



The Municipal Manager  
P O Box 19  
George  
6530

Reference: Erf 5031 George

9 June 2025

Sir

**APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION):  
ERF 5031 GEORGE**

Attached hereto please find an application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of both street boundary building lines and the eastern side boundary building line on Erf 5031 George to legalize the existing carport, existing braai chimney, converted single garage into a bedroom, walk in closet and bathroom as well as the two existing water tanks.

Your prompt consideration of the application will be appreciated.

Thanking you in anticipation.

**Jan Vrolijk**

**MOTIVATION REPORT**  
**APPLICATION FOR PERMANENT DEPARTURE (RELAXATION OF BUILDING LINES)**  
**ERF 5031 GEORGE**

9 June 2025



Prepared for:

**AJW van der Merwe and T Esterhuysen**  
1 Bult Street  
George  
6529

Prepared by:

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SACPLAN Registration No A/1386/2011

## INDEX

### **1. APPLICATION**

### **2. DEVELOPMENT PROPOSAL**

### **3. GENERAL INFORMATION IN RESPECT OF ERF 5031 GEORGE**

- 3.1 Locality
- 3.2 Existing land use
- 3.3 Extent of erf
- 3.4 Present Zoning
- 3.5 Surveyor General Diagram
- 3.6 Title Deed
- 3.7 Power of Attorney
- 3.8 Bondholder's consent
- 3.9 Conveyancer Certificate

### **4. DESIRABILITY OF APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION): ERF 5031 GEORGE**

- 4.1 Introduction
- 4.2 Existing planning in the area
- 4.3 Impact on schools, open spaces, and other community facilities
- 4.4 Impact on sunlight, view, and privacy
- 4.5 Impact on streetscape
- 4.6 Impact on property values
- 4.7 Impact on provision of parking
- 4.8 Impact on traffic circulation
- 4.9 Provision of services
- 4.10 Fire fighting

## 5. CONCLUSION

## ANNEXURES

**Annexure "A":** Site and building plan

**Annexure "B":** Application form

**Annexure "C":** Locality plan

**Annexure "D":** Surveyor General Diagram

**Annexure "E":** Title Deed

**Annexure "F":** Power of Attorney

**Annexure "G":** Bondholders Consent

**Annexure "H":** Conveyancer Certificate

**Annexure "I":** Previously approved building plans dated November 1997

**MOTIVATION REPORT**  
**APPLICATION FOR PERMANENT DEPARTURE (RELAXATION OF BUILDING LINES)**  
**ERF 5031 GEORGE**

## **1. APPLICATION**

Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the following building lines on Erf 5031 George:

- the Heuvel Street building line from 4.0 metres to 0.800 metres to allow for the legalization of an existing carport.
- the Bult Street building line from 4.0 metres to 2.250 metres to allow for the legalization of an existing braai chimney.
- the eastern side building line from 2.0 metres to 1.0 metre to allow for the legalization of the existing garage which has been converted into a bedroom, dressing room and a bathroom.
- the eastern side building line from 2.0 metres to 0.0 meters to allow for the legalization of the two existing 5000 litre water tanks.

A copy of the site plan and building plan is attached hereto as **Annexure "A"**.

The completed application form for the application for permanent departure is attached hereto as **Annexure "B"**.

## **2. DEVELOPMENT PROPOSAL**

Erf 5031 George had been developed with a dwelling house consisting of 4 bedrooms, 2 bathrooms, kitchen, laundry room, dining room and a living room with an indoor braai as well as a covered stoep, outdoor braai and a carport. The development is rounded off with a neatly kept lawn, a few mature trees, and shrubs. The erf is enclosed by a neatly built brick wall and a small

portion of vibre-crete wall, offering privacy and security on the street boundaries. A pedestrian access gate is located off Bult Street and vehicular access is from Heuvel Street.

The owners subsequently converted the existing single garage and storeroom on the eastern boundary into a bedroom, walk-in closet and bathroom, which is interlinked with the dwelling house, through the master bedroom.

A corrugated iron carport was also erected between the converted garage and Heuvel Street boundary of the erf, to create shelter for the owners motor vehicles. This is the most appropriate position for the carport as the vehicular access gate was already in this position and the area is paved.

A glass sliding door, facing Bult Street was enclosed and converted into the indoor braai and braai chimney. The construction of the braai, erection of the corrugated carport, as well as the conversion of the 'old' garage and storeroom, had been done without authorization.

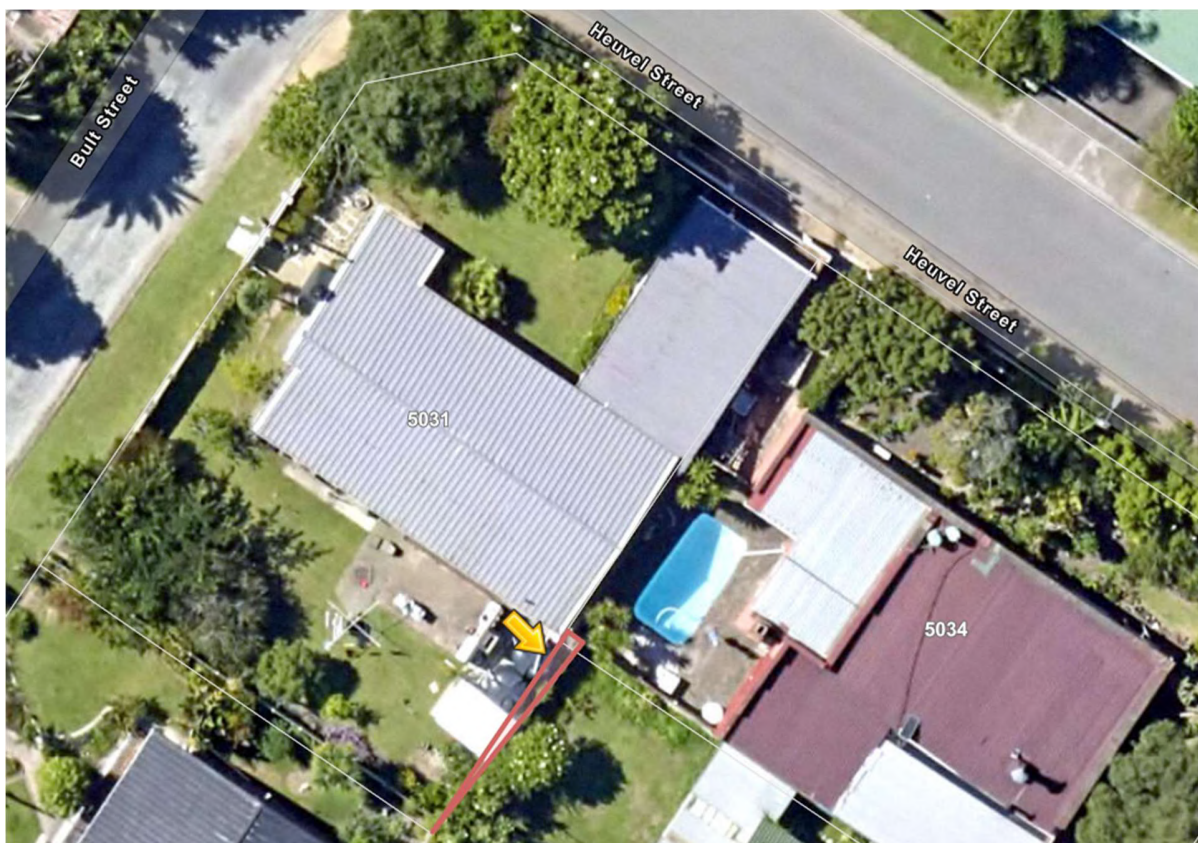
The owners also erected two 5000-liter water tanks and a wendy house on the 0m eastern side boundary building line. The two 5000-liter water tanks may encroach the required building lines in terms of Section 21(1)(j) of the George Integrated Zoning Scheme, 2023, if the water tanks do not exceed the height of the boundary wall. The existing water tanks do exceed the boundary wall height and therefore a building line relaxation is also required.

The wendy house which is classified as an outbuilding is permitted within the common boundary building line provided that the outbuilding does not exceed a height of 4 metres in terms of development parameter (e)(i)(aa) for Dwelling House in terms of the George Integrated Zoning Scheme, 2023. The existing wendy house/outbuilding has a height of 2,675 meters and can thus be accommodated in the eastern side boundary building line.

From the aerial image below, it can be seen that the boundary wall, water tanks and wendy house on Erf 5031 George is partially over the neighbouring properties to the east. The boundary wall encroaches a very small portion on Erf 5034 George and a slightly bigger area on Erf 5035 George. The property owners are willing to rectify this minor encroachment and ensure that the



boundary wall, water tanks and wendy house will be moved to align with the site and building plan as attached hereto as **Annexure “A”**.



The coverage and building lines applicable to a “dwelling house” are set out in a table in Schedule II of the George Integrated Zoning Scheme, 2023. The area of the application erf is 673m<sup>2</sup>. The street boundary building line applicable to a dwelling house on an erf greater than 500m<sup>2</sup>, but not exceeding 1000m<sup>2</sup>, is 4.0 metre and the side and rear boundary building lines are 2.0 metres, whilst the coverage applicable is 325m<sup>2</sup> or 50% of the area of the erf.

The total floor area of buildings on the erf will amount to approximately 191.41m<sup>2</sup>, which is less than the allowable coverage of 500m<sup>2</sup> or the coverage can be calculated at 28.44% which is well below the required 50%.



The conversion of the single garage into a bedroom, walk-in closet and bathroom conform with the development parameters applicable to a “dwelling house”, and can therefore, be legalized by means of approval of the building line relaxation.

Development Parameter (e) “*Garages, carports and outbuildings*” of the development parameters applicable to a “dwelling house” in the George Integrated Zoning Scheme, 2023 stipulates, inter alia, as follows:

