



The Municipal Manager

Reference: Erf 5955 George

P O Box 19

George

6530

25 November 2025

Sir

**APPLICATION FOR PERMANENT DEPARTURES (BUILDING LINE RELAXATION AND DEVELOPMENT PARAMETERS): REMAINDER OF ERF 5955 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 5955 George:
  - the western street boundary building line from 4.0 metres to a distance varying between 2.290 metres and 3.890 metres to allow for the legalization of the existing second dwelling and its carport.
  - the western street boundary building line from 4.0 metres to 3.0 metres to allow for the legalization of the existing dwelling house as well as to allow for the renovations and extensions proposed to the existing dwelling house.
  - the northern side boundary building line from 2.0 metres to 1.562 metres to allow for the legalization of the existing second dwelling.
  - the southern side boundary building line from 2.0 metres to distance varying between 1.017 metres to 1.067 metres to allow for a double garage and carport with a total length of 12.900 metres.
- from development parameter (e)(i)(cc) applicable to a “dwelling house” as per the George Integrated Zoning Scheme By-law, 2023 to allow for a double garage and

carport with a total length of 12.900 metres along the common southern side boundary on the Remainder of Erf 5955 George.

- from development parameter (e)(iii) applicable to a “Dwelling house” as per the George Integrated Zoning Scheme By-law, 2023 to allow for the existing carport and proposed double garage that is accessed perpendicular to the street boundary to be located 3.890 metres and 4.300 metres respectively from the street boundary of the Remainder of Erf 5955 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". The signature is fluid and cursive, with a large, stylized 'J' at the beginning.

**Jan Vrolijk**

**MOTIVATION REPORT**  
**APPLICATION FOR PERMANENT DEPARTURE (RELAXATION OF BUILDING LINES**  
**AND DEVELOPMENT PARAMETERS)**  
**REMAINDER OF ERF 5955 GEORGE**

25 November 2025



Prepared for:

**Gerhard Swart**  
4 Short Street  
George  
6529

Prepared by:

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SACPLAN Registration No A/1386/2011

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**MOTIVATION REPORT**  
**APPLICATION FOR PERMANENT DEPARTURES (RELAXATION OF BUILDING**  
**LINES AND DEVELOPMENT PARAMETERS)**  
**REMAINDER OF Erf 5955 GEORGE**

**1. APPLICATION**

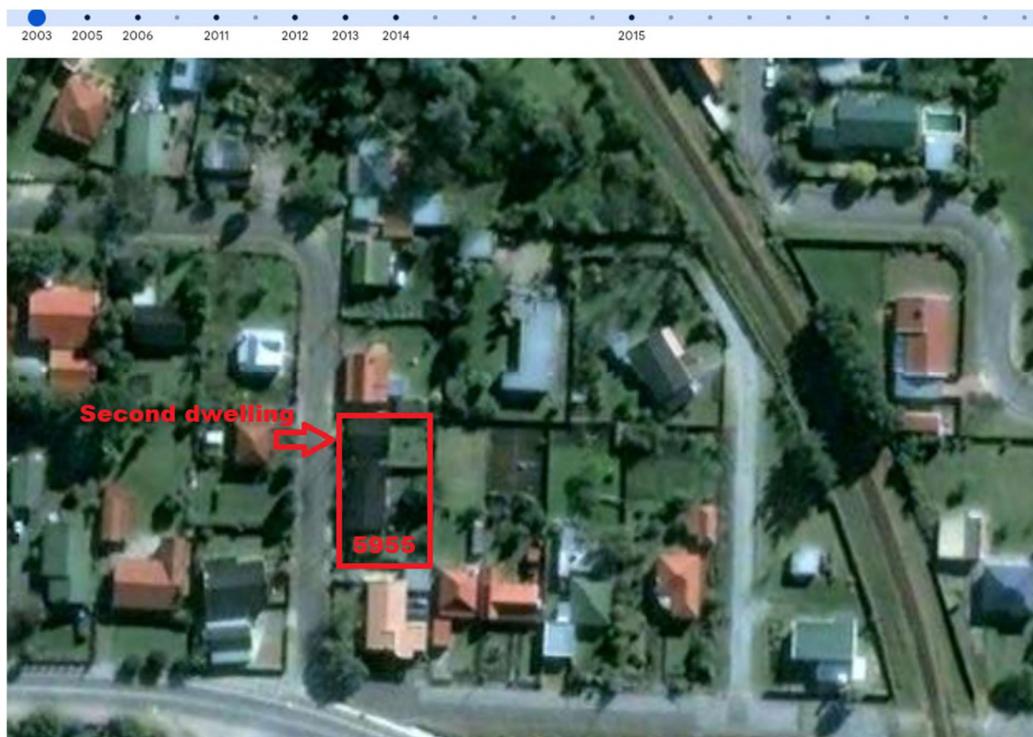
- Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the following building lines on the Remainder of Erf 5955 George:
  - ⇒ the western street boundary building line from 4.0 metres to a distance varying between 2.290 metres and 3.890 metres to allow for the legalization of the existing second dwelling and its carport.
  - ⇒ the western street boundary building line from 4.0 metres to 3.0 metres to allow for the legalization of the existing dwelling house as well as to allow for the renovations and extensions proposed to the existing dwelling house.
  - ⇒ the northern side boundary building line from 2.0 metres to 1.562 metres to allow for the legalization of the existing second dwelling.
  - ⇒ the southern side boundary building line from 2.0 metres to distance varying between 1.017 metres to 1.067 metres to allow for a double garage and carport with a total length of 12.900 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)(i)(cc) applicable to a “dwelling house” as per the George Integrated Zoning Scheme By-law, 2023 to allow for a double garage and carport with a total length of 12.900 metres along the common southern side boundary on the Remainder of Erf 5955 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 development parameter (e)(iii) applicable to a “dwelling house” as per the George Integrated Zoning Scheme By-law,

2023 to allow for the existing carport and proposed double garage that is accessed perpendicular to the street boundary to be located 3.890 metres and 4.300 metres respectively from the street boundary of the Remainder of Erf 5955 George.

A copy of the site plan and building plan is attached hereto as **Annexure “A”** whilst the completed application form for the application for the permanent departures is attached hereto as **Annexure “B”**.

## 2. DEVELOPMENT PROPOSAL

