



Reference: Remainder of Erf 314 George

The Municipal Manager  
P O Box 19  
George  
6530

5 December 2025

Sir

**APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION AND DEPARTURE OF DEVELOPMENT PARAMETERS): REMAINDER OF ERF 314 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

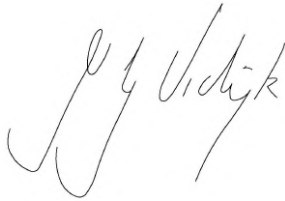
- *for the relaxation of the following building lines on the Remainder of Erf 314 George:*
  - *the Darling Street street boundary building line from 5.0 metres to 0.485 metres varying to 0.775 metres to allow for a new carport and the extension of the existing garage.*
  - *the south-eastern side boundary building line from 3 metres to 0.955 metres varying to 1.220 metres to allow for the extension of the existing garage.*
  - *the south-eastern side boundary building line from 3 metres to 1.220 metres varying to 1.800 metres for the proposed second dwelling with pergola.*
- *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 12.730 metres along the Darling Street street frontage of the Remainder of Erf 314 George.*

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SACPLAN REG No. A/1386/2010

- *from Section 45(4)(c) of the George Integrated Zoning Scheme Bylaw, 2023 to increase the maximum allowed width of the motor vehicle carriageway crossing from Darling Street to the Remainder of Erf 314 George from 8.0 metres to 12.095 metres.*
- *from development parameter (e)(iii) applicable to a “dwelling house” as per the George Integrated Zoning Scheme By-law, 2023 to allow for the carport and double garage that is accessed perpendicular to the street boundary to be located 0.485 metres varying 0.775 metres from the Darling Street street boundary on the Remainder of Erf 314 George.*

Your prompt consideration of the application will be appreciated.

Thanking you in anticipation.

A handwritten signature in black ink, appearing to read 'Jan Vrolijk', with a stylized, cursive script.

**Jan Vrolijk**

**MOTIVATION REPORT**  
**APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION AND**  
**DEPARTURE OF DEVELOPMENT PARAMETERS)**  
**REMAINDER ERF 314 GEORGE**

5 December 2025



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**MOTIVATION REPORT**  
**APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION AND**  
**DEPARTURE OF DEVELOPMENT PARAMETERS)**  
**REMAINDER OF ERF 314 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 the Remainder of Erf 314 George:
  - ⇒ the Darling Street street boundary building line from 5.0 metres to 0.485 metres varying to 0.775 metres to allow for a new carport and the extension of the existing garage.
  - ⇒ the south-eastern side boundary building line from 3 metres to 0.955 meters varying to 1.220 metres to allow for the extension of the existing garage.
  - ⇒ the south-eastern side boundary building line from 3 metres to 1.220 metres varying to 1.800 metres for the proposed second dwelling with pergola.
- 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 proposed carport with a façade width of 12.730 metres along the Darling Street street frontage of the Remainder of Erf 314 George.
- 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 Section 45(4)(c) of the George Integrated Zoning Scheme Bylaw, 2023 to increase the maximum allowed width of the motor vehicle carriageway crossing from Darling Street to the Remainder of Erf 314 George from 8.0 metres to 12.095 metres.

- 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 development parameter (e)(iii) applicable to a “dwelling house” as per the George Integrated Zoning Scheme By-law, 2023 to allow for the carport and double garage that is accessed perpendicular to the street boundary to be located 0.485 metres varying to 0.775 metres from the Darling Street street boundary on the Remainder of Erf 314 George.

The proposed site plan and building plan indicating the proposed carport, extension to the existing garage and second dwelling and pergola is attached hereto as **Annexure “A”**.

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

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

A pre-application consultation was not required as the application entails the permanent departure for the relaxation of building lines 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 and an outbuilding. The dwelling house is older than 60 years and the owner obtained a permit from Heritage Western Cape to restore and extend the dwelling house, while maintaining the heritage character. A copy of the permit dated 7 September 2022 is attached hereto as **Annexure “C”**. According to the permit, the permit was granted because the buildings on the erf were not regarded to be conservation worthy. The existing dwelling house has since been upgraded. The outbuilding was however not upgraded simultaneously with the dwelling house.

The owner is now in a position to upgrade the outbuilding on the Remainder of Erf 314 George. The southern half of the outbuilding consists of a single garage with a storage area and a small laundry with a toilet. Although this section of the building contains two garage doors it is not possible to use the eastern section for parking purposes as it does not have the depth to accommodate a vehicle. The northern half of the outbuilding is at present not used for any purposes.

The owner now intends to convert the northern half of the outbuilding into a second dwelling of 72m<sup>2</sup> with a north facing stoep and pergola of 27m<sup>2</sup>.

It is also proposed to extend the eastern section of the southern half of the outbuilding to allow sufficient space for another vehicle, thus turning this southern half of the outbuilding into a double garage. The picture below illustrates the southern portion of the existing outbuilding and the proposed extension that will allow for the garage to be converted into a double garage.



The existing outbuilding is located over the street and side building lines and therefore building line relaxation will be required for the proposed addition to the southern half of the outbuilding and the conversion of the northern half of the outbuilding into a second dwelling.



It is furthermore proposed to erect a carport adjacent to the existing garage, to provide a parking bay for the second dwelling. The combined façade width of the carport and the proposed double garage will be approximately 12.730 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”*. An application for a departure from development parameter (e)(i)(bb) applicable to a *“dwelling house”* as per the George Integrated Zoning Scheme By-Law, 2023 is thus necessary to accommodate the proposed double garage and carport with a façade width of 12.730 metres along the Darling Street street frontage of the Remainder of Erf 314 George.

Section 45 of the George Integrated Zoning Scheme, 2023 which refers to *“site access and exits”* restricts the maximum width of motor vehicle carriageway crossing for a *“dwelling house”* from a street to an erf to 8.0 metres. The combined width of the proposed site access and exit for the proposed double garage and carport to and from Darling Street is 12.095 metres and therefore a departure is required from this development parameter, to allow for the proposed access/exit.

