



The Municipal Manager  
P O Box 19  
George  
6530

Reference: Erf 13415 George

18 August 2025

Sir

**APPLICATION FOR ZONING RECTIFICATION AND PERMANENT DEPARTURE  
(BUILDING LINE RELAXATION AND SIZE OF MANAGER'S UNIT): ERVEN 13415  
AND 15658 GEORGE**

Attached hereto please find an application in terms of

- Section 8 of the George Integrated Zoning Scheme, 2023 for the rectification of the zoning of Erf 15658 George;
- 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 all the side boundary building line on Erven 13415 and 15658 George to legalize the covered entrance, manager's unit garage, pergola and braai-room.
- Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure from the stipulation in development parameter (k)(aa) applicable to a "guest lodge" in the George Integrated Zoning Scheme By-law, 2023 which reads as follows *"The manager of the guest lodge must live on the property, which may be a separate dwelling unit of not more than 60m<sup>2</sup>, the dwelling unit cannot have non-interleading rooms."* to accommodate the existing manager's dwelling unit of 136.81m<sup>2</sup>.

Your prompt consideration of the application will be appreciated.

Thanking you in anticipation.

**Jan Vrolijk**

**MOTIVATION REPORT**  
**APPLICATION FOR ZONING RECTIFICATION AND PERMANENT DEPARTURE**  
**(RELAXATION OF BUILDING LINES AND SIZE OF MANAGER'S UNIT)**  
**ERVEN 13415 AND 15658 GEORGE**

18 August 2025



Prepared for:

**Trustees of J H Smuts Trust, No. T3733/98**  
11 Caledon Street  
George  
6529

Prepared by:

**Jan Vrolijk Town Planner/Stadsbeplanner**  
Millwood building, C/o York- and Victoria streets,  
George,  
P.O. Box 710, George, 6530  
South-Africa  
Tell: 044 873 3011  
Cell: 082 464 7871  
Fax: 086 510 4383  
SACPLAN Registration No A/1386/2011

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**MOTIVATION REPORT**  
**APPLICATION FOR ZONING RECTIFICATION AND PERMANENT DEPARTURE**  
**(RELAXATION OF BUILDING LINES AND SIZE OF THE MANAGER'S UNIT)**  
**ERVEN 13415 AND 15658 GEORGE**

**1. APPLICATION**

- Application is made in terms of Section 8 of the George Integrated Zoning Scheme, 2023 for the rectification of the zoning of Erf 15658 George from Transport Zone II to General Residential Zone V.
- 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 Erven 13415 George:
  - ⇒ the side boundary building line (Caledon Street) from 3.0 metres to 0.0 metres to allow for the legalization of an existing covered pedestrian entrance.
  - ⇒ the side boundary building line (Caledon Street) from 3.0 metres to 2.1 metres varying to 2.3 metres to legalize the existing manager's unit
  - ⇒ the Sandy McGregor Street building line from 5.0 metres to 0.225 varying to 0.203 metres to allow for the legalization of an existing garage.
  - ⇒ the western side boundary building line from 3.0 metres to 0.0 metres to allow for the legalization of an existing garage.
  - ⇒ the western side boundary building line from 3.0 metres to 0.0 metres to allow for the legalization of the existing pergola.
  - ⇒ the northern side building line from 3.0 metres to a distance varying between 0.150 to 0.200 meters to allow for the legalization of the existing braai-room.
- 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 from the stipulation in development parameter (k) (aa) applicable to a "guest lodge" in the George Integrated Zoning Scheme By-law, 2023 which reads as follows "*The manager of the guest lodge must live on the*

*property, which may be a separate dwelling unit of not more than 60m<sup>2</sup>, the dwelling unit cannot have non-interleading rooms.” to accommodate the existing manager’s dwelling unit of 136.81m<sup>2</sup>.*

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**

Erven 13415 and 15658 George is utilized as one property and may not be alienated from each other without the written approval of the Municipality as stated in Title Deed T108706/2002, the Title Deed of Erven 13415 and 15658 George. Previously, around 1990 the George Municipality allowed owners to purchase a portion of the road reserve adjacent to their property and multiple owners in Caledon Street did make use of the opportunity. The road closure advertised in the Provincial Gazette dated 20 February 1998, is attached hereto as **Annexure “C”**.

It is important to note that the owners who purchased a portion of road adjacent to their property were not allowed to move their boundary fence. The boundary fence is thus still located on the eastern boundary of Erf 13415 George; therefore the structures appear to be located over the street boundary building line. The corrugated iron sheet structure, now used as the manager’s unit, was erected in 1994, it was an old railway shed, that was relocated from Glentana and was used as a private motor museum at that time. This structure caused considerable controversy in the George community and specifically the residents of Caledon Street.

Erf 13415 George had been developed with a historic house, most likely one of the first houses built in George as far back as when the town of George was founded in 1811. The house is most likely more than 200 years old and still has its yellow wood floors and ceilings and old stable front door. This historic house was converted into a guest house in 1997 and due to the size of the dwelling house (7 bedrooms), the zoning of General Residential Zone V was given when the new George Integrated Zoning Scheme By-law, 2017 was promulgated. At present the zoning is still General Residential Zone V for a guest lodge and used as such. The owners of the guest lodge



also live on the property in a separate house, known as the manager's unit in terms of the zoning scheme.

Erf 15658 George is incorrectly zoned Transport Zone II and should have been awarded the same zoning as the adjacent Erf 13415 George in terms of Section 14(1) of the George Integrated Zoning Scheme By-law, 2023. The road portion was transferred to the owners of Erf 13415 George, and the two properties cannot be dealt with separately. For this reason, it is requested that the zoning be rectified from Transport Zone II to General Residential Zone V.

The current owners wish to sell the property and therefore building plans are required to be submitted for the as-built structures on the property.

As the property consists of two erven, both erven are subject to their own building lines. The position of the various buildings on the two erven should thus comply with the buildings lines applicable to the erf on which the building is located.

The building lines applicable for a "*guest lodge*" in terms of the George Integrated Zoning Scheme, 2023 are as follows:

- the street building line is at least 5 metres.
- side and rear building lines are at least 3 metres.

Erf 15658 George is thus subject to a 5-metre building line along Caledon Street and a 3-metre building line along its common boundary with Erf 13415 George whilst Erf 13415 George is subject to a 5-metre street building line along Sandy McGregor Street and a 3-metre building line along all the other boundaries of the erf.

Erf 15658 George is, however, narrower than 5-metres which means that the whole width of Erf 15658 George is regarded as the street building line. Erf 15658 George is, however, vacant with no buildings located on this erf. Although the covered pedestrian entrance is approximately 4.321 metres from Caledon Street, no portion of the structure is located on Erf 15658 George and as such no street or side building line relaxation is required as far as Erf 15658 George is concerned.



The covered pedestrian entrance is located in totality on Erf 13415 George. Although the size of the covered entrance complies with Section 21(1)(d) of the George Integrated Zoning Scheme, 2023 being 4.52m<sup>2</sup>, the height of the covered entrance is 3.15 metres instead of the allowed height of 3 metres in terms of Section 21(1)(d) of the said zoning scheme. Section 21(1)(d) of the George Integrated Zoning Scheme reads as follows:

*“21.(1) Notwithstanding the building line requirements set out in Chapter 6, the following structures or portions of structures may be erected within the prescribed building lines, provided they do not extend beyond the boundaries of a land unit:*

- (d) *a covered entrance or gatehouse that has a roofed area not exceeding 5m<sup>2</sup> and a roof height not exceeding 3 metres from the floor to the highest point”*

This covered pedestrian entrance is located within the eastern 3-metre side boundary building line on Erf 13415 George. Therefore a side boundary building line relaxation on Erf 13415 George is required for the covered pedestrian entrance to the Waenhuis Guesthouse. The following picture indicates the covered pedestrian entrance to the guesthouse. The pitched roof of the covered entrance is mirrored to represent the historic houses' entrance.



The existing manager's unit also encroaches the eastern side 3-metre boundary building line on Erf 13415 George for a distance varying from 2.1 metres to 2.3 metres. An application for

relaxation of this building line is thus necessary to legalize the manager's unit. The photo below indicates the existing manager's unit with corrugated iron cladding from Caledon Street, next to the historic dwelling house, utilized for the Guest Lodge.



The existing single garage and storeroom in the south-western corner of Erf 13415 George are located over the Sandy McGregor street building line and the western side boundary building line and therefore require building line relaxation. The following picture indicates the garage from Sandy McGregor Street.





The following photo indicates the opposite side of the garage, looking in a southerly direction. Access to the garage/storeroom is also available from this side via a double door.



An existing pergola also extends over the western side boundary building line on Erf 13415 George and requires building line relaxation. The pergola is 2,8 metres in height and is covered with a creeper plant to create an outdoor oasis, as seen in the picture below to the right. There is a paved path leading to the area adjacent to the boundary wall between Erven 13415 and 13414 George, with a table and two chairs for outdoor dining or a relaxation area.



The owners also created a braai-room/area that is enclosed on three sides. This outdoor

space can be used for a braai and also for a relaxation area in the lush established garden, as can be seen in the picture below. The braai-room encroaches the northern side boundary building line on Erf 13415 George and therefore requires building line relaxation.



