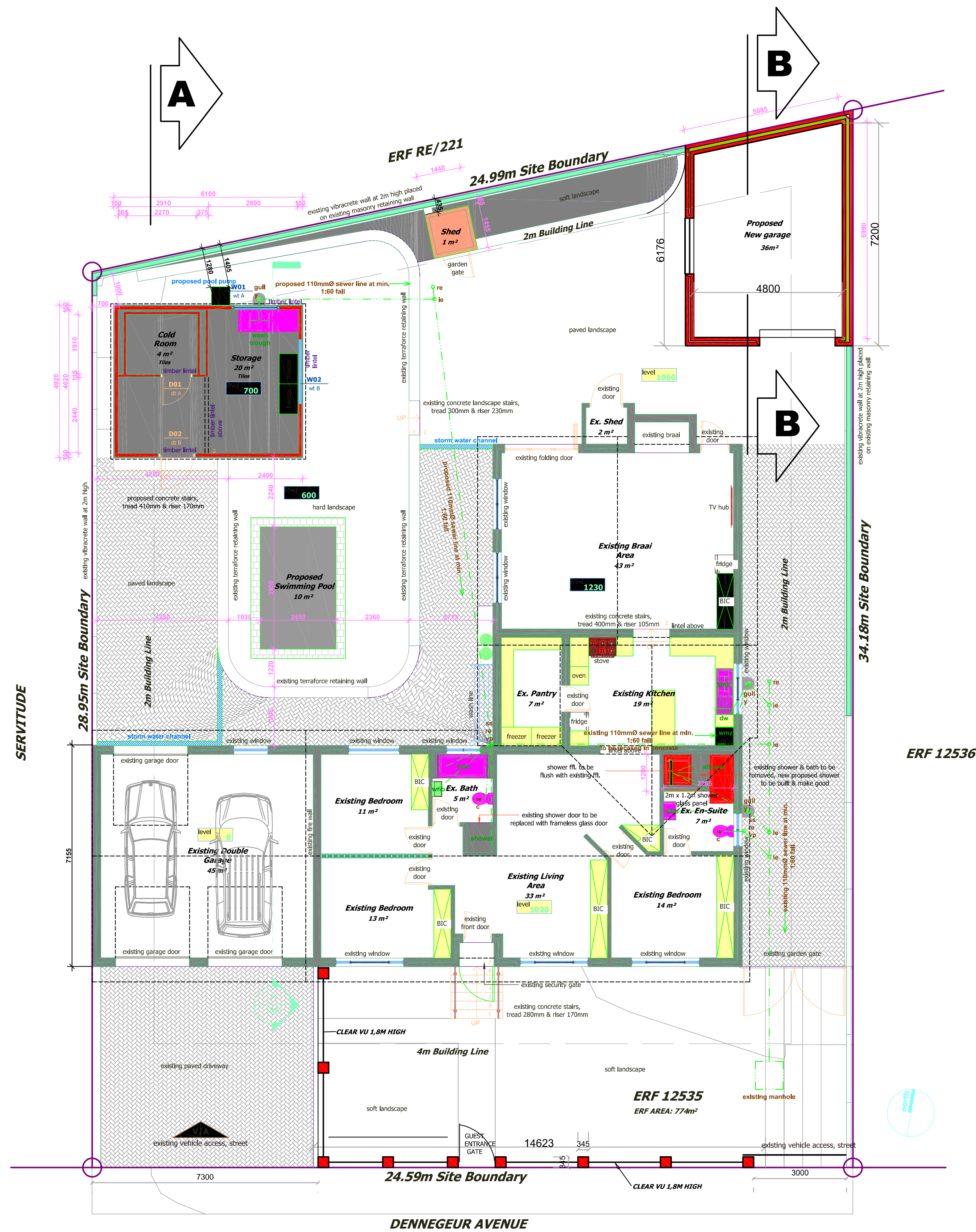
COPYRIGHT:

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.