The position of the existing outbuilding and garage necessitates a departure from development parameter e(iii) *“Garages, carports and outbuildings”* applicable to a *“dwelling house”* in the George Integrated Zoning Scheme By-Law, 2023, which states that for land units exceeding 650m<sup>2</sup>, a garage or carport that is accessed perpendicular to the street boundary may not be closer than 5 metres from the street boundary, notwithstanding the street building line. As the existing garage, proposed extension to the garage and the proposed carport are located at a distance varying from 0.485 metres to 0.775 metres from the Darling Street street boundary of the erf an application for a departure from development parameter (e)(iii) applicable to a *“dwelling house”* as per the George Integrated Zoning Scheme By-Law, 2023 will thus be necessary to accommodate the proposed extension to the garage and the proposed carport

The purpose of this application is to obtain the required approval for the applications mentioned above to enable the owner to obtain approved building plans for the alterations and additions proposed to the existing outbuilding on the Remainder of Erf 314 George. The following extract

**HOUSE KING**  
PROPOSED HOUSE WITH ALL PROPOSED TOGETHER HOUSE  
OVER ERF 314, GEORGE

**WVN STUDIO**  
ARGENTE ARCHITECTS

**HOUSE KING**  
PROPOSED HOUSE WITH ALL PROPOSED TOGETHER HOUSE  
OVER ERF 314, GEORGE

| AREA TABLE              | ALLOWED         | ACTUAL          |
|-------------------------|-----------------|-----------------|
| EXISTING HOUSE          | 212 sqm         | 212 sqm         |
| EXISTING STEEP          | 40 sqm          | 40 sqm          |
| EXISTING OUTBUILDING    | 130 sqm         | 130 sqm         |
| <b>TOTAL EXISTING</b>   | <b>382 sqm</b>  | <b>382 sqm</b>  |
| NEW KITCHEN / LIVING    | 18 sqm          | 18 sqm          |
| NEW BATHROOM / BEDROOM  | 14 sqm          | 14 sqm          |
| NEW PORCH / ACCESS      | 17 sqm          | 17 sqm          |
| NEW COVERED ENTRANCE    | 14 sqm          | 14 sqm          |
| <b>TOTAL ADDITIONS</b>  | <b>63 sqm</b>   | <b>63 sqm</b>   |
| <b>AREA OF COVERAGE</b> | <b>445 sqm</b>  | <b>445 sqm</b>  |
| <b>AREA OF ERF</b>      | <b>2037 sqm</b> | <b>2037 sqm</b> |
| <b>% COVERAGE</b>       | <b>22 %</b>     | <b>22 %</b>     |

#### 4. GENERAL INFORMATION REGARDING THE REMAINDER OF ERF 314 GEORGE

Remainder of Erf 314 George is situated at 44 Caledon Street, nestled between Darling Street, Caledon Street and Sering Avenue, in Camphersdrift, George in close proximity to the Garden Route Botanical Gardens. The locality of the erf is indicated on the locality plan which is attached hereto as **Annexure “D”**.

JAN VROLIJK **JV** TOWN PLANNER + STADSBEPLANNER

Remainder of Erf 314 George is currently used for single residential purposes.

#### 4.3 Extent of erf

Remainder of Erf 314 George is 1 880m<sup>2</sup> in extent.

#### 4.4 Present zoning

In terms of the George Integrated Zoning Scheme By-Law, 2023, the zoning of the Remainder of Erf 314 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 880m<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 existing dwelling house has a floor area of 320m<sup>2</sup> whilst the second dwelling with its stoep and pergola will have a combined floor area of 99m<sup>2</sup>. The carport will have a floor area of 27m<sup>2</sup> whilst the extended southern half of the outbuilding will have a floor area of 88m<sup>2</sup>. The total floor area of the dwelling house, proposed second, dwelling double garage and carport will on completion be 492m<sup>2</sup>, which relates to a coverage of 24% which is considerably lower than the maximum coverage allowed.

#### 4.5 Surveyor General Diagram

A copy of the Surveyor General Diagram of the Remainder of Erf 314 George is attached hereto as **Annexure “E”**.

#### 4.6 Title Deed

Remainder of Erf 314 George is registered in the name of Fred James King (ID Number 690103 5038 085) and Helaine King (ID Number 740826 0133 085). The Title Deed of the application erf is attached hereto as **Annexure “F”**.

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

A Power of Attorney, whereby Jan Vrolijk Town Planner / Stadsbeplanner is appointed by Fred James King and Helaine King, the registered owners of the Remainder of Erf 314 George, to prepare the applications referred to in point 1 of this motivation report and to sign all relevant documents is attached hereto as **Annexure “G”**.

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

Remainder of Erf 314 George is encumbered by a bond. The bondholders' consent is attached hereto as **Annexure “H”**.

#### **4.9 Conveyancer Certificate**

A Conveyancer Certificate in respect of the Remainder of Erf 314 George is attached hereto as **Annexure “I”**. The certificate confirms that there are no conditions in the Title Deed of the property which prohibits the development of the erf as proposed in this application.

### **5. DESIRABILITY OF THE APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION AND DEPARTURE OF DEVELOPMENT PARAMETERS): REMAINDER OF ERF 314 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 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 Camphersdrift where the application erf is located, has a single residential land use character with dwelling houses and outbuildings of various architectural designs and extents 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.





The existing outbuilding on the Remainder of Erf 314 George transgresses the street and side boundary building line as stipulated in the George Integrated Zoning Scheme Bylaw, 2023. The change in the land use of the northern half of the outbuilding to a second dwelling, requires building line relaxation. The following photos indicated the proposed second dwelling in relation to the south-eastern side boundary of the Remainder of Erf 314 George. The outbuilding on Erf 313 George is located on the 0m building line.



The following photo indicates the proposed carport and double garage in relation to the adjacent neighbouring property, Erf 313 George, as well as seen from Darling Street. As can be seen on the photo the sidewalk along Darling Street is very wide with ample space in front of the garage for a vehicle to park without having to extent into the Darling Street road surface.

It is furthermore also clear from the photo that the existing garage/outbuilding has been in that position for many years and that it forms an integral part of the streetscape of this section of Darling Street.



The width of the proposed carport and double garage and distance as seen from Darling Street is clearly visible from the above photo. The width of the proposed access is 12.095 metres and exceeds the allowable width by 4.095 metres which is not regarded to be excessive. The carriageway crossing is furthermore located on the most western side of the erf thus at the furthest point from the Caledon Street and Darling Street intersection. The existing garage has been obtaining access from this point in Darling Street for many years without any known objections.

The 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 permanent departure for the building line relaxation and departure of certain development parameters in terms of the George Integrated Zoning Scheme Bylaw, 2023 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 from Darling Street of the application erf.



This application will allow for the appearance of the existing outbuilding to be improved to be in keeping with the character of the main dwelling house. The owners have made a substantial capital investment to renovate the existing dwelling house and the same will be done for the



proposed double garage and carport facing Darling Street. The owner already placed a new gate where the proposed carport will be, in the same style as the gate and straat boundary wall of the remainder of the property. This gate is not currently being used. The street tree indicated on the photo below in the Darling Street sidewalk will not be removed as it will be possible to access the carport from a driveway located to the east of the tree. The garage doors will also be replaced with electronic roll-up doors to fit the architectural style of the primary dwelling house.



The streetscape as seen from Darling Street will improve substantially and will thus enhance the appearance of this portion of Darling Street. The streetscape along Darling street will thus be positively affected by the development proposal.

The next photo indicates the existing outbuilding to become the second dwelling as seen from Sering Avenue. The second dwelling will be setback approximately 15 metres from the Sering Avenue boundary of the erf. As can be seen from the photo below a new street boundary wall has also been constructed along the Sering Avenue street boundary of the erf. The existing vegetation, the street boundary wall and the distance between the second dwelling and the Sering Avenue street boundary of the erf is such that the second dwelling cannot affect the streetscape along Sering Avenue. The renovations will in fact rather enhance and improve the streetscape along Sering Avenue.



