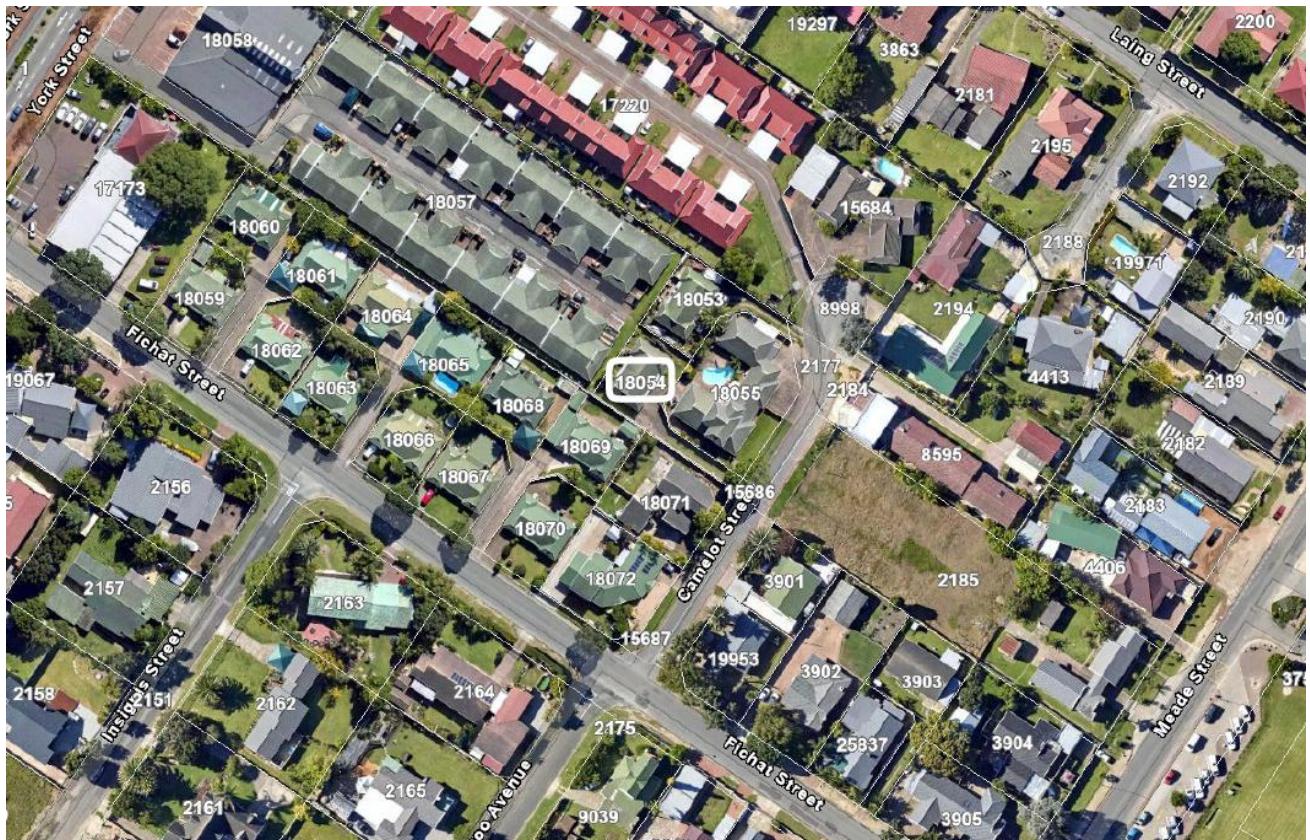


**ERF 18054, GEORGE**  
**APPLICATION FOR PERMANENT DEPARTURE**  
**IN TERMS OF SECTION 15(2)(B) OF THE GEORGE**  
**MUNICIPALITY LAND USE PLANNING BY-LAW, 2023**



Prepared for: Philipus Coetzee Reyneke and Lindie Theresa Reyneke

By



Date: 13 November 2025 (Rev 1)

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## 1. OVERVIEW AND MANDATE

RS Town Planning Consultants has been appointed by the registered owners of Erf 18054 George to apply for a permanent departure from the applicable building lines to allow a living and braai room on the rear boundary.

The power of attorney to submit this application is annexed as **Annexure A**.

## 2. BACKGROUND

The registered owners purchased Erf 18054 George in 2022.

The owners wish to carry out additions to the existing living room on the North Western (rear) boundary.

Since the additions are proposed hard on the boundary, a permanent departure is required to relax the 1.5m rear building line restriction to 0m.