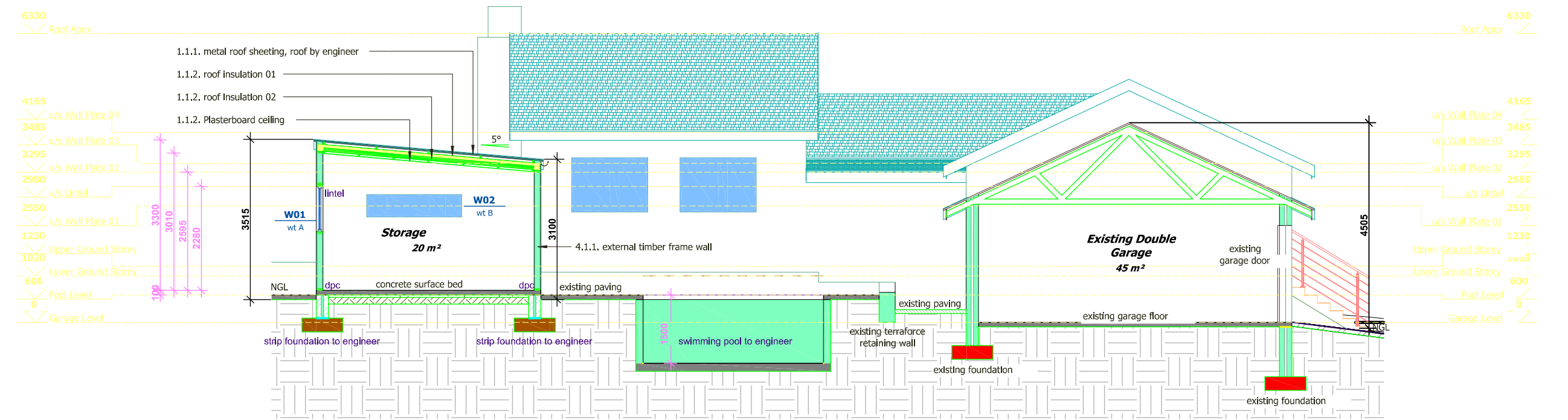
KOPIEREG:

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.