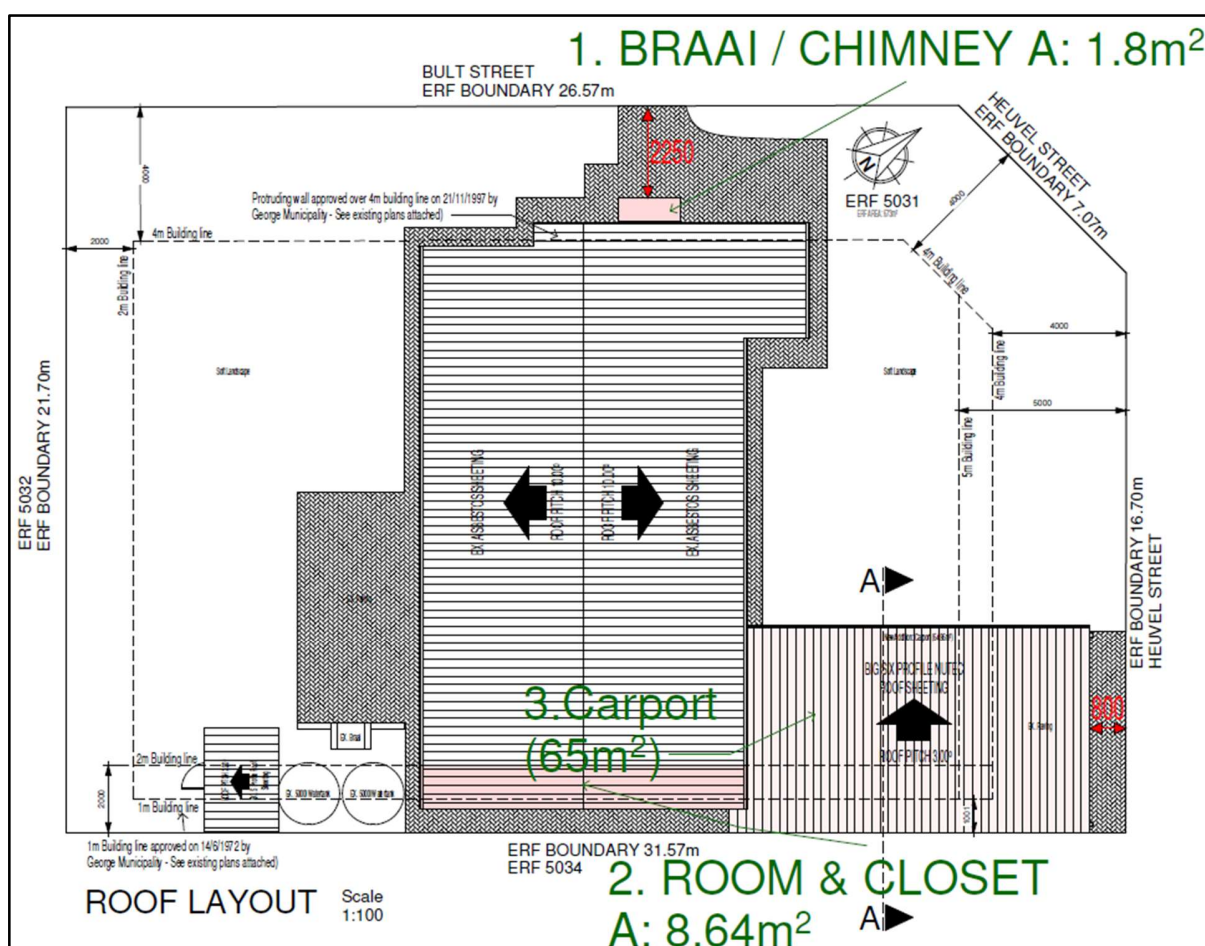
- (i) *“A garage, carport and outbuildings are permitted within the common boundary building line provided that the garage, carport and outbuilding-*
  - (aa) *do not exceed a height of 4 metres;*
  - (bb) *does not contain more than a double garage façade facing a public street;*
  - (cc) *when combined, does not exceed a length of 12 metres along a common boundary building line;*
  - (dd) *does not include a braai room or entertainment area.*
- (ii) *For land units of 650m<sup>2</sup> or less,-*
  - (aa) *a garage or carport erected parallel to the street boundary is permitted up to 1,5 metres from the street boundary;*
  - (bb) *a garage or carport erected perpendicular to the street boundary is permitted up to 5,5 metres from the street kerb;*

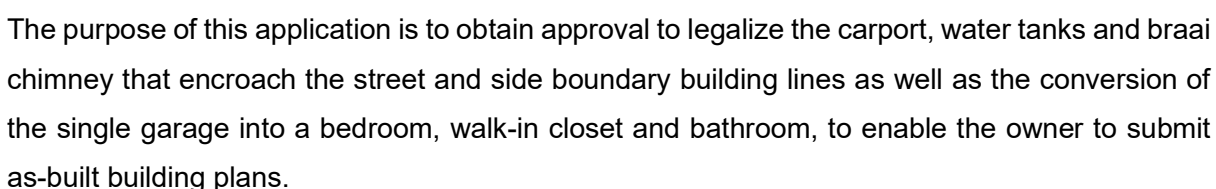
*provided the garage, carport or outbuilding –*

  - (aa) *does not exceed a height of 4 metres;*
  - (bb) *does not contain more than a double garage façade facing a public street; and*
  - (cc) *does not exceed a length of 6.5 metres along a common boundary building line.*
- (iii) *For land units exceeding 650m<sup>2</sup>, a garage or carport that is accessed perpendicular to the street boundary may not be closer than 5 metres from the street boundary, notwithstanding the street building line.”*

The existing corrugated iron carport has a double garage façade, a width of 6.193 metres, a length of 10.775 metres and a height of 2.9 metres. As it is located in front of the previous single garage, it exceeds the street boundary building line and is located 0.8 metres from the street boundary. Except for the corrugated iron carport transgressing the stipulation in paragraph (iii) above, (5 meters distance from the street boundary) the corrugated iron carport conforms with all the mentioned stipulations.

The following site plan and building plan which is attached hereto as **Annexure "A"** indicates the position of the existing buildings on the erf, as well as the extent to which the street boundary building line has been exceeded by the corrugated iron carport.





### 3.1 Locality

Erf 5031 George is situated on the corner of Heuvel and Bult Street and the postal address are 1 Bult Street, Denneoord. The locality of the erf is indicated on the locality plan attached hereto as **Annexure “C”**.

### 3.2 Existing land use

The application erf is used for residential purposes.

### 3.3 Extent of erf

The total area of Erf 5031 George is 673m<sup>2</sup>.

### 3.4 Present zoning

In terms of the George Integrated Zoning Scheme, 2023, the zoning of Erf 5031 George is Single Residential Zone I.

### 3.5 Surveyor General Diagram

The Surveyor General Diagram is attached hereto as **Annexure “D”**.

### 3.6 Title Deed

Erf 5031 George is registered in the name of Albertus Jacobus Wilhelmus van der Merwe and Thea Esterhuysen. A copy of the Title Deed for Erf 5031 George is attached hereto as **Annexure “E”**.

### 3.7 Power of Attorney

A Power of Attorney, whereby Jan Vrolijk Town Planner/Stadsbeplanner has been appointed by Albertus Jacobus Wilhelmus van der Merwe and Thea Esterhuysen to prepare the application referred to in point 1 of this motivation report and to sign all relevant documents is attached hereto as **Annexure “F”**.

### 3.8 Bondholder's consent

Erf 5031 George is encumbered by a bond. The consent of the bondholder, First National Bank is attached hereto as **Annexure “G”**.

### **3.9 Conveyancer Certificate**

A Conveyancer Certificate in respect of Erf 5031 George is attached hereto as **Annexure “H”**. The certificate confirms that there are no conditions in the Title Deed of the property which prohibits the development of the erf as proposed in this application.

## **4. DESIRABILITY OF APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION): ERF 5031 GEORGE**

### **4.1 Introduction**

Specific issues which must be addressed in the motivation of applications are highlighted in the Land Use Planning By-Law for George Municipality, 2023. These issues are, however, aimed at more complex applications and are not applicable to lesser applications, such as permanent departures for building line relaxations.

This application will therefore be motivated with reference to the following aspects:

- *Compatibility of the proposal with the existing planning and land uses of the surrounding area.*
- *The impact that the proposal will have on the environment.*
- *The impact that the proposal will have on traffic and parking in the surrounding area.*
- *The impact that the proposal will have on surrounding facilities such as schools, open spaces and other community facilities should the application result in an increase in the population of the area concerned.*
- *The impact that the proposal will have on the existing character of the surrounding area and the rights of the inhabitants of the area in respect of property values, privacy, view, sunlight, et cetera.*
- *Provision of essential services.*



## 4.2 Existing planning in the area

Erf 5031, George is located on the corner of Bult and Heuvel Streets in the suburb known as Denneoord. This is a well-established neighbourhood with older houses where additions and alterations are common practice. Heuvel is a short neighbourhood street between Wellington and Outeniqua Streets and Bult Street is a cul-de-sac.

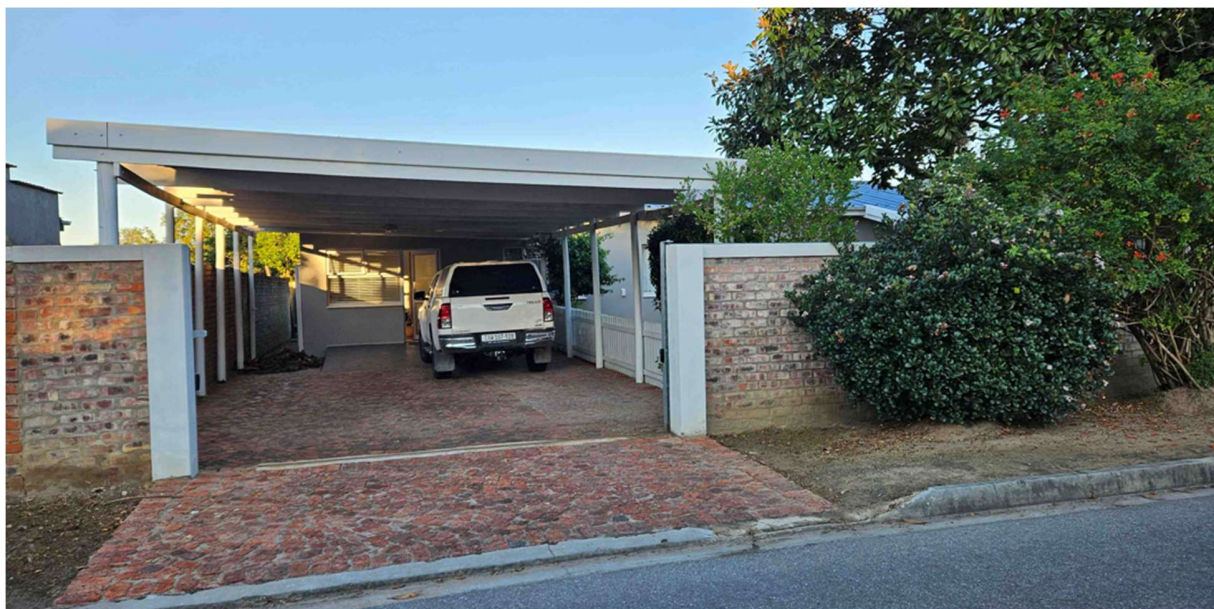
All the properties in the immediate vicinity of Erf 5031 George are zoned for Single Residential Zone I and developed with dwelling houses and second dwellings. The following aerial photo indicates the locality of Erf 5031 George, as well as the structures situated on the erf, in relation to the surrounding residential erven.



This application entails a permanent departure for the relaxation of the street and side boundary building lines on the application erf to accommodate the existing corrugated iron carport, situated



in the north-eastern side of the erf, between the converted single garage and the street boundary. As can be seen in the photo below.



Due to the existing vehicular access gate and paved area, the present position of the corrugated iron carport is considered the most appropriate locality, for the following reasons:

- The area between the street boundary and the existing dwelling house is large enough to accommodate the corrugated iron carport.
- The corrugated iron carport is situated on the north-eastern corner of Erf 5031, George, however the carport is only 2.9 metres in height and will have no impact on the adjoining residential erf, Erf 5034 George due to the location of the existing buildings on Erf 5034 George.
- As the corrugated iron carport has been erected on the existing paved area, no additional paving is required, with no loss of garden area.
- No additional street access is required.
- The corrugated iron carport will not cast any undesirable shadows on any adjoining residential property.

The braai chimney facing Bult street is a neat structure and well maintained. The braai chimney can have no impact on any surrounding neighbouring residential properties. The photo below indicates the braai chimney from Bult street, also indicating the pedestrian access gate from Bult Street.



The conversion of the previously known single garage into a bedroom, walk-in closet and bathroom, forms part of the dwelling house, and it appears to be planned as such. The departure from the side boundary cannot negatively impact on the residential neighbour as the main structure has been in this position since the house was originally built. We do not anticipate that the change from a single garage to a small bedroom, walk-in closet and bathroom could have any negative effect on the surrounding area.

The water tanks are common residential structures and cannot have any negative impact on the adjacent neighbours. The position will be corrected as discussed in Part 2 of this report.

The permanent departure for the relaxation of the street boundary building lines and eastern side building lines as proposed in this application, will therefore not establish an undesirable precedent and can be accommodated within the existing planning of the area concerned.

#### **4.3 Impact on schools, open spaces, and other community facilities**

This application entails a permanent departure for the relaxation of the street and side boundary building lines on the application erf to accommodate an existing corrugated iron carport, the braai chimney, the water tanks as well as the conversion of the single garage into a bedroom, walk-in closet and bathroom. The proposed permanent departures on the application erf will thus not result in an increase in the number of inhabitants of the erf beyond that which can be accommodated in terms of the zoning of the erf. As such, the proposal will not have an impact on schools, open spaces, and other community facilities in the area.