The permanent departures 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 nestled between Darling Street, Caledon Street and Sering Avenue in close proximity to the Garden Route Botanical Gardens. The following aerial photo indicates that the only erf which could possibly be affected by the proposed permanent departures, is Erf 313 George, which is situated adjacent and to the east thereof.





The location of the existing outbuilding to become the second dwelling, double garage with a carport and the width of the façade, width of the carriageway crossing and the access perpendicular from the street will have no influence on the sunlight, view and privacy of the adjacent Erf 313 George for the following reasons:

- as can be seen from the photos in point 2 above and the aerial photo above the outbuildings on Erf 313 George are located on the western side boundary of Erf 313 George thus screening the outbuilding on the Remainder of Erf 314 George totally from the dwelling house on Erf 313 George. There is thus no way that the proposals for the outbuilding on the Remainder of Erf 314 George can have an effect on the sunlight, view and privacy of the dwelling house on Erf 313 George.
- the garages and carports on the Remainder of Erf 314 George and Erf 313 George will furthermore be located adjacent to each other and in such a position on both erven that it will not have any negative impact on the outdoor open space and as such the privacy on both Erf 313 George and the Remainder of Erf 314 George.
- the proposed carport will be located on the western side of the double garage thus in such a position that it cannot have any effect on Erf 313 George.

The proposed permanent departures will, therefore, not have a negative impact on the sunlight, view or privacy in respect of the adjacent Erf 313 George.

No other erf's sunlight, view or privacy will be affected by the development proposal.

## **5.6 Impact on property values**

As indicated in the previous paragraphs, the structures in respect of which the permanent departures are required, do not have a negative impact on any of the surrounding properties.

The outside finishes will be upgraded to the same style and quality as the primary dwelling house. 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 and one additional parking bay for the second dwelling.

As indicated on the site and building plan attached hereto as **Annexure “A”**, 3 covered parking bays will be provided, by means of a double garage and carport. 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 the permanent departures as proposed.

### 5.8 Impact on traffic circulation

Section 45 of the George Integrated Zoning Scheme, 2023 which refers to “*site access and exits*” provides the following parameters regarding site access and exits from a public street:

- “(4) *Vehicle entrances and exit ways to and from a property must conform to the following requirements:*
- (a) *motor vehicle carriageway crossings must be limited to one per site per proclaimed street, public street or private road abutting the site;*
  - (b) *despite paragraph (a), where the total length of any street boundary of a site is 30 metres in length or more, one additional carriageway crossing may be permitted, provided that no two carriageway crossings are closer than 12 metres to each other;*
  - (c) *the minimum and maximum widths of motor vehicle carriageway crossings must be in accordance with the table, titled “Width of motor vehicle carriageway*

*crossings” as measured on the street boundary, where a single carriageway crossing means the crossing may only be used as either an entrance or an exit only, not both, and a combined carriageway crossing means that the crossing can be used for both an entrance and an exit;”*

The table named “*Width of motor vehicle carriageway crossings*” in this section furthermore restricts the combined width of a carriageway crossing from a public street to a dwelling unit to 8 metres.

The street boundary along the Darling Street frontage of the Remainder of Erf 314 George has a length of 35 meters and therefore 2 accesses are allowed. The two accesses from Darling Street are 20,540 metres apart and are therefore compliant with the development parameters for site access and exits onto a public street.

The site access and exits referred to in development parameter (c) and the table named “Width of motor vehicle carriageway crossings” restricts the combined width of a carriageway crossing from a public street to a dwelling unit to 8 metres. The access width for the proposed carport and double garage will be more than the maximum width of 8.0 metres and therefore a departure is required.

Although, a departure is required, the increase width of the carriageway crossing will not have any negative impact on the traffic circulation or movement in Darling Street. Darling Street is a dead end street\ adjacent to the railway line and therefore does not carry any through traffic and is mainly used by the residents residing along Darling Street. Low traffic volumes are thus experienced along this street. The permanent departures as proposed in this application can thus not have any negative impact on the traffic situation in Darling Street.

The position of the second dwelling on the erf is such that it cannot have any negative impact on the traffic circulation on both Sering Avenue and Darling 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. 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.

### 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 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a departure of certain building lines as well as for departures from certain development parameters as per the George Integrated Zoning Scheme By-law, 2023 to accommodate the proposed development on the Remainder of Erf 314 George as indicated on the site plan and building plans attached hereto as **Annexure "A"**.

As indicated in this motivation report the proposed permanent departures on the Remainder of Erf 314 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 title deed of the erf and the mentioned By-Law.

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



NOTE:  
DRAWINGS TO BE READ IN CONJUNCTION  
WITH FLOOR PLANS

These drawings are to be read in conjunction with other specialists drawings. All construction work to comply to the standards of the relevant local authority as well as the national building regulations.

Dimensions scaled off the drawings are not valid. all drawings and dimensions must be checked before any materials are ordered or building work commences. any discrepancies and queries must be directed to the architect for approval.

Copyright of these drawings is protected and reserved in terms of the Architects Act 35 of 1970 and the Copyright Act 98 of 1978 and any unauthorised infringement will be unlawful. The author's rights are reserved.

| AREAS TABLE                 | ACTUAL    |
|-----------------------------|-----------|
| EXISTING HOUSE              | 243 sq/m  |
| EXISTING PATIO              | 63 sq/m   |
| EXISTING COVERED ENTRANCE   | 14 sq/m   |
| EXISTING OUTBUILDING        | 130 sq/m  |
| TOTAL EXISTING:             | 450 sq/m  |
| NEW ADDITION TO OUTBUILDING | 15 sq/m   |
| NEW CAR PORT                | 27 sq/m   |
| TOTAL ADDITION:             | 42 sq/m   |
| AREA OF COVERAGE            | 492 sq/m  |
| AREA OF ERF                 | 2037 sq/m |
| % COVERAGE                  | 24 %      |
| OUTBUILDING AREAS:          |           |
| AREA OF SECOND DWELLING     | 72 sq/m   |
| AREA OF LAUNDRY & GARAGE    | 73 sq/m   |
| AREA OF STOEP WITH PERGOLA  | 27 sq/m   |



SITE / ROOF PLAN scale 1:100

EXISTING HOUSE | ERF 314 | GEORGE

**WVN STUDIO**  
ARGITEKTE ARCHITECTS

Wessel van Niekerk Pr. Arch. Reg No. 7307

VICTORIA STREET 6530  
CENTRAL GEORGE 082 926 3258 | 082 859 4747  
TEL. wesselvn@gmail.com  
E-POS

PROJEKTBESKRYWING

**HOUSE KING**  
PROPOSED ADDITIONS & ALTERATIONS TO EXISTING  
OUTBUILDING, ON ERF 314, GEORGE

TEKENINGSBESKRYWING

**MUNICIPAL DRAWINGS**  
- SITE / ROOF PLAN

| GET             | DWN  | NS                | CH         | SKAAL | SCALE |
|-----------------|------|-------------------|------------|-------|-------|
| WVN             |      |                   |            | 1:100 |       |
| DATUM           | DATE | TEKENING NR       | DRAWING NO |       |       |
| 2 Desember 2025 |      | MD/24653/25/001   |            |       |       |
| WERK NR         |      | GEWYSIGDE PLAN NR |            |       |       |
| 2025 / 24653    |      | 0                 |            |       |       |



NOTE:  
DRAWINGS TO BE READ IN CONJUNCTION  
WITH FLOOR PLANS

These drawings are to be read in conjunction with other specialists drawings. All construction work to comply to the standards of the relevant local authority as well as the national building regulations.