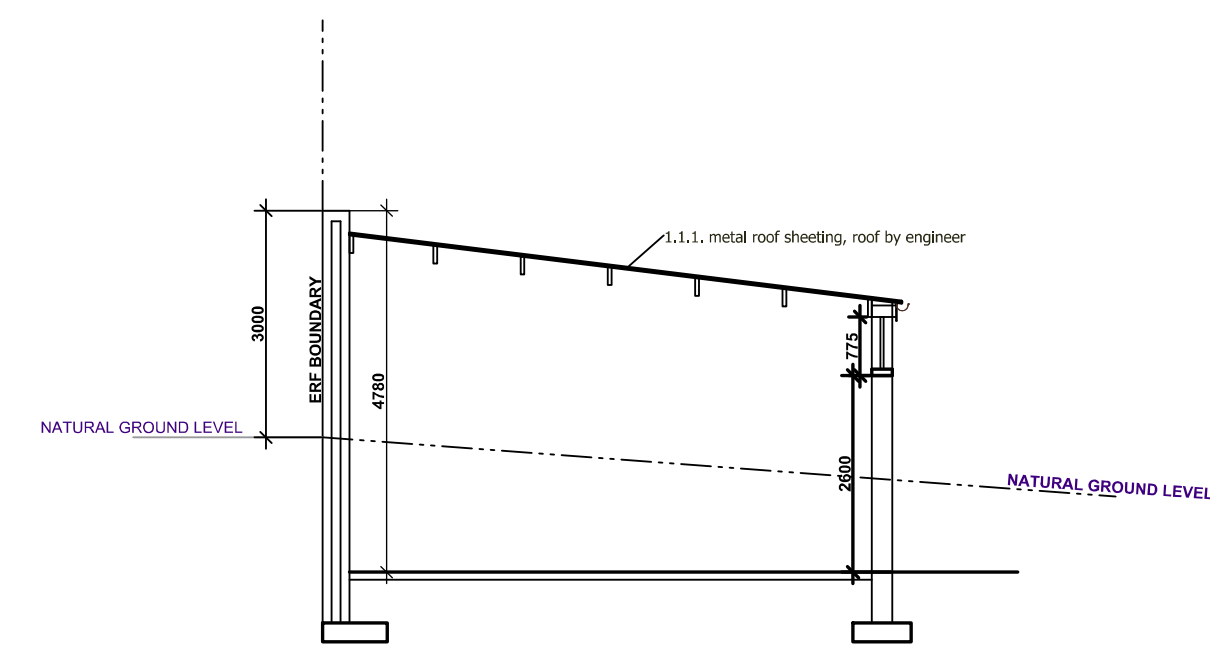
ANNEXURE 3



SITE PLAN: Scale 1:100



SECTION A-A: Scale 1:100



SECTION B-B: Scale 1:100

COVERAGE CALCULATIONS:

ERF AREA = 774m²
BUILDING FOOTPRINT = 302,37m²

% COVERAGE ALLOWED = 50%
M² COVERAGE ALLOWED = 387m²

% COVERAGE PROVIDED = 39,06%
M² COVERAGE PROVIDED = 302,37m²

= COMPLIES

STORMWATER:

THE OWNER MUST TAKE NOTE THAT ACCORDING TO THE NATIONAL BUILDING REGULATIONS PART R AND SANS 10400 PART F4(2), AND THE APPLICABLE CLAUSES IN THE GEORGE MUNICIPALITY'S BY-LAW, THE OWNER MAY NOT CHANGE/AMEND OR CAUSE SURFACE RUNOFF ON THE ERF TO COLLECT/POND/DISCHARGE, AND WHICH MAY POTENTIALLY CAUSE DAMAGE TO OR UNDULY INCONVENIENCE A NEIGHBOURING PROPERTY. SPECIFIC REFERENCE IS MADE TO THE GEORGE MUNICIPALITY BY-LAWS RELATING TO STORMWATER, CLAUSES 28.2 AND 32 TO 35 RELATING TO STORMWATER BETWEEN TWO ADJOINING PROPERTIES

NOTA:

ALLE MATES EN VLAKKE MOET EERS OP TERREIN GEKONTROLEER WORD VOORDAT DAAR MET ENIGE BOUWERK BEGIN WORD. ALLE FONDAMENTE EN BETONWERK MOET DEUR 'N INGENIEUR ONTWERP WORD. PLANE MOET EERS DEUR MUNISIPALITEIT GOEDGEKEUR WORD VOOR DAAR MET BOUWERK BEGIN WORD.

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

Tertius Conradie
Argitektuur
PrSArchT

15 PROGRESS STRAAT
DORMEILSDORP
GEORGE
6330
SELL 083 1227 383
E POS tertiusconradie@telkomsa.net

PROPOSED DEVELOPMENT
ON ERF 12535
DENNEGEUR AVE
DENNEOORD (Boerpark)
GEORGE

MUNICIPAL PLAN

DATE: 25-03-2025
5-5-2025
25-6-2025

SCALE: 1/100 1/200

OWNER: 2588 W01 rev 1

ANNEXURE 4

340

Dykes van Heerden Cooper
Unit 17, Fairview Office Park
h/v First & Knysna Strate

George

FEE

R. 400,00

Opgestel deur my

TRANSPORTBESORGER
Steenkamp MD

VERBIND

MORTGAGED

VIR
FOR R. 850 000,00

B 000049100 2007

2007-05-30

REGISTRATEUR/REGISTRAR

T 000040702 / 2007

TRANSPORTAKTE

HIERBY WORD BEKEND GEMAAK DAT

JACOBUS PETRUS VAN ZYL

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

1. MICHELLE WALTON (voorheen STEVENS)
Identiteitsnommer 721012 0110 08 3
Getroud buite gemeenskap van goed
2. MARIE STEVENS
Identiteitsnommer 450816 0045 08 2
Ongetroud

geteken te NOORDHOEK op 25 APRIL 2007

DATA / VERIFY

11 JUL 2007

VAN WYK G A

PENNY

2007-07-27

CAPTURER

GhostConvey 8.5.1.4

CERTIFIED COPY

En genoemde Komparant het verklaar dat sy prinsipaal, op 6 Maart 2007, waarlik en wettiglik verkoop by Privaat ooreenkoms, en dat hy, in sy voorgenoemde hoedanigheid hierby sedeer en transporteer aan en ten gunste van