This aspect is, therefore, not relevant to this application.

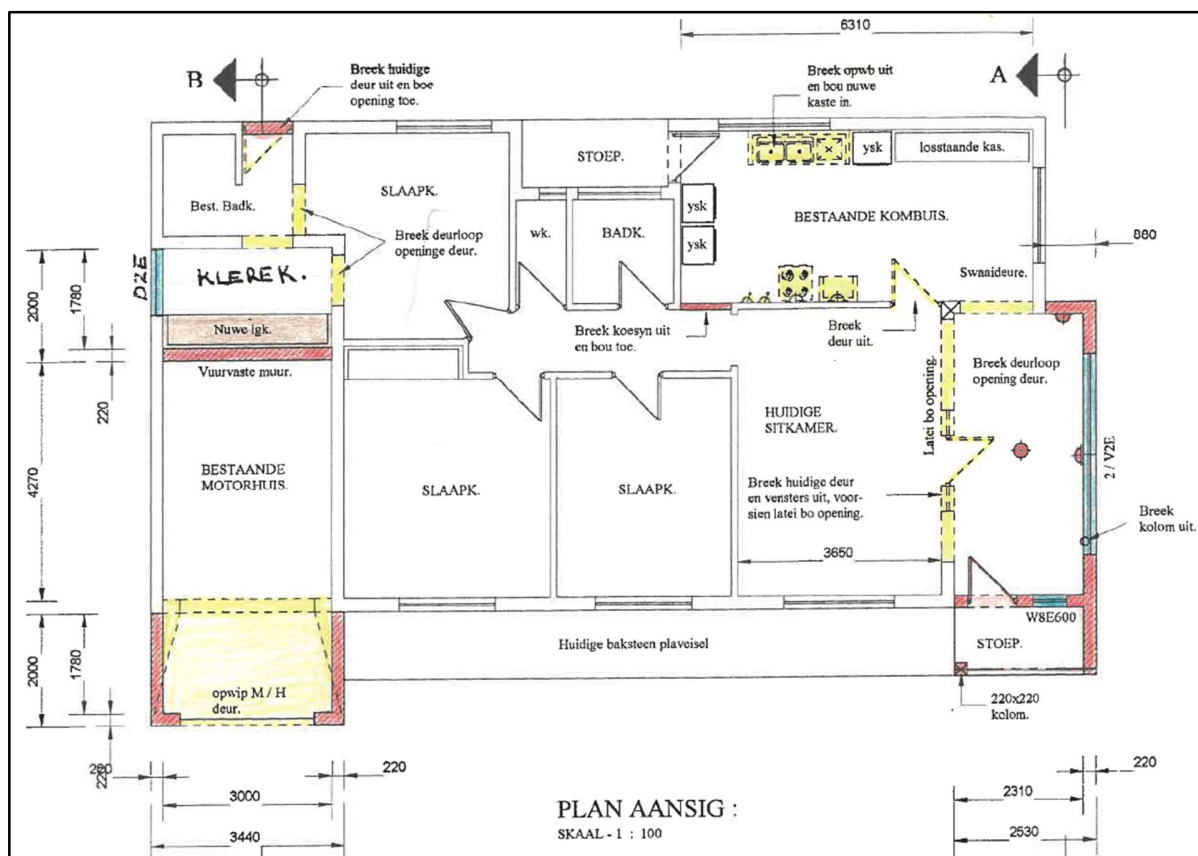
#### **4.4 Impact on sunlight, view, and privacy**

This application entails a permanent departure for the relaxation of the street and side boundary building lines on the application erf to accommodate an existing corrugated iron carport, the braai chimney, the water tanks as well as the conversion of the single garage into a bedroom, walk-in closet and bathroom.

As the corrugated iron carport already exists and is situated on the southern side of Heuvel Street, it is easy to establish that the only erf which could be affected by the carport, is Erf 5034 George, which is situated to the east of the application erf. The same goes for the conversion of the single garage.

The corrugated iron carport and conversion of the garage into a bedroom, walk-in closet and bathroom on the application erf are situated opposite the western side of the garden and swimming pool of Erf 5034 George. The previous owners of Erf 5031 George erected the corrugated iron carport without any approval and made some of the internal changes to the

existing single garage structure as can be seen on the approved building plans dated 3 November 1997 and attached hereto as **Annexure "I"**.



The water tanks are allowed in the side boundary building line, only if they do not exceed the height of the boundary wall. The existing wendy house/outbuilding complies with the development parameters and does not require relaxation, however the water tanks are higher than the existing boundary wall. The only property that could be affected will be Erf 5035 George. The existing structures on Erf 5035 George are located approximately 8m from the boundary wall and therefore no negative impact can be anticipated.

The existing braai chimney encroaches the street building line and cannot affect any neighbours, as it is located on the corner of Bult and Heuvel Streets.

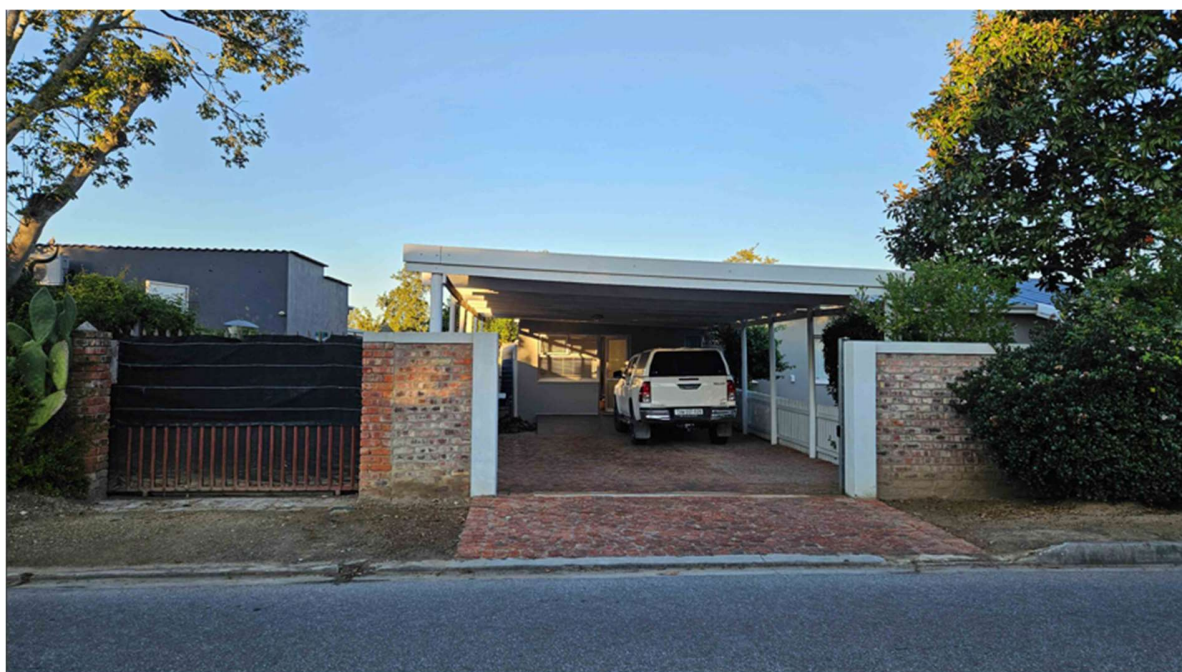


The proposed permanent departure will, therefore, have no impact on the sunlight, view or privacy of the adjacent residential erven, or any other erf in the vicinity. It is also important to keep in mind that the structure, in respect of which the proposed permanent departure is now required, has been in existence for some time and as far as could be ascertained, no neighbours have yet objected against the locality of the structures.

This aspect is, therefore, also not relevant to this application.

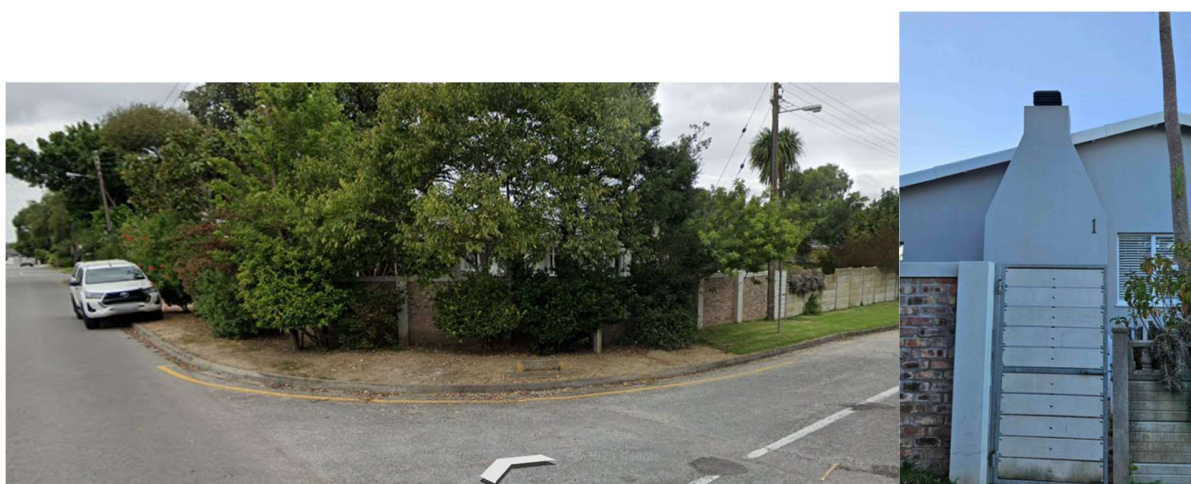
#### **4.5 Impact on streetscape**

The following photo shows the street elevation of the application erf, including the corrugated iron carport and converted single garage.



The carport is of good quality and the colour suits the existing boundary wall and dwelling house and cannot be regarded as intrusive. The proposed relaxation of the street and side boundary building line does not have a negative impact on the streetscape in the vicinity of the application erf.

The braai chimney is not visible from the corner of Bult and Heuvel street, because of mature trees and vegetation, as indicated in the photo below. The braai chimney is only visible from Bult Street and fits into the character of the area and therefore it could not have a negative impact on the streetscape.



#### 4.6 Impact on property values

As indicated in the previous paragraphs, the structures in respect of which the permanent departure is required do not have a negative impact on any of the surrounding properties, and the design and construction material are of good quality. The carport, additional bedroom, water tanks and indoor braai/braai chimney adds value to the utilization of the erf.

The value of surrounding properties can, therefore, not be negatively impacted upon by the proposed permanent departure as proposed in this application.

#### 4.7 Impact on the provision of parking

The parking requirements applicable to different land uses are set out in table format in Section 42 of the George Integrated Zoning Scheme, 2023. In respect of dwelling houses on erven larger than 350m<sup>2</sup>, provision must be made for a minimum of 2 on-site parking bays per dwelling house.



As indicated on the site and building plan attached hereto as **Annexure “A”**, the existing carport can accommodate 4 vehicles on the property. Despite the relaxation of the street boundary building line, the number of parking bays conforms with the parking requirement in the George Integrated Zoning Scheme, 2023.

The provision of on-site parking will, therefore, not be negatively impacted upon by the proposed permanent departure as proposed in this application.

#### **4.8 Impact on traffic circulation**

Erf 5031 George is situated on the corner of Heuvel and Bult Street. Heuvel is a short neighbourhood street that carries very little traffic. Bult Street is a cul-de-sac and only carries the traffic of the dwelling houses located along Bult Street. Vehicular access to the application erf is obtained from the existing street access in Heuvel Street. No additional access is required in respect of the corrugated iron carport. The proposed relaxation of the street boundary building line to accommodate the corrugated iron carport in Heuvel Street and the braai chimney in Bult Street will not result in the generation of more traffic, as the carport is used by the inhabitants of the dwelling house.

