



The Municipal Manager
P O Box 19
George
6530

Reference: Erf 8423 George

20 October 2025

Sir

APPLICATION FOR PERMANENT DEPARTURE (RELAXATION OF BUILDING LINES): ERF 8423 GEORGE

Attached hereto, please find an application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the southern and western side boundary building lines on Erf 8423 George to accommodate existing improvements on the erf.

Your prompt consideration of the application will be appreciated.

Thanking you in anticipation.

Jan Vrolijk

MOTIVATION REPORT
APPLICATION FOR PERMANENT DEPARTURE (RELAXATION OF BUILDING LINES)
ERF 8423 GEORGE

20 October 2025



Prepared for:

A.P. Kruger & R. Kruger
3 Smith Street
Bergsig
George
6529

Prepared by:

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SACPLAN Registration No A/1386/2011

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MOTIVATION REPORT
APPLICATION FOR PERMANENT DEPARTURE (RELAXATION OF BUILDING LINES)
ERF 8423 GEORGE

1. APPLICATION

Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the following building lines on Erf 8423 George:

- *the southern side boundary building line from 3.0 metres to
 - ⇒ 0.300 metres to accommodate the existing second dwelling unit,
 - ⇒ 2.938 metres to accommodate the lean-to covered stoep on the western side of the second dwelling unit; and
 - ⇒ 1.365 metres to accommodate the free-standing covered stoep on the western side of the second dwelling unit.*
- *the western side boundary building line from 3.0 metres to 1.611 metres to accommodate the free-standing covered stoep on the western side of the second dwelling unit.*

The proposed site plan and building plan in respect of the development on the application erf is attached hereto as **Annexure “A”**. The completed application form for the application for permanent departure is attached hereto as **Annexure “B”**.

2. DEVELOPMENT PROPOSAL

Erf 8423 George had initially been developed with a dwelling house, covered stoeps and an outbuilding, consisting of a double garage and servant's quarters. Due to the significant fall from south to north, the southern portion of the erf, from the street boundary up to the western side boundary, was excavated to create a level base to accommodate the double garage.

Subsequently, a second dwelling unit of 55m², a free-standing covered stoep of 27m² and a storeroom of 9m² were added, all without authorization. The second dwelling unit consists of a bedroom, bathroom, open plan kitchen / lounge and a lean-to covered stoep.

The following photo shows the east elevation of the second dwelling unit, to the left of the double garage. The extent of the excavation required to create the level platform to accommodate the double garage and the second dwelling unit is indicated by the height of the brick retaining wall on the left (southern) side of the paving.



The following photo shows the west elevation of the second dwelling unit and lean-to covered stoep. The retaining wall is visible on the right side of the paving.



The following photo shows the south-west elevation of the free-standing covered stoep west of the second dwelling unit. Due to the excavation on the southern side of the erf, the roof of the covered stoep is approximately at the same height than the boundary walls on the southern- and western sides of the erf.



The following photo shows the south-east elevation of the storeroom.



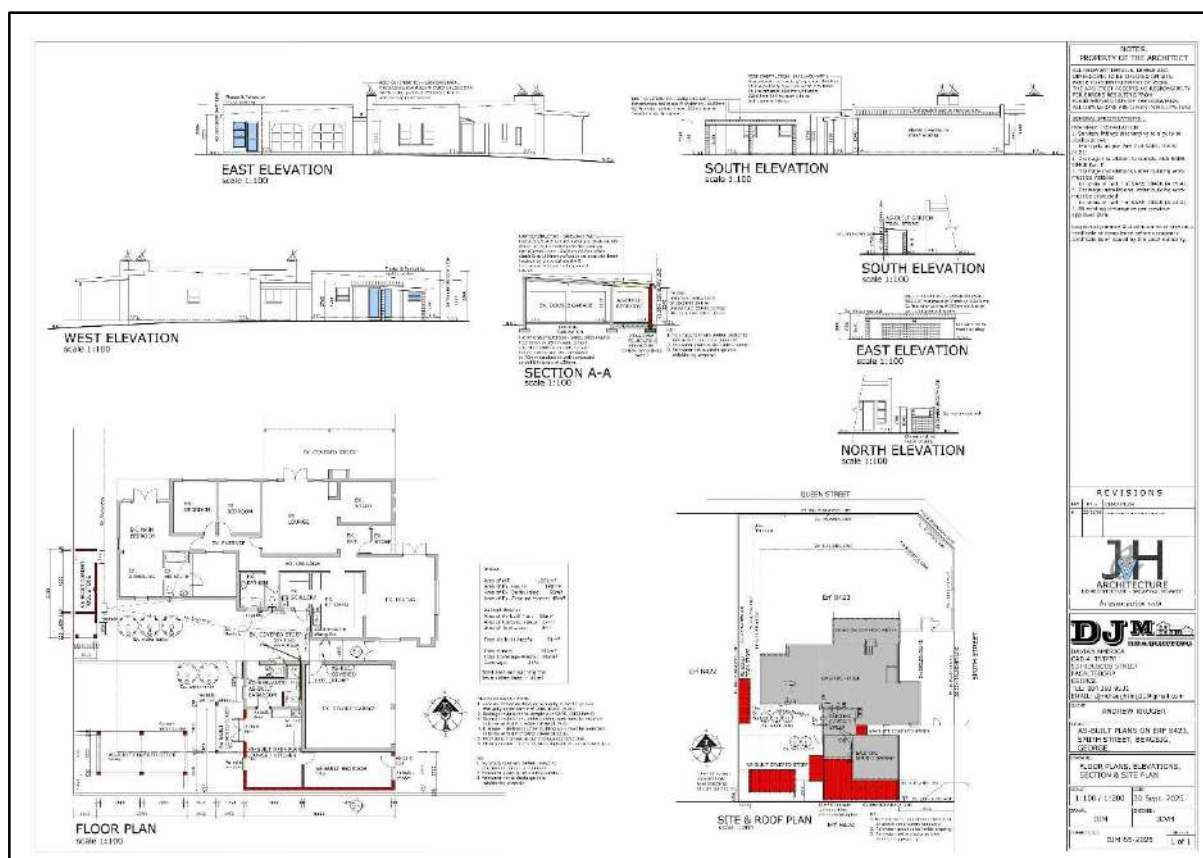
The coverage and building lines applicable to a “dwelling house” are set out in a table in Schedule II of the George Integrated Zoning Scheme, 2023. The extent of the application erf is 1 201m². The street boundary building line applicable to a dwelling house on an erf greater than 1 000m², is 5.0 metres and the side and rear boundary building lines are 3.0 metres, whilst the coverage applicable is the larger of 500m² or 40% of the area of the erf.

The total floor area of the improvements on the application erf is 392m², which is lower than the maximum coverage allowed.

The second dwelling unit, which is located adjacent to the south of the double garage of the dwelling house, transgresses the 3.00 metres southern side boundary building line by 2.700 metres. The lean-to covered stoep on the western side of the second dwelling unit transgresses the southern boundary building line by 0.062m and the free-standing covered stoep on the western side of the second dwelling unit transgresses the southern boundary building line by 1.635m and the western side boundary building line by 1.389m.

The small storeroom of 6.18m x 1.51m and with a height of 1.79m on the western side boundary of the application erf, is acceptable, as the dimensions of the building are within the stipulations in paragraph (e) *Garages, carports and outbuildings* of the development parameters applicable to a *dwelling house* in the George Integrated Zoning Scheme, 2023.

The mentioned transgressions are indicated on following site plan and building plan which is also attached hereto as **Annexure "A"**.



The purpose of this application is, therefore, to obtain approval of the permanent departure for the relaxation of the building lines as mentioned in point 1 of this motivation report to facilitate the submission and approval of a building plan in respect of the improvements mentioned.

3. PRE – APPLICATION CONSULTATION

A pre-application consultation was not requested as the proposal entails a permanent departure for the relaxation of building lines to accommodate the existing structures on the erf. 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.

4. GENERAL INFORMATION IN RESPECT OF ERF 8423 GEORGE

4.1 Locality

Erf 8423 George is situated at 3 Smith Street, Bergsig, George. The locality of the erf is indicated on the locality plan attached hereto as **Annexure "C"**.

4.2 Existing land use

The application erf is used for residential purposes.

4.3 Extent of erf

The total area of Erf 8423 George is 1 201m².

4.4 Present zoning

In terms of the George Integrated Zoning Scheme, 2023, the zoning of Erf 8423 George is Single Residential Zone I.

4.5 Land Surveyor-General Diagram

A copy of the Surveyor General Diagram of Erf 8423 George is attached hereto as **Annexure "D"**.

4.6 Title Deed

Erf 8423 George is registered in the names of Andrew Peter Kruger - Identity Number 520823 5107 08 7 and Rose-Marie Kruger - Identity Number 550704 0036 08 8. A copy of the Title Deed of Erf 8423 George is attached hereto as **Annexure “E”**.

4.7 Power of Attorney

A Power of Attorney, whereby Jan Vrolijk Town Planner / Stadsbeplanner is appointed by Andrew Peter Kruger and Rose-Marie Kruger, the registered owners of Erf 8423 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 8423 George is not encumbered by a bond.

4.9 Conveyancer Certificate

A Conveyancer Certificate in respect of Erf 8423 George is attached hereto as **Annexure “G”**. The certificate confirms that there are no conditions in the Title Deed of the erf which prohibits the development of the erf as proposed in this application.

5. DESIRABILITY OF APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATIONS): ERF 8423 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 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 right of the inhabitants of the area in respect of erf values, privacy, view, sunlight, et cetera.*
- *Provision of essential services.*

5.2 Existing planning in the area

The application erf is situated on the south-western corner of the intersection of Queen Street and Smith Street, in Bergsig, George. The area surrounding Erf 8423 George has a predominantly single residential land use character, with dwelling houses and outbuildings, situated in neatly kept gardens. The following aerial photo indicates the locality of Erf 8423 George, as well as the buildings situated on the erf, in relation to the surrounding area and buildings on adjacent erven.



The aerial photo also shows that the building on Erf 8422 George, which is situated to the west of the application erf, is located on the communal side boundary with the application erf. It is also clear that there are other buildings in the vicinity (i.e. Erf 8424 George) where buildings are also located close to the communal boundaries.

The current buildings on the application erf appears on the 2016 aerial imaginary of the area and have, therefore, been in existence for many years. The existing buildings have formed part of the ambience of the area for a considerable period and as far as could be ascertained, no objections against the locality of the buildings have been lodged. As no extensions to the buildings are proposed in this application, the proposal will have no changing effect on the surrounding area.

The application erf will still be used for residential purposes as described in the land use description of a “dwelling house” in the George Integrated Zoning Scheme, 2023. The relaxation of the side boundary 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.

5.3 Impact on schools, open spaces and other community facilities

The proposal 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 proposed relaxation of the building lines as applied for 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 sunlight, view and privacy

5.4.1 Introduction

The aerial photo in point 5.2 of this motivation report indicates that the only erven which could be affected by the proposed relaxation of the southern and western side boundary building lines on the application erf, are Erf 8422 George, which is situated to the west of the application erf and Erf 8424 George, which is situated to the south of the application erf.

5.4.2 Erf 8422 George

The garages on Erf 4822 George are situated on the communal boundary with the application erf. The covered stoep which requires building line relaxations is situated in the south-western corner of the application erf, opposite the paved backyard south of the garages on Erf 8422 George. The photo in point 2 of this motivation report shows the north-east elevation of the free-standing covered stoep west of the second dwelling unit. Due to the excavation on the southern side of the erf, the low mono-pitched roof of the free-standing covered stoep, with a roof height varying between 2.450 metres and 2.280 metres, is approximately at the same height than the boundary walls on the southern and western sides of the erf. The roof is, therefore, partially hidden from view from Erf 8422 George by the boundary wall, trees and shrubs on the boundary between the 2 erven.

Sunlight - The free-standing covered stoep on the application erf has no impact on the sunlight on Erf 8422 George for the following reasons:

- The covered stoep is situated east of the paved backyard south-west of the dwelling house on Erf 8422 George.
- The covered stoep is screened off from the adjacent erf by trees and shrubs on the communal boundary.
- Due to the excavation on the southern side of the erf, the low mono-pitched roof of the free-standing covered stoep is approximately at the same height than the boundary wall on the western side of the erf.

View - The dwelling house on Erf 8422 George fronts northwards, across Queen Street. The application erf is situated to the east of the neighbouring erf. The permanent departure as proposed in this application will, therefore, not have a negative impact on the view of the adjacent erf.

Privacy - It is clear from the aerial photo in point 5.2 of this motivation report, that the outdoor living area, including swimming pool, of Erf 8422 George is situated on the northern side of the dwelling house. As the building line relaxations proposed in this application occur on the south-eastern side of Erf 8422 George, the proposal can have no impact on the privacy of Erf 8422 George.

5.4.3 Erf 8424 George

Erf 8424 George is situated to the south of the application erf. As indicated in the photo in point 5.5 of this motivation report, the fall of the terrain results in the dwelling house on the application erf being situated at a slightly lower level than the dwelling house on Erf 8424 George. Due to the excavation of the southern portion of the application erf, the building housing the double garage and second dwelling unit, as well as the free-standing covered stoep to the west thereof, are also situated at a lower level than the dwelling house on Erf 8424 George. The mono-pitched roofs of both the second dwelling unit and the free-standing covered stoep also fall towards the south, resulting in the roof height on the southern side of both structures being only slightly higher than the communal wall between the erven.

Sunlight - The proposed relaxation of the southern side boundary building line will not have a negative impact on the sunlight on Erf 8424 George for the following reasons:

- The roof-height at the southern communal erf boundary is only slightly higher than the communal wall between the erven.
- The trees and shrubs on the northern side of Erf 8424 George cast shadows on that erf.

View - The relaxation of the southern side boundary building line as proposed in this application will not have a negative impact on the view from Erf 8424 George, as the dwelling house on Erf 8424 George is situated at a higher level than the application erf and overlooks the low mono-pitched roofs on the application erf.

Privacy - The relaxation of the southern side boundary building line as proposed in this application will not have a negative impact on the privacy of Erf 8424 George, as there are no

windows or doors located in the southern wall of the second dwelling unit on the application erf and the vegetation screens the low roof of the covered stoep from view.

5.4.4 Summary

It is clear from the motivation in this point, that the proposed relaxation of the building lines on the application erf can have no negative impact on sunlight, view or privacy in respect of any adjacent erf.

5.5 Impact on streetscape

The following photo shows the street elevation of the erf.



The northwards slope of Smith Street is visible on the photo. It is clear from the street elevation that, due to northwards slope of the area, the second dwelling unit on the application erf is situated a little lower than the dwelling house on Erf 8424 George, to the south thereof.

The street elevation of the second dwelling unit fits in with that of the dwelling house. The covered stoeps have no impact on the street elevation, as they are situated “behind” the double garages and second dwelling unit and are not directly visible from either Smith Street or Queen Street. The proposed relaxation of the side boundary building lines can, therefore, not have a negative impact on the streetscape in the vicinity of the application erf.

5.6 Impact on erf values

As indicated in the previous paragraphs, the improvements in respect of which the building line relaxations are required do not have a negative impact on any of the surrounding properties. The outside finish of the structures is of good quality and fit in with the residential character of the area. The improvements described add value to the utilization of the erf and represent a substantial capital investment by the owner.

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

5.7 Impact on the provision of parking

The parking requirements applicable to different land uses are set out in a table entitled "Minimum off-street parking requirements" in Section 42 of the George Integrated Zoning Scheme By-Law, 2023.

In respect of a dwelling house on an erf larger than 350m², 2 parking bays are required and 1 parking bay is required in respect of a second dwelling unit. Being larger than 350m², 3 parking bays are, therefore, required in respect of the development on the application erf. As indicated on the photo in point 2 of this motivation report and on the proposed site plan and building plan attached hereto as **Annexure "A"**, a double garage is provided on the southern side of the dwelling house. The paved area between the east of the garages and second dwelling unit and the street boundary is large enough to accommodate the parking bay in respect of the second dwelling unit.

The proposal as described in this motivation report, therefore, has no influence on the provision of parking, as the 3 parking bays required in respect of a dwelling house and second dwelling unit can still be provided. The provision of on-site parking can, therefore, not be negatively impacted upon by the relaxation of the building lines as proposed in this application.

5.8 Impact on traffic circulation

The improvements described in this application will not alter the position of the existing vehicular access to the erf. The second dwelling unit which transgresses the southern side boundary building line is situated outside the Smith Street boundary building line. The covered stoeps are situated “behind” the existing double garage and second dwelling unit and are thus not visible from the street. The proposed relaxation of the mentioned building lines can thus have no negative impact on sight-distances in any direction in the street. The proposed relaxation of the building lines will not result in the generation of more traffic.

The building line relaxations as proposed in this application will, therefore, not have any negative impact on the traffic situation in Smith Street.

5.9 Provision of services

The existing development on the application erf has been connected to the municipal services in the area and the building line relaxations as proposed in this application will not have any negative impact on the existing services or the provision of services. The proposal will thus not result in infrastructure costs to any external parties and will thus not place any burden on the municipal budget for the provision services infrastructure.

5.10 Firefighting

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

6. CONCLUSION

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 southern and western side boundary building lines on Erf 8423 George to accommodate the existing second dwelling unit, the lean-to covered stoep on the western side of the second dwelling unit and the free-standing covered stoep on the western side of the second dwelling unit.

The proposed permanent departure for the relaxation of the mentioned building lines on Erf 8423 George will not have a negative impact on development, public facilities or traffic circulation in the surrounding area.

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

ANNEXURE "A" - PROPOSED SITE PLAN AND BUILDING PLAN



SITE & ROOF PLAN

scale 1:200

NOTES.
PROPERTY OF THE ARCHITECT

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 :

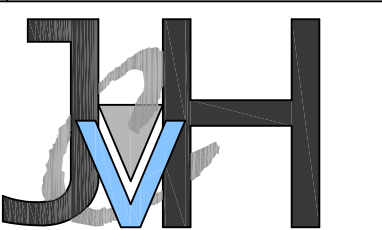
DRAINAGE INSTALLATION

1. Sanitary fittings discharging to a gully to discharge over
that gully as per Part P of SANS 10400 (4.21).
2. Drainage installation to comply with SANS 10400 Part P.
3. Drainage Installations under building work must be installed
in terms of Part P of SANS 10400 (4.19.4).
4. Drainage installations under building work must be protected
in terms of Part P of SANS 10400 (4.22.2).
5. All existing drainage as per previous approved plan.

Registered plumber & electrician must provide a certificate of compliance before occupancy certificate been issued by the Local Authority.

REVISIONS

REV	DATE	DESCRIPTION
0	00/00/00	



ARCHITECTURE
ND ARCHITECTURE - SACAP reg: PrSArchT

In association with



DAVIAN AMERICA
CAD 41333270
53 HIBUSCUS STREET
PACALTSODORP
GEORGE
TEL: 084 393 9531
EMAIL: djmdraughting11@gmail.com

CLIENT: ANDREW KRUGER

PROJECT:
AS-BUILT PLANS ON ERF 8423,
SMITH STREET, BERGSIG,
GEORGE.

DRAWING:
FLOOR PLANS, ELEVATIONS,
SECTION & SITE PLAN

SCALE: 1:100 / 1:200	DATE: 20 Oct. 2025

DRAWN:	CHECKED:
DJM	JCVH

DRAWING NO.	SHEETS
DJM 65-2025	1 of 1

ANNEXURE "B" - APPLICATION FORM



**PLANNING AND DEVELOPMENT
APPLICATION FORM FOR CONSENT USE FOR A SECOND
DWELLING/ADDITIONAL DWELLING AND/OR DEPARTURE**

(Please complete the form in full for consideration - tick appropriate boxes with X)

BUILDING LINE RELAXATION	X
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SECOND DWELLING	
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ADDITIONAL DWELLING	
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PROPERTY DETAILS

ERF NUMBER	8423	EXTENSION/A REA	Bergsig, George
ZONING	Single Residential Zone I		
EXISTING LAND USE	Residential		

CORRESPONDENCE DETAILS

IS THE APPLICANT ALSO THE REGISTERED OWNER OF THE RELEVANT PROPERTY?					YES	NO	
ADDRESS CORRESPONDENCE TO			OWNER	APPLICANT	POST OR E- MAIL	POST	E-MAIL
COLLECT BY HAND	YES	NO	TELEPHONE NO	082 464 7871			

OWNER DETAILS

OWNER NAME	Andrew Peter Kruger and Rose-Marie Kruger					
STREET NAME	Smith Street			HOUSE NUMBER	3	
POSTAL ADDRESS	3 Smith Street, George			SAME AS POSTAL ADDRESS	YES	NO
EXTENSION/AREA	Bergsig, George			CODE	6529	
ID NUMBER	A P Kruger - 5208235107087 R Kruger - 5507040036088			E-MAIL ADDRESS	Rosemariekruger55@gmail.com	
TELEPHONE NO	044 873 6403			CELL NO	Rose-Marie Kruger: 083 7756 239	

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	janvrolijk@jvtownplanner.co.za	
PROFESSIONAL CAPACITY	Town Planner			SACPLAN NO	A/1386/2010	

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.	T23602/2012		
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
Southern side boundary building line	3.0m	2.2m 2.938m and 0.0m	To accommodate the existing second dwelling, lean-to covered stoep and free-standing covered stoep.
Western side boundary building line	3.0m	1.611m	To accommodate the free-standing covered stoep.
Is an application for an increase in coverage being applied for? (Indicate increase under details)	YES	NO	
Is an application for a 2 nd dwelling /additional dwelling being applied for? (indicate size under details)	YES	NO	

HOA/ ADJACENT OWNERS DETAILS (Consent letters as well as site plans to be signed by adjacent owners)

ERF NO	ADDRESS	NAME	CONSENT LETTER ATTACHED
Will be advertised	Will be advertised	Will be advertised	YES /NO

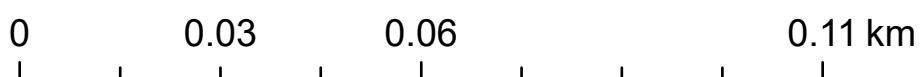
I hereby acknowledge that in terms of the Protection of Personal Information Act (POPIA) all correspondence will be communicated directly and only to myself (the applicant). No information will be given to any third party and/or landowner (if the landowner is not the applicant). I herewith take responsibility to convey all correspondence to the relevant parties.

APPLICANT'S SIGNATURE		DATE	20 October 2025
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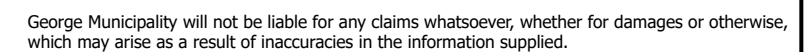
FOR OFFICE USE: INFORMATION REQUIRED FOR SUBMISSION:

	Locality Plan		Building Plan/ Site Plan on A3/ A4		SG Diagram/ General Plan		Title Deed
	Power of Attorney		Motivation		Neighbours Consent / Comment		HOA Consent
	Bond Holder Consent		Proof of Payment		Conveyance Certificate		Other (Specify)

ANNEXURE "C" - LOCALITY PLAN



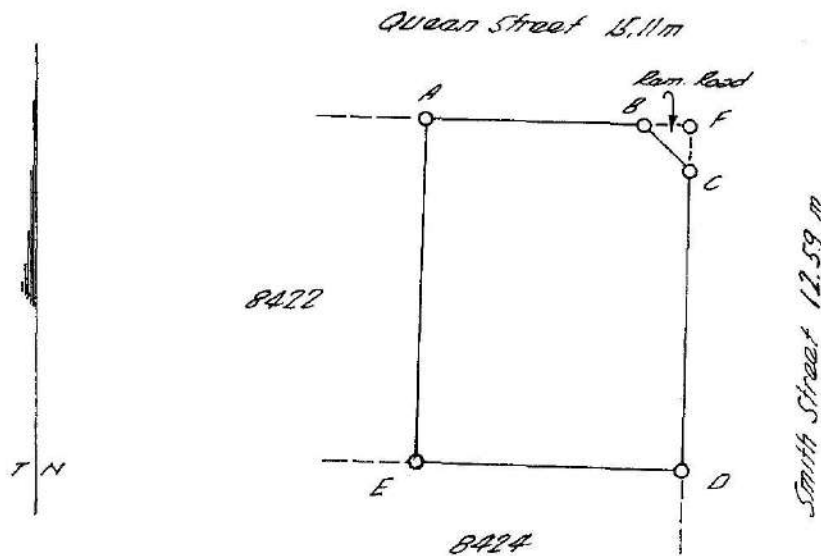
Scale: 1:1,036



ANNEXURE “D” – SURVEYOR GENERAL DIAGRAM

SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES Prov. System Co 23° X		S.G. No. 5245/79 Approved <i>(Signature)</i> Surveyor-General 28-3-1979
		Y	X	
AB 25.10	Constant	+40 000.00	+8 780 000.00	
BC 7.07	271 55 50	A +8 286.50	+8 593.75	
CD 35.30	316 55 50	B +8 261.42	+8 594.59	
DE 30.10	1 55 50	C +8 256.59	+8 599.76	
EA 40.30	91 55 50	D +8 257.77	+8 635.04	
CF 5.00	181 55 50	E +8 287.86	+8 634.03	
BF 5.00	271 55 50	F +8 256.42	+8 594.76	
	39 PA	⊕ +8 361.83	+8 710.86	
	40 PA	⊕ +8 085.96	+8 799.57	

Bacon Descriptions
A, B, C, D. 12mm iron pags
E Iron Standard 45m long proj.
95m



Scale 1: 750

The figure *ABCDE*
represents *1201 sq. metres* of land, being
ERF 8423 (a portion of Erf 3329) GEORGE
situate in *the Municipality and*
Administrative District of *George* Province of Cape of Good Hope.
Surveyed in *August 1979*
by me, *(Signature)* Land Surveyor

This diagram is annexed to No. <i>D/T</i> <i>38599/79</i> dated i.f.o.	The original diagram is No. <i>392/59</i> annexed to Transfer/Grant No. <i>1962-116-5784</i>	File No. <i>S/8775/86</i> S.R. No. <i>E1580/79</i> Comp. <i>BL-700/1151 (1747)</i> <i>W53 (1748)</i>
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Registrar of Deeds

ANNEXURE "E" - TITLE DEED

293

MILLERS INC.
BEACON HOUSE
123 MEADE STREET
GEORGE
6530

Prepared by me

M Goldie

CONVEYANCER
Goldie M

Fee endorsement		Office fee
	Amount	
Purchase price/value	R. 1 010 000.00	R. 850
Mortgage capital amount	R.	R.
Reason for exemption	Exempt i.t.o	
	Cat.	section

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

T00023602/2012

SAREL VAN DEN BERG

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 18 APRIL 2012 granted to him by

Ina Swart
Identity Number 520103 0072 08 5
Unmarried

DATA / CAPTURE
31 MAY 2012
BARLOW M

DATA / VERIFY
04 JUN 2012
MURIE LOBBAINS

And the appearer declared that his said principal had, on 25 March 2012, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer in full and free property to and on behalf of:

Andrew Peter Kruger
Identity Number 520823 5107 08 7
and
Rose-Marie Kruger
Identity Number 550704 0036 08 8
Married in community of property to each other

their Heirs, Executors, Administrators or Assigns,

Erf 8423 George
in the Municipality and Division of George,
Province of the Western Cape;

IN EXTENT: 1201 (ONE THOUSAND TWO HUNDRED AND ONE) SQUARE METRES;

FIRST TRANSFERRED by Deed of Transfer No. T 38599/1979 with Diagram No. 5295/79 relating thereto and held by Deed of Transfer No. T 60349/2002.

A. **SUBJECT** to the conditions referred to in Deed of Transfer No. 2639 dated 19th May 1893.

B. **SUBJECT FURTHER**, as contained in Deed of Transfer No. T 38599/1979, to the following conditions imposed by the Director of Local Government in terms of Section 9 of Ordinance No. 33 of 1934, namely:-

- (a) The owner of this erf shall without compensation be obliged to allow gas mains, electricity, telephone and television cables and/or wires and main and/or other waterpipes and the sewage and drainage, including stormwater of any other erf or erven 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 for the purpose of constructing, altering, removing or inspecting any works connected with the above.
- (b) The owner of this erf shall be obliged, without compensation, to receive such material or permit such excavation on the 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.

MO

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

INA SWART, Unmarried

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

ANDREW PETER KRUGER and ROSE-MARIE KRUGER, Married as aforesaid

their Heirs, Executors, Administrators or Assigns, now are and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R1 210 000,00 (ONE MILLION TWO HUNDRED AND TEN THOUSAND RAND).

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at Cape Town on

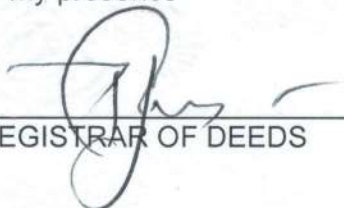
25 May

2012.



q.c.

In my presence



REGISTRAR OF DEEDS

MG

ANNEXURE "F" - POWER OF ATTORNEY

POWER OF ATTORNEY

We, the undersigned

Andrew Peter Kruger and Rose-Marie Kruger

the registered owners of

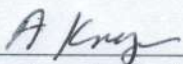
Erf 8423 George

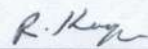
do hereby appoint Jan Vrolijk Town Planner/Stadsbeplanner to prepare, sign and submit the following application to the George Municipality:

An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the following building lines on Erf 8423 George:

- *the southern side boundary building line from 3.0 metres to
 - 0.300 metres to accommodate the existing second dwelling unit,
 - 2.938 metres to accommodate the lean-to covered stoep on the western side of the second dwelling unit; and
 - 1.365 metres to accommodate the free-standing covered stoep on the western side of the second dwelling unit.*
- *the western side boundary building line from 3.0 metres to 1.611 metres to accommodate the free-standing covered stoep on the western side of the second dwelling unit.*

Signed at George on 20 October 2025


Andrew Peter Kruger


Rose-Marie Kruger

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 8423 GEORGE

APPLICATION DETAILS

An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the following building lines on Erf 8423 George:

- the southern side boundary building line from 3.0 metres to
 - 0.300 metres to accommodate the existing second dwelling unit,
 - 2.938 metres to accommodate the lean-to covered stoep on the western side of the second dwelling unit; and
 - 1.365 metres to accommodate the free-standing covered stoep on the western side of the second dwelling unit.
- the western side boundary building line from 3.0 metres to 1.611 metres to accommodate the free-standing covered stoep on the western side of the second dwelling unit.

APPLICATION DATE

October 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:

T23602/2012 (current Title Deed)

in respect of:

**ERF 8423 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE**

IN EXTENT: 1 201 (ONE TWO ZERO ONE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T23602/2012

REGISTERED in the name of

ANDREW PETER KRUGER AND ROSE-MARIE KRUGER

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 17 October 2025



CONVEYANCER