The existing manager's dwelling unit also exceeds the maximum size as stipulated in development parameter (k) (aa) applicable to a "guest lodge" in the George Integrated Zoning Scheme By-law, 2023 which reads as follows: *"The manager of the guest lodge must live on the property, which may be a separate dwelling unit of not more than 60m<sup>2</sup>, the dwelling unit cannot have non-interleading rooms."* The manager's dwelling unit has a size of 136.81m<sup>2</sup>. An application for a departure is thus required to legalize the size of the manager's unit.

The following site plan and building plan which is attached hereto as **Annexure "A"** indicates the position of the existing buildings on Erf 13415 George, as well as the extent to which the



[illegible]

### 3. GENERAL INFORMATION IN RESPECT OF ERVEN 13415 AND 15658 GEORGE

**JAN VROLIJK** **JV** TOWN PLANNER • STADSBEPLANNER

Erven 13415 and 15658 George are situated on the corner of Caledon and Sandy McGregor Street, Campers Drift. The locality of the erf is indicated on the locality plan attached hereto as **Annexure "D"**.

### **3.2 Existing land use**

The application erven are used for a guest lodge and a manager's unit used by the owners of the guest lodge.

### **3.3 Extent of erf**

The total extent of Erf 13415 George is 1 955m<sup>2</sup> and Erf 15658 George has a size of 213m<sup>2</sup>.

### **3.4 Present zoning**

In terms of the George Integrated Zoning Scheme, 2023, the zoning of Erf 13415 George is General Residential Zone V and Erf 15658 George is Transport Zone II; however it should have the same zoning as Erf 13415 George, hence the rectification application.

### **3.5 Surveyor General Diagram**

The Surveyor General Diagrams for Erven 13415 and 15658 George are attached hereto as **Annexure "E"**.

### **3.6 Title Deed**

Erven 13415 and 15658 George is registered in the name of the Trustees for the time being of J H Smuts Trust, No. IT T3733/98. A copy of the Title Deed is attached hereto as **Annexure "F"**.

### **3.7 Power of Attorney**

A Power of Attorney, whereby Jan Vrolijk Town Planner/Stadsbeplanner has been appointed by Kobus Wolmarans, Madeleine Smuts and Christiaan Johan Smuts, the Trustees of the J H Smuts Trust, No. IT T3733/98 to prepare the application referred to in point 1 of this motivation report and to sign all relevant documents is attached hereto as **Annexure "G"**.

A copy of the Trust Registration Certificate confirming that Kobus Wolmarans, Madeleine Smuts and Christiaan Johan Smuts are the Trustees of the J H Smuts Trust, No. IT T3733/98, is attached hereto as **Annexure "G"**.

### **3.8 Bondholder's consent**

Erven 13415 and 15658 George are not encumbered by a bond.

### **3.9 Conveyancer Certificate**

A Conveyancer Certificate in respect of Erven 13415 and 15658 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 AND SIZE OF MANAGER'S UNIT): ERVEN 13415 AND 15658 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**

Erven 13415 and 15658 George are located on the corner of Caledon and Sandy McGregor Streets in the suburb known as Camphers Drift. This is a well-established neighbourhood with quite a few houses older than 60 years and some with significant heritage value. The dwelling house on Erf 13415 George is one of the oldest houses in the area and is very well preserved with its original yellow-wood floors and ceilings. The size of the dwelling house and the rich history represented an opportunity to utilize the house as a guest house. The guest house has been in operation since 1997 (28 years).

Caledon Street has its own heritage significance and today leads to the Garden Route Botanical Garden. Several houses in Caledon Street are being used for guesthouses and guest lodges, because of the historic homesteads, large properties and central location to the town. The use of the dwelling houses as guest houses is compatible with the area, as the character of the area remains residential. The manager's unit could be argued to be the same as a "second dwelling unit" due to the size of the manager's unit. The size of the manager's unit is not out of character of the area, as the area is characterized by large dwelling houses.

The following aerial image indicates the locality of Erven 13415 and 15658 George, as well as the Guest Lodge zoning, in relation to the surrounding residential and other Guest Lodge zoned properties. Many more dwelling houses are used as guest houses; however a guest house is a consent use on Single Residential Zone I properties, and the zoning map does not indicate the

consent uses. Caledon Street in George, is a popular street that boast with the most Guest Houses/Lodges in one street.



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 covered entrance, manager's unit, garage, pergola and braai-room. The existing structures are all compatible with the Guest Lodge Zoning and within a predominately single residential area and with a number of guesthouses.

The permanent departures for the increase in the size of the manager's dwelling unit and the relaxation of the street boundary building lines and 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 erven to accommodate an existing covered entrance, garage, pergola and braai-room. 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 erven to accommodate an existing covered entrance, manager's unit, garage, pergola and braai-room

The covered entrance cannot have any impact on sunlight, view or privacy as it is an exceedingly small structure that provides cover to shield the guests of the guest lodge from the natural elements, when they enter/exit the property. A covered entrance is a structure that is compatible within a residential area.

The manager's dwelling unit cannot have any impact on the sunlight, view or privacy of any neighbours as it encroaches the side boundary building line of Erf 13415 George, facing Caledon Street. Although the manager's unit is bigger than the required size, it is not bigger than a "second dwelling house" which is a primary land use right in Single Residential Zone I properties. The manager's unit is neither in close proximity to any surrounding neighbouring properties and can therefore have no impact on any neighbouring property.

The garage and pergola encroach the western side boundary building line, adjacent to Erf 13414 George. The only property that can be affected by this garage and pergola is the adjacent Erf 13414 George. However, the guesthouse and structures were constructed many years prior to

the structures on Erf 13414 George. It is important to note that Erf 13414 George is also being utilized for a guesthouse.

The garage that encroaches the street and side boundary building lines has a height of 3 metres, which is lower than the allowed 4 metre height of a garage in the side boundary building line, as per the development parameters for a dwelling house. The area behind the garage on Erf 13414 George is being utilized for water tanks. Dense vegetation furthermore exists on both properties which screen the garage from the adjacent Erf 13414 George. The garage has as such no impact on Erf 13414 George.

The pergola is 2,8 metres in height and is covered with a creeper plant and would hardly be visible from the adjacent property as it is a few wooden poles and a creeper plant. It could therefore be argued that the pergola can have no negative impact on the adjacent property owner.

The braai-room that is located adjacent to the northern boundary is only 2,672 metres in height and is located adjacent to the panhandle of Erf 8674 George, also known as 'Lovers Walk'. Thus, the braai-room cannot have any negative impact on the adjacent neighbouring property, as no residential structures are located in close proximity to the braai-room.

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 photos indicate the street elevation of the application erf, from Caledon Street. The main dwelling house is utilized as the guest lodge and the structure that appears to be an old barn is the owners of the Guest Lodge's residence, also known as the Manager's Unit in terms



of the George Integrated Zoning Scheme By-law, 2023. The property has a very neat appearance, with a wooden fence painted white and well-kept garden.



The covered entrance is a neat structure and resembles the same architectural style as the heritage house. The proposed relaxation of the street boundary building line does not have a negative impact on the streetscape in the vicinity of the application erf.

The garage located adjacent to the street boundary and side boundary building line from Sandy McGregor Street can also not have a negative impact on the streetscape as the structures are neat and well maintained as can be seen in the photo below.



#### **4.6 Impact on property values**

As indicated in the previous paragraphs, the structures in respect of which the permanent departures are required do not have a negative impact on any of the surrounding properties, and the design and construction material are of excellent quality. The covered entrance, manager's unit, garage, pergola and braai-room add value to the utilization of the erf as a guest lodge.

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 a guest lodge parking should be provided on the basis of 1 bay per bedroom for up to 10 bedrooms, 2 bays for the manager's unit and 1 bay per 6 bedrooms for visitors/employees.

The guest lodge has historic land use rights for a guesthouse, since 1997 and a General Residential Zone V zoning (Guest lodge) was allocated to Erf 13415 George when the new George Integrated Zoning Scheme, 2017 (amended in 2023) came into effect. The new parking requirements cannot thus be enforced onto this existing approved land use right.

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**

Vehicular access to the garage can be obtained via the existing entrance gate along Sandy McGregor Street or alternatively another entrance gate which is available along Caledon Street.





It is important to note that the access gate in the picture above is situated within the boundaries of Erven 13415 and 15658 George. There is a second entrance gate via Caledon Street. The two gates are situated approximately 25 metres apart. As the street boundary of the erf along Caledon Street exceeds 30 metres, a second entrance to the erf is allowed in terms of George Integrated Zoning Scheme By-law, 2023. This entrance, as seen in the photo below, provides access to the manager's unit.





The proposed relaxation of the street boundary building lines will, therefore, not have any negative impact on the traffic situation in Caledon or Sandy McGregor 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 8 of the George Integrated Zoning Scheme, 2023 for the rectification of the zoning of Erf 15658 George from Transport Zone II to General Residential Zone V. The zoning rectification is required to rectify an error on the zoning scheme map.