The proposed relaxation of the street boundary building lines will, therefore, not have any negative impact on the traffic situation in Heuvel and Bult Street.

As the existing corrugated iron carport is situated behind the access gate, the proposed relaxation of the mentioned street boundary building line can have no negative impact on sight distances in any direction in Heuvel Street.

#### **4.9 Provision of services**

The existing development on the application erf has been connected to the municipal services in the area and the permanent departure as proposed in this application will, therefore, not have any negative impact on the existing services or the provision of services.

#### **4.10 Fire-fighting**

The fire-fighting requirements stipulated in the fire-regulations will not be negatively impacted upon as the application erf will still be fully accessible for fire-fighting purposes.

## 5. CONCLUSION

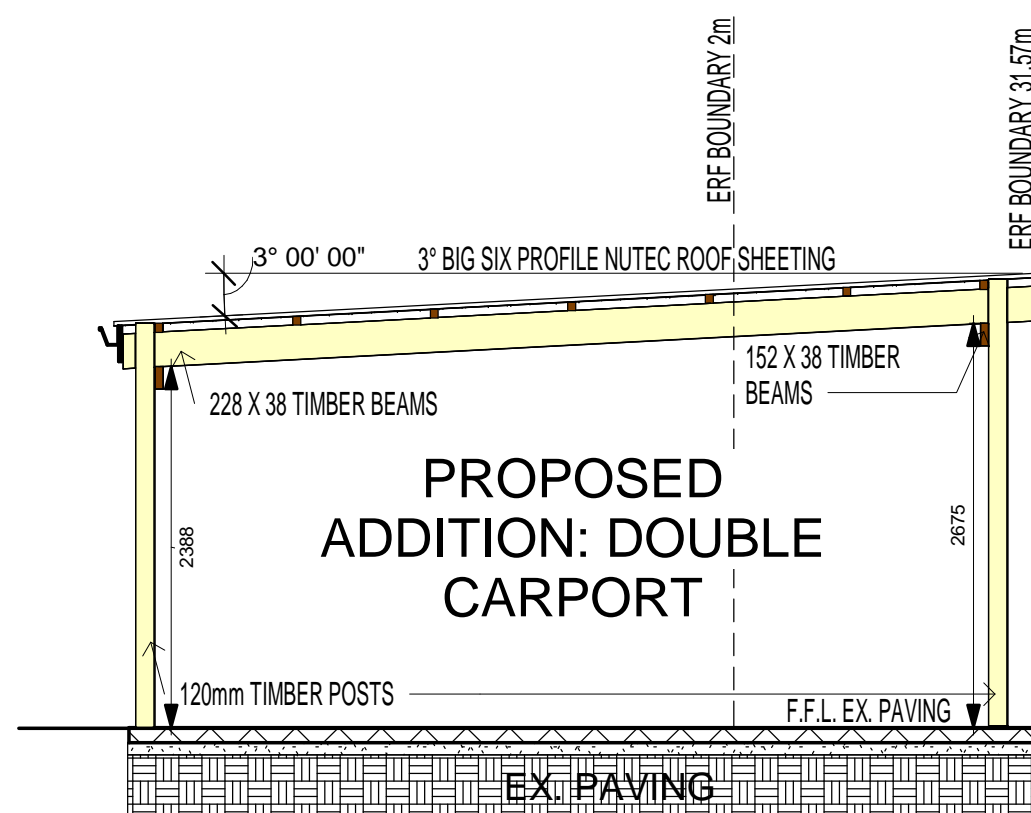
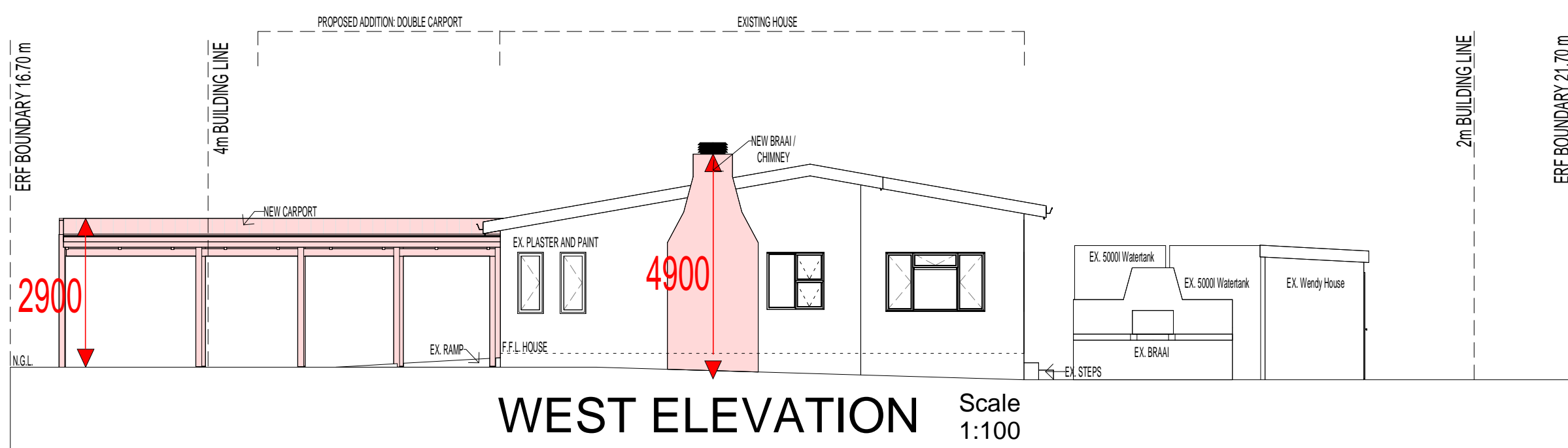
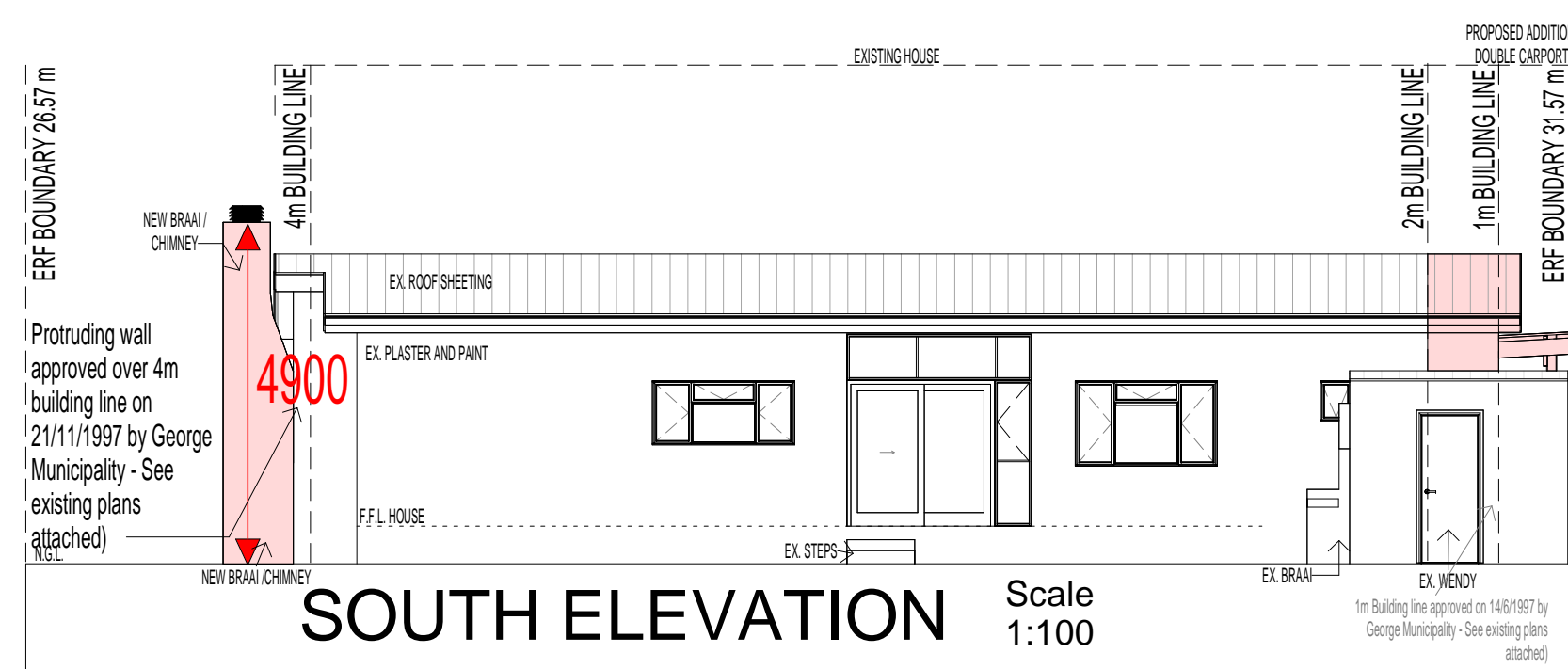
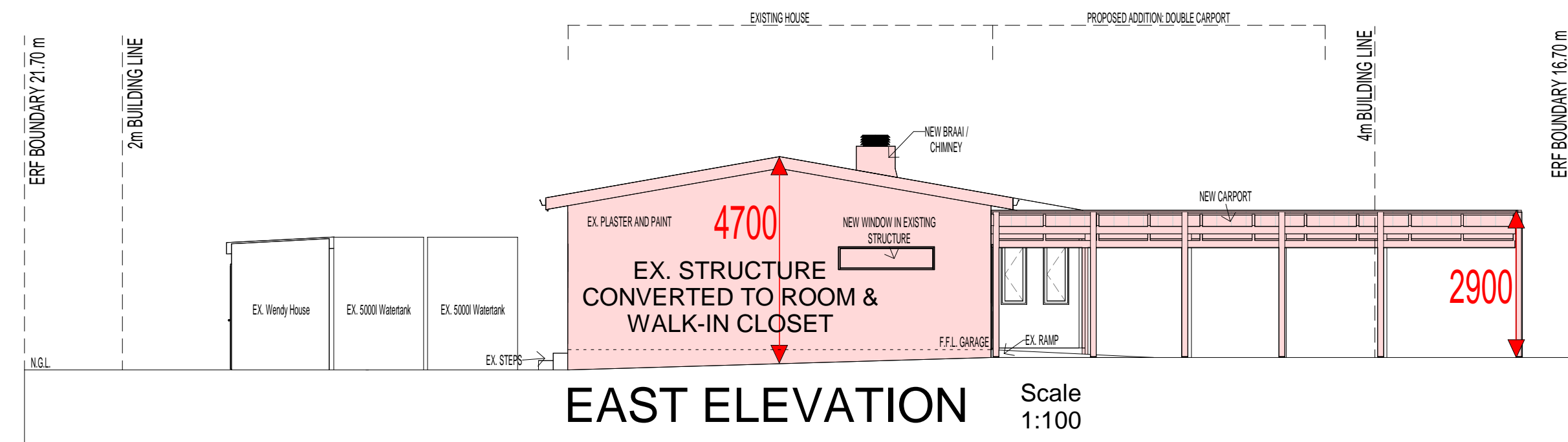
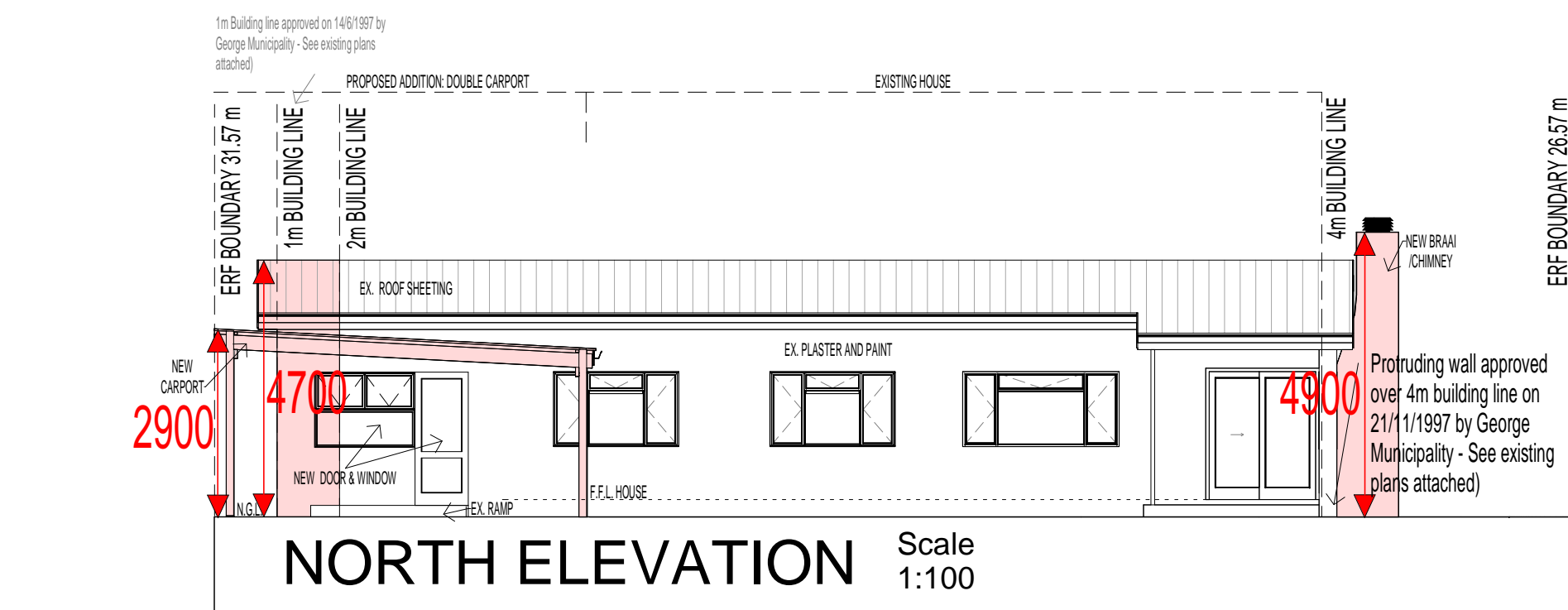
Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for the permanent departure for the relaxation of both street boundary building lines and the eastern side boundary building line on Erf 5031 George for the legalization of the existing carport, existing braai chimney, the conversion of the single garage into a bedroom, walk-in closet and bathroom as well as the two existing water tanks.