Dimensions scaled off the drawings are not valid. All drawings and dimensions must be checked before any materials are ordered or building work commences, any discrepancies and queries must be directed to the architect for approval.

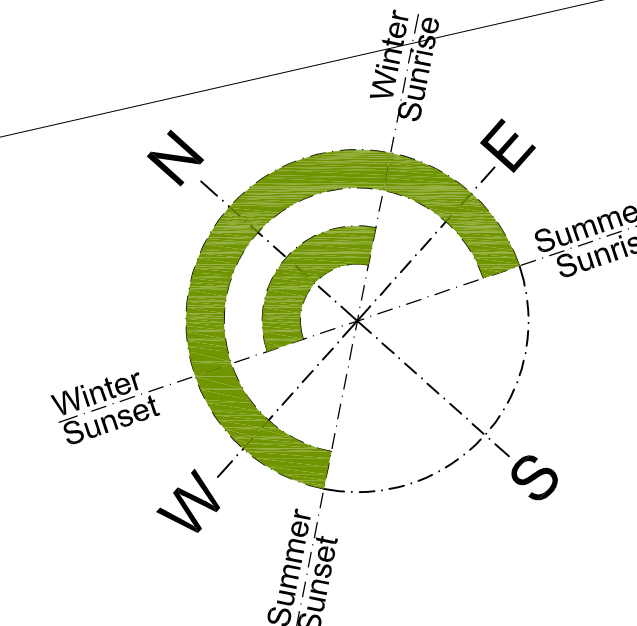
Copyright of these drawings is protected and reserved in terms of the Architects Act 35 of 1970 and the Copyright Act 98 of 1978 and any unauthorised infringement will be unlawful.

The author's rights are reserved.

| AREAS TABLE           | ALLOWED | ACTUAL    |
|-----------------------|---------|-----------|
| EXISTING HOUSE        |         | 212 sq/m  |
| EXISTING STOEP        |         | 40 sq/m   |
| EXISTING OUTBUILDING  |         | 130 sq/m  |
| TOTAL EXISTING:       |         | 382 sq/m  |
| NEW PATIO 1 ADDITION  |         | 18 sq/m   |
| NEW BATHROOM ADDITION |         | 14 sq/m   |
| NEW PATIO 2 ADDITION  |         | 17 sq/m   |
| NEW COVERED ENTRANCE  |         | 14 sq/m   |
| TOTAL ADDITION:       |         | 63 sq/m   |
| AREA OF COVERAGE      |         | 445 sq/m  |
| AREA OF ERF           |         | 2037 sq/m |
| % COVERAGE            |         | 22 %      |

ERF 314 | GEORGE

BOUNDARY FENCE:  
Clear View Type , 1800 mm High by specialist  
50 x 50 mm Black Galv Posts with cap.



~~EXISTING OUTBUILDING~~

ENDING LINE

WVN STUDIO  
ARGITEKTE ARCHITECTS

Wessel van Niekerk Pr. Arch. Reg No. 7307

VICTORIA STREET 60  
CENTRAL  
GEORGE 6538  
TEL. 082 926 3258 | 082 859 474  
E-POS wesselvn@gmail.com

# HOUSE KING

PROPOSED ADDITIONS & ALTERATIONS TO EXISTING HOUSE,  
ON ERF 314, GEORGE

|  |                     |
|--|---------------------|
| TEKENINGBESKRYWING                       | DRAWING DESCRIPTION |
| MUNICIPAL DRAWINGS<br>- SITE / ROOF PLAN |                     |

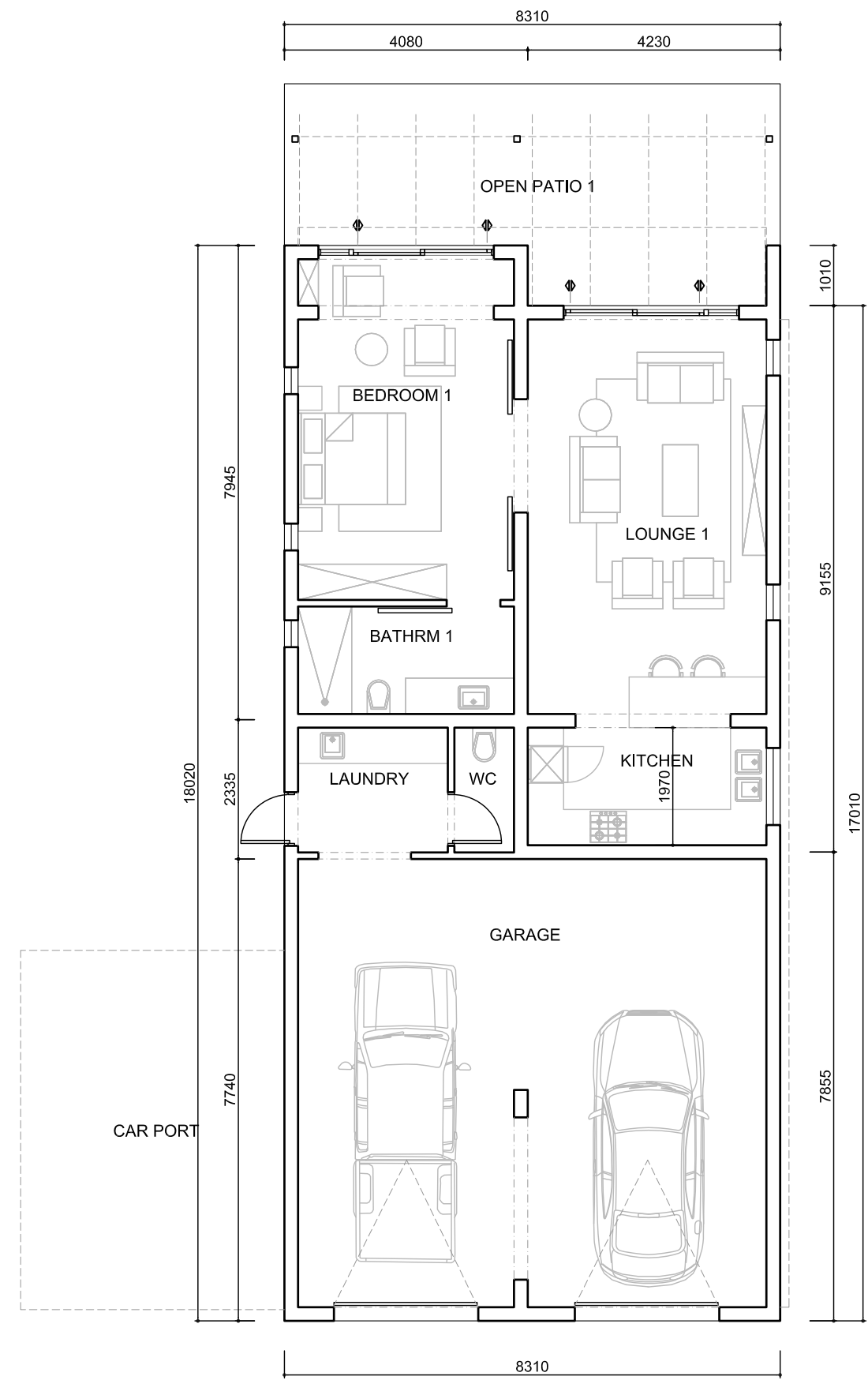
|                |     |   |    |                 |            |
|----------------|-----|---|----|-----------------|------------|
| GET            | DWN | NS  | CH | SKAAL           | SCALE      |
| WWN            |     |   |    | 1:100           |            |
| DATUM          |     | DATE  |    | TEKENING NR     | DRAWING NO |
| 7 October 2022 |     |   |    | MD/24653/22/001 |            |
| WERK NR        |     | GEWYSIGDE PLAN NR.  |    |                 |            |
| 2022 / 24653   |     | <div style="display: flex; justify-content: space-around; width: 100%;"> <span>0</span> <span>1</span> <span></span> </div> |    |                 |            |