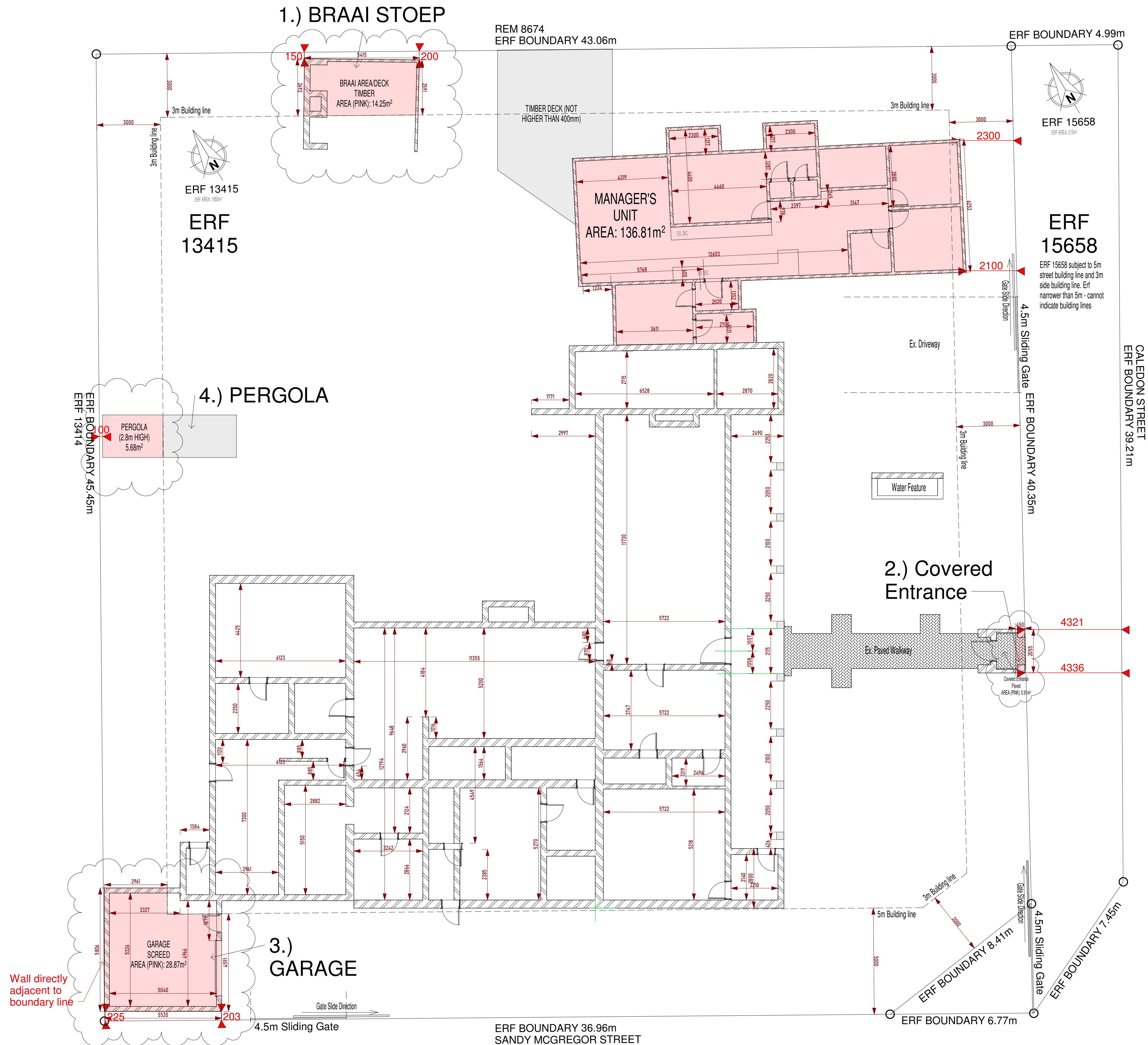
Application is also made in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for the permanent departure for the relaxation of both street boundary building lines and side boundary building lines on Erf 13415 George to allow for the legalization of the existing covered entrance, manager's unit, garage, pergola and braai-room.

Application is also made in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure from the stipulation in development parameter (k) (aa) applicable to a "guest lodge" in the George Integrated Zoning Scheme By-law, 2023 which reads as follows *"The manager of the guest lodge must live on the property, which may be a separate dwelling unit of not more than 60m<sup>2</sup>, the dwelling unit cannot have non-interleading rooms."* to accommodate the existing manager's dwelling unit of 136.81m<sup>2</sup>.

The proposed permanent departure for the relaxation of the proposed building lines Erf 13415 George and the increase in size of the manager's unit, 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



GENERAL NOTES:  
All subdivision and development is subject to approval by the relevant local authority and in compliance with applicable town planning schemes, zoning regulations, and conditions of approval.

All erf areas and boundaries to be confirmed by a registered land surveyor.

Final erf numbering to be allocated by the Surveyor General and approved by the local authority.

All building lines, coverage, height restrictions, and servitudes are to comply with applicable zoning and/or overlay zoning conditions.

Access to all proposed erven to be provided in accordance with municipal requirements and traffic department approval, where applicable.

Existing mature trees to be retained where possible. Any proposed removal to be confirmed with the municipality and/or environmental authorities.

This SDP is not a working drawing and is intended for planning and land use application purposes only.

Area of erf:	1955.00m <sup>2</sup>
% Coverage:	%
Coverage:	
Ex. Ground Floor House:	m <sup>2</sup>
Ex. Covered Patio:	m <sup>2</sup>
Ex. Covered Garage:	m <sup>2</sup>
New Carport:	m <sup>2</sup>
Total Coverage Area	m <sup>2</sup>

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

**Tertius Conradie**  
**ArgitekZuur** PRESENT  
15 Progress St  
Dormelshdrift, George  
078 225 9154  
t.conradie@telkom.net

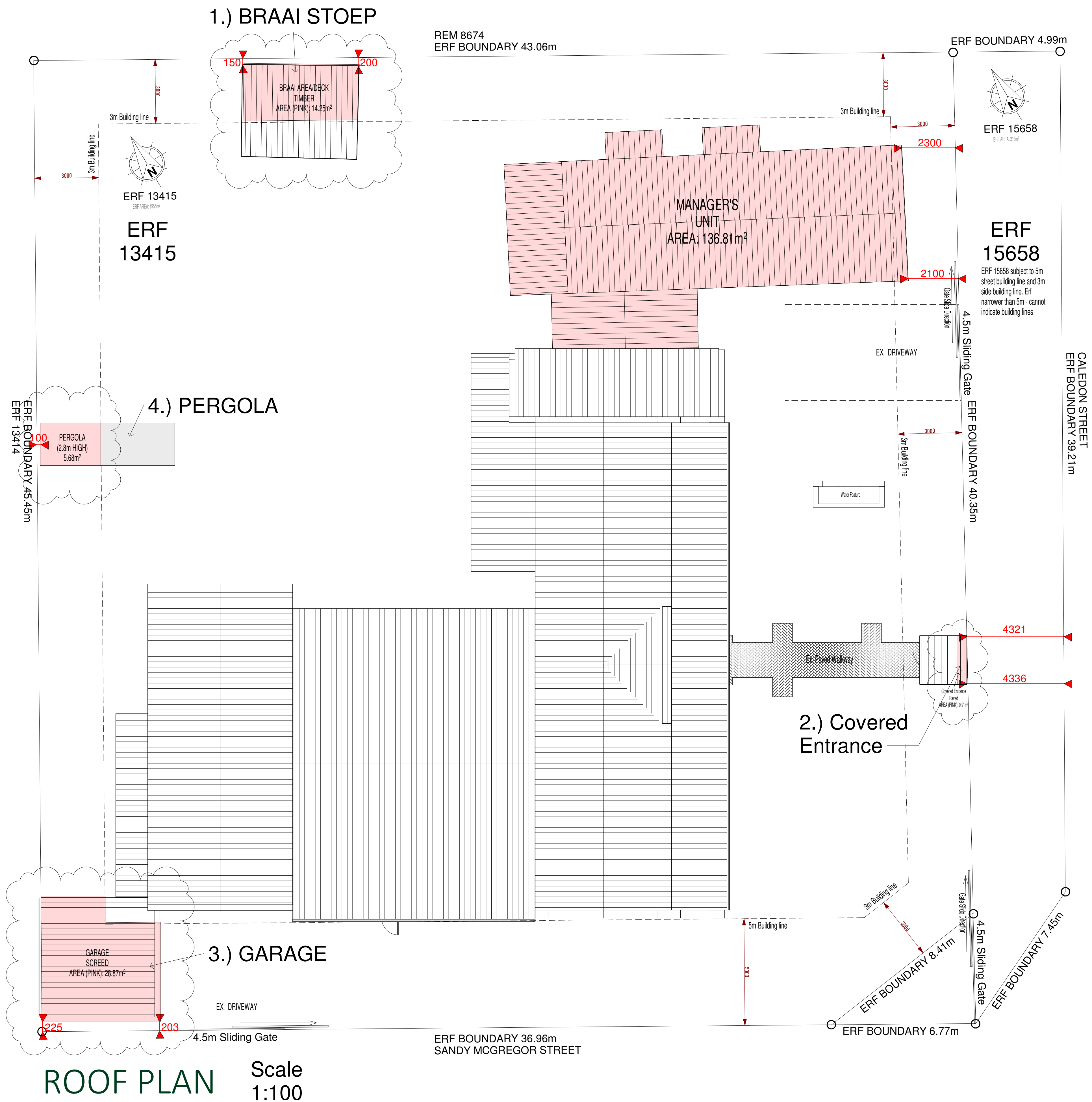
**ARCHITECT**  
**CONRADIE**  
Inge Conradie 078 225 9154  
15 Progress St  
Dormelshdrift, George  
Member of SACAP  
inge.architect@gmail.com

PROJECT DESCRIPTION:  
**ERF 13415,  
GEORGE**

DRAWING / S:  
**Building line relaxation  
REV 4**

CLIENT SIGNATURE:	DATE: 2025.08.18	SCALE: 1:100
DRAWING NO: E 2453_SHEET 1		





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Area of erf: 1955.00m<sup>2</sup>  
% Coverage: %