The proposed permanent departure for the relaxation of both street boundary building lines and the eastern side building line on Erf 5031 George, will not have a negative impact on development, public facilities, or traffic circulation in the surrounding area.

The application conforms with the prescriptions contained in the Land Use Planning By-Law for George Municipality, 2023 and is submitted for consideration in accordance with the relevant stipulations of the mentioned By-Law.

## ANNEXURE "A" - SITE PLAN AND BUILDING PLAN





#### SPECIFICATIONS: TIMBER-FRAMED CONSTRUCTION

**Roof Construction:**  
Roof pitch: 3°  
BIG SIX PROFILE NUTEC roof sheeting fixed according to the manufacturer's specifications.  
75 x 52mm SA Pine roof purlins @ 850mm c/c  
228 x 38mm SA Pine beams supporting the roof purlins, further supported by 152 x 38mm SA Pine beams on either side of the roof  
All fixings, nails, and flashings to be installed in accordance with the manufacturer's instructions.

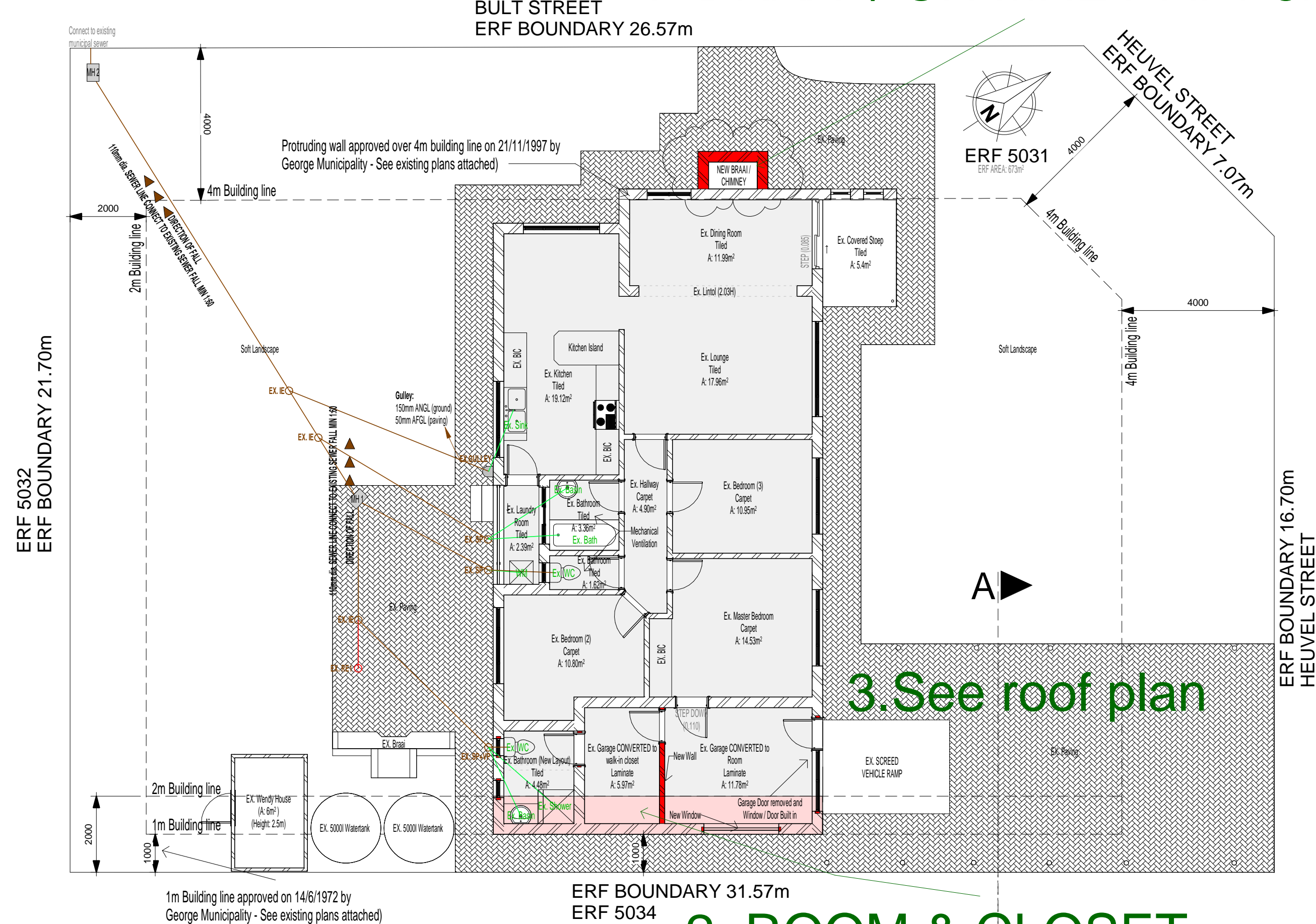
**Structural Framing:**  
The entire structure is supported by 120mm SA Pine timber posts cast in concrete foundations.  
Minimum head clearance of the structure: 2.388m. All timber used must be preservative treated in accordance with SANS 10005

**Floor Construction:**  
The carport is built upon an existing paved surface.

**Foundation:**  
450 x 450 x 450mm concrete pad foundation. Foundations (20MPa) to be minimum 600mm under natural ground level, to solid base.

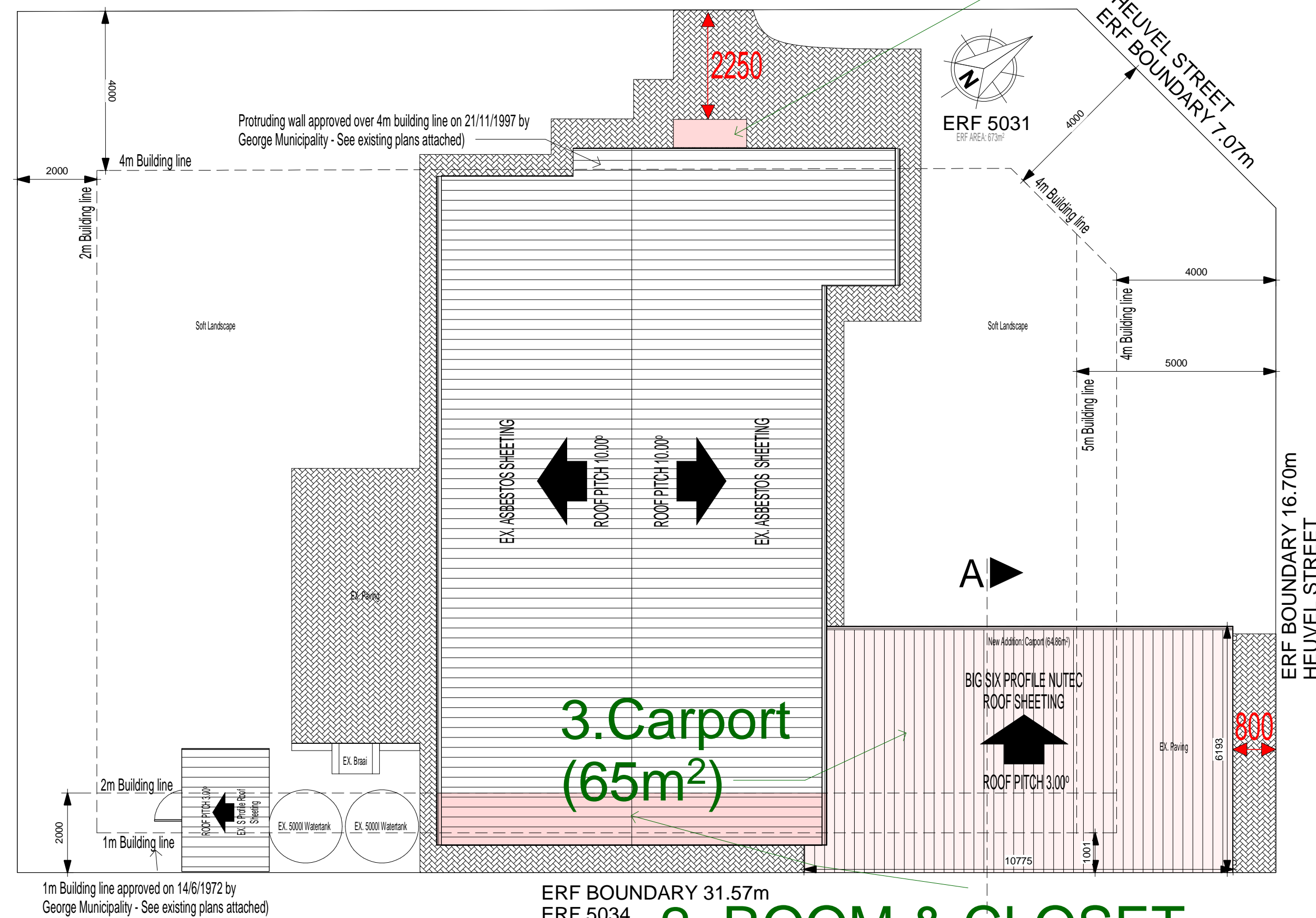
**Paving and Rainwater Goods:**  
Paving to match existing. Rainwater disposal to comply with SANS 10400 Part P

**Windows and Doors:**  
Not applicable for this structure



## 1. BRAAI / CHIMNEY A: 1.8m<sup>2</sup>

## 2. ROOM & CLOSET A: 8.64m<sup>2</sup>



## 3. Carport (65m<sup>2</sup>)

## 2. ROOM & CLOSET A: 8.64m<sup>2</sup>

**GENERAL NOTES:**  
Existing walls on boundary to be finished 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 discharged onto neighboring property. Existing patio, open stoep, verandas etc. to remain open as per building plan. Drainage installation to comply with SANS 10400 Part P. Sanitary fittings discharging to a gully to discharge over that gully as per Part P of SANS 10400 (4.21). Drainage installations under the building work must be installed in terms of Part 9 SANS 10400 (4.19.4). Drainage installations under the 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. Patio to remain open as per building plan. Pergola to remain open as per building plan.