SITE / ROOF PLAN scale 1:100

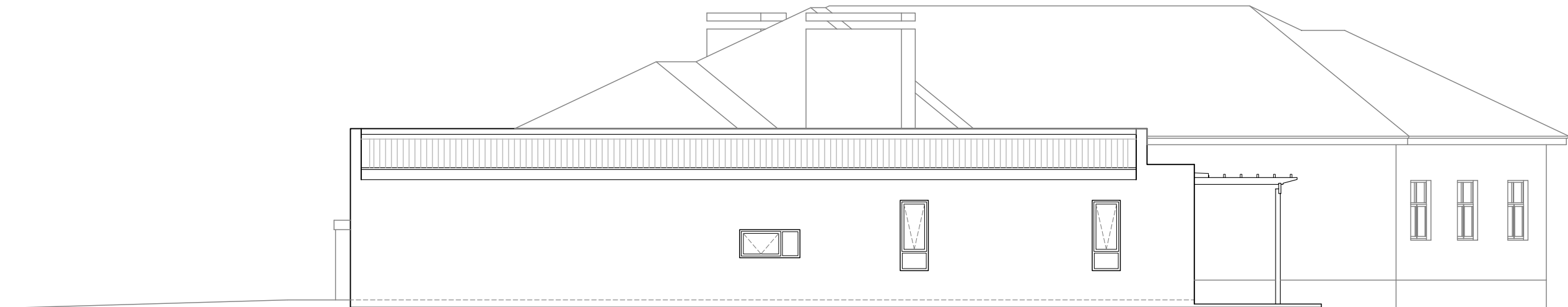
EXISTING HOUSE | ERF 314 | GEORGE



NOTE:  
DRAWINGS TO BE READ IN CONJUNCTION  
WITH FLOOR PLANS



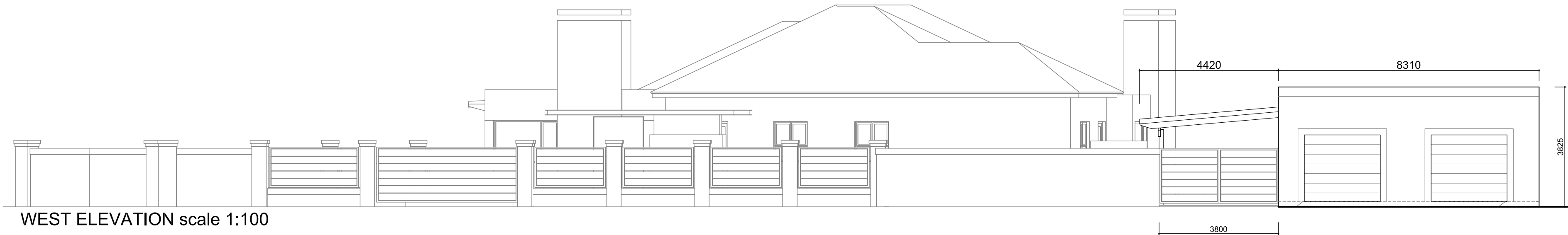
OUTBUILDING FLOOR PLAN scale 1:100



SOUTH ELEVATION scale 1:100



EAST ELEVATION scale 1:100



WEST ELEVATION scale 1:100



EXISTING HOUSE | ERF 314 | GEORGE

These drawings are to be read in conjunction with other specialists drawings. All construction work to comply to the standards of the relevant local authority as well as the national building regulations.

Dimensions scaled off the drawings are not valid. all drawings and dimensions must be checked before any materials are ordered or building work commences. any discrepancies and queries must be directed to the architect for approval.

Copyright of these drawings is protected and reserved in terms of the Architects Act 35 of 1970 and the Copyright Act 98 of 1978 and any unauthorised infringement will be unlawful. The author's rights are reserved.

**WVN STUDIO**  
ARGITEKTE ARCHITECTS

Wessel van Niekerk Pr. Arch. Reg No. 7307

VICTORIA STREET 6530  
CENTRAL GEORGE 082 926 3258 | 082 859 4747  
TEL wesselvn@gmail.com  
E-POS

**HOUSE KING**  
PROPOSED ADDITIONS & ALTERATIONS TO EXISTING  
OUTBUILDING, ON ERF 314, GEORGE

TEKENINGSBESKRYWING PROJECT DESCRIPTION  
MUNICIPAL DRAWINGS  
- OUTBUILDING FLOOR PLAN - 3D IMAGES  
- ELEVATIONS

| GET             | DWN  | NS                | CH | SKAAL | SCALE      |
|-----------------|------|-------------------|----|-------|------------|
| WVN             |      |                   |    | 1:100 |            |
| DATUM           | DATE | TEKENING NR       |    |       | DRAWING NO |
| 2 Desember 2025 |      | MD/24653/25/002   |    |       |            |
| WERK NR         |      | GEWYSIGDE PLAN NR |    |       |            |
| 2025 / 24653    |      | 0                 |    |       |            |