## 3. APPROVAL REQUIRED

Application is made for the following approval in terms of the George Municipality Land Use Planning By-Law, 2023 in respect of Erf 18054, George:

- application for a permanent departure in terms of 15(2)(b) to relax the north-western rear building line from 1.5m to 0m to allow the existing living room and braai room to be extended up to the erf boundary.

## 4. PROPERTY INFORMATION AND DEVELOPMENT PROPOSAL

### 4.1 PROPERTY INFORMATION

An overview of the relevant property details is summarised below:

|                       |  |
|-----------------------|--|
| a) Description:       | Erf 18054, George in the Municipality and Division of George, Western Cape Province. |
| b) GPS Coordinates:   | 33°58'02.13S; 22°27'08.67E   |
| c) Title Deed Number: | T15985/2022  |
| d) Ownership:         | Philippus Coetzee Reyneke and Lindie Theresa Reyneke                                 |
| e) Property Extent:   | 480m <sup>2</sup>  |
| f) Title Conditions:  | No restrictive conditions.   |
| g) Servitudes:        | No servitudes indicated on SG Diagram 2461/1994                                      |
| h) Bondholder:        | No bond registered   |

### 4.2 PROPERTY LOCATION

## ERF 18054, GEORGE

Erf 18054, George is situated in George South, with a physical address of 5 Camelot Street. It is situated ±230m East of York Street in Ward 28 – **Figure 1** below shows the location of the subject property.

A more detailed locality plan is attached hereto as **Annexure B**.