AREA OF ERF:	673.00m <sup>2</sup>
% Coverage :	28.44%
<b>GROUND LEVEL:</b>	
House Area:	143.62m <sup>2</sup>
Covered Stoep:	5.96m <sup>2</sup>
New Addition (Carport):	41.83m <sup>2</sup>
<b>Total area:</b>	<b>191.41m<sup>2</sup></b>

ANY DISCREPANCIES OR CONTRADICTIONS MUST IMMEDIATELY BE POINTED OUT TO TERTIUS CONRADIE FOR CORRECTIONS OR EXPLANATIONS BEFORE ANY CONSTRUCTION PROCEEDS.

**Tertius Conradie**  
Architect  
Argitch & Co. PRESENT  
083 7227 283  
15 Progress St  
Dormelshdrift, George  
terconradie@telkomsat.net

**Iconradie**  
ARCHITECT  
Inge Conradie 078 225 9154  
M.Arch. (Prof) • BAS • 15 Progress St  
Dormelshdrift, George  
Member of SACAP • inge.architect@gmail.com

**PROJECT DESCRIPTION:**  
PROPOSED ADDITIONS ERF 5031, GEORGE

**DRAWING / S:**  
Building Line Relaxation Query

CLIENT SIGNATURE:	DATE: 2025.04.03	SCALE: 1:100
DRAWING NO: E 5031_SHEET 1		



## ANNEXURE "B" - APPLICATION FORM



**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
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SECOND DWELLING	
-----------------	--

ADDITIONAL DWELLING	
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**PROPERTY DETAILS**

ERF NUMBER	5031	EXTENSION/A REA	Denneoord, George
ZONING	Single Residential Zone I		
EXISTING LAND USE	Residential		

**CORRESPONDENCE DETAILS**

IS THE APPLICANT ALSO THE REGISTERED OWNER OF THE RELEVANT PROPERTY?					YES	NO	
ADDRESS CORRESPONDENCE TO			OWNER	APPLICANT	POST OR E- MAIL	<del>POST</del>	E-MAIL
COLLECT BY HAND	YES	<del>NO</del>	TELEPHONE NO	0824647871			

**OWNER DETAILS**

OWNER NAME	AJW van der Merwe and T Esterhuysen					
STREET NAME	Corner of Bult and Heuvel Street			HOUSE NUMBER	1	
POSTAL ADDRESS	1 Bult Street			SAME AS POSTAL ADDRESS	YES	<del>NO</del>
EXTENSION/AREA	Denneoord, George			CODE	6529	
ID NUMBER	8504045107086 8402150187086		E-MAIL ADDRESS	<a href="mailto:bertus@skb.co.za">bertus@skb.co.za</a>		
TELEPHONE NO	N/a		CELL NO	0711105227 or 0797763591		

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

NAME	Jan Vrolijk Town Planner / Stadsbeplanner					
STREET NAME	Victoria Street			HOUSE NUMBER	-	
POSTAL ADDRESS	P O Box 710			SAME AS POSTAL ADDRESS	YES	NO
EXTENSION/AREA	George CBD			CODE	6530	
TEL / CELL NO	082 464 7871		E-MAIL ADDRESS	<a href="mailto:janvrolijk@jvtownplanner.co.za">janvrolijk@jvtownplanner.co.za</a>		
PROFESSIONAL CAPACITY	Town Planner		SACPLAN NO	A/1386/2011		



**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	FNB		

**TITLE DEED DETAILS**

TITLE DEED NO.	T37956/2015		
ARE THERE RESTRICTIONS IN THE TITLE DEED WHICH IMPACT THE APPLICATION? (If yes, describe restrictions below)		YES	NO
N/a			


**APPLICATION DETAILS**

DESCRIPTION OF BUILDING LINE RELAXATION (STREET / LATERAL / REAR BUILDING LINE)	FROM M	TO M	DETAILS
Street boundary building line	4.0	0.8	Legalization of existing carport
Street boundary building line	4.0	2.250	Legalization of existing braai chimney
Eastern side boundary building line	2.0	1.0	Legalization of converted garage
Eastern side boundary building line	2.0	0.0	Legalization of water tanks
Is an application for an increase in coverage being applied for? (Indicate increase under details)	YES	NO	
Is an application for a 2 <sup>nd</sup> 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
To be advertised			

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	9 June 2025
-----------------------	---	------	-------------

**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)

## ANNEXURE "C" - LOCALITY PLAN



# Erf 5031 George - Locality plan



0 0.03 0.05 0.1 km

Date: 4/11/2025 2:44 PM

Scale: 1:894



Disclaimer  
George Municipality makes no warranties as to the correctness of the information supplied.  
Persons relying on this information do so entirely at their own risk.

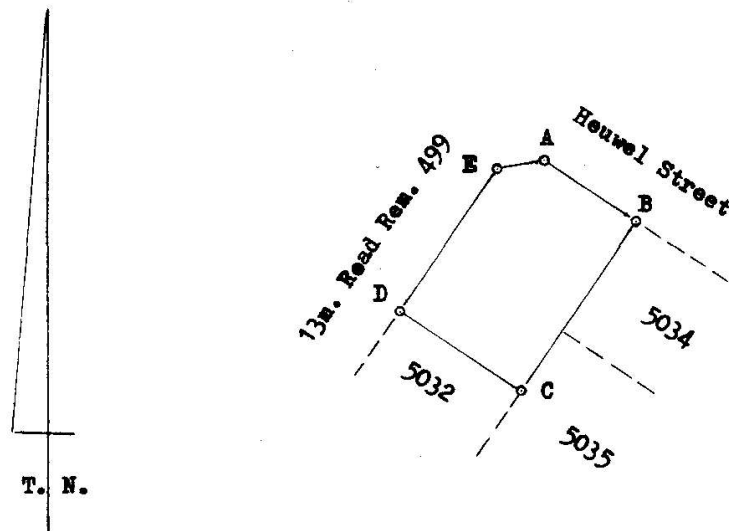
George Municipality will not be liable for any claims whatsoever, whether for damages or otherwise,  
which may arise as a result of inaccuracies in the information supplied.



**ANNEXURE “D” – SURVEYOR GENERAL DIAGRAM**

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES System		S.G. No.
			Y	X	
AB	16,70	303.48.00			5 7 2 4 / 7 1 Approved <i>[Signature]</i> f Surveyor-General 9 - 9 - 1971
BC	31,57	33.48.00			
CD	21,70	123.48.00			
DE	26,57	213.48.00			
EA	7,07	258.48.00			

All beacons are 12mm. Round Iron Pegs.



Scale: 1 : 1 000

The figure **A. B. C. D. E.**  
 represents **673 Square Metres** of land, being  
**ERF 5031 (Portion of Erf 499), GEORGE**  
 situate in **the Municipality and**  
 Administrative District of **GEORGE** Province of Cape of Good Hope.  
 Surveyed in **June, 1971.**  
 by me, *[Signature]* Land Surveyor

This diagram is annexed to

*D.T.*  
 No. **3159/72**  
 dated  
 i.f.o.

Registrar of Deeds

The original diagram is

No. **2692/1921** annexed to  
 Transfer/~~Grant~~  
 No. **1921.201.11845**

File No. **S. 8775/76/2**

S.R. No. **E.1434/71**

Comp. **BL-7DD/V44 & V53**  
 Gen. Plan **14(2883)**

**S**  
**B**  
**C**

## ANNEXURE "E" - TITLE DEED



Cathedral Street  
P O Box 879  
George  
6530

Fee Calculation		
	Amount	Office fee
Purchase price/Value	R. 710 000,00	R. 710 000
Stamp Duty Capital Amount	R. ....	R. ....
Reason for exemption	Col. ....	Exempt L.L. o section .... Act. ....

CONVEYANCER  
NIEL HAYCOCK

VERBIND MORTGAGED	
VIA FOR R. 650 000,00	
B 00 018900 / 2015	2015-07-08
REGISTRAR/REGISTRAR	

DATA / CAPTURE
21 JUL 2015
MDAVL

T 000037956 / 2015
--------------------

## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

**LYNNE BOTHA**

appeared before me, REGISTRAR OF DEEDS at Cape Town, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at GEORGE on 2 JUNE 2015 granted to him by

**CHARLES MINIE** In his capacity as curator bonis of

**GRACE DOREEN COURT**  
Identity Number 280816 0072 08 2  
Widow

Authorized hereto by Order of the High Court of South Africa (Eastern Circuit Local Division, George) under High Court Case No. 14009/14 dated 26<sup>th</sup> November 2014

1. ALBERTUS JACOBUS WILHELMUS VAN DER MERWE  
Identity Number 8504045107086  
Married out of community of property
2. THEA ESTERHUYSEN  
Identity Number 840215 0187 08 6  
Married out of community of property

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

ERF 5031 GEORGE  
IN THE MUNICIPALITY AND DIVISION OF GEORGE  
PROVINCE OF THE WESTERN CAPE

IN EXTENT 673 (SIX HUNDRED AND SEVENTY THREE) Square metres

FIRST TRANSFERRED by Deed of Transfer Number T3159/1972 with  
Diagram SG No.5724/71 relating thereto and held by Deed of Transfer Number  
T94144/2003

- A. SUBJECT to the conditions referred to in Deed of Transfer No. T11845/1921.
- B. SUBJECT FURTHER to the following special conditions contained in Deed of  
Grant dated 23<sup>rd</sup> July 1881 (George Quitrents Volume 11 No. 6) issued in terms  
of Act No. 9 of 1879, namely:-

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

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

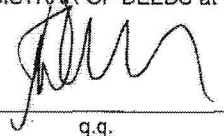
1. **ALBERTUS JACOBUS WILHELMUS VAN DER MERWE , Married as aforesaid**
2. **THEA ESTERHUYSEN, Married as aforesaid**

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 R710 000,00 (SEVEN HUNDRED AND TEN 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

2 July 2015.

  
q.q.

In my presence

\_\_\_\_\_  
REGISTRAR OF DEEDS

## ANNEXURE "F" - POWER OF ATTORNEY

## POWER OF ATTORNEY

We, the undersigned

**Albertus Jacobus Wilhelmus van der Merwe and Thea Esterhuysen**

in our capacity as the registered owners of

**Erf 5031 George**

do hereby appoint Jan Vrolijk Town Planner/Stadsbeplanner to prepare, sign and submit the following applications to the George Municipality:

*An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the following building lines on Erf 5031 George:*

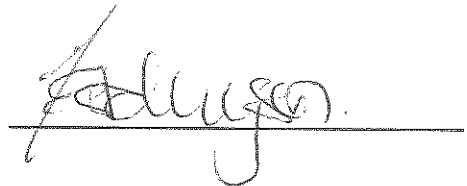
- *the Heuvel Street building line from 4.0 metres to 0.800 metres to allow for the legalization of an existing carport.*
- *the Bult Street building line from 4.0 metres to 2.250 metres to allow for the legalization of an existing braai chimney.*
- *the eastern side building line from 2.0 metres to 1.0 metre to allow for the legalization of the existing garage which has been converted into a bedroom, dressing room and a bathroom.*
- *the eastern side building line from 2.0 metres to 0.0 meters to allow for the legalization of the two existing 5000 litre water tanks.*

Signed at George on 9 June 2025.