## 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.<br>(if applicable) | A/1386/2010  |             |              |
| Company name<br>(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 | Fred James King and Helaine King                                       |             |            |
| Address          | 44 Caledon Street  |             |            |
|                  | George   | Postal code | 6529       |
| E-mail           | <a href="mailto:freddiegutter@lantic.net">freddiegutter@lantic.net</a> |             |            |
| Tel              | N/a  | Fax         | N/a        |
|                  |  | Cell        | 0833243867 |

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

|  |                             |
|--|-----------------------------|
| Property Description<br>[Erf / Erven / Portion(s) and Farm number(s), allotment area.] | Remainder of Erf 314 George |
|--|-----------------------------|

|   |                                  |          |                                   |                          |   |  |        |            |          |          |
|---|----------------------------------|----------|-----------------------------------|--------------------------|---|--|--------|------------|----------|----------|
| Physical Address  | <b>44 Caledon Street</b>         |          |                                   |                          |   |  |        |            |          |          |
| GPS Coordinates   |                                  |          |                                   |                          | Town/City   |  | George |            |          |          |
| Current Zoning  | <b>Single Residential Zone I</b> |          | Extent                            | <b>1880m<sup>2</sup></b> |   | Are there existing buildings?  |        | <b>Y</b>   | <b>N</b> |          |
| Current Land Use  | <b>Residential</b>               |          |                                   |                          |   |  |        |            |          |          |
| Title Deed number & date  | <b>T49270/2021</b>               |          |                                   |                          |   |  |        |            |          |          |
| Any restrictive conditions prohibiting application?   | <b>Y</b>                         | <b>N</b> | If Yes, list condition number(s). |                          |   |  |        |            |          |          |
| Are the restrictive conditions in favour of a third party(ies)?   | <b>Y</b>                         | <b>N</b> | If Yes, list the party(ies).      |                          |   |  |        |            |          |          |
| Is the property encumbered by a bond?   | <b>Y</b>                         | <b>N</b> | If Yes, list Bondholder(s)?       |                          | <b>Attached as Annexure H</b>   |  |        |            |          |          |
| Has the Municipality already decided on the application(s)?   | <b>Y</b>                         | <b>N</b> | If yes, list reference number(s)? |                          |   |  |        |            |          |          |
| 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****Brief description of proposed development / intent of 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 the Remainder of Erf 314 George:**
  - **the Darling Street street boundary building line from 5.0 metres to 0.485 metres varying to 0.775 metres to allow for a new carport and the extension of the existing garage.**
  - **the south-eastern side boundary building line from 3 metres to 0.955 meters varying to 1.220 metres to allow for the extension of the existing garage.**
  - **the south-eastern side boundary building line from 3 metres to 1.220 metres varying to 1.800 metres for the proposed second dwelling with pergola.**
- **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 12.730 metres along the Darling Street street frontage of the Remainder of Erf 314 George.**
- **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 Section 45(4)(c) of the George Integrated Zoning Scheme Bylaw, 2023 to increase the maximum allowed width of the motor vehicle carriageway crossing from Darling Street to the Remainder of Erf 314 George from 8.0 metres to 12.095 metres.**
- **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 development parameter (e)(iii) applicable to a "dwelling house" as per the George Integrated Zoning Scheme By-law, 2023 to allow for the carport and double garage that is accessed perpendicular to the street boundary to be located 0.485 metres varying to 0.775 metres from the Darling Street street boundary on the Remainder of Erf 314 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 (no bond on property)             |
| 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><br><del>Heritage Impact Assessment (HIA) /</del><br><del>Traffic Impact Assessment (TIA) /</del><br><del>Traffic Impact Statement (TIS) /</del><br><del>Major Hazard Impact Assessment (MHIA) /</del><br><del>Environmental Authorisation (EA) /</del><br><del>Record of Decision (ROD)</del><br>(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) | Y | N/A | (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental -- Management: Air Quality Act, 2004 (Act 39 of 2004), |
| Y | N/A | Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)   |   |     |  |

|   |     |   |  |   |     |  |
|---|-----|---|--|---|-----|--|
| 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),<br>National Environmental Management: Waste Act, 2008 (Act 59 of 2008),<br>National Water Act, 1998 (Act 36 of 1998)<br>( <del>strikethrough irrelevant</del> ) |
| Y | N/A | Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations   |  |   |     |  |
| Y | N/A | Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)  |  | Y | N/A | Other (specify)  |
| Y | N   | If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.             |  |   |     |  |
| 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:

**5 December 2025**

Full name:

**Johannes George Vrolijk**

Professional capacity:

**Professional Town Planner**

SACPLAN Reg. Nr:

**A/1386/2010**

## ANNEXURE "C" – WESTERN CAPE HERITAGE APPROVAL

**Our Ref:** HM /EDEN/GEORGE/ERF 314  
**Case No.:** 22081513CM0818E  
**Enquiries:** Cecilene Muller  
**E-mail:** Cecilene.Muller@westerncape.gov.za  
**Tel:** 021 483 5959

**Applicant:** Mr. Stefan De Kock  
**Email:** perceptionplanning@gmail.com  
**Mob:** 082 568 4719



**PERMIT**

**CASE NUMBER: 22081513CM0818E**

**Issued in terms of Section 34 of the National Heritage Resources Act, 1999 (Act 25 of 1999) and Regulation 3(3)(a) of PN 298 (29 August 2003)**

*This permit is valid for three years from the date of issue*

**Proposed Action:** Additions and alterations to existing structure  
**Site:** Erf 314, 44 Caledon Street, George  
**Graded:** Not Conservation Worthy

**Permit issued in accordance with Drawings:**

**Drawing Reference No:** MD/24653/22/001, MD/24653/002 & MD/314/22/003  
**Dated:** 28 May 2022  
**Drawings prepared by:** WVN Studio Architects



**Conditions applicable to this Permit:**

1. Work to be done strictly in accordance with the HWC stamped plans.

**NOTE:**

- This decision is subject to an **appeal period of 14 working days**. Kindly note that the appeal period is calculated from the date indicated on the HWC date stamp, which is the date the appeal is sent, and not the date of signature
- Appeals to HWC are to be submitted to HWC.Appeals@westerncape.gov.za
- The applicant is required to inform any party who has expressed a bona fide interest in any heritage-related aspect of this record of decision. The appeal period shall be taken from the date above. It should be noted that for an appeal to be deemed valid it must refer to the decision, it must be submitted by the due date, and it must set out the grounds of the appeal. Appeals must be addressed to the official named above and it is the responsibility of the appellant to confirm that the appeal has been received within the appeal period.
- **Work may NOT be initiated during this 14-day appeal period.**
- If any archaeological material or evidence of burials is discovered during earth-moving activities all works must be stopped and Heritage Western Cape must be notified immediately.
- This approval does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.
- **An HWC STAMPED PLAN must be present on the site at all times and must be produced on demand by any heritage inspector, building control official, or any person duly authorized to do so.**
- **A copy of this permit must be displayed in a prominent place on the site until the permitted work is completed.**

Should you have any further queries, please contact the official above and quote the case number.