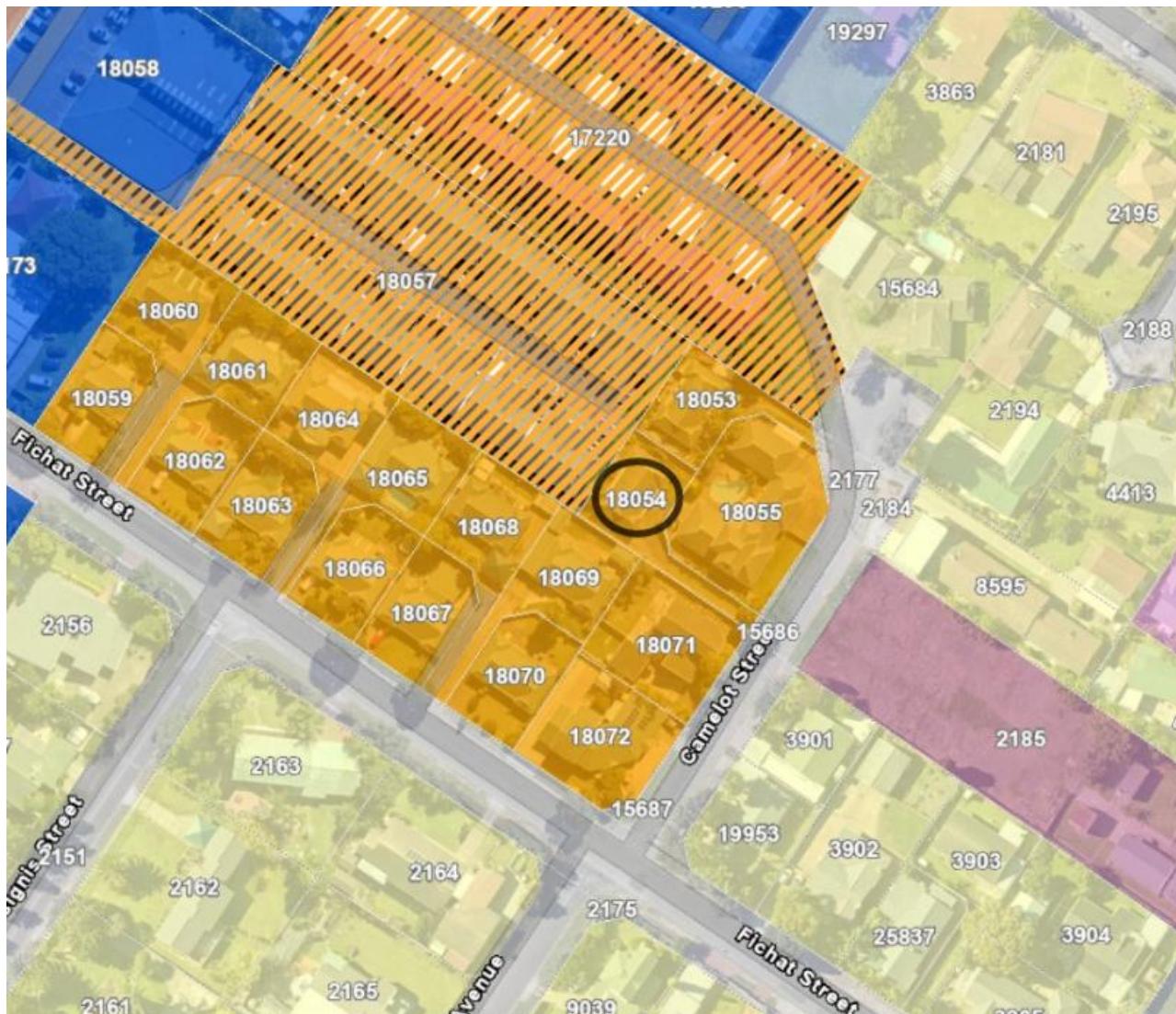


**FIGURE 1 | LOCATION OF ERF 18054 GEORGE (SOURCE: GEORGE PUBLIC VIEWER)**

## 4.3 ZONING & CHARACTER

Erf 18054, George is zoned *General Residential Zone II* in terms of the George Zoning Scheme By-Law, 2023 as reflected on **Figure 2** below.

The surrounding area is characterised predominantly by residential land use typologies, such as single dwellings and group housing developments. There are also numerous business-zoned erven located in close proximity along York Street and to the North of the subject property.



**FIGURE 2 | ZONING SCHEME MAP EXTRACT (SOURCE: GEORGE PUBLIC VIEWER)**

#### 4.4 SG DIAGRAM & TITLE DEED

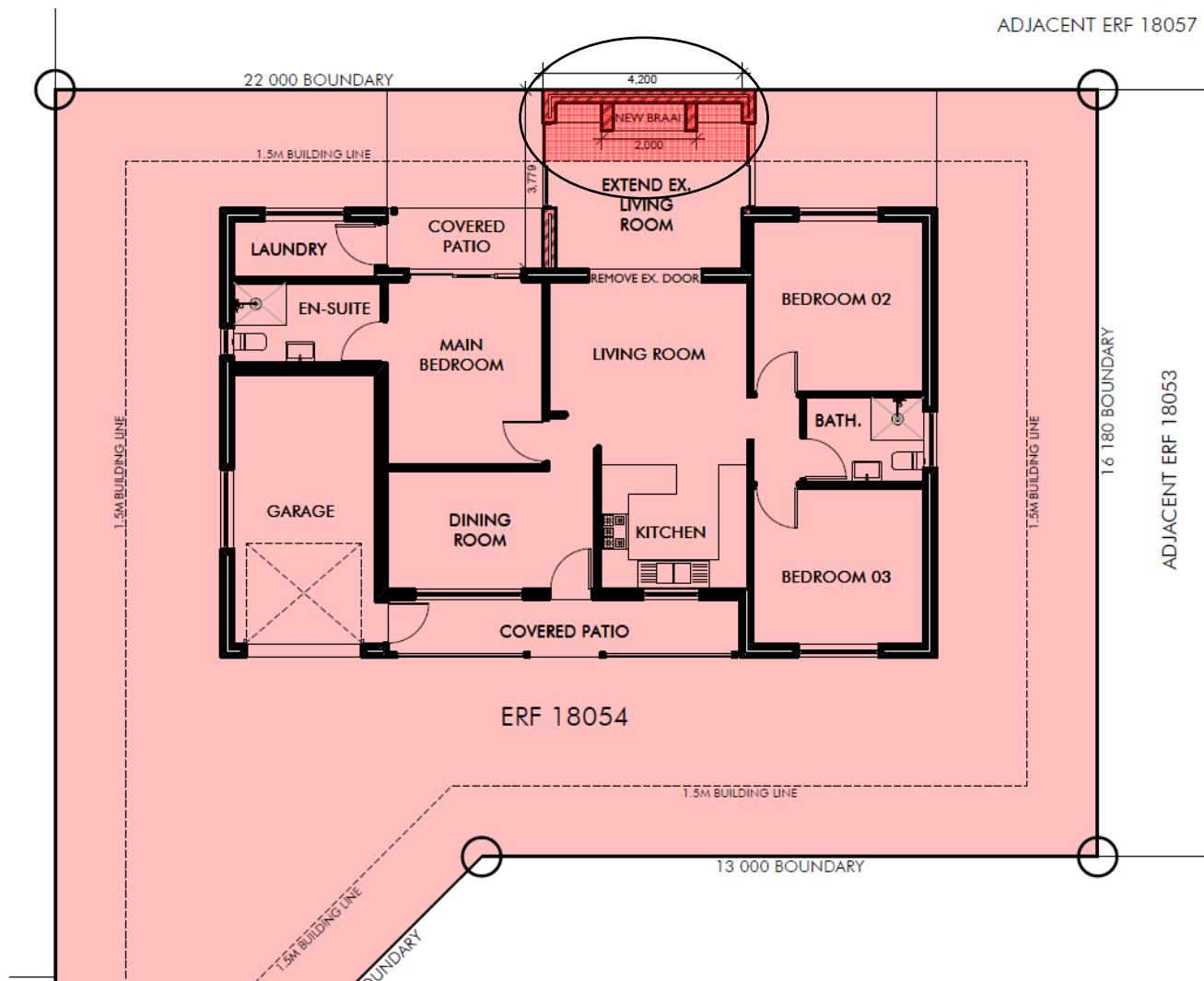
The Surveyor-General diagram (SG 2461/1994) attached as **Annexure C** does not show any servitudes registered in respect of the property.