**Albertus Jacobus Wilhelmus van der Merwe**



**Thea Esterhuysen**





## ANNEXURE "G" – BONDHOLDERS CONSENT



**FNB HSLS**

Second floor, FNB Fairland  
1 Enterprise Road  
Fairland  
2195

PO Box 1065  
Johannesburg  
2000

Web: [www.fnb.co.za](http://www.fnb.co.za)

Your reference: 3/014067638

Our reference: K GOVENDER

Tel: 087 328 0035

EMAIL: [Misconsents@fnb.co.za](mailto:Misconsents@fnb.co.za)

15<sup>th</sup> APRIL 2025

MR AJ VAN DER MERWE & MISS T  
ESTERHUYSEN  
1 BULT STREET  
DENNEOORD  
GEORGE  
6529

Dear Sirs,

---

**APPLICATION FOR DEPARTURE OF BUILDING LINE**  
**HOME LOAN IN THE NAME OF MR AJ VAN DER MERWE & MISS T ESTERHUYSEN**  
**OVER ERF 5031 GEORGE, ACCOUNT NUMBER: 3-000-014-067-638**

We, **FirstRand Bank Limited (1929/001225/06)** hereby give consent for the relaxation of the following building lines on the above-mentioned property, the Heuvel Street street building line from 4.0 metres to 0.800 metres to allow for the legalization of an existing carport, the Bult Street street building line from 4.0 metres to 2,250 metres to allow for the legalization of an existing braai chimney, the eastern lateral building line from 3.0 metres to 1.0 metre to allow for the legalization of the existing garage which has been converted into a bedroom, dressing room and a bathroom. subject to:

- Local authority approval is required.
- All building work must be done by a recognized builder registered with the NHBRC
- Approved municipal plans to be provided.
- Home Owners Comprehensive Cover to be updated with new replacement value and to consider all improvements done on the property.

Yours faithfully,

**Miscellaneous Consent**  
**FNB Home & Structured Lending Solutions**

---

**ANNEXURE "H" - CONVEYANCER CERTIFICATE**

## **CONVEYANCER'S CERTIFICATE**

### **IN TERMS OF SECTION 38(1)(n) OF THE GEORGE MUNICIPALITY: LAND USE PLANNING BY LAW, 2023**

**ERF 5031 GEORGE**

#### **APPLICATION DETAILS**

An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the following building lines on Erf 5031 George:

- the Heuvel Street building line from 4.0 metres to 0.800 metres to allow for the legalization of an existing carport.
- the Bult Street building line from 4.0 metres to 2.250 metres to allow for the legalization of an existing braai chimney.
- the eastern side building line from 2.0 metres to 1.0 metre to allow for the legalization of the existing garage which has been converted into a bedroom, dressing room and a bathroom.
- the eastern side building line from 2.0 metres to 0.0 meters to allow for the legalization of the two existing 5000 litre water tanks.

#### **APPLICATION DATE**

June 2025

I, the undersigned

ANDALEEN CHIMES a duly qualified and admitted Conveyancer, practicing at A Chimes & Van Wyk Attorneys, Cathedral Street, George 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:

**T37956/2015** (current Title Deed)



in respect of:

**ERF 5031 GEORGE  
IN THE MUNICIPALITY AND DIVISION OF GEORGE  
WESTERN CAPE PROVINCE**

**IN EXTENT: 673 (SIX SEVEN THREE) SQUARE METRES**

**HELD BY DEED OF TRANSFER NUMBER T37956/2015**

REGISTERED in the name of

**ALBERTUS JACOBUS WILHELMUS VAN DER MERWE AND THEA ESTERHUYSEN**

2. I have appraised myself with the details of the abovementioned Land Development Application.
3. The abovementioned Title Deed contains no conditions restricting the contemplated Land Use in terms of the abovementioned Land Development Application.
4. There is a bond registered over the property.

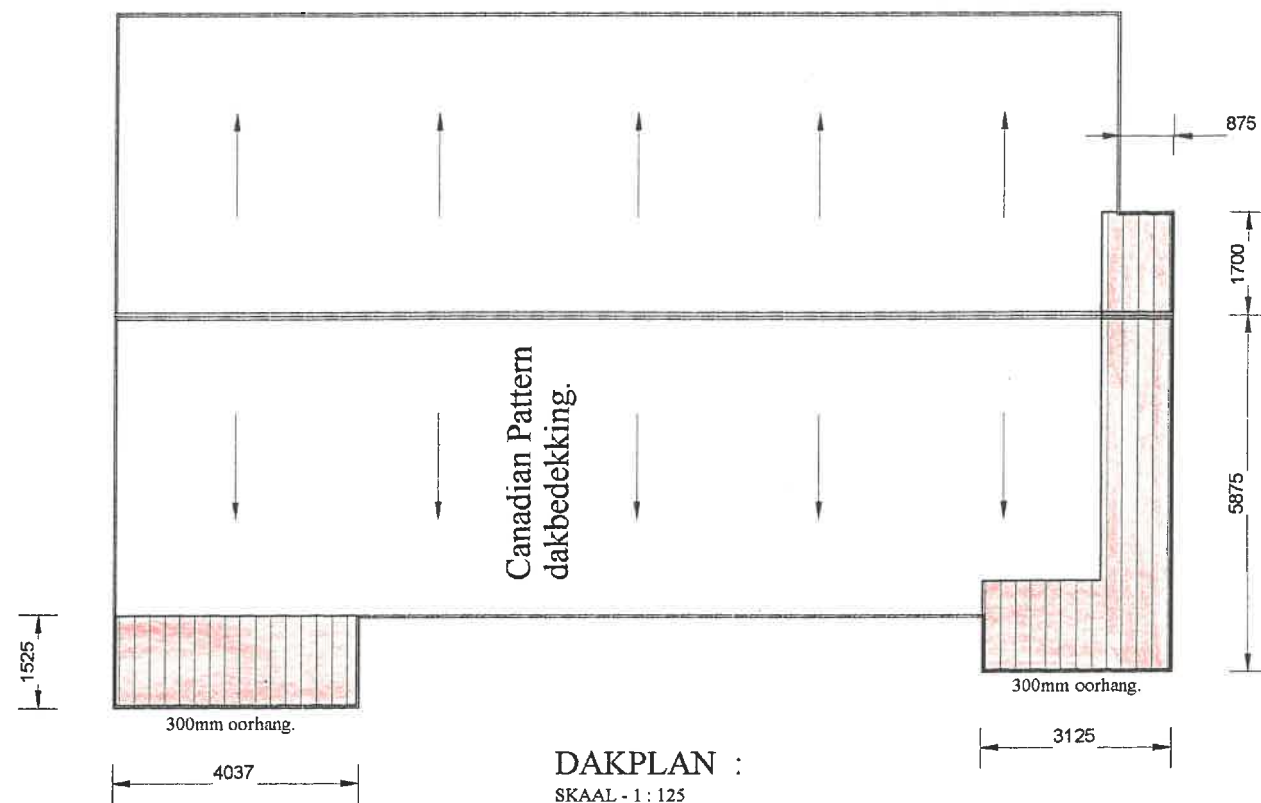
**SIGNED at GEORGE on 6 June 2025**



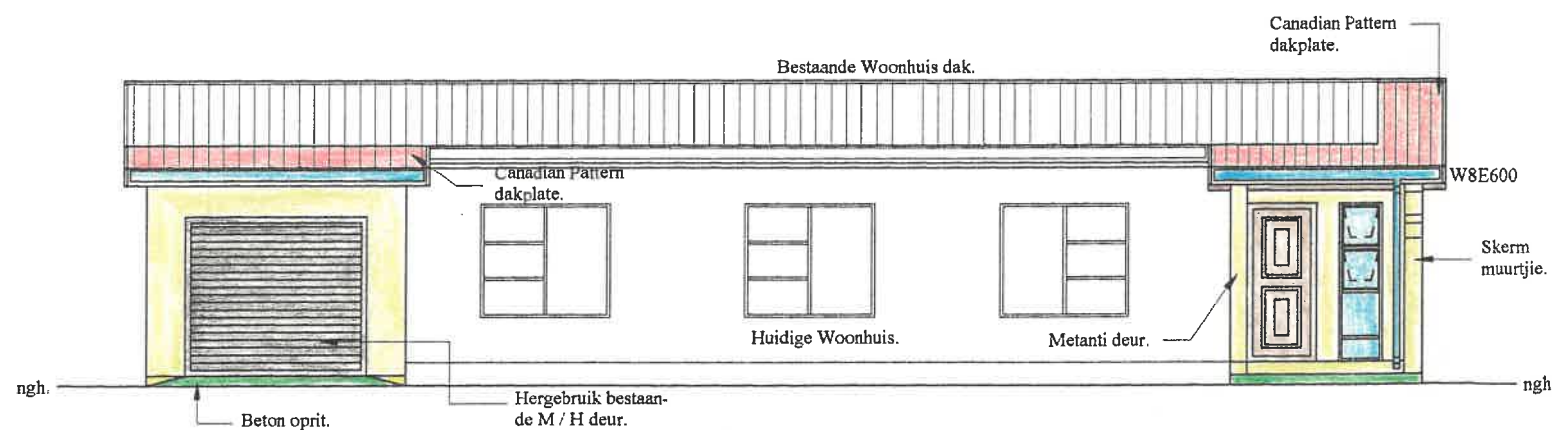
**CONVEYANCER**

**ANNEXURE "I" – PREVIOUSLY APPROVED BUILDING PLANS DATED NOVEMBER  
1997**

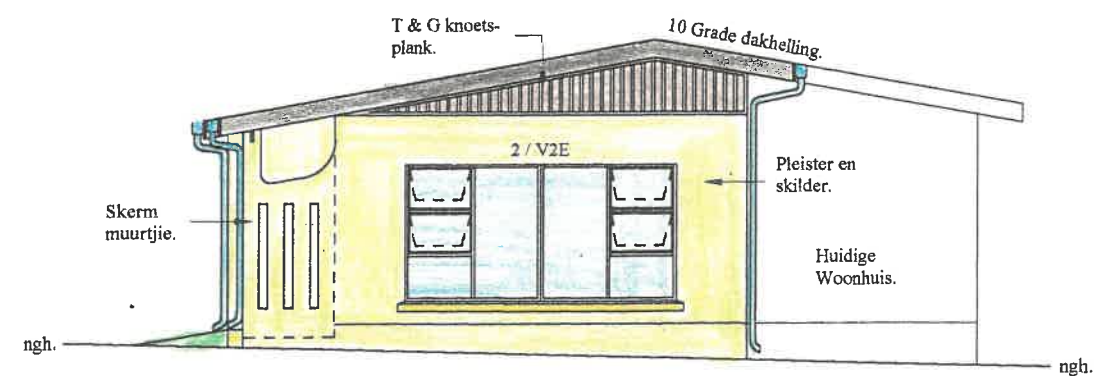




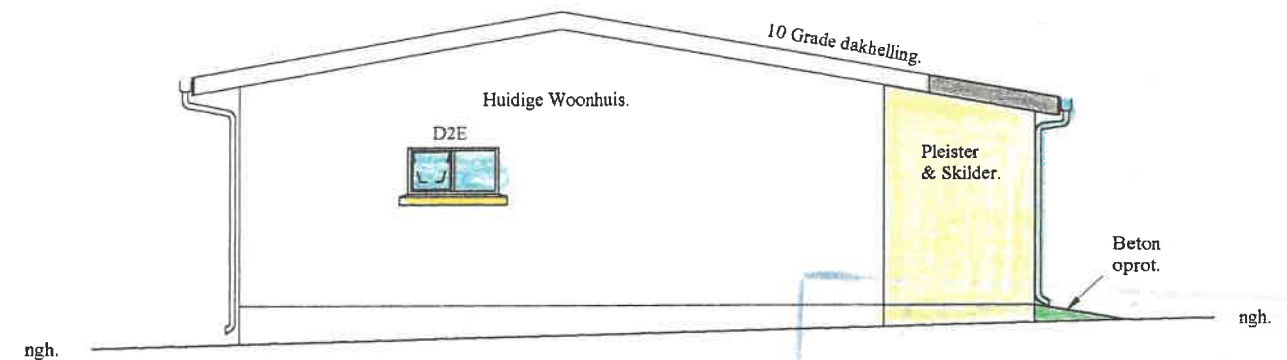
DAKPLAN :  
SKAAL - 1 : 125



NOORD AANSIG :  
SKAAL - 1 : 100



WES AANSIG :  
SKAAL - 1 : 100



OOS AANSIG :  
SKAAL - 1 : 100

3/11/97 *[Signature]*

ALGEMENE NOTAS :

M&M Boukonsultante behou koepiereg op alle tekeninge onder die genoemde projek & erfnummer. Reproduksie, uitreiking & koepiereg van tekeninge, behalwe vir die doel waarvoor dit bestem is, is onwettig.