Coverage:  
Ex. Ground Floor House: m<sup>2</sup>  
Ex. Covered Patio: m<sup>2</sup>  
Ex. Covered Garage: m<sup>2</sup>  
New Carport: m<sup>2</sup>  
Total Coverage Area m<sup>2</sup>

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

Tertius Conradie  
ArgitekZuur PRESENT  
0813 7227 283  
15 Progress St  
Dormelshdrift, George  
terconradie@telkomia.net

ARCHITECT  
Inge Conradie  
078 225 9154  
M.Arch. (Prof) •BAS  
Member of SACAP  
inge.architect@gmail.com

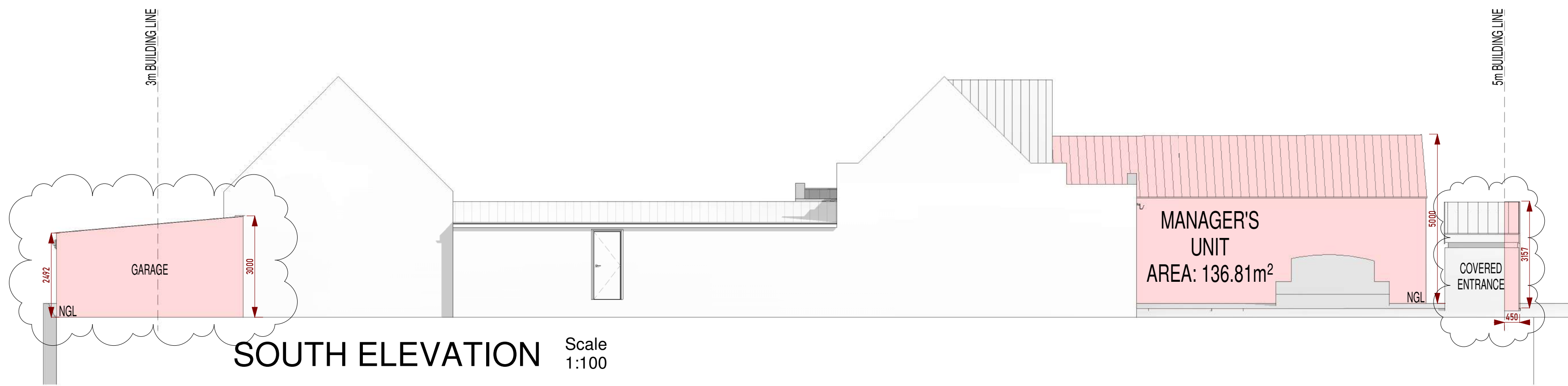
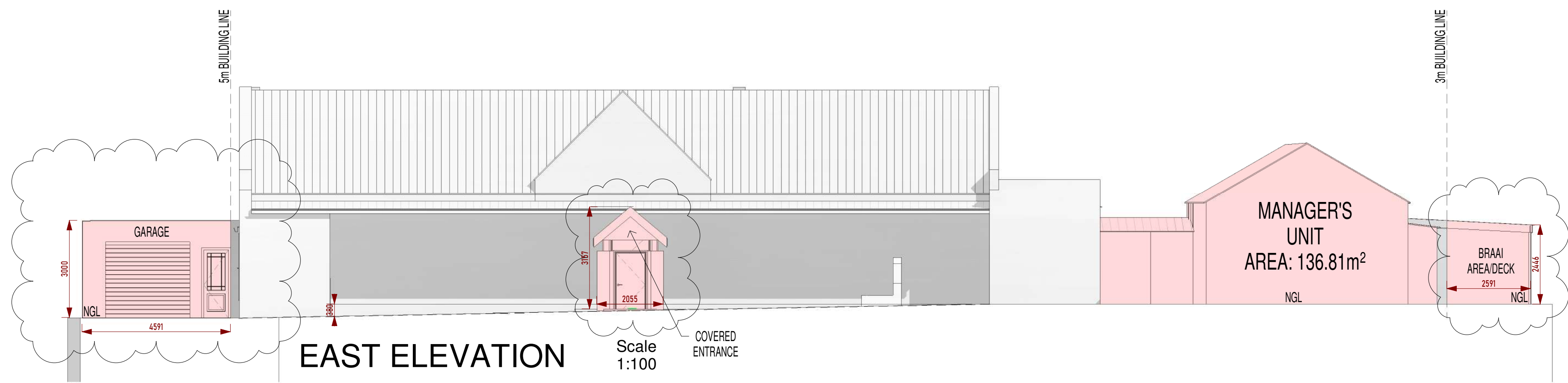
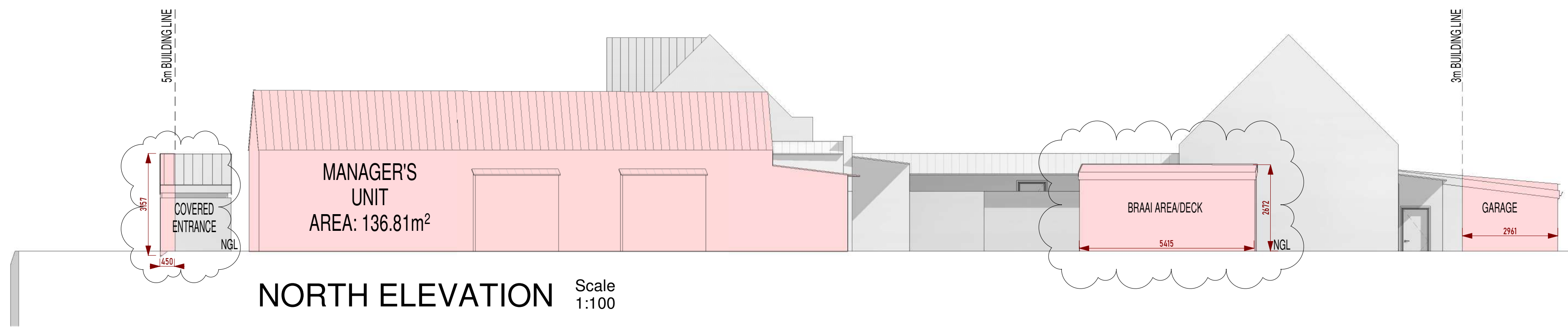
PROJECT DESCRIPTION:

ERF 13415,  
GEORGE

DRAWING / S:  
Building line relaxation  
REV 4

CLIENT SIGNATURE: DATE: 2025.08.18 SCALE: 1:100

DRAWING NO:  
E 2453\_SHEET 2



GENERAL NOTES:  
All subdivision and development is subject to approval by the relevant local authority and in compliance with applicable town planning schemes, zoning regulations, and conditions of approval.

All erf areas and boundaries to be confirmed by a registered land surveyor.

Final erf numbering to be allocated by the Surveyor General and approved by the local authority.

All building lines, coverage, height restrictions, and servitudes are to comply with applicable zoning and/or overlay zoning conditions.

Access to all proposed erven to be provided in accordance with municipal requirements and traffic department approval, where applicable.

Existing mature trees to be retained where possible. Any proposed removal to be confirmed with the municipality and/or environmental authorities.

This SDP is not a working drawing and is intended for planning and land use application purposes only.

Area of erf: 1955.00m²  
% Coverage: %

Coverage:  
Ex. Ground Floor House: m²  
Ex. Covered Patio: m²  
Ex. Covered Garage: m²  
New Carport: m²  
**Total Coverage Area m²**

*Tertius Conradie*

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

**Tertius Conradie**  
**ArgitekZuur PRESENT**  
083 7227 283  
15 Progress St  
Dormelshdrift, George  
terconradie@telkomia.net

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

PROJECT DESCRIPTION:

ERF 13415,  
GEORGE

DRAWING / S:  
Building line relaxation  
REV 4

CLIENT SIGNATURE: DATE: 2025.08.18 SCALE: 1:100  
DRAWING NO: E 2453\_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
--------------------------	---

SECOND DWELLING	
-----------------	--

ADDITIONAL DWELLING	
---------------------	--

**PROPERTY DETAILS**

ERF NUMBER	13415	EXTENSION/A REA	Camphers Drift, George
ZONING	General Residential Zone V		
EXISTING LAND USE	Guest Lodge and Manager/Owners residence		

**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	<del>NO</del>	TELEPHONE NO	0824647871			

**OWNER DETAILS**

OWNER NAME	Trustees for the time being of J H Smuts Trust No. T3733/98					
STREET NAME	Corner of Caledon and Sandy McGregor Street			HOUSE NUMBER	11	
POSTAL ADDRESS	11 Caledon Street			SAME AS POSTAL ADDRESS	YES	<del>NO</del>
EXTENSION/AREA	Camphers Drift, George			CODE	6529	
ID NUMBER	N/A		E-MAIL ADDRESS	<a href="mailto:diewaenhuis@lantic.net">diewaenhuis@lantic.net</a>		
TELEPHONE NO	N/A		CELL NO	0834619302 or 0823788930		

**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	N/A		

**TITLE DEED DETAILS**

TITLE DEED NO.	T108706/2002		
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
Easten side boundary building line	3.0	2.100 to 2.300	Legalization of existing manager's dwelling unit
Sandy McGregor Street boundary building line	5.0	0.225 to 0.203	Legalization of existing garage
Western side boundary building line	3.0	0.0	Legalization of existing garage
Western side boundary building line	3.0	0.0	Legalization of the pergola
Northern side boundary building line	3.0	0.150 to 0.200	Legalization of the braai-room
Size of manager' dwelling unit	60m <sup>2</sup>	135.81m <sup>2</sup>	
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	18 August 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" – PROOF OF ROAD CLOSURE

Tel: 021-454711

TLX: 57-22992

Tel Adres/Address:  
MORGAREA

My verwysing: 5/8775/101.....  
My reference: .....