Title Deed T15985/2022 is attached as **Annexure D**. A conveyancer's certificate has been obtained which confirms that there are no restrictive conditions that prohibit the approval being sought – see **Annexure E**.

#### 4.5 EXISTING USE & DEVELOPMENT PROPOSAL

Erf 18054, George is developed with a single-storey dwelling.

It is the owners' intention to extend the existing living room with a braai area as indicated on **Figure 3 below**.



**FIGURE 3 | SITE LAYOUT PLAN SHOWING AS-BUILT STRUCTURES AND ENCROACHMENT**

The site layout plan is attached as **Annexure F**.

## 5. IMPACT OF PROPOSED DEVELOPMENT

### 5.1 IMPACT ON ENVIRONMENT AND HERITAGE RESOURCES

Erf 18054 is not located within an established Environmental or Heritage Overlay Zone as defined by the applicable spatial planning frameworks. The proposed additions will not result in the removal of existing vegetation.

The existing dwelling is not older than 60 years, therefore, no heritage or environmental authorisations are required.

### 5.2 ACCESS & PARKING

The subject property has a single access and egress point on Camelot Street. The proposed additions have no impact on traffic, access or parking.

### 5.3 IMPACT ON NEIGHBOURING PROPERTIES

There is an existing braai on the subject property which is situated  $\pm 1\text{m}$  from the rear boundary.

The development proposal involves extending this area up to the erf boundary, which represents a relatively minor distance in relation to the surrounding properties

**Figure 4** below shows the distance of the existing braai and the boundary wall on the rear boundary.



**FIGURE 4 | EXISTING BRAAI AREA TO BE EXTENDED**

The dwelling on adjacent Erf 18057 is located approximately 2m from the boundary wall. The overall height, positioning and scale of the proposed addition are not expected to have a noticeable impact on sunlight, views, or privacy for these properties.

**Figure 5** shows that there is sufficient space between the area where the additions are proposed and the dwelling on the adjacent erf.



**FIGURE 5 | DWELLING ON ADJACENT ERF 18057 GEORGE**

## 5.4 IMPACT ON ENGINEERING SERVICES AND FIRE FIGHTING

The proposed addition will not cause any obstructions for the purposes of firefighting as a ±3m distance is maintained along both side boundaries. Given the space between the proposed braai room and dwelling on Erf 18057, it is highly unlikely to be a fire risk.

## 5.5 NEED AND DESIRABILITY

The proposed addition is considered desirable for the following reasons:

- The proposed addition is of acceptable scale and compatible with the existing character of the area.
- Approval of the application will not have an adverse impact on the natural environment, heritage resources or existing open spaces.
- The additions do not create a nuisance, overlook onto surrounding properties or interfere with sunlight, privacy, scenic vistas or the skyline.
- The proposed addition will have a positive impact on the owners' property value, without derogating from the value of surrounding properties.

- Approval of the application will ensure compliance with the applicable statutory framework and allow the owner to submit building plans for final approval.
- It is not expected that property values will be affected at all.

## 6. LEGISLATIVE FRAMEWORK & POLICY FRAMEWORK

### 6.1 GEORGE INTEGRATED ZONING SCHEME BY-LAW, 2023

Erf 18054, George is zoned *General Residential Zone II (Group Housing)*. No change in zoning is proposed.

The development parameters are complied with, except for the building line departure sought. An overview of the applicable development parameters is summarised in Table 1 below:

|    | Restriction    | GRZII (Group Housing)             | Compliant   |
|----|----------------|-----------------------------------|---|
| a) | Height         | 8.5m                              | Yes – ±5.5m   |
| b) | Density        | 35units p/ha                      | Yes   |
| c) | Floor factor   | Max 2                             | Yes   |
| d) | Building lines | Street – 3m<br>Side & Rear – 1.5m | Departure required on rear boundary                       |
| e) | Parking        | 2 Bays required                   | Yes. Proposed additions do not require additional parking |

TABLE 1 | GRZII DEVELOPMENT PARAMETERS

### 6.2 POLICIES

There are no relevant policies or spatial plans applicable to the subject area that impact on the application.

