



The Municipal Manager  
P. O. Box 19  
George  
6530

Reference: Erf 6611 George

25 August 2025

Sir

**APPLICATION FOR THE CONSENT OF THE ADMINISTRATOR AND PERMANENT DEPARTURE: ERF 6611 George**

Attached hereto, please find an application in terms of

- Section 39(4) of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) for the consent of the Administrator in terms of condition D.4.(d) on page four of Title Deed T52701/92, the title deed of Erf 6611 George, for the relaxation of the eastern side boundary building line on Erf 6611 George from 1.57 metres to 1.177 metres to accommodate an existing carport.
- 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 (e)(i)(bb) of the land use description of a *"Dwelling house"* as per the George Integrated Zoning Scheme By-law, 2023, which states that *"a garage and carport may not contain more than double garage façade facing a public street"*, to accommodate the existing garage and carport with a façade width of 11.607 metres on Erf 6611 George.

Your prompt consideration of the application will be appreciated.

Thanking you in anticipation.

**Jan Vrolijk**

**MOTIVATION REPORT**

**APPLICATION FOR CONSENT OF THE ADMINISTRATOR AND PERMANENT**

**DEPARTURE**

**ERF 6611 GEORGE**

26 August 2025



Prepared for:

**J F Fourie**  
7 Chestnut Street  
George  
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Prepared by:

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SACPLAN Registration No A/1386/2011

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**MOTIVATION REPORT**  
**APPLICATION FOR CONSENT OF THE ADMINISTRATOR**  
**(RELAXATION OF BUILDING LINE) AND PERMANENT DEPARTURE**  
**(WIDTH OF GARAGE FAÇADE)**  
**ERF 6611 GEORGE**

## **1. APPLICATION**

- Application is made in terms of Section 39(4) of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) for the consent of the Administrator in terms of condition D.4.(d) on page four of Title Deed T52701/92, the title deed of Erf 6611 George, for the relaxation of the eastern lateral building line on Erf 6611 George from 1,57 metres to 1,177 metres to allow for the legalization of an existing carport.
- 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 (e)(i)(bb) of the land use description of a *“Dwelling house”* as per the George Integrated Zoning Scheme By-law, 2023, which states that *“a garage and carport may not contain more than a double garage façade facing a public street,”* to accommodate the existing garage and carport with a façade width of 11.607 metres on Erf 6611 George on Erf 6611 George.

The proposed site plan and building plan indicating the existing carport in relation to the eastern side boundary building line and the existing double garage is attached hereto as **Annexure “A”**.

The completed application form for the application for the consent of the Administrator and permanent departure is attached hereto as **Annexure “B”**.

## **2. PRE-APPLICATION CONSULTATION**

A pre-application consultation was not requested as the application entails the relaxation of a building line in terms of the title deed of Erf 6611 George, as well as a permanent departure in terms of the George Integrated Zoning Scheme By-Law, 2023. This is in line with the e-mailed

directive in this regard to various consultants by the Municipal Town Planners, which was issued by e-mail dated 10 May 2022.

### 3. DEVELOPMENT PROPOSAL

The application erf has been developed with a single-story dwelling house with a double garage which forms part of the eastern side of the building. A covered stoep on the north-western side of the dwelling house and a lean-to carport attached to the eastern wall of the garage, were subsequently added without authorisation. The development on the erf is rounded off with a garden, consisting of neatly kept lawn, shrubs, trees, paving, and rainwater tanks. There is a “Vibre-crete” boundary wall along Aalwyn Street and a wall, consisting of plastered and painted columns with steel palisades along Chestnut Street. A pedestrian gate gives access to the front door, and a steel palisade sliding gate opposite the garages provides vehicular access to the garages and carport from Chestnut Street.

The carport is situated between the double garage and the eastern side boundary. As such, it transgresses the eastern side boundary building line stipulated in the title deed. It does, however, not transgress the street boundary building line stipulated in either the title deed or in the George Integrated Zoning Scheme By-Law, 2023.

The combined width of the carport and the double garage is approximately 11.607 metres. The width of the combination is thus not in line with the stipulation in development parameter (e)(i)(bb) **“Garages, carports and outbuildings”** applicable to a **“dwelling house”** in the George Integrated Zoning Scheme By-Law, 2023, which states that a garage, carport and outbuildings are permitted within the common boundary building line provided that the garage, carport, and outbuilding **“does not contain more than a double garage façade facing a public street”**.

The covered stoep does not transgress any of the applicable development parameters.

The purpose of this application is to obtain the consent of the Administrator in terms of condition D.4.(d) on page four of the title deed of Erf 6611 George for the relaxation of the eastern side boundary building line on Erf 6611 George to accommodate the existing carport. Approval is also required in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality,

2023 for a permanent departure in respect of the façade of the combined double garage and carport on Erf 6611 George to accommodate the width of the existing garage and carport façade facing the public street.

A copy of the proposed site and building plan attached hereto as **Annexure “A”**.

#### **4. GENERAL INFORMATION REGARDING ERF 6611 George**

##### **4.1 Locality**

Erf 6611 George is situated at 7 Chestnut Street, on the north-eastern corner of the intersection of Chestnut Street and Aalwyn Street, in Heather Park, George. The locality of the erf is indicated on the locality plan which is attached hereto as **Annexure “C”**.

##### **4.2 Existing land use**

Erf 6611 George is currently used for single residential purposes.

##### **4.3 Extent**

Erf 6611 George is 1 286m<sup>2</sup> in extent.

##### **4.4 Present zoning**

In terms of the George Integrated Zoning Scheme By-Law, 2023, the zoning of Erf 6611 George is Single Residential Zone I. In terms of this zoning, the erf may be used for the purposes of a “dwelling house”.

The extent of the application erf is 1 286m<sup>2</sup>. 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 street building line applicable to a dwelling house on an erf greater than 1 000m<sup>2</sup> is 5.0 metres and the side and rear building lines are 3.0 metres, whilst the coverage applicable is the larger of 500m<sup>2</sup> or 40% of the area of the erf.

The total floor area of the dwelling house and outbuildings is 397m<sup>2</sup>, which relates to a coverage of 31% which is considerably lower than the maximum coverage allowed.

As indicated on the site and building plan, attached hereto as **Annexure “A”**, the dwelling house and double garage do not transgress any building lines prescribed in the George Integrated Zoning Scheme By-law, 2023.

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

*“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.”*

Except for development parameter (bb), the carport on the eastern side of the double garage conforms with all the mentioned stipulations.

An application for a permanent departure in respect of development parameter (bb) (double garage façade facing a public street) is included in this application and motivated in further detail in point 5 of this motivation report.

#### **4.5 Surveyor General Diagram**

A copy of the Surveyor General Diagram of Erf 6611 George is attached hereto as **Annexure “D”**.



## 4.6 Title Deed

Erf 6611 George is registered in the name of Jaques Francois Fourie, ID Number 490102 5071 00 7. The Title Deed of the application erf is attached hereto as **Annexure “E”**.

The title deed of Erf 6611 George, Title Deed T52701/92 contains, inter alia, the following condition:

*“D.4. This erf shall be subject to the following further conditions, provided especially that where, in the opinion of the Administrator after consultation with the Townships Board and the Local Authority, it is expedient that the restriction in any such condition should at any time be suspended or relaxed, he may authorise the necessary suspension or relaxation subject to compliance with such conditions as he may impose:*

*(d) No building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 4.72 metres to the street line which forms a boundary of this erf, nor within 3.15 metres of the rear or 1,57 metres of the lateral boundary common to any adjoining erf, provided that with the consent of the local authority, an outbuilding not exceeding 3.15 metres in heights, measured from the floor to the wall plate and no portion of which will be used for human habitation, may be erected within the above prescribed rear space. On consolidation of any two or more erven this condition shall apply to the consolidated area as one erf.”*

Condition D.4.(d) which determines the side boundary building line is applicable to this application for the Administrator’s consent to accommodate the existing carport. This condition which determines the street, side and rear boundary building lines on Erf 6611 George, was laid down by the Administrator in terms of Ordinance 33 of 1934, with the approval of the Gayclif Subdivided Estate. It is assumed that there was no applicable zoning scheme at that time and thus the mentioned land use restrictions were included in the title deed of the erf. Before the advent of zoning schemes, it was common practice to control land use and land use parameters by means of such conditions being included in the title deed of individual erven. Title deeds were thus used as “zoning schemes”.

George Municipality has recently accepted the George Integrated Zoning Scheme By-Law, 2023. The stipulations in this By-Law represent the latest thinking as far as land use management and land development parameters are concerned. There is, therefore, no reason why land use and land development parameters should be regulated by means of title deeds anymore.

As indicated on the site and building plan, attached hereto as **Annexure "A"**, the dwelling house and double garage do not transgress any building lines prescribed in the Title Deed of the application erf. The following table indicates the building lines applicable to the development on the application erf in terms of the title deed, as well as the compliance of the existing carport with the building lines.

Parameter	Title Deed	Carport	Compliance
Street building line	5.0m	>5.0m	Complies.
Side building line	1.57m	Western side: N/a Eastern side: 1.177m	Complies Relaxation applied for.
Rear building line	3.15m	N/a	Complies.

In terms of the title deed the authority to relax the building lines vests with the **Administrator**, provided that, with the consent of the **local authority**, an outbuilding with a maximum height of 3.15 metres may be erected within the rear boundary building line.

The carport transgresses the eastern side boundary building line. The authority to consider the building line relaxation in respect of the mentioned building vests with the **Administrator**. The authority of the Administrator to consider building line relaxations in terms of title deeds has, however, been delegated to local authorities and the local authority can therefore act accordingly.

In the remainder of this report, it will be indicated that the building line relaxation as proposed has no negative impact on the surrounding area. The proposal adds value to the utilization of the erf and represents a substantial capital investment by the owner. The Municipality (local

authority) is therefore, requested to grant the consent of the Administrator in terms of the delegated authority.

#### **4.7 Power of Attorney**

A Power of Attorney, whereby Jan Vrolijk Town Planner / Stadsbeplanner is appointed by Jaques Francois Fourie, the registered owner of Erf 6611 George, 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”**.

#### **4.8 Bondholder's Consent**

Erf 6611 George is not encumbered by a bond.

#### **4.9 Conveyancer Certificate**

A Conveyancer Certificate in respect of Erf 6611 George is attached hereto as **Annexure “G”**. The Conveyancer Certificate refers to condition D.4.(d) in the title deed of Erf 6611 George, which restricts the development of the erf as proposed in this application.

The purpose of this application is to obtain the consent of the Administrator in terms of condition D.4.(d) of the title deed for the relaxation of the eastern side boundary building line on Erf 6611 George to submit a building plan in respect of the existing carport.

### **5. DESIRABILITY OF THE APPLICATION FOR CONSENT OF THE ADMINISTRATOR (BUILDING LINE RELAXATION) AND A PERMANENT DEPARTURE (WIDTH OF GARAGE FAÇADE): ERF 6611 GEORGE**

#### **5.1 Introduction**

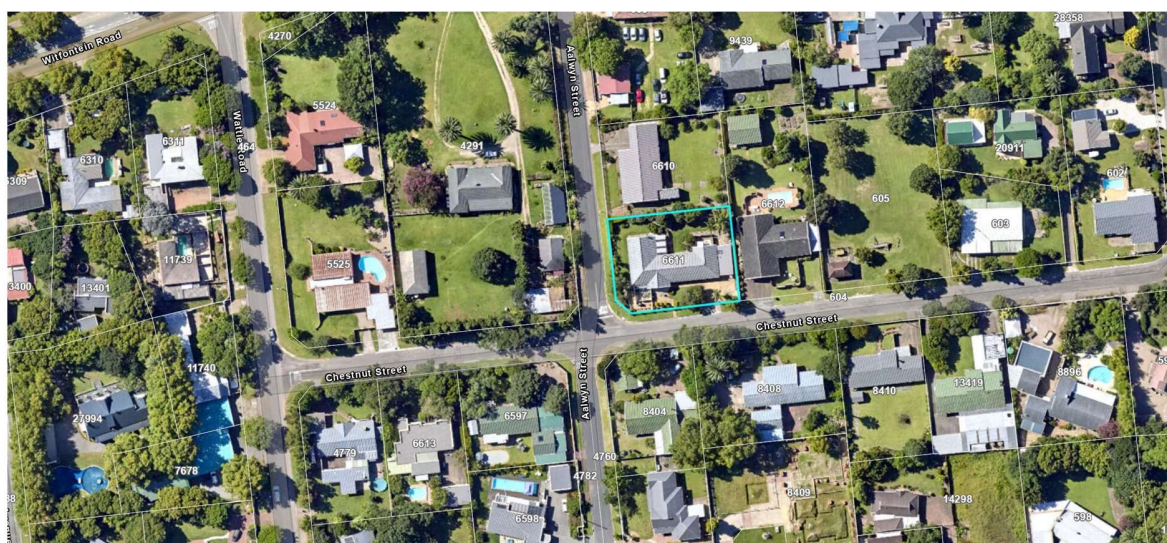
Specific issues which must be addressed in the motivation of applications are highlighted in the Land Use Planning By-Law for George Municipality, 2023. These issues are, however, aimed at more complex applications and are not applicable to applications such as an application for the

consent of the Administrator for a building line relaxation or a permanent departure from the development parameters in the George Integrated Zoning Scheme By-law, 2023. 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 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 right of the inhabitants of the area in respect of property values, privacy, view, sunlight, et cetera.*
- *The impact that the proposal will have on traffic and parking in the surrounding area.*
- *Provision of essential services.*

## 5.2 Existing planning and development in the area

The area of Heather Park where the application erf is located, has a single residential land use character. The dwelling houses and outbuildings of various architectural design and extent are situated in neatly kept gardens. The following aerial photo indicates the locality of the application erf, as well as the structures on the erf, in relation to the surrounding erven.





### Consent of Administrator - relaxation of building line

The carport transgresses the eastern side boundary building line stipulated in the Title Deed of the erf. The following photos shows the carport in relation to the eastern side boundary of the application erf.





As indicated on the site and building plan, attached hereto as **Annexure “A”**, the development on the application erf does not transgress any building lines prescribed in the George Integrated Zoning Scheme By-Law, 2023. The stipulations in this By-Law represent the latest thinking as far as land use management and land development parameters are concerned. There is, therefore, no reason why land use and land development parameters should be regulated by means of title deeds anymore.

#### Permanent departure - width of façade

As indicated on the site and building plan, attached hereto as **Annexure “A”**, the width of the double garage is 6.326 metres, and the width of the carport is 5.281 metres. The combined width of the double garage and carport facing the street is thus 11.607 metres. The width of the combination is thus not in line with development parameter (e)(i)(bb) **“Garages, carports and outbuildings”** applicable to a **“dwelling house”** in the George Integrated Zoning Scheme By-Law, 2023, which stipulates that a garage and carport may not contain a more than double garage façade facing a public street. The following photo shows the street elevation of the double garage and carport.



The photo clearly shows that the existing double garage forms an integral part of the overall architectural design, finish and street elevation of the dwelling house. It is also clear that the lean-to carport does not form part of the architecture of the dwelling house and, although

attached to the dwelling house, does not visually or functionally form part of the dwelling house. The double garage has the distinct façade of a double garage, with 2 garage doors. The carport, on the other hand, has the appearance of a lean-to with 1 door, which was added on to the dwelling house and which does not form part of the dwelling house.

Although the combined width is approximately 11.607 metres, the combination does not have the same dominant effect on the scale of the development as a 11.607 metre-wide garage, with 3 garage doors under a single roof would have.

The purpose of the carport, which has a roll-up door on the southern side, and of which the eastern side is open, is to provide shelter to vehicles or a trailer, associated with the residents of the dwelling house. The width of the combined facades of the garage and the carport, will not have an impact on the use of the erf for residential purposes of 1 family.

In this regard, attention is drawn to the fact that there is a similar lean-to carport on the adjacent Erf 6612 George, although that carport is not located next to the double garage.

The granting of the consent of the Administrator and permanent departure as proposed in this application, will therefore not establish an undesirable precedent and can be accommodated within the existing planning of the area concerned.

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

The consent of the Administrator for the relaxation of the building line and permanent departure in respect of the relaxation of the width of the combined facades of the garage and the carport will not result in an increase in the number of inhabitants of the erf beyond that which is accommodated in 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.

### **5.4 Impact on streetscape**

The following photo shows the street elevation of the application erf.



In terms of the George Integrated Zoning Scheme By-Law, 2023, a carport attached to a garage can be allowed on the side boundary of a single residential erf, on condition that the combined carport and garage may not contain a more than double garage façade facing a public street. Although the carport on the application erf is attached to the double garage, the carport does not have a negative impact on the streetscape, for the following reasons:

- The carport is located outside the street boundary building line.
- The carport and garages are situated “behind” the security wall located on the street boundary.
- The height of the lean-to roof is lower than the wall plate height of the dwelling house.
- The colour and finish of the carport blends in with that of the dwelling house.
- As indicated on the following photo, which was taken from the main entrance to the dwelling house on the adjacent Erf 6612 George, very little of the carport is visible above the communal boundary wall.



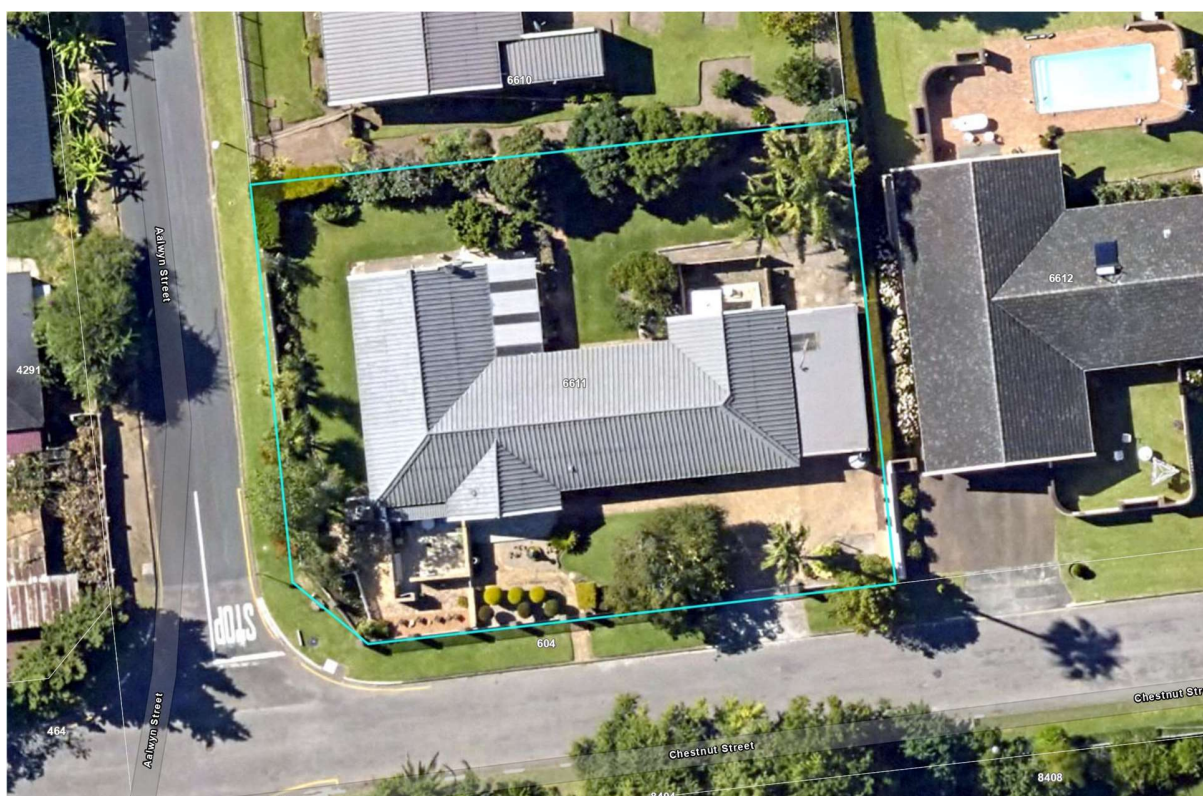


The double garage and the lean-to carport can clearly be viewed as two separate entities. The width of the combination, therefore, has no impact on the street elevation of the dwelling house.

The consent of the Administrator and permanent departure as proposed in this application will, therefore, not have a negative impact on the streetscape in the vicinity of the application property.

### 5.5 Impact on sunlight, view and privacy

The application erf is situated to the north of Chestnut Street. The following aerial photo indicates that the only erf which could possibly be affected by the proposed consent of the Administrator and permanent departure, is Erf 6612 George, which is situated adjacent and to the east thereof.



The following photo shows the south-west elevation of the carport in relation to the development on Erf 6612 George.



The location of the carport and the width of the façade of the double garage and carport has no influence on the sunlight, view and privacy of the adjacent erf for the following reasons:

- the dwelling house on Erf 6612 George fronts northwards, away from the carport and garage;
- the carport on the application erf is located opposite the garage on Erf 6612 George
- in terms of the George Integrated Zoning Scheme By-Law, 2023, a garage or carport can be allowed on the side boundary of a single residential erf;
- the height of the screen wall and foliage on top of the communal wall, efficiently screens off the carport from the adjacent erf, as indicated on the photo to the left, which was taken from north to south along the carport.



The proposed consent of the Administrator and permanent departure will, therefore, not have a negative impact on the sunlight, view or privacy in respect of any adjacent erf.

## 5.6 Impact on property values

As indicated in the previous paragraphs, the structure in respect of which the consent of the Administrator and permanent departure are required, do not have a negative impact on any of the surrounding properties. The outside finish is of good quality. The proposal will add value to the utilization of the erf and represents a substantial capital investment by the owner.

The value of surrounding properties can, therefore, not be negatively impacted upon by the proposal.

## 5.7 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”**, 3 covered parking bays are provided. The number of parking bays therefore 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 granting of consent of the Administrator and the permanent departure as proposed.

## 5.8 Impact on traffic circulation

From the site and building plan which is attached hereto as **Annexure “A”** it is clear that the structure that forms the basis of this application can have no impact on traffic circulation in Chestnut Street, as it is situated “behind” the street boundary building line, as well as the street boundary wall and no additional access from the street is required. The width of the motor vehicle carriageway crossing is indicated as 5.296 metres, which is within the maximum width of 8 metres allowed in respect of a dwelling house.

The consent of the administrator and permanent departure as proposed in this application can thus not have any negative impact on the traffic situation in Chestnut Street.

## **5.9 Provision of services**

Municipal services are available to the application erf. The application erf has already been developed with a dwelling house and outbuildings, all of which have been connected to municipal services. The proposed granting of consent of the administrator and permanent departure as proposed in this application will not result in a change of the land use or a new building being erected. The existing buildings will remain intact.

Should any upgrade or extension of the existing municipal infrastructure be required because of this application, all costs because of such extension will be for the account of the applicant, subject to the conditions of the municipality. The proposal will thus not result in infrastructure costs to any external parties. The proposal will thus not place any burden on the municipal budget for the provision of services infrastructure, have any negative impact on the existing services or the provision of services in the area concerned.

## **5.10 Firefighting**

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

## **6. CONCLUSION**

Application is made in terms of Section 39(4) of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) for the consent of the Administrator in terms of condition D.4.(d) on page four of Title Deed T52701/92, the title deed of Erf 6611 George, for the relaxation of the eastern side boundary building line on Erf 6611 George from 1.57 metres to 1.177 metres to accommodate an existing carport.

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 (e)(i)(bb) of the land use description of a “Dwelling house” as per the George Integrated Zoning Scheme By-law, 2023, which states that a garage and carport may not contain more than a double garage façade facing a public street, to accommodate the existing garage and carport with a façade width of 11.607 metres on Erf 6611 George.

The granting of consent of the Administrator and permanent departure as proposed in this application 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 title deed of the erf and the mentioned By-Law.

## ANNEXURE "A" – PROPOSED SITE AND BUILDING PLAN

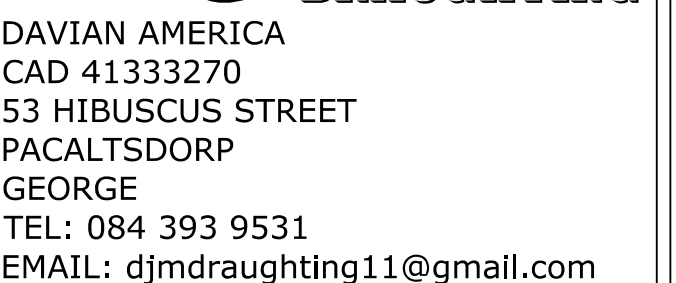
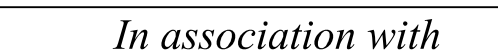


Total Area's: 397m<sup>2</sup>  
Coverage: 31%



ALL RELEVANT DETAILS, LEVELS AND DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM MISINTERPRETATION OF THE DRAWINGS. ALL DIMENSIONS ARE GIVEN IN MILLIMETERS

GENERAL SPECIFICATIONS :

[illegible]

PROJECT:  
AS-BUILT PLANS ON ERF 6611,  
CHESTNUT STREET, HEATHER  
PARK, GEORGE.

SCALE: 1:100 / 1:200	DATE: 25 AUGUST 2025
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DRAWING NO.	SHEETS
DJM 25-2025	1 of 1



**ANNEXURE “B” – APPLICATION FORM**



## Application Form for Application(s) Submitted in terms of the Land Use Planning By-Law for George Municipality

**NOTE:** Please complete this form by using: Font: Calibri; Size: 11

### **PART A: APPLICANT DETAILS**

First name(s)	Johannes George		
Surname	Vrolijk		
SACPLAN Reg No. (if applicable)	A/1386/2010		
Company name (if applicable)	Jan Vrolijk Town Planner / Stadsbeplanner		
Postal Address	P O Box 710		
	George	Postal Code	6530
Email	<a href="mailto:janvrolijk@jvtownplanner.co.za">janvrolijk@jvtownplanner.co.za</a>		
Tel	044 873 3011	Fax	086 510 4383
Cell	082 464 7871		

### **PART B: REGISTERED OWNER(S) DETAILS (if different from applicant)**

Registered owner	Jacques Francois Fourie		
Address	7 Chestnut Street, Heatherpark		
	George	Postal code	6529
E-mail	<a href="mailto:jacques.f.fourie@gmail.com">jacques.f.fourie@gmail.com</a>		
Tel	N/a	Fax	N/a
Cell	082 772 9123		

### **PART C: PROPERTY DETAILS (in accordance with Title Deed)**

Property Description [Erf / Erven / Portion(s) and	Erf 6611 George
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Farm number(s), allotment area.]											
Physical Address	<b>7 Chestnut Street, Heatherpark, George, 6529</b>										
GPS Coordinates					Town/City		<b>George</b>				
Current Zoning	<b>Single Residential Zone I</b>			Extent	<b>1 286m<sup>2</sup></b>			Are there existing buildings?	<b>Y</b>	<b>N</b>	
Current Land Use	<b>Dwelling house and outbuildings</b>										
Title Deed number & date	<b>T52701/1992</b>										
Any restrictive conditions prohibiting application?	<b>Y</b>	<b>N</b>	If Yes, list condition number(s).	<b>Condition D.4.(d) in Title Deed T52701/1992</b>							
Are the restrictive conditions in favour of a third party(ies)?	<b>Y</b>	<b>N</b>	If Yes, list the party(ies).	<b>N/a</b>							
Is the property encumbered by a bond?	<b>Y</b>	<b>N</b>	If Yes, list Bondholder(s)?	<b>N/a</b>							
Has the Municipality already decided on the application(s)?	<b>Y</b>	<b>N</b>	If yes, list reference number(s)?	<b>N/a</b>							
Any existing unauthorized buildings and/or land use on the subject property(ies)?				<b>Y</b>	<b>N</b>	If yes, is this application to legalize the building / land use?				<b>Y</b>	<b>N</b>
Are there any pending court case / order relating to the subject property(ies)?				<b>Y</b>	<b>N</b>	Are there any land claim(s) registered on the subject property(ies)?				<b>Y</b>	<b>N</b>
<b>PART D: PRE-APPLICATION CONSULTATION</b>											
Has there been any pre-application consultation?			<b>Y</b>	<b>N</b>	If Yes, please complete the information below and attach the minutes.						
Official's name	<b>N/a</b>		Reference number	<b>N/a</b>		Date of consultation		<b>N/a</b>			
<b>PART E: LAND USE APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY &amp; APPLICATION FEES PAYABLE</b>											
<p><b>*Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany the application.</b></p>											

**BANKING DETAILS**

**Name:** George Municipality  
**Bank:** First National Bank (FNB)  
**Branch no.:** 210554  
**Account no.:** 62869623150  
**Type:** Public Sector Cheque Account  
**Swift Code:** FIRNZAJJ  
**VAT Registration Nr:** 4630193664  
**E-MAIL:** msbrits@george.gov.za  
**\*Payment reference:** Erven \_\_\_\_, George/Wilderness/Hoekwil...

**PART F: DETAILS OF PROPOSAL**

- Application is made in terms of Section 39(4) of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) for the consent of the Administrator in terms of condition D.4.(d) on page four of Title Deed T52701/92, the title deed of Erf 6611 George, for the relaxation of the eastern side boundary building line on Erf 6611 George from 1.57 metres to 1.177 metres to accommodate an existing carport.
- 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 (e)(i)(bb) of the land use description of a "Dwelling house" as per the George Integrated Zoning Scheme By-law, 2023, which states that "a garage and carport may not contain more than a double garage façade facing a public street," to accommodate the existing garage and carport with a façade width of 11.607 metres on Erf 6611 George.

**PART G: ATTACHMENTS & SUPPORTING INFORMATION FOR LAND USE PLANNING APPLICATIONS**

Please complete the following checklist and attach all the information relevant to the proposal. Failure to submit all information required will result in the application being deemed incomplete.

Is the following compulsory information attached?

Y	N	Completed application form	Y	N	Pre-application Checklist (where applicable)
Y	N	Power of Attorney / Owner's consent if applicant is not owner	Y	N	Bondholder's consent
Y	N	Motivation report / letter	Y	N	Proof of payment of fees
Y	N	Full copy of the Title Deed	Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Locality Plan	Y	N	Site layout plan

Minimum and additional requirements:

Y	N	N/A	Conveyancer's Certificate	Y	N	N/A	Land Use Plan / Zoning plan
Y	N	N/A	Proposed Subdivision Plan (including street names and numbers)	Y	N	N/A	Phasing Plan
Y	N	N/A	Consolidation Plan	Y	N	N/A	Copy of original approval letter (if applicable)

Y	N	N/A	Site Development Plan		Y	N	N/A	Landscaping / Tree Plan
Y	N	N/A	Abutting owner's consent		Y	N	N/A	Home Owners' Association consent
Y	N	N/A	<del>Copy of Environmental Impact Assessment (EIA) /</del> <del>Heritage Impact Assessment (HIA) /</del> <del>Traffic Impact Assessment (TIA) /</del> <del>Traffic Impact Statement (TIS) /</del> <del>Major Hazard Impact Assessment (MHIA) /</del> <del>Environmental Authorisation (EA) /</del> <del>Record of Decision (ROD)</del> (strikethrough irrelevant)		Y	N	N/A	1:50 / 1:100 Flood line determination (plan / report)
Y	N	N/A	Services Report or indication of all municipal services / registered servitudes		Y	N	N/A	Required number of documentation copies
Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes		Y	N	N/A	Other (specify)

#### PART H: AUTHORISATION(S) IN TERMS OF OTHER LEGISLATION

Y	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)		Y	N/A	Specific Environmental Management Act(s) (SEMA)
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)				(e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental --
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)		Y	N/A	Management: Air Quality Act, 2004 (Act 39 of 2004),
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)				National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008),
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations				National Environmental Management: Waste Act, 2008 (Act 59 of 2008),
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)		Y	N/A	National Water Act, 1998 (Act 36 of 1998) (strikethrough irrelevant)
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.				Other (specify)
Y	N	If required, do you want to follow an integrated application procedure in terms of section 44(1) of the Land-Use Planning By-law for George Municipality?				

## SECTION I: DECLARATION

I hereby wish to confirm the following:

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. The Municipality has not already decided on the application.
3. I'm aware that it is an offense in terms of section 86(1)(d) to supply particulars, information or answers in an application, knowing it to be false, incorrect or misleading or not believing them to be correct.
4. I am properly authorized to make this application on behalf of the owner and (where applicable) copies of such full relevant Powers of Attorney/Consent are attached hereto.
5. I have been appointed to submit this application on behalf of the owner and it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to me as the authorised agent and the owner will regularly consult with the agent in this regard (where applicable).
6. That this submission includes all necessary land use planning applications required to enable the development proposed herein.
7. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/amendment/suspension forms part of this submission.
8. I am aware of the status of the existing bulk services and infrastructure in the subject area and that I am liable for any possible development charges which may be payable as a result of the proposed development.
9. I 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:

**26 August 2025**

Full name:

**Johannes George Vrolijk**

Professional capacity:

**Professional Town Planner**

SACPLAN Reg. Nr:

**A/1386/2010**

## ANNEXURE "C" – LOCALITY PLAN



# Erf 6611 George - Locality plan



0 0.03 0.07 0.13 km

Date: 6/11/2025 7:40 AM

Scale: 1:1,198



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.

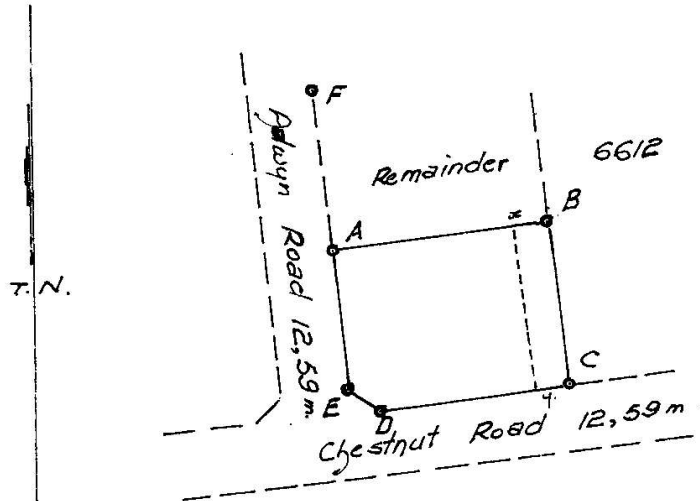
George Municipality will not be liable for any claims whatsoever, whether for damages or otherwise, which may arise as a result of inaccuracies in the information supplied.



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

OFFICE COPY

SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES		S.G. No.
		Y System	X	
AB	40,93	262.47.40		10382/73 Approved <i>K. Coate</i> Surveyor-General 28-2-1974
BC	31,54	352.47.40		
CD	36,20	82.23.10		
DE	6,66	127.35.20		
EA	27,11	172.47.40		
AF	31,49	172.47.40		

Beacons:-A. B. C. D. E & F, iron peg 12 m.m. dia.

Scale: 1/1250

The figure A B C D E represents 1286 Sq. Metres. of land, being

Erf 6611 portion of Erf 6610 George situate in Gayclif Subdivided Estate in the Municipality and Administrative District of George, Province of Cape of Good Hope.  
Surveyed in Novr. 1973 by me, J. Prins Land Surveyor

This diagram is annexed to  
C.R.T.  
No. 27196/75  
dated  
i.f.o.

The original diagram is  
No. 10381/73 annexed to  
Transfer/Grant  
No. 1974-871-43525

File No. S/8775/56/11  
S.R. No. E.2612/73  
Comp. BL-7DD  
W3 (1741)  
T.P. 464<sup>SD</sup> (3892)

Registrar of Deeds

B S  
COPYPRINT

**ANNEXURE “E” – TITLE DEED**

4 AMAPOLISA OMZANTSI AFRIKA  
ONDERSOEKDIENS  
2018 -06- 0 6  
INVESTIGATION SERVICE  
CONVILLE  
SUID-AFRIKAANSE POLISIE DIENS  
SOUTH AFRICAN POLICE SERVICE

Ek sertifiseer dat hierdie dokument 'n ware afskrif/afskrif is van die  
I certify that this document is-a true reproduction/copy of the original  
Oorspronklike wat deur my persoonlik besigtig is en dat, volgens my  
Which was examined by me and that, from my observation the  
Waarnemings, die oorspronklike nie op enige wyse gewysig is nie.  
Original has not been altered in any manner.

Handtekening/Signature

**VERBODEN**

**MORTGAGED**

VIR  
FOR R 156 000.00

B 257839-92

*Willems*

REGISTERED IN THE

24 08 1992

T 52701 92

# TRANSPORTAKTE

## KRAGTENS 'N PROKURASIE

**DE KLERK & VAN GEND**  
PROKUREURS  
Volkskasgebou  
Voortrekkerstraat  
BELLVILLE  
CVR/SM92/1130

Opgestel deur my,  
  
Transportbesorger  
**S G MALHERBE**

**HIERMEE WORD BEKEND GEMAAK:**

DAT WILLEM PETRUS MALHERBE

verskyn het voor my, Registrateur van Aktes, te Kaapstad, hy die gesegde Komparant synde behoorlik daartoe gemagtig deur 'n volmag uitgevoer te BELLVILLE op die 15de dag van Mei 1992, aan hom verleen deur

Die Trustees indertyd van die WILLEM ADRIAAN MAREE TRUST

welke volmag, geteken in die teenwoordigheid van getuie ooreenkomstig die Wet, vandag aan my getoon is:



- C. ONDERHEWIG VERDER soos genoem in Transportakte No T4420/1927 aan die volgende spesiale voorwaarde:

"The transferor reserves the right to use and maintain across the above property any pipeline for water leading, sewerage, drainage and any poles or structures for the conduct of any electric or other light or power."

- D. ONDERHEWIG VERDER soos genoem in Transportakte No T2156/1974, aan die volgende voorwaardes opgelê deur die Administrateur van die Provinsie Kaap die Goeie Hoop kragtens Ordonnansie 33 van 1934 met goedkeuring van Gayclif Onderverdeelde Landgoed, naamlik:

1. Any words and expressions used in the following conditions shall have the same meaning as may have been assigned to them by the regulations published under Provincial Administration Notice No 401 dated 17th October 1935, and in the memorandum which accompanied the said regulations.
2. The owner of this erf shall be obliged without payment of compensation to receive the material necessary or permit excavation on this erf as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to the difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.
3. The owner of this erf shall without compensation be obliged to allow electricity and water mains and the sewage and drainage including stormwater of any other erf or erven within or without this subdivision to be conveyed across this erf, if deemed necessary by the local authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time in order to construct, maintain, alter, remove or inspect any sewer, manhole, channel, conduit or other works pertaining thereto.
4. This erf shall be subject to the following further conditions, provided especially that where, in the opinion of the Administrator after consultation with the Townships Board and the Local Authority, it is expedient that the restriction in any such condition should at any time be suspended or relaxed, he may authorise the necessary suspension or relaxation subject to compliance with such conditions as he may impose:

(a) .....

(b) .....

(c) not more than half the area thereof shall be built upon;

Ek sertifiseer dat hierdie dokument 'n ware afdruk/afskrif is van die  
I certify that this document is a true reproduction/copy of the original

Oorspronklike wat deur my persoonlik besigtig is en dat, volgens my  
Which was examined by me and that, from my observation the

Waarnemings, die oorspronklike nie op enige wyse gewysig is nie.  
Original has not been altered in any manner.

*Handtekening* *Signature*

*Handtekening* *Signature*

Handtekening *Handtekening* *Signature*

AMAPOLISA OMZANTS AFRIKA  
ONDERSOEKDIENS

2018 -06- 06

INVESTIGATION SERVICE  
CONVILLE

SUID-AFRIKAANSE POLISIE DIENS  
SOUTH AFRICAN POLICE SERVICE

WESHALWE die Komparant afstand doen van al die regte en titel wat die TRUSTEE-BOEDEL voorheen op die genoemde eiendom gehad het en gevolglik ook erken dat DIT geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie; en dat, kragtens hierdie Akte, die TRANSPORTNEMERS

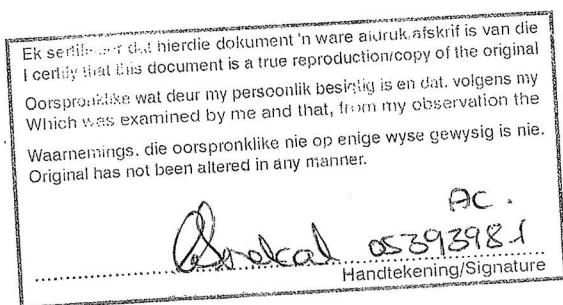
hulle Erfgename, Eksekuteurs, Administrateurs of Regsverkrygendes, tans en voortaan daartoe geregtig is ooreenkomstig plaaslik gebruik, behoudens die regte van die Staat: EN TEN SLOTTE erken hy dat die gehele koopskat

R169000,00 (Eenhonderd Nege en Sestigduisend Rand)

bedra.

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

ALDUS GEDOEN EN VERLY op die kantoor van die Registrateur van Aktes in Kaapstad, op hede die *24* Dag van die Maand *Augustus* in die Jaar van Ons Heer, Een Duisend Negehoenderd Twee en Negentig (1992).



*Reereen*  
q.q.  
In my teenwoordigheid,



*Mulwaai*  
Registrateur van Aktes.

*[Signature]*

## ANNEXURE "F" – POWER OF ATTORNEY

# POWER OF ATTORNEY

I, the undersigned

**Jacques Francois Fourie**

the registered owner of

**Erf 6611 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 39(4) of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) for the consent of the Administrator in terms of condition D.4.(d) on page four of Title Deed T52701/92, the title deed of Erf 6611 George, for the relaxation of the eastern lateral building line on Erf 6611 George from 1,57 metres to 1,172 metres to allow for the legalization of an existing carport.
- An application 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 (e)(i)(bb) of the land use description of a *"Dwelling house"* as per the George Integrated Zoning Scheme By-law, 2023, which states that *"a garage and carport may not contain more than a double garage façade facing a public street,"* to accommodate the existing garage and carport on Erf 6611 George.

Signed at George on 22 August 2025



---

**Jacques Francois Fourie**



**ANNEXURE "G" – CONVEYANCER cERTIFICATE**

## CONVEYANCER'S CERTIFICATE

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

**ERF 6611 GEORGE**

#### **APPLICATION DETAILS**

- An application in terms of Section 39(4) of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) for the consent of the Administrator in terms of condition D.4.(d) on page four of Title Deed T52701/92, the title deed of Erf 6611 George, for the relaxation of the eastern lateral building line on Erf 6611 George from 1,57 metres to 1,177 metres to allow for the legalization of an existing carport.
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#### **APPLICATION DATE**

August 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:

**T52701/1992** (current Title Deed)

in respect of:

**ERF 6611 GEORGE  
IN THE MUNICIPALITY AND DIVISION OF GEORGE  
WESTERN CAPE PROVINCE**

**IN EXTENT: 1 286 (ONE TWO EIGHT SIX) SQUARE METRES**

**HELD BY DEED OF TRANSFER NUMBER T52701/1992**

REGISTERED in the name of

**JACQUES FRANCOIS FOURIE**

2. I have appraised myself with the details of the abovementioned Land Development Application.
3. The abovementioned Title Deed contains the *inter alia* the following condition restricting the contemplated Land Use in terms of the abovementioned Land Development Application:

"D. ONDERHEWIG VERDER soos genoem in Transportakte No 72156/1974, aan die volgende voorwaardes opgelê deur die Administrateur van die Provinsie Kaap die Goeie Hoop kragtens Ordonnansie 33 van 1934 met goedkeuring van Gayclif Onderverdeelde Landgoed' naamlik

1. Any words and .....
2. The owner of .....
3. the owner of .....
4. This erf shall be subject to the following further conditions, provided especially that where, in the opinion of the Administrator after consultation with the Townships Board and the Local Authority, it is expedient that the restriction in any such condition should at any time be suspended or relaxed, he may authorise the necessary suspension or relaxation subject to compliance with such conditions as he may impose:

(a) .....

- (b) .....
- (c) .....
- (d) No building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 4.72 metres to the street line which forms a boundary of this erf, nor within 3.15 metres of the rear or 1,57 metres of the lateral boundary common to any adjoining erf, provided that with the consent of the local authority, an outbuilding not exceeding 3.15 metres in heights, measured from the floor to the wall plate and no portion of which will be used for human habitation, may be erected within the above prescribed rear space. On consolidation of any two or more erven this condition shall apply to the consolidated area as one erf."

4. There is no bond registered over the property.

**SIGNED at GEORGE on 22 August 2025**



**CONVEYANCER**