KANTOOR VAN DIE LANDMETER-GENERAAL  
OFFICE OF THE SURVEYOR-GENERAL

PRIVAATSAK/PRIVATE BAG X9028  
8000 KAAPSTAD/CAPE TOWN

1998-03-20

Director: Admin  
P O Box 19  
George  
6530


Meneer/Menere  
Sir(s)

EIENDOM/PROPERTY Portion of Road adjoining  
E7 13415 George

U verwysing ..... gedateer 1997-09-23 . het betrekking.  
Your reference ..... dated ..... refers.

Die nodige sluitingsendossemente is nou in die stukke van my kantoor  
The necessary closure endorsements have now been made in the records  
aangebring.  
of this office.

Dienswillig  
Yours faithfully

  
nms LANDMETER-GENERAAL : KAAP  
for SURVEYOR-GENERAL : CAPE

MUNICIPALITY GEORGE MUNISIPALITEIT GEORGE Dept. Administration Dept. Administrasie 1998-03-24/35 Dept. 14-58
---

## SOUTH PENINSULA MUNICIPALITY:

009

## REZONING

Notice is hereby given in terms of Ordinance 15 of 1985 that the Municipality is processing an application for the rezoning of the undermentioned properties. Details are available for inspection during normal office hours at the Town Planning Office, 16th Floor, Tower Block, Civic Centre, Cape Town. Any comment or objection, together with reasons therefor, must be submitted in writing to reach the Chief Executive Officer, Private Bag X19, Tokai 7966 or fax 755-772 by no later than 27 March 1998.

WYNBERG — De Villiers Street

Erf 90779, Wynberg, from a single dwelling residential use zone to a general residential use zone, sub-zone R4. It is intended to convert and use the building on the property as a guest-house. For further details please contact Ms. J. Leslie, telephone 400-2799.  
(TP:4372/jl) (15/6/200/90779)

## REZONING, DEPARTURE AND SUBDIVISION

CONSTANTIA — Doordrift Road

Erf 11398, Constantia, from a single dwelling residential use zone to a general residential use zone, sub-zone R4. It is intended to subdivide the property and develop a group of dwelling houses in terms of section 90 of the Scheme Regulations. The application includes a departure from the required setback of 4,5 m along Doordrift Road. For further information please contact Ms. J. Leslie, telephone 400-2799.  
(TP:2525/jl) (15/6/2/16/11398) 16671

## GEORGE MUNICIPALITY:

## NOTICE NO. 13 OF 1998

Notice is hereby given in terms of the provisions of section 137(1) of Ordinance 20 of 1974 that the Council has closed portion of road adjoining Erf 13415, George, and that such closure will take effect from the date on which this notice appears. (S/8775/101 (p. 290).) — T. I. Lötter, Chief Executive/Town Clerk, Civic Centre, York Street, George 6530. 16672

## GEORGE MUNICIPALITY:

## NOTICE NO. 12 OF 1998

Notice is hereby given in terms of the provisions of section 137(1) of Ordinance 20 of 1974 that the Council has closed public open space Erf 10916, George, and that such closure will take effect from the date on which this notice appears. (GEOR 197 (p. 1017).) — T. I. Lötter, Chief Executive/Town Clerk, Civic Centre, York Street, George 6530. 16673

## GEORGE MUNICIPALITY:

## NOTICE NO. 31 OF 1998

PROPOSED SUBDIVISION AND REZONING,  
ERVEN 1218 AND 1222, GEORGE

Notice is hereby given in terms of the provisions of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) that the Transitional Local Council has received an application to subdivide and rezone Erven 1218 and 1222, Lamprecht Street, George, from undetermined to a subdivisional area (55 single residential erven).

Full particulars of the foregoing proposals are available at the office of the Chief Town Planner during normal office hours. Any objections thereto must be lodged in writing to reach the undersigned before Friday, 13 March 1998. — T. I. Lötter, Chief Executive/Town Clerk, Civic Centre, York Street, George 6530. 16674

## MUNISIPALITEIT SUID-SKIEREILAND:

009

## HERSONERING

Kennis geskied hiermee ingevolge Ordonnansie 15 van 1985 dat die Munisipaliteit 'n aansoek om die hersonerings van die ondergenoemde eiendomme afhandel. Besonderhede is beskikbaar gedurende gewone kantoorure by die Stadsbeplanningskantoor, 16de Verdieping, Toring-blok, Burgersentrum, Kaapstad. Enige kommentaar daarop of besware daarteen, tesame met redes daarvoor, moet die Hoof-uitvoerende Beampte, Privaatsak X19, Tokai 7966 of faks 755-772 teen nie later nie as 27 Maart 1998 bereik.

WYNBERG — De Villiersstraat

Erf 90779, Wynberg, van 'n enkelwoninggebruiksone na 'n algemene woongebruiksone, subsone R4. Daar word beoog om die gebou op die eiendom om te bou en as 'n gastehuis te gebruik. Vir verdere besonderhede tree asseblief in verbinding met me. J. Leslie, telefoon 400-2799.  
(TP:4372/jl) (15/6/2/00/90779)

## HERSONERING, AFWYKING EN ONDERVERDELING

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(TP:2525/jl) (15/6/2/16/11398) 16671

## MUNISIPALITEIT GEORGE:

## KENNISGEWING NR. 13 VAN 1998

Kennisgewing geskied hiermee ingevolge die bepalings van artikel 137(1) van Ordonnansie 20 van 1974 dat die Raad gedeelte pad grensend aan Erf 13415, George, gesluit het en dat gemelde sluiting vanaf die datum waarop hierdie kennisgewing verskyn van krag sal wees. (S/8775/101 (p. 290).) — T. I. Lötter, Uitvoerende Hoof/Stadsklerk, Burgersentrum, Yorkstraat, George 6530. 16672

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## MUNISIPALITEIT GEORGE:

## KENNISGEWING NR. 31 VAN 1998

VOORGESTELDE ONDERVERDELING EN HERSONERING,  
ERWE 1218 EN 1222, GEORGE

Kennis geskied hiermee ingevolge die bepalings van die Ordonnansie op Grondgebruikbeplanning, 1985 (Ordonnansie 15 van 1985) dat die Oorgangsraad 'n aansoek ontvang het om Erwe 1218 en 1222, geleë te Lamprechtstraat, George, te onderverdeel en te hersoneer vanaf onbepaalde na 'n onderverdelingsgebied (55 enkelwoonerwe).

Volledige besonderhede van die voorafgaande voorstelle is ter insae by die kantoor van die Hoofstadsbeplanner gedurende gewone kantoorure. Enige besware daarteen moet skriftelik by die ondergetekende ingedien word voor Vrydag, 13 Maart 1998. — T. I. Lötter, Uitvoerende Hoof/Stadsklerk, Burgersentrum, Yorkstraat, George 6530. 16674



Erf 762, George

E-Mail adres/address: diradmin@pixie.co.za

Mr J G Vrolijk

801-9370

728/129.

27 November 1998


Messrs Savage and Associates  
P O Box 752  
GEORGE  
6530

Sir

**CLOSURE: PORTION OF ROAD ADJOINING ERF 13415, GEORGE**

Attached for your information please find the relevant final closure notice.

Yours faithfully

  
**A J SMITH**  
**DIRECTOR ADMINISTRATION**  
as/let.erf762

124

## SOUTH PENINSULA MUNICIPALITY:

009

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Full particulars of the foregoing proposals are available at the office of the Chief Town Planner during normal office hours. Any objections

## MUNISIPALITEIT SUID-SKIEREILAND:

009

## HERSONERING

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## HERSONERING, AFWYKING EN ONDERVERDELING

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## KENNISGEWING NR. 13 VAN 1998

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## KENNISGEWING NR. 31 VAN 1998

VOORGESTELDE ONDERVERDELING EN HERSONERING,  
ERWE 1218 EN 1222, GEORGE

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Volledige besonderhede van die voorafgaande voorstelle is ter insae by die kantoor van die Hoofstadbenanner gedurende gewone kantoorure.



2732776

Smuts

The Director Administration  
Municipality of George  
P O Box 19  
GEORGE  
6530

28 August 1997

Attention ; Mr J Vrolijk

Dear Sir

STATUS REPORT ERF 15659 AND 18049 GEORGE AND  
ROAD CLOSURE NOTICES

Attached please find a copy of the Surveyor-General's  
letter which details the necessary requirements.

To re-iterate : the details required are :

1. A new status report for erven 15659 and 18049 George  
(copies of diagrams attached);
2. Your letter confirming that the erven will be  
notarially tied . If, however, you are unhappy about  
this, then I can consolidate these erven.
3. Please supply the closure notices for these road  
portions so that I can proceed with my approval  
process.

Your urgent attention is needed here as this has been going  
on for some time now, due to various technical hitches.

I look forward to your earliest reply.