## 7. CONCLUSION

The development proposal is considered to be consistent with the applicable legislative and policy framework. It furthermore is compatible with the character of surrounding area. Based on the considerations outlined above, the impact of the permanent departure being sought is expected to be inconsequential.

It is requested that this application be considered favourably.

## POWER OF ATTORNEY

We, **Phillipus Coetzee Reyneke and Lindie Theresa Reyneke**, in our capacity as registered owners of **Erf 18054, George**, hereby authorise **RS Town Planning Consultants** to submit the following application:

- application in terms of section 15(2)(b) of the George Municipality Land Use Planning By-Law, 2023 for the relaxation of the 3m rear building line to 0m to allow the construction of a braai room on the boundary.
- application to obtain any additional land use approvals in terms of the George Municipality Land Use Planning By-Law or any other legislation if required by the relevant Local Authority.

The undersigned nominates, constitutes and appoints the below agent with power of substitution to act as the registered owners' legal representative and to act in their name, place and stead and to also sign and receive all correspondence in respect of the matter and to take the necessary steps as required by the Local Authority to ensure that the application complies with the relevant statutory provisions.

Registered Owner name: **Phillipus Coetzee Reyneke**

Signature

Date 2/10/2025

Registered Owner name:

**Lindie Theresa Reyneke**

Signature

Date 2/10/2025

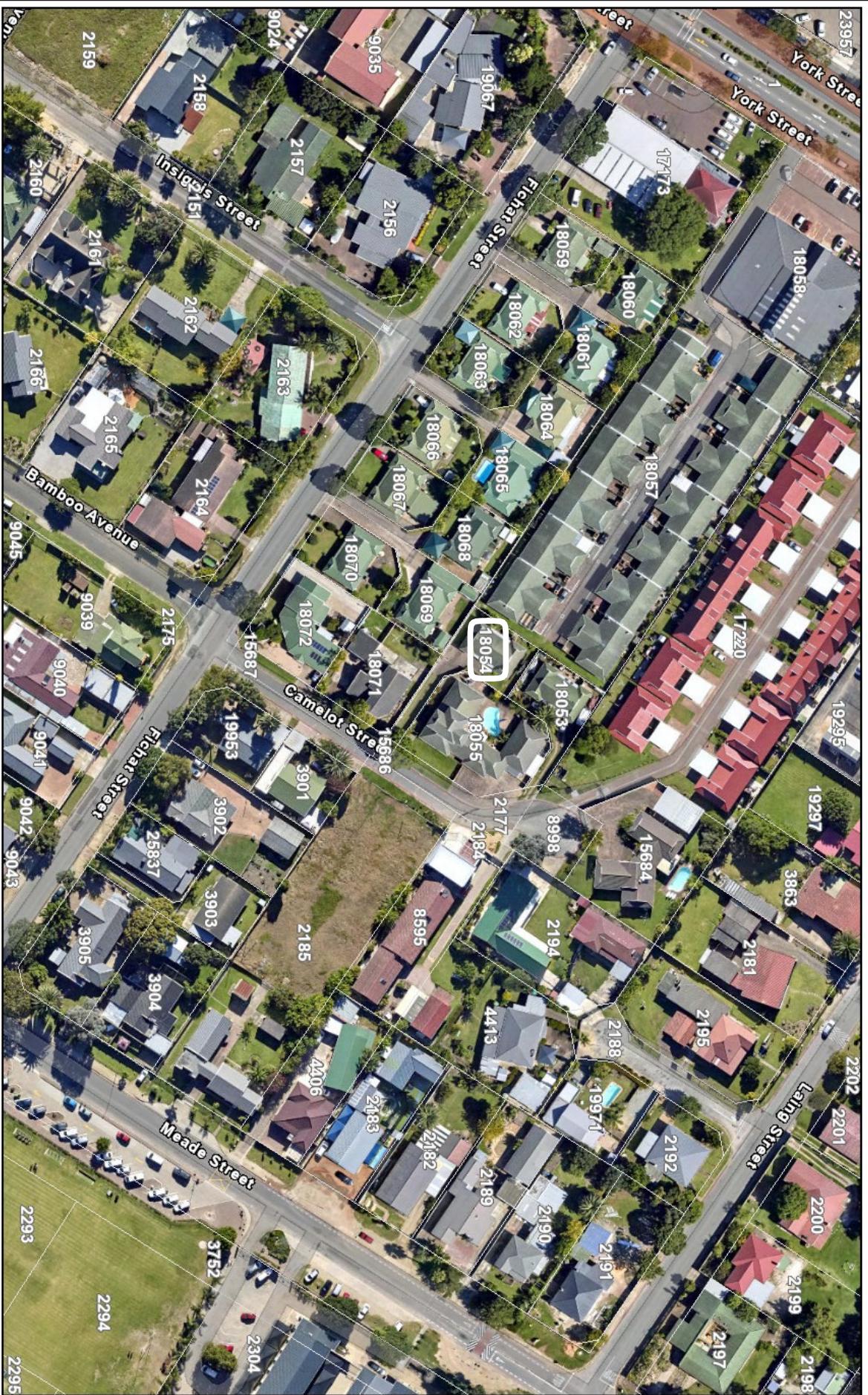
Authorised Agent:

**Rossouw Smit**

Signature

Date 2-10-2025

ERF 18054 GEORGE



Date: 10/2/2025 11:19 AM

Scale: 1:1,622

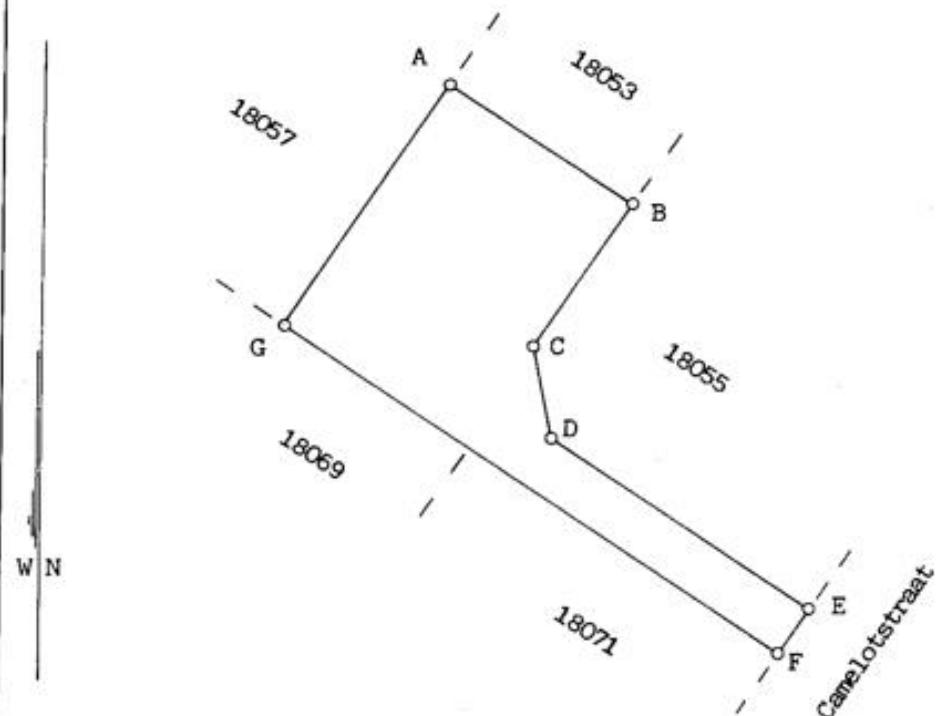
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Disclaimer: George Municipality makes no warranties as to the correctness of the information supplied. Persons relying on this information do so entirely at their own risk. George Municipality will not be liable for any damages whatsoever, whether for damages or otherwise, which may arise as a result of inaccuracies in the information supplied.

| SYE<br>Meter | RIGTINGS<br>-HOEKE | Y         | KOÖRDINATE<br>Stelsel | Alles plus<br>Lo 23° |              | L.G. Nr.   |
|--------------|--------------------|-----------|-----------------------|----------------------|--------------|------------|
|              |                    |           |                       | X                    |              |            |
|              | Konstante          |           |                       | 0,00                 | 3 700 000,00 | 2461-94    |
| AB           | 16,18              | 303 31 00 | A                     | 50 561,84            | 59 856,08    | Goedgekeur |
| BC           | 13,00              | 33 31 00  | B                     | 50 548,35            | 59 865,02    |            |
| CD           | 7,07               | 348 31 00 | C                     | 50 555,52            | 59 875,86    |            |
| DE           | 23,00              | 303 31 00 | D                     | 50 554,12            | 59 882,78    |            |
| EF           | 4,00               | 33 31 00  | E                     | 50 534,94            | 59 895,49    |            |
| FG           | 44,18              | 123 31 00 | F                     | 50 537,15            | 59 898,82    |            |
| GA           | 22,00              | 213 31 00 | G                     | 50 573,98            | 59 874,42    |            |
|              |                    | 87P4      | Θ                     | 50 741,21            | 59 828,23    |            |
|              |                    | 88P4      | Θ                     | 50 461,55            | 60 016,42    |            |