.....  
Colette Scheermeyer  
Deputy Director

[www.westerncape.gov.za/cas](http://www.westerncape.gov.za/cas)

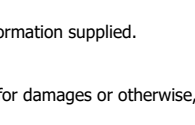
**Street Address:** Protea Assurance Building, Green Market Square, Cape Town, 8000 • **Postal Address:** P.O. Box 1665, Cape Town, 8000  
• **Tel:** +27 (0)21 483 5959 • **E-mail:** ceoheritage@westerncape.gov.za

**Straatadres:** Protea Assuransie-gebou, Groentemarkplein, Kaapstad, 8000 • **Posadres:** Posbus 1665, Kaapstad, 8000  
• **Tel:** +27 (0)21 483 5959 • **E-pos:** ceoheritage@westerncape.gov.za

**Idilesi yendawo:** kumgangatho 3, kwisakhiwo iprotea Assurance, Greenmarket Square, eKapa, 8000 • **Idilesi yeposi:** Inombolo yebhokisi yeposi 1665, eKapa, 8000 • **Iinombolo zomnxeba:** +27 (0)21 483 5959 • **Idilesi ye-imeyile:** ceoheritage@westerncape.gov.za

## ANNEXURE “D” – LOCALITY PLAN





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.



Date: 10/14/2025 7:55 AM      Scale: 1:1,443



## ANNEXURE “E” – SURVEYOR GENERAL DIAGRAM

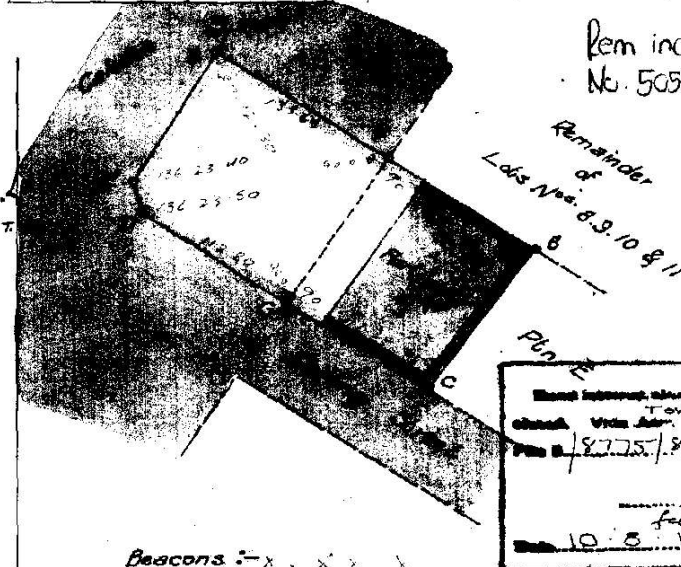
| SIDES<br>Cape Feet | ANGLES OF<br>DIRECTION | SYSTEM L9<br>CO-ORDINATES |
|--------------------|------------------------|---------------------------|
| AB ✓ 248.85        | A ✓ 87° 12' 30"        |                           |
| BC ✓ 120.07        | B ✓ 88° 5' 30"         |                           |
| CD ✓ 224.00        | C ✓ 91° 54' 30"        |                           |
| DE ✓ 21.73         | D ✓ 136° 23' 50"       |                           |
| EA ✓ 105.14        | E ✓ 136° 23' 40"       |                           |

No. 2700/53

Approved

*L. W. King*  
Surveyor-General.

Rem included in consd dgm  
No. 505/2010, EH 24653



Surveyor-General's Office  
Town Clerk  
Office, Victoria, Cape of Good Hope  
Date 10/8/1967  
File No. 8775/87/3  
112

Beacons :-  
✓ A, B, C, D & E, iron pegs 18" long & 2" dia.  
✓ F, iron peg 8" dia.  
✓ G, planted stake 3" under surface of ground.

Scale 1 : 1250

\* Now Erf 314  
GEORGE.

The figure ABCDE

represents 29159 Sq. Feet of land being

\* Lot 8

and comprises :-  
1. Figure AFGDE representing Annex Erf No. 8 in extent 15678 Sq. Feet.  
Diagram No. 2699/1953

2. Figure FBCE representing The Rem<sup>der</sup> of Lot No. 8 of Lots Nos.  
8, 9, 10 & 11, in extent 13481 Sq. Feet. Diagram No. A 2786, 1926. D.F.T.  
1926. 138. 2228

Municipality and  
situate in the Division of George Province of Cape of Good Hope.

Surveyed in March 1950 by me

*J. L. L. L.*

Land Surveyor.

This diagram is annexed to

D/T 14243/54.

Registrar of Deeds.

The original diagrams are

No. annexed to  
as quoted above.

File No. 8775/87/3

S.R. No. E. 573/53

George Township

BL-7DD/N. 44

NTL-8L-7DD

444

444

444

## ANNEXURE “F” – TITLE DEED

JAMES KING & BADENHORST  
142 ST JOHN STREET  
OUDTSHOORN  
6625

Prepared by me

CONVEYANCER  
JOHN WEST HENDRIKS  
LPC 86405

| Deeds Office Registration fees as per Act 47 of 1937 |                    |                                    |
|--|--------------------|------------------------------------|
|  | Amount             | Office Fee                         |
| Purchase Price                                       | R. 2 850 000,00    | R. 1778,00                         |
| Reason for exemption                                 | Category Exemption | Exemption i to. Sec/Reg. Act/Proc. |

|                           |  |                    |  |
|---------------------------|--|--------------------|--|
| <b>VERBIND</b>            |  | <b>MORTGAGED</b>   |  |
| VR FOR R 1 000 000,00     |  |                    |  |
| <b>B</b> 000035491 / 2021 |  |                    |  |
| 2021-12-15                |  | REGISTRAR'S OFFICE |  |

**T** 000049270 / 2021

## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

ANTON LUTHER POSTHUMUS (LPCM No. 80715)

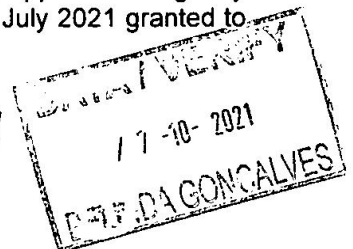
appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney signed at CAPE TOWN on 21 July 2021 granted to him/her by

1. **MARIANNA DICKENS**  
Identity Number 611211 0067 08 6  
Unmarried

2. **ANDREW HAROLD MACEY**  
Identity Number 6308235162 08 9

Married, which marriage is governed by the laws of California in the United States of America and assisted by his spouse GAIL MACEY as far as needs be

(the said ANDREW HAROLD MACEY and his spouse GAIL MACEY being represented herein by MARIANNA DICKENS in terms of a Special Power of Attorney dated 12 February 2021 at George)