1. **JACQUES THERON**
Identiteitsnommer 751222 5079 08 3
Getroud, welke huwelik beheer word volgens die wette van
ENGELAND
2. **ELIZABETH THERON**
Identiteitsnommer 780705 0045 08 8
Getroud, welke huwelik beheer word volgens die wette van
ENGELAND

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

ERF 12535 GEORGE,
IN DIE MUNISIPALITEIT EN AFDELING VAN GEORGE, WES-KAAP
PROVINSIE;

GROOT 774 (SEWE HONDERD VIER EN SEWENTIG) Vierkante Meter

AANVANKLIK OORGEDRA kragtens Transportakte No T31303/1994 met
Algemene Plan Nr TP 11333 wat daarop betrekking het en gehou kragtens
Transportakte No T103365/1997 en Transportakte No. T16925/1999.

- A. ONDERHEWIG aan die voorwaardes verwys in Sertifikaat van Gewysigde Titel gedateer 1 Februarie 1887 (George Vrypag Boekdeel 17 Nr. 92) en aan die voorwaardes vervat daarin, een waarvan soos volg lees:

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

- B. ONDERHEWIG VERDER aan die volgende spesiale voorwaarde vervat in Transportakte Nr. T8175/1925, naamlik:

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

(The said Council being the Municipality of George)."

- C. ONDERHEWIG VERDER aan die volgende voorwaardes opgelê deur die Administrateur van die Provinsie Kaap van Goeie Hoop by goedkeuring van die stigting van George Dorpsgebied Uitbreiding Nr. 38 kragtens Artikel 38 van Ordonnansie Nr. 33 van 1934; en soos vervat in Transportakte No T31303/94.

GhostConvey 8.5.1.4

CERTIFIED COPY

1. Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding toe te laat dat hoofgasleidings, elektrisiteits- en 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 dorp, oor hierdie erf gevoer word en dat bogenoemde installasies soos minisubstasies, meter kiosks en dienspale daarop geïnstalleer word indien dit deur die plaaslike owerheid of 'n ander statutêre 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.
2. 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 genoeë van en binne 'n tydperk wat die plaaslike owerheid bepaal.
3. Hierdie erf mag alleenlik gebruik word vir sulke doeleindes wat deur die dorpsaanlegskema van die plaaslike owerheid toegelaat word en onderworpe aan die voorwaardes en beperkings wat in die skema bepaal word.

GhostConvey 8.5.1.4



CERTIFIED COPY

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

1. **MICHELLE WALTON (VOORHEEN STEVENS), Getroud soos vermeld**
2. **MARIE STEVENS, Ongetroud**

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. **JACQUES THERON, Getroud soos vermeld**
2. **ELIZABETH THERON, Getroud soos vermeld**

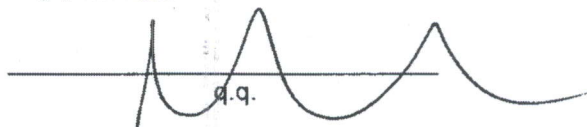
hulle Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes, tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en ten slotte erken hulle dat die verkoopprijs die bedrag van **R800 000,00 (Agt Honderd Duisend Rand)** beloop.

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

Onderteken, verly en met die ampseël bekragtig op die kantoor van die Registrateur van Aktes te Kaapstad op

30 MAY 2007

2007


d.q.

In my teenwoordigheid


REGISTRATEUR VAN AKTES



GhostConvey 8.5.1.4

CERTIFIED COPY

ANNEXURE 5

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 12535 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE

IN EXTENT 774 (SEVEN HUNDRED AND SEVENTY FOUR) SQUARE METRES

HELD BY DEED OF TRANSFER T40702/2007

registered in the name of

1. JACQUES THERON
IDENTITY NUMBER 751222 5079 08 3
Married, which marriage is governed by the laws of England
2. ELIZABETH THERON
IDENTITY NUMBER 780705 0045 08 8
Married, which marriage is governed by the laws of England

2. have been advised that application will be made for the following:

- o Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 from the prescribed 30m street boundary length required for a double carriageway crossing to 24.59m, in terms of Section 45(4)(b) of the George Integrated Zoning Scheme 2023;
- o Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 from the 2m building line to 1m and 1.2m for the proposed swimming pool pump.