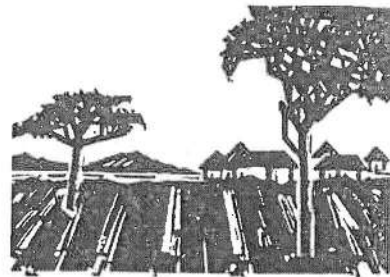
Yours faithfully



G.S. SAVAGE

**SURVEYOR-GENERAL  
LANDMETER-GENERAAL**

**Department of Land Affairs . Departement van Grondsake  
Isebe lezeMhlaba . UMnyango wezoMhlaba**



E-☒ SGCAPE\_MAIL@LG021.WCAPE.GOV.ZA

Nuwe Inkomstegebou/New Revenue Building  
Pleinstraat 90 Plein Street  
Privaatsak/Private Bag X9028  
8000 KAAPSTAD/CAPE TOWN X325

Telefoon/Telephone (021) 45 4711

Faks/Fax (021) 45 3008

Navrae/Enquiries

Verwysing/Reference

P Rommelspacher

S.8775/101

S.8775/93

U verw/Your ref

SMUTS/GSS

Mr G S Savage  
Professional Land Surveyor  
P O Box 752  
GEORGE  
6530

1997-07-03

Sir

**SUBDIVISION OF ERF 762 AND SURVEY OF ERVEN 15659 AND 18049 GEORGE :  
SRE 1467/1997, DGMS 3805-8/1997**

- ✓ 1. Your survey records are accepted.
- ✓ 2. Dgm 3808/1997 being Erf 19450 portion of Erf 762 George is approved. Registration copies in duplicate are enclosed.
3. Kindly ask the Local Authority to apply for a new status report in respect of Erven 15659 and 18049 George.
4. Please also obtain a letter from the Local Authority stating that Erven 15659 and 18049 George (now consolidated into Erf 15658) will be notarially tied to Erf 13415. *tied via Deeds Office*
5. Kindly only relodge Dgms 3805-7/1997 together with a copy of the final closure notice.

Yours faithfully

**P ROMMELSPACHER  
for SURVEYOR-GENERAL : CAPE TOWN**

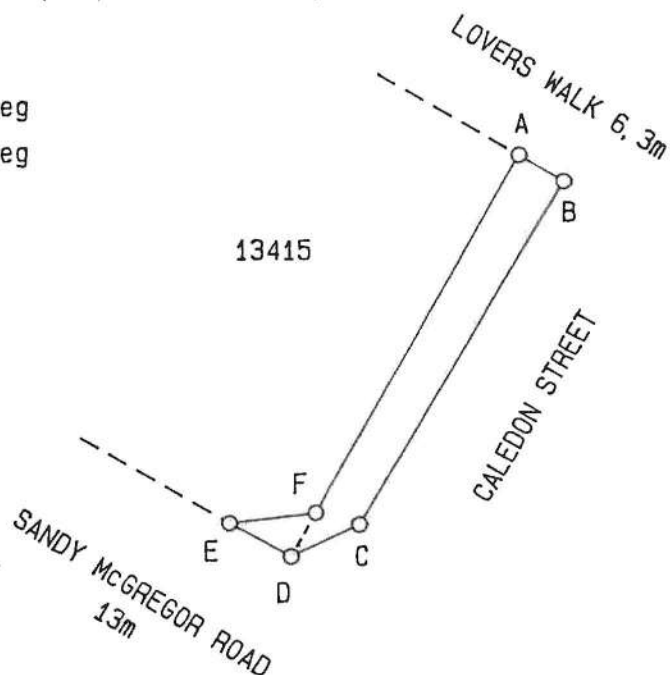
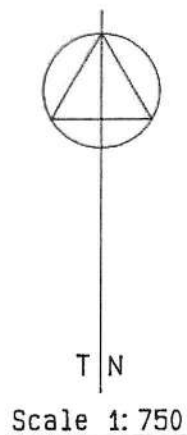
**ENCLOSURES:** Dgm 3808/97 in duplicate  
Dgms 3805-7/1997 + test copies

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System Lo 23° X			S.G. No.  3805/1997
		Constant:	±	0, 00	+3 700 000, 00	
AB	4, 99	300 13 00	A	+ 49 871, 75	+ 58 289, 94	Approved  Surveyor-General
BC	39, 21	30 23 30	B	+ 49 867, 44	+ 58 292, 44	
CD	7, 45	64 58 30	C	+ 49 887, 27	+ 58 326, 26	
DE	6, 77	119 14 20	D	+ 49 894, 02	+ 58 329, 41	
EF	8, 41	263 03 20	E	+ 49 899, 93	+ 58 326, 10	
FA	40, 36	209 25 50	F	+ 49 891, 58	+ 58 325, 09	
		18P4	⊕	+ 49 813, 92	+ 58 219, 67	
		104P4	⊕	+ 50 272, 89	+ 58 311, 53	

Description of Beacons

A B C D E : 12mm iron peg

F : 16mm iron peg



1. The figure A B C D represents Erf 18049 George vide Diagram 3807/1997 annexed to
2. The figure E F D represents Erf 15659 George vide Diagram 3806/1997 annexed to

The figure A B C D E F  
represents 213 square metres of land, being

ERF 15658 GEORGE and comprises 1 and 2 above

situate in the Municipality and  
Administrative District of George  
Province of the Western Cape  
Surveyed in August 1995  
by me

Professional Land Surveyor  
G S Savage PLS 0543

This diagram is annexed to

The original diagrams  
are as quoted above

File No. S.8775/101  
S.R. No. E1467/97

No.  
Dated

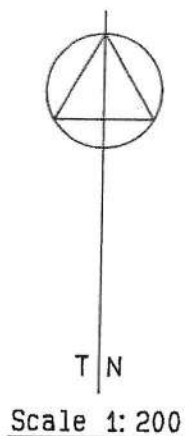
Comp. BL-7DD/W41 (1742)

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System Lo 23° X				S.G. No.  3806/1997  Approved  Surveyor-General
		Constant:		±	0, 00	+3 700 000, 00	
AB	8, 41	263 03 20	A	+	49 899, 93	+ 58 326, 10	
BC	4, 97	29 25 50	B	+	49 891, 58	+ 58 325, 09	
CA	6, 77	119 14 20	C	+	49 894, 02	+ 58 329, 41	
		18P4	⊕	+	49 813, 92	+ 58 219, 67	
		104P4	⊕	+	50 272, 89	+ 58 311, 53	

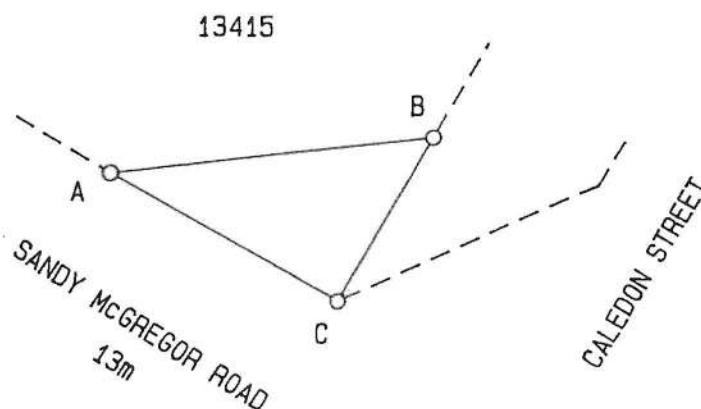
Description of Beacons

A C : 12mm iron peg

B : 16mm iron peg



Scale 1: 200



The figure A B C

represents 17 square metres of land, being

ERF 15659 a portion of Erf 13405 GEORGE

situate in the Municipality and  
Administrative District of George  
Province of the Western Cape  
Surveyed in August 1995  
by me

Professional Land Surveyor  
G S Savage PLS 0543

This diagram is annexed to

The original diagram is

File No. S.8775/101

No.  
Dated  
i f n

No. 265/1988  
annexed to C.C.T.

S.R. No. E1467/97

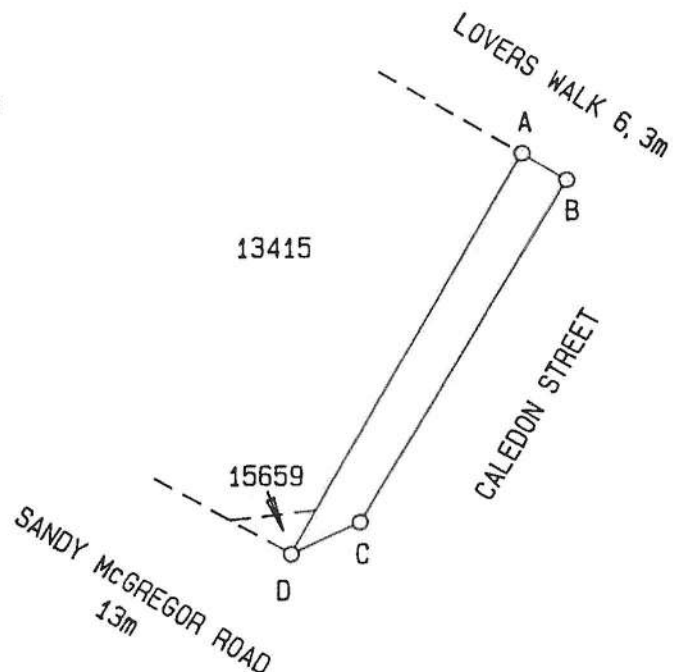
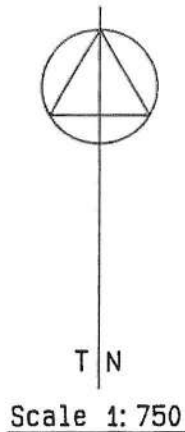
Comp. BL-7DD/W41 (1742)



SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System Lo 23° X			S.G. No. 3807/1997
		Constant:	±	0, 00	+3 700 000, 00	
AB	4, 99	300 13 00	A	+ 49 871, 75	+ 58 289, 94	Approved
BC	39, 21	30 23 30	B	+ 49 867, 44	+ 58 292, 44	
CD	7, 45	64 58 30	C	+ 49 887, 27	+ 58 326, 26	Surveyor-General
DA	45, 32	209 25 50	D	+ 49 894, 02	+ 58 329, 41	
		18P4	⊕	+ 49 813, 92	+ 58 219, 67	
		104P4	⊕	+ 50 272, 89	+ 58 311, 53	

Description of Beacons

A B C D : 12mm iron peg



The figure A B C D  
represents 196 square metres of land, being

ERF 18049 GEORGE

situate in the Municipality and  
Administrative District of George  
Province of the Western Cape  
Surveyed in August 1995  
by me

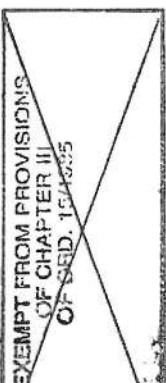
Professional Land Surveyor  
G S Savage PLS 0543

This diagram is annexed to

No.  
Dated

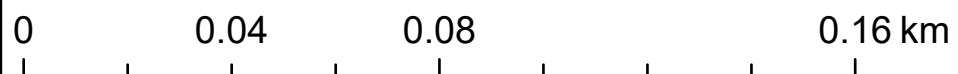
File No. S.8775/101  
S.R. No. E1467/97

Comp. BL-7DD/W41 (1742)

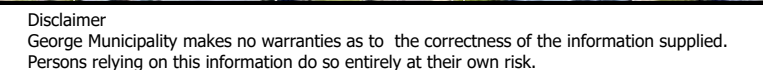


## ANNEXURE "D" - LOCALITY PLAN





Scale: 1:1,455



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 "E" – SURVEYOR GENERAL DIAGRAMS



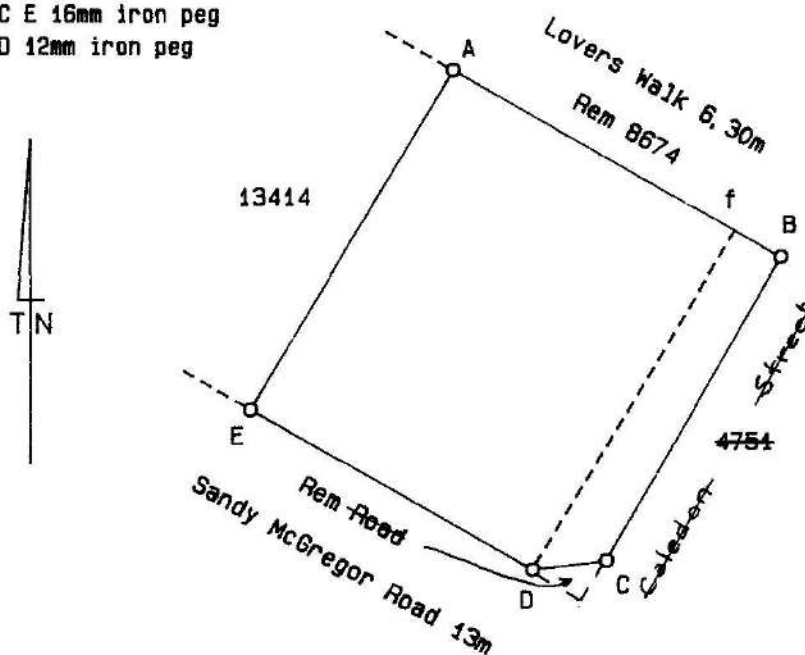
TREVOR &amp; BAILEY

SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES System Lo23°				S.G. No.  275-88
		Constant:	Y	X		
A B	43, 06	300 13 00	A + 49 908, 95	+ 58 268, 25		Approved <i>J. Bailey</i> Surveyor-General 1988-02-15
B C	40, 35	29 24 30	B + 49 871, 75	+ 58 289, 91		
C D	8, 43	82 48 30	C + 49 891, 55	+ 58 325, 07		
D E	36, 96	120 14 20	D + 49 899, 92	+ 58 326, 13		
E A	45, 46	210 14 20	E + 49 931, 85	+ 58 307, 52		

18P4      ⊕ + 49 813, 92 + 58 219, 67  
 104P4      ⊕ + 50 272, 89 + 58 311, 53

Description of Beacons

A C E 16mm iron peg  
 B D 12mm iron peg



The figure A B C D E  
 represents 1955 square metres

SCALE 1 : 750

of land, being

ERF 13415 a portion of Erf 13405 GEORGE

situate in the Municipality and Administrative District of George,  
 Province of Cape of Good Hope.  
 Surveyed in October 1987  
 by me,

*J. Bailey*  
 Land Surveyor

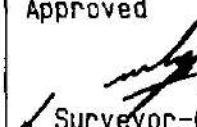
This diagram is annexed to  
 DT  
 No. 64059/89  
 dated  
 i.f.o.

Registrar of Deeds

The original diagram is  
 No. 265/88  
 annexed to CCT  
 No. 6772/89

File No. S 8775/101  
 S.R. No. E 95/88  
 Comp. BL-7DD/W41 (1742)

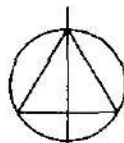
FOR ENDORSEMENTS  
 SEE BACK OF DIAGRAM

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System Lo 23° X			S.G. No. 3805/1997
		Constant:	±	0,00	+3 700 000,00	
AB	4,99	300 13 00	A	+ 49 871,75	+ 58 289,94	Approved  Surveyor-General 1998.11.20
BC	39,21	30 23 30	B	+ 49 867,44	+ 58 292,44	
CD	7,45	64 58 30	C	+ 49 887,27	+ 58 326,26	
DE	6,77	119 14 20	D	+ 49 894,02	+ 58 329,41	
EF	8,41	263 03 20	E	+ 49 899,93	+ 58 326,10	
FA	40,36	209 25 50	F	+ 49 891,58	+ 58 325,09	
		18P4	⊕	+ 49 813,92	+ 58 219,67	
		104P4	⊕	+ 50 272,89	+ 58 311,53	

Description of Beacons

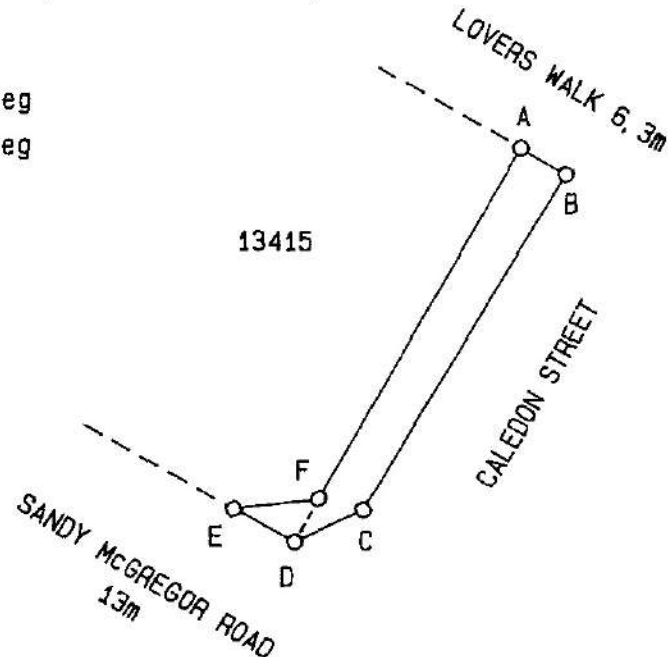
A B C D E : 12mm iron peg

F : 16mm iron peg



T N

Scale 1:750

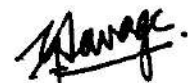


1. The figure A B C D represents Erf 18049 George vide Diagram 3807/1997 annexed to D/T 2000 - 85049
2. The figure E F D represents Erf 15659 George vide Diagram 3806/1997 annexed to D/T 2000 - 85050

The figure A B C D E F  
represents 213 square metres of land, being

ERF 15658 GEORGE and comprises 1 and 2 above

situate in the Municipality and  
Administrative District of George  
Province of the Western Cape  
Surveyed in August 1995  
by me



Professional Land Surveyor  
G S Savage PLS 0543

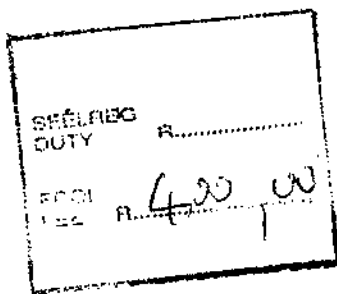
This diagram is annexed to  No. 85051/2000 Dated i.f.o.	The original diagrams are as quoted above	File No. S.8775/101 S.R. No. E1467/97  Comp. BL-7DD/W41 (1742)
Registrar of Deeds		

## ANNEXURE "F" - TITLE DEED

Roux Kruger Attorneys  
7 Cathedral Square  
Cathedral Street  
P O Box 879  
George  
6530

Prepared by me

CONVEYANCER  
KRUGER HW



T 108706 / 2002

## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

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 22 NOVEMBER  
2002 granted to him by

**MARTHINUS FRANCOIS SMUTS**  
Identity Number 491005 5055 00 4  
Married out of community of property



And the appearer declared that his said principal had, on 13 November 2002, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by these presents, cede and transfer to and on behalf of:

**The Trustees for the time being of J H SMUTS TRUST  
No. IT T3733/98**

its Successors in Office or its Assigns, in full and free property

1. ERF 13415 GEORGE  
IN THE MUNICIPALITY AND DIVISION OF GEORGE  
PROVINCE OF THE WESTERN CAPE

IN EXTENT 1955 (ONE THOUSAND NINE HUNDRED AND FIFTY FIVE)  
Square Metres

FIRST TRANSFERRED by Deed of Transfer No. T64059/1989 with  
Diagram SG No. 275/1988 relating thereto and held by Deed of Transfer  
No. T17194/1990

- I. As far as the figure A/DE is concerned, as indicated on Diagram No.  
275/88.