And the appearer declared that his/her said principal had, on 27 June 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. **FRED JAMES KING**  
Identity Number 690103 5038 08 5  
Married out of community of property
2. **HELAINÉ KING**  
Identity Number 740826 0133 08 5  
Married out of community of property

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

REMAINDER ERF 314 GEORGE, IN THE MUNICIPALITY AND DIVISION OF GEORGE, WESTERN CAPE PROVINCE;

IN EXTENT 1880 (ONE THOUSAND EIGHT HUNDRED AND EIGHTY) Square metres

FIRST REGISTERED by Certificate of Amended Title on Consolidation Number T14243/1954 with diagram Number 2700/1953 annexed thereto and held by Deed of Transfer Number T669/2007

- A. **IN SO FAR** as the remainder of the figure marked F B C G on the said diagram Number 2700/1953 is concerned :

Subject to the conditions referred to in Deed of Transfer Number T221 dated 16 November 1872;

- B. **IN SO FAR** as the figure marked AFGDE on the said diagram Number 2700/1953 is concerned :

Subject to the following special conditions contained in Deed of Transfer Number T14242/1954 and imposed by the Municipality of George for its benefit namely –

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

- C. ....

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

1. **MARIANNA DICKENS, Unmarried**
2. **ANDREW HAROLD MACEY, Married as aforesaid**

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

1. **FRED JAMES KING, Married as aforesaid**
2. **HELAINÉ KING, 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 R2 850 000,00 (TWO MILLION EIGHT HUNDRED AND FIFTY 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 01 OCT 2021

2021

q.q.

In my presence

REGISTRAR OF DEEDS

## ANNEXURE “G” – POWER OF ATTORNEY

## POWER OF ATTORNEY

We, the undersigned

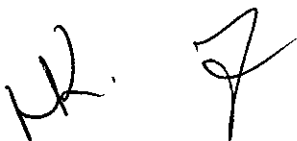
**Fred James King (ID 690103 5038 085) and Helaine King (ID 740826 0133 085)**

the registered owners of the

**Remainder of Erf 314 George**

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

- *An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the following building lines on the Remainder of Erf 314 George:*
  - *the Darling Street street boundary building line from 5.0 metres to 0.485 metres varying to 0.775 metres to allow for a new carport and the extension of the existing garage.*
  - *the south-eastern side boundary building line from 3 metres to 0.955 metres varying to 1.220 metres to allow for the extension of the existing garage.*
  - *the south-eastern side boundary building line from 3 metres to 1.220 metres varying to 1.800 metres for the proposed second dwelling with pergola.*
- *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 proposed carport with a façade width of 12.730 metres along the Darling Street street frontage of the Remainder of Erf 314 George.*
- *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 Section 45(4)(c) of the George Integrated*




*Zoning Scheme Bylaw, 2023 to increase the maximum allowed width of the motor vehicle carriageway crossing from Darling Street to the Remainder of Erf 314 George from 8.0 metres to 12.095 metres.*

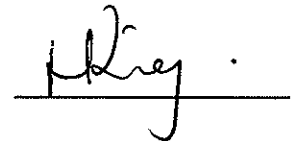
- *An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure from development parameter (e)(iii) applicable to a "dwelling house" as per the George Integrated Zoning Scheme By-law, 2023 to allow for the carport and double garage that is accessed perpendicular to the street boundary to be located 0.485 metres varying to 0.775 metres from the Darling Street street boundary on the Remainder of Erf 314 George.*

Signed at George on 5 December 2025

**Fred James King**

A handwritten signature in black ink, appearing to read 'F. King', written over a horizontal line.

**Helaine King**

A handwritten signature in black ink, appearing to read 'H. King', written over a horizontal line.



## ANNEXURE "H" – BONDHOLDERS CONSENT



**Home Loans**  
Sales and Service Enablement

9 Lothbury Road  
Auckland Park, 2092  
Private Bag 72007  
Cresta, 2118  
South Africa

T 0860 111 007  
Swift address: ABSAZAJJ  
absa.co.za

07/10/2025

**Private/Confidential**

**KING MRS H & MR FJ  
PO BOX 9215  
GEORGE  
6530**

Dear Madam /Sir

**REQUEST RECEIVED FOR      SPECIAL CONSENT**

Mortgage loan account number:      8091553741

Property description:      ERF NO 314 GEORGE

We refer to the above account and agree to the consent for relaxation of building line on the above-mentioned property.

According to your mortgage loan agreement it is your responsibility to ensure that you have sufficient property insurance. If you are insured with Absa, please phone 0860 100 876.

Kindly take note that the consent letter is valid for one year only.

Yours faithfully

Property Control  
Our ref: Mtonga Mazibuko  
Tel: 011 846 5470  
Email: [hlpc@absa.co.za](mailto:hlpc@absa.co.za)

## ANNEXURE "I" - CONVEYANCER CERTIFICATE

## **CONVEYANCER'S CERTIFICATE**

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

#### **REMAINDER OF ERF 314 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 the Remainder of Erf 314 George:
  - the Darling Street street boundary building line from 5.0 metres to 0.485 metres varying to 0.775 metres to allow for a new carport and the extension of the existing garage.
  - the south-eastern side boundary building line from 3 metres to 0.955 metres varying to 1.220 metres to allow for the extension of the existing garage.
  - the south-eastern side boundary building line from 3 metres to 1.220 metres varying to 1.800 metres for the proposed second dwelling with pergola.
- 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 with a façade width of 12.730 metres along the Darling Street street frontage of the Remainder of Erf 314 George.
- 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 Section 45(4)(c) of the George Integrated Zoning Scheme Bylaw, 2023 to increase the maximum allowed width of the motor vehicle carriageway crossing from Darling Street to the Remainder of Erf 314 George from 8.0 metres to 12.095 metres.

- 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 development parameter (e)(iii) applicable to a “dwelling house” as per the George Integrated Zoning Scheme By-law, 2023 to allow for the carport and double garage that is accessed perpendicular to the street boundary to be located 0.485 metres varying to 0.775 metres from the Darling Street street boundary on the Remainder of Erf 314 George.

### **APPLICATION DATE**

December 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:

**T49270/2021** (current Title Deed)

in respect of:

**REMAINDER OF ERF 314 GEORGE  
IN THE MUNICIPALITY AND DIVISION OF GEORGE  
WESTERN CAPE PROVINCE**

**IN EXTENT: 1 880 (ONE EIGHT EIGHT ZERO) SQUARE METRES**

**HELD BY DEED OF TRANSFER NUMBER T49270/2021**

REGISTERED in the name of

**FRED JAMES KING AND HELAINE KING**

2. I have appraised myself with the details of the abovementioned Land Development Application.

3. The abovementioned Title Deed contains no conditions restricting the contemplated Land Use in terms of the abovementioned Land Development Application.
4. There is a bond registered over the property.

**SIGNED at GEORGE** on 5 December 2025

A handwritten signature in black ink, appearing to read 'A. Quis', is written over the signature line.

**CONVEYANCER**