3. hereby confirm that there are no conditions contained in the abovementioned title deed which restrict the contemplated land uses in terms of the proposed application.
4. hereby confirm that there is one mortgage bond registered over the property, in favour of Absa Bank.

Dated at George on 06 May 2025.

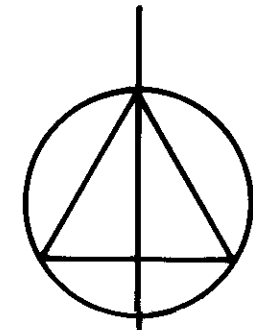


A M COETZEE
CONVEYANCER - LPC no. 83392

ANNEXURE 6

CDR

SCALE 1 : 500



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FILE No. S. 8775 / 11 / 2
SURVEY RECORD E. 222 / 86
COMP. BL - 7DB (6134)
BL - 7DD / V42 (6305)
BL - 7DD / V51 (6306)
ORIGINAL DIAGRAM 6357 / 63
C.C.T. No. 1971 - 407 - 20345

SURVEYED BY ME IN
MARCH - AUGUST 1984 ,
MAY 1985 - JANUARY 1986

M.D. CLOUGH
LAND SURVEYOR

S

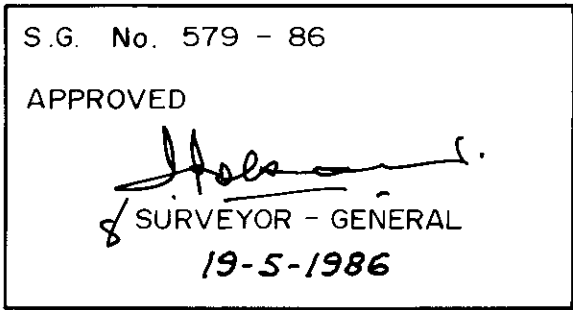
TP

GENERAL PLAN No. 11333

OF

GEORGE TOWNSHIP EXTENSION No.38

(GEORGE ALLOTMENT AREA)



ADMINISTRATOR'S APPROVAL

AF 395 / 1 / 207

DATED 1985 - 08 - 21

NOTIFIED AS AN APPROVED TOWNSHIP

NOTICE No.

DATED

OFFICIAL GAZETTE No.

ENDORSEMENTS					
No	AMENDMENT	ADDITION	AUTHORITY	INTD.	DATE

BEACON DESCRIPTION

B, H, J are 12mm iron peg

All other beacons are 16mm iron peg

REFERENCE MARKS

Standard Town Survey Marks

Comprising 38 erven numbered 12522 - 12525 , 12527 - 12533 , 12535 - 12545 , 12547 - 12562 George , 3 Public Places numbered 12526 , 12534 , 12546 George , and the streets

Situate on the Remainder of Erf 3706 , George in the Municipality and Administrative District of George

Province of Cape of Good Hope

Vide diagram No. 6357 / 63 annexed to CCT No. 1971 - 407 - 20345

CO - ORDINATES SYSTEM Lo.23°					
CONSTANTS Y ± 0,00 X + 3 700 000,00					
SIDES		ANGLES OF	MAIN FIGURE		
METRES		DIRECTION	Y ALL PLUS X		
AB	300,12	267 27 10	A	48 808,04	56 574,86
BC	138,41	354 39 00	B	48 508,22	56 561,52
CD	58,25	264 39 00	C	48 495,32	56 699,32
DE	6,68	219 39 00	D	48 437,32	56 693,89
EF	22,03	354 39 00	E	48 433,06	56 688,75
FG	6,68	129 39 00	F	48 431,01	56 710,69
GH	58,25	84 39 00	G	48 436,15	56 706,43
HJ	40,90	354 39 00	H	48 494,14	56 711,86
JK	118,35	84 39 00	J	48 490,33	56 752,58
KL	94,50	174 39 00	K	48 608,16	56 763,62
LM	181,41	84 39 00	L	48 616,97	56 669,53
MA	112,08	174 39 00	M	48 797,59	56 686,44

BLOCK CORNERS					
12522 x	48 804,12	56 616,75			
12523 d	48 767,28	56 613,30			
12524 c	48 748,02	56 604,47			
12524 d	48 760,96	56 605,68			
12526 c	48 678,70	56 675,31			
12527 a	48 746,62	56 619,40			
12528 b	48 751,13	56 624,84			
12530 x	48 802,91	56 629,69			
12531 d	48 684,76	56 610,59			
12539 c	48 505,20	56 593,78			
12540 x	48 577,01	56 613,56			
12542 x	48 516,93	56 607,93			
12547 x	48 504,48	56 740,85			
12549 x	48 564,57	56 746,48			
12553 d	48 665,76	56 674,10			
12554 x	48 670,60	56 622,33			
12557 x	48 589,96	56 614,77			
12562 e	48 609,37	56 750,67			
12562 x	48 577,51	56 747,69			

REFERENCE MARKS		
RM 1	48 569,61	56 756,73
RM 2	48 583,99	56 604,28

TRIGONOMETRICAL BEACONS		
Geo 9	50 788,32	55 472,51
Qud 7	56 603,60	51 940,60

ERF No.	AREA SQUARE METRES
12522	860
12523	907
12524	665
12525	855
12526	6 021
Public Place	
12527	692
12528	804
12529	687
12530	674
12531	825
12532	834
12533	737
12534	441
Public Place	
12535	774
12536	783
12537	772
12538	748
12539	725
12540	622
12541	632
12542	622
12543	634
12544	634
12545	634
12546	362
Public Place	
12547	652
12548	662
12549	652
12550	634
12551	634
12552	634
12553	861
12554	638
12555	620
12556	620
12557	607
12558	840
12559	640
12560	640
12561	640
12562	675

S.G. OFFICE NOTES	
1	⊙Erf 12526 (P.P.) Framed vide Dgm. 3342/2000 .
2	Erf 12546 (PP) Framed vide Dgm.5766/2001
3	Erf 12548 included in consol vide Dgm.5768/2001, Erf 20277
4	Erf 12527 consolidated vide SG2060/2019 Erf 27728

SURVEYED BY ME IN
MARCH - AUGUST 1984
MAY 1985 - JANUARY 1986

M.D. CLOUGH
LAND SURVEYOR

FILE No. S. 8775 / 11 / 2
SURVEY RECORD E. 222 / 86
COMP. BL - 7DB (6134)
BL - 7DD / V42 (6305)
BL - 7DD / V51 (6306)
ORIGINAL DIAGRAM 6357 / 63
C.C.T. No. 1971 - 407 - 20345

ANNEXURE 7



**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	SECOND DWELLING	ADDITIONAL DWELLING
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PROPERTY DETAILS

ERF NUMBER	12535	EXTENSION/A REA	Denneoord
ZONING	Single Residential I		
EXISTING LAND USE	Dwelling House		

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	Jacques and Elizabeth Theron				
STREET NAME	Dennegeur Avenue	HOUSE NUMBER	20		
POSTAL ADDRESS	20 Dennegeur Avenue	SAME AS POSTAL ADDRESS	YES	NO	
EXTENSION/AREA	Denneoord	CODE	6530		
ID NUMBER		E-MAIL ADDRESS	jaquestheron@live.com		
TELEPHONE NO		CELL NO	076 550 5491		

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	ABSA Bank			

TITLE DEED DETAILS

TITLE DEED NO.	40702/2007		
ARE THERE RESTRICTIONS IN THE TITLE DEED WHICH IMPACT THE APPLICATION? (If yes, describe restrictions below)			YES
NO			


APPLICATION DETAILS

DESCRIPTION OF BUILDING LINE RELAXATION (STREET / LATERAL / REAR BUILDING LINE)	FROM M	TO M	DETAILS
Carriage Crossing	30m	24.59m	Double carriage crossing
Western building line	2m	0m	Double garage over the 4m height
Western building line	2m	0.7m	Cold Room/storage (total 12m length over building line exceeded)
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	02/07/2025
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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
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	