SUBJECT to the conditions referred to in Deed of Transfer no. T216  
dated 9 December 1875.

- II. As far as the figure fBCD is concerned, as indicated on Diagram No.  
275/88.

SUBJECT to the reservation to the State of all rights to precious  
stones, precious metals, base minerals, and natural oils as defined in  
the Minerals Act, referred to in Deed of Grant No. 34/1970.

- III. AS FAR AS the whole property is concerned BY VIRTUE of Deed of  
Transfer No. T85052/2000 the withinmentioned property may not  
without the written consent from the Municipality of George, be  
transferred, sold or alienated separately, from Erf 15658 George,  
Extent 213 square metres, held by Deed of Transfer No.  
T85052/2000. As will more fully appear from the said Deed of  
Transfer.

2. ERF 15658 GEORGE  
IN THE MUNICIPALITY AND DIVISION OF GEORGE  
PROVINCE OF THE WESTERN CAPE

IN EXTENT 213 (TWO HUNDRED AND THIRTEEN) Square Metres

FIRST REGISTERED by Certificate of Consolidated Title No. T85051/2000  
with Diagram SG No. 3805/1997 relating thereto and held by Deed of  
Transfer No. T85052/2000

- I. The figure A B C D on Diagram SG No. 3805/1997 attached to the said Certificate of Consolidated Title No. T85051/2000 is

SUBJECT as contained in Deed of Grant No. T85051/2000 to the reservation in favour of the State to all rights to precious stones, precious metals, base minerals and oil, as described in the Mineral Rights Act, 1967 (Act 20 of 1967).

- II. The figure E F D as indicated on Diagram SG No. 3805/1997 annexed to said Certificate of Consolidated Title No. T85051/2000 is

SUBJECT to the conditions referred to in Deed of Transfer No. T216 dated 9 December 1875.

- III. AS REGARDS the whole of the property

SUBJECT FURTHER to the following conditions, *as set out in Deed of Transfer T85051/2000* in favour of the GEORGE MUNICIPALITY, namely: 

Die transportnemer, sy erfgename, administrateur of regverkrygende, as eienaar van die eiendom hierby oorgedra, mag nie sonder die skriftelike toestemming van die MUNISIPALITEIT GEORGE, die eiendom hierby oorgedra, afsonderlik oordra, van die hand sit of op enige ander afsonderlike wyse vervreem van

ERF 13415 GEORGE  
IN DIE MUNISIPALITEIT EN AFDELING VAN GEORGE  
PROVINSIE WES KAAP

GROOT : 1955 (EENDUISEND NEGEHONDERD VYF EN VYFTIG) VIERKANTE METER

Gehou deur die Transportnemer kragtens Transportakte Nr. T17194/1990 nie.

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

**MARTHINUS FRANCOIS SMUTS**

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

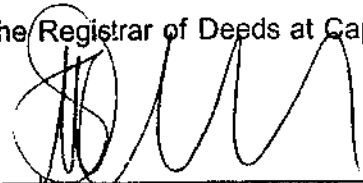
**The Trustees for the time being of J H SMUTS TRUST**

its Successors in Office or its Assigns, now is 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 **R700 000,00 (SEVEN HUNDRED 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

18 December 2002



q.q.

In my presence

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



## ANNEXURE "G" - POWER OF ATTORNEY



## POWER OF ATTORNEY

We, the undersigned

**Kobus Wolmarans, Madeleine Smuts and Christiaan Johan Smuts**

the

**Trustees for the time being of J H Smuts Trust, No. IT T3733/98**

the registered owner of

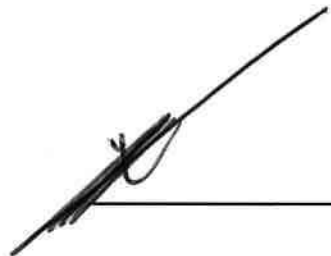
**Erf 13415 George**

do hereby appoint Jan Vrolijk Town Planner/Stadsbeplanner to prepare, sign and submit the following application 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 on Erf 13415 George for the relaxation of certain building lines on Erf 13415 George.*

Signed at George on 8 July 2025

**Kobus Wolmarans**

A handwritten signature in black ink, appearing to be 'Kobus Wolmarans', written over a horizontal line.

**Madeleine Smuts**

A handwritten signature in black ink, appearing to be 'Madeleine Smuts', written over a horizontal line.

**Christiaan Johan Smuts**

A handwritten signature in black ink, appearing to be 'Christiaan Johan Smuts', written over a horizontal line.

**ANNEXURE "G" – TRUST REGISTRATION DOCUMENT**



DEPARTEMENT VAN JUSTISIE EN KONSTITUSIONELE ONTWIKKELING  
REPUBLIEK VAN SUID-AFRIKA

## **MEESTERSERTIFIKAAT**

**JH SMUTS TRUST**

**IT3733/98**

*Nademaal*

JACOBA HENDRINA SMUTS

*oorlede is, sal*

KOBUS WOLMARANS,  
MADELEINE SMUTS *en*  
CHRISTIAAN JOHAN SMUTS

*voortgaan om as trustees in die bogemelde trust op te tree.*

  
ASST. MEESTER VAN DIE WES-KAAP HOË HOF, KAAPSTAD  
(WES-KAAP HOË HOF, KAAPSTAD)

MEESTERSKANTOOR  
KAAPSTAD

/ab

MASTER OF THE WESTERN CAPE HIGH COURT
CAPE TOWN
2013 -04- 30
KAAPSTAD
MEESTER VAN DIE WES KAAP HOË HOF



J 85

## DEPARTEMENT VAN JUSTISIE EN KONSTITUSIONELE ONTWIKKELING

E-pos adres: [westerncapeinfo@justice.gov.za](mailto:westerncapeinfo@justice.gov.za)

Tel. No.: 410-8310

Navrae: Mnr. Grobbelaar

My verw.: IT3733/98

U verw.: /he

Meester van die Wes-Kaap

Hoë Hof, Kaapstad

Privaatsak X9018

KAAPSTAD

8000

Meyer Otto Ing.  
Posbus 1195  
GEORGE  
6530

Menere

**JH SMUTS TRUST**

U skrywe gedateer 18 April 2013 verwys.

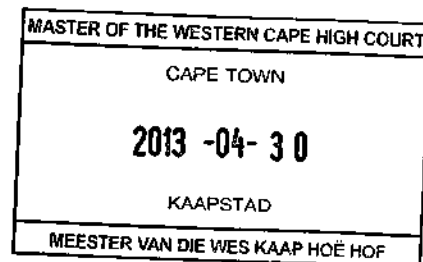
Items gemerk "X" is aangeheg.

- ☐ Magtigingsbrief.
- ☒ Meestersertifikaat.
- ☐ Magtiging tot oordrag van aandele kragtens artikel 25, Wet No. 66 van 1965 .
- ☐ Geëndosseerde volmag.
- ☐ Sertifikaat van Aanstelling as \*Voog/Kurator.
- ☐ .....
- ☐ .....

Die uwe

p/p Meester van die Wes-Kaap Hoë Hof, Kaapstad

\*Skrap wat nie van toepassing



**ANNEXURE "H" - CONVEYANCER CERTIFICATE**



## **CONVEYANCER'S CERTIFICATE**

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

#### **ERVEN 13415 AND 15658 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 Erven 13415 and 15658 George:

- the Caledon Street building line from 5.0 metres to 4.321 metres varying to 4.336 metres to allow for the legalization of an existing covered entrance.
- the Sandy McGregor Street building line from 5.0 metres to 0.225 varying to 0.203 metres to allow for the legalization of an existing garage.
- the western side boundary building line from 3.0 metres to 0.0 metres to allow for the legalization of an existing garage.
- the western side boundary building line from 3.0 metres to 0.0 metres to allow for the legalization of the existing pergola.
- the northern side building line from 3.0 metres to a distance varying between 0.150 to 0.200 meters to allow for the legalization of the existing braai-room.

#### **APPLICATION DATE**

July 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:

**T108706/2002** (current Title Deed)

in respect of:

**ERVEN 13415 AND 15658 GEORGE**

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

**ERF 13415 GEORGE IN EXTENT: 1 955 (ONE NINE FIVE FIVE) SQUARE METRES**

**ERF 15658 GEORGE IN EXTENT: 213 (TWO ONE THREE) SQUARE METRES**

**HELD BY DEED OF TRANSFER NUMBER T108706/2002**

REGISTERED in the name of

**THE TRUSTEES FOR THE TIME BEING OF J H SMUTS TRUST, NO. IT T3733/98**

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 no bond registered over the property.

**SIGNED at GEORGE on 21 July 2025.**



**CONVEYANCER**