Bakenbeskrywing

Alle bakens 12 mm ysterpen



Skaal: 1 : 500

Die figuur A B C D E F G

stel voor 480 vierkante meter grond, synde

Erf 18054 (gedeelte van Erf 2177), George

geleë in die Munisipaliteit en  
Administratiewe Distrik George

Provincie Kaap die Goeie Hoop

Opgemeet in Desember 1993 en Maart 1994  
deur my,

O.J.A. Goosen Landmeter

|   |  |   |
|---|--|---|
| Hierdie kaart is geheg aan<br>Nr. gedateer t.g.v. | Die oorspronklike kaart is<br>Nr. 98/1818 geheg aan<br>Transport/Grondbrief<br>Nr. 1818.4.93 | Leer Nr. 3/8775/64<br>M.S. Nr. E876/94<br>Komp. BL-7DD/X41 (1751) |
| Registrateur van Aktes                            |  |   |

18054

S

M

60 Cathedral Street George 6529  
 PO Box 21 George 6530  
 South Africa  
 Docex | George  
 Tel: +27 (0)44 873 2043  
 Fax: +27 (0)44 874 4516  
[www.raubenheimers.co.za](http://www.raubenheimers.co.za)

MR PC & MRS LT REYNEKE

BY HAND

Your ref:

Our ref: AMC/LB/W64385/R9

Date: 5 JULY 2022

Dear Mr & Mrs Reyneke

**TRANSFER** : REYNEKE MJP / REYNEKE PC & LT  
**PROPERTY** : ERF 18054 GEORGE

In conclusion of the above matter we enclose herewith the following documents for safekeeping by yourself:

- Original Deed of Transfer No. T15985/2022

As your assets have now changed, please remember to update your Last Will and Testament. Should you not have a Will, you are welcome to contact me so I can schedule an appointment for you with our Estate department.

Kindly acknowledge receipt hereof on the duplicate attached hereto.

  
 Yours faithfully

ANN COETZEE

Ref. : Levona Buys  
 Tel. : 044 873 2043 Ext. 125  
 E-Mail : [levonab@raubenheimers.co.za](mailto:levonab@raubenheimers.co.za)  
 Fax : 086 680 9420

DATE: \_\_\_\_\_

RECEIVED: \_\_\_\_\_

Directors  
 Executive consultants  
 Associates  
 Office manager

W M Luttig B Com LLB • A M Coetzee B Jur LLB • J Y Claasen B Proc • J J Jumat LLB  
 W W van Breda B Proc M Com D Com  
 K Smits B Jur LLB • D Du Plessis LLB  
 M du Plessis

Founded 1907

Raubenheimer Inc  
 Reg No: 1993 / 001742 / 21



RAUBENHEIMERS INC  
60 CATHEDRAL STREET  
GEORGE  
6529

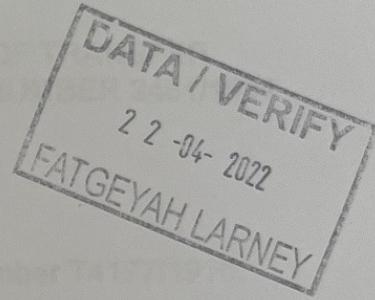
TEL: 044-873 2043

Prepared by me

  
CONVEYANCER  
KARIN SMIT  
LPC Membership No: 59923

Deeds Office Registration fees as per Act 47 of 1937

|                      | Amount                     | Office Fee  |
|----------------------|----------------------------|---|
| Purchase Price       | R 1100.00-00               | R 1371-00   |
| Reason for exemption | Category<br>Exemption..... | Exemption i t o.<br>Sec/Reg.....<br>Act/Proc..... |



T 000015985 / 2022

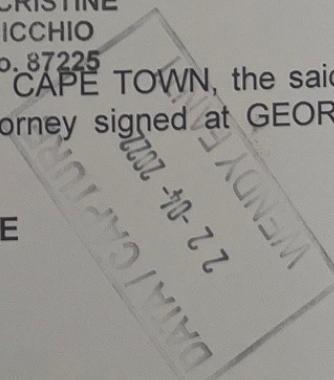
## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

ANDREA CRISTINE  
TOMASICCHIO  
LPCM No. 87225

appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney signed at GEORGE on 31 JANUARY 2022 granted to him/her by