Geskrewe afmetings geniet voorkeur bo geskaalde afmetings. Alle afmetings moet op terein nagegaan word en afwykings moet asb. aangemeld word.

TEKENING NOMMER :  
971005-2

TEKENING INHOUD :  
DAK PLAN +  
AANSIGTE.

TEKENING HERSIENING :

DATUM VAN ONTWERP :  
1997/10/29

TEKENING SKAAL :  
SOOS  
GETOON.

VEL NOMMER :  
2/3

PROJEK BESKRYWING :

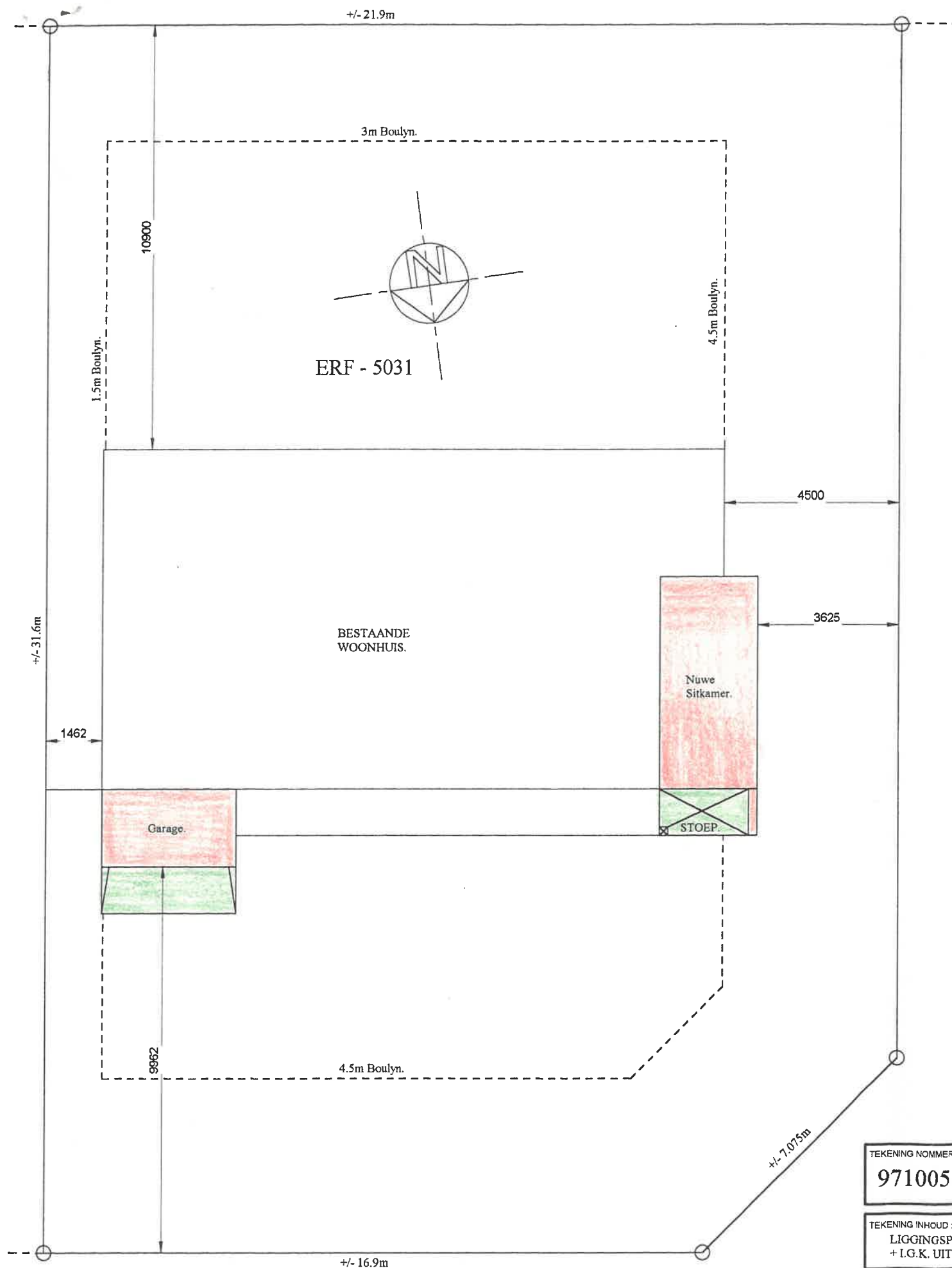
VOORGESTELDE NUWE  
AANBOUING OP ERF - 5031  
OP DIE H / V HEUWEL & BULT  
STRAAT, GEORGE  
Eienaar - Mev. Vlok

**M&M** BUILDING CONSULTANTS  
DESIGNERS  
DRAUGHTSMEN

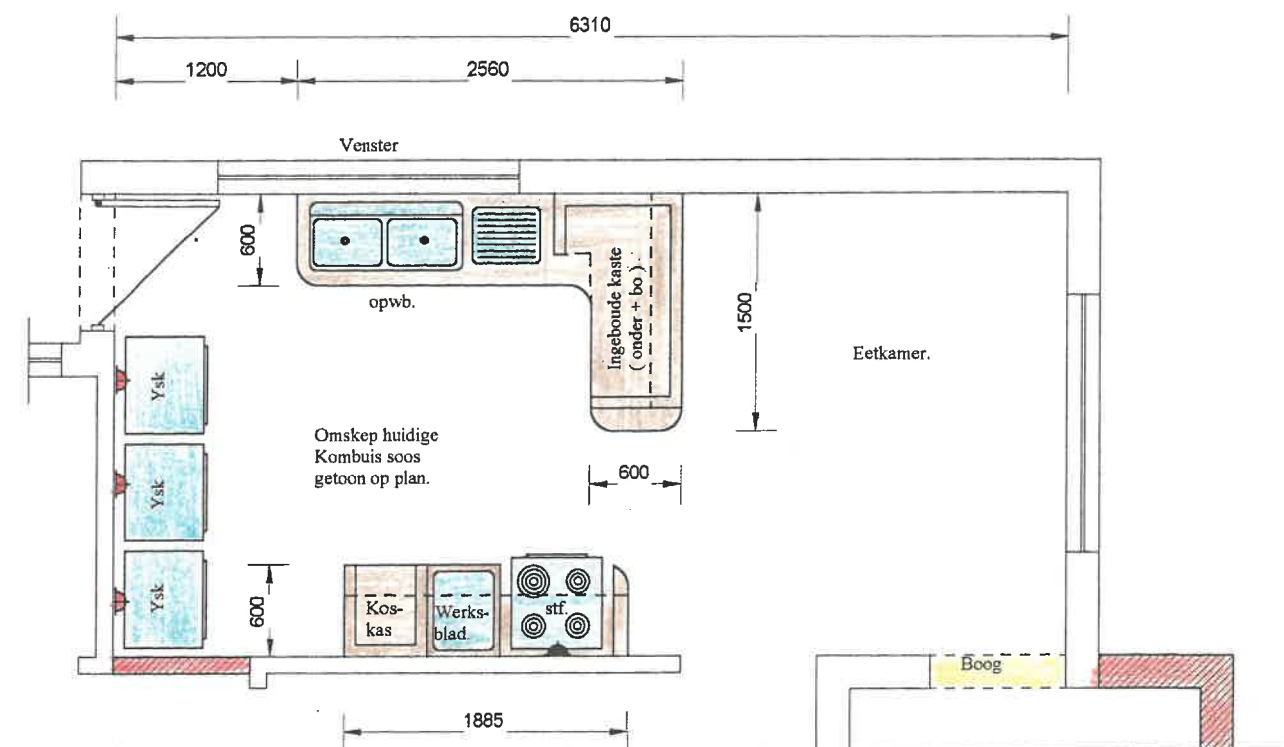
C. MEYER ( ND Civil & Structural )  
TEL - 044 870 7247  
16 Ds MALAN STREET  
BLANCO  
6531

C. H. MEYER ( ND Civil & Structural )  
TEL - 044 272 4643  
23 HOF STREET  
OUDTSHOORN  
6620

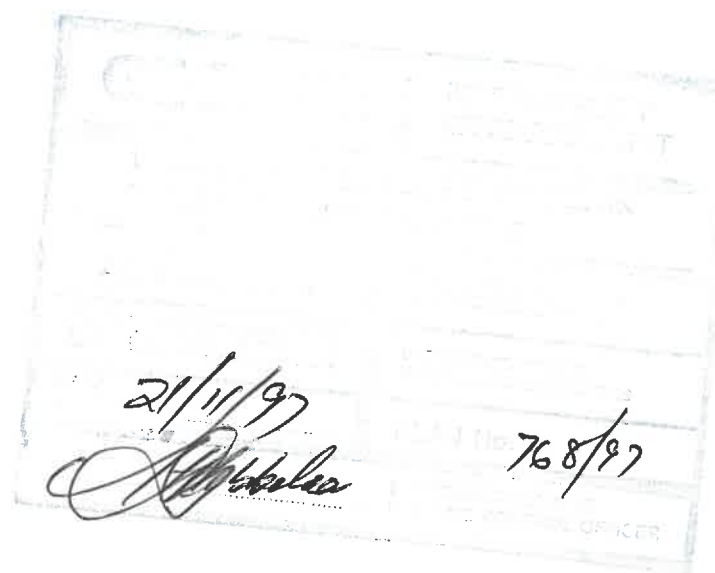




PLAN AANSIG :  
SKAAL - 1 : 125



KOMBUIS UITLEG :  
SKAAL - 1 : 50



3/11/97

TEKENING NOMMER :  
971005-3

DATUM VAN ONTWERP :  
1997/10/29

PROJEK BESKRYWING :  
VOORGESTELDE NUWE  
AANBOUING OP ERF - 5031  
OP DIE H / V HEUWEL & BULT  
STRAAT, GEORGE  
Eienaar - Mev. Vlok

TEKENING INHOUD :  
LIGGINGSPLAN  
+ I.G.K. UITLEG.

TEKENING SKAAL :  
1 : 100

TEKENING HERSIENING :

VEL NOMMER :  
3/3

**M&M** BUILDING CONSULTANTS  
DESIGNERS  
DRAUGHTSMEN

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OUDTSHOORN  
6620