MARIA JACOBA PETRONELLA REYNEKE  
IDENTITY NUMBER 420326 0058 08 2  
UNMARRIED



And the appearer declared that his/her said principal had, on 17 December 2021, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

- 1. PHILIPPUS COETZEE REYNEKE  
IDENTITY NUMBER 801020 5208 08 6  
MARRIED OUT OF COMMUNITY OF PROPERTY**
- 2. LINDIE THERESA REYNEKE  
IDENTITY NUMBER 781101 0113 08 5  
MARRIED OUT OF COMMUNITY OF PROPERTY**

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

**ERF 18054 GEORGE  
IN THE MUNICIPALITY AND DIVISION OF GEORGE  
WESTERN CAPE PROVINCE**

**IN EXTENT 480 (FOUR HUNDRED AND EIGHTY) SQUARE METRES**

**FIRST TRANSFERRED AND STILL HELD BY DEED OF TRANSFER  
NUMBER T79751/1997 WITH GENERAL PLAN L.G. NUMBER 2461/1994  
RELATING THERETO**

SUBJECT to the conditions referred to in Deed of Transfer Number T4177/1910.

WHEREFORE the said Appearer, renouncing all rights and title which the said  
**MARIA JACOBA PETRONELLA REYNEKE, Unmarried**



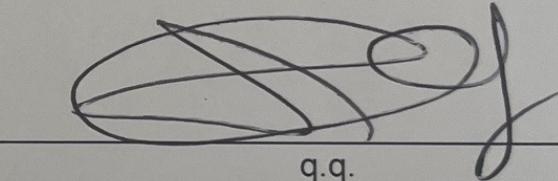
heretofore had to the premises, did in consequence also acknowledge her to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

1. **PHILIPPUS COETZEE REYNEKE, Married as aforesaid**
2. **LINDIE THERESA REYNEKE, Married as aforesaid**

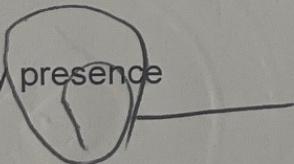
their Heirs, Executors, Administrators or Assigns, now are and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of **R1 100 000,00 (ONE MILLION ONE HUNDRED THOUSAND RAND)**.

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 **14 APR 2022**



In my presence



---

REGISTRAR OF DEEDS

## CONVEYANCER'S CERTIFICATE

I/we, Anname de Wet,  
(conveyancer's name)

hereby wish to certify that a search was conducted in the Deeds Registry, Cape Town regarding the following property(ies) (including both current and earlier title deeds / pivot deeds / deeds of transfer) :

Erf 18054 George, in the Municipality and Division  
at George, Western Cape Province  
(property description(s))

in respect of which it was found that there \*are / are no restrictive conditions registered against such property(ies) prohibiting it from being utilised / developed for the following purposes (as elaborated on in more detail in the accompanying application) :

Application in terms of Section 15(2)(b) of the Municipal By-Laws for a  
permanent departure to relax the Eastern rear building line from 3m to  
0m.  
(proposed use / development / zoning of property)

(\* please delete whichever not applicable)

## LIST OF RESTRICTIVE TITLE CONDITIONS (if applicable)

01  
N/A

| Deed no | Clause no | Description |
|---------|-----------|-------------|
|         |           |             |
|         |           |             |
|         |           |             |
|         |           |             |
|         |           |             |

## PROCESS BY WHICH RELEVANT CONDITIONS WILL BE ADDRESSED

(please tick appropriate box)

W/H

|  |  |  |   |
|--|--|--|---|
| Removal / suspension /<br>amendment of<br>restrictions in terms of<br>Act 84/1967<br>(Submit separate application) | Notarial Deed of<br>Cancellation<br>(Submit copy of signed<br>agreement) | Consent<br>(Submit copy of signed consent) | Expungement by means<br>of 'rule nisi' application to<br>High Court<br>(Submit copy of Court order) |
|--|--|--|---|

Signed at Mossel Bay on this 15<sup>th</sup> day of July 20 25

Signature Anname de Wet

Kindly endorse certificate by  
affixing firm's official stamp  
here and initialling it.

MILTONS MATSEMELA OOSTHUIZEN INC  
Montagustraat 71 Montagu Street  
MOSSELBAAI / MOSSEL BAY 6500  
Langstraat 85 Long Street  
GROOT BRAKRIEVER / GREAT BRAK RIVER 6525  
CALEDONSTRAAT 1 CALEDON STREET, GEORGE, 6520  
Posbus 2810 MOSSELBAAI 6500 /  
P.O Box 2810 MOSSEL BAY 6500  
Docex 13 - Tel: 044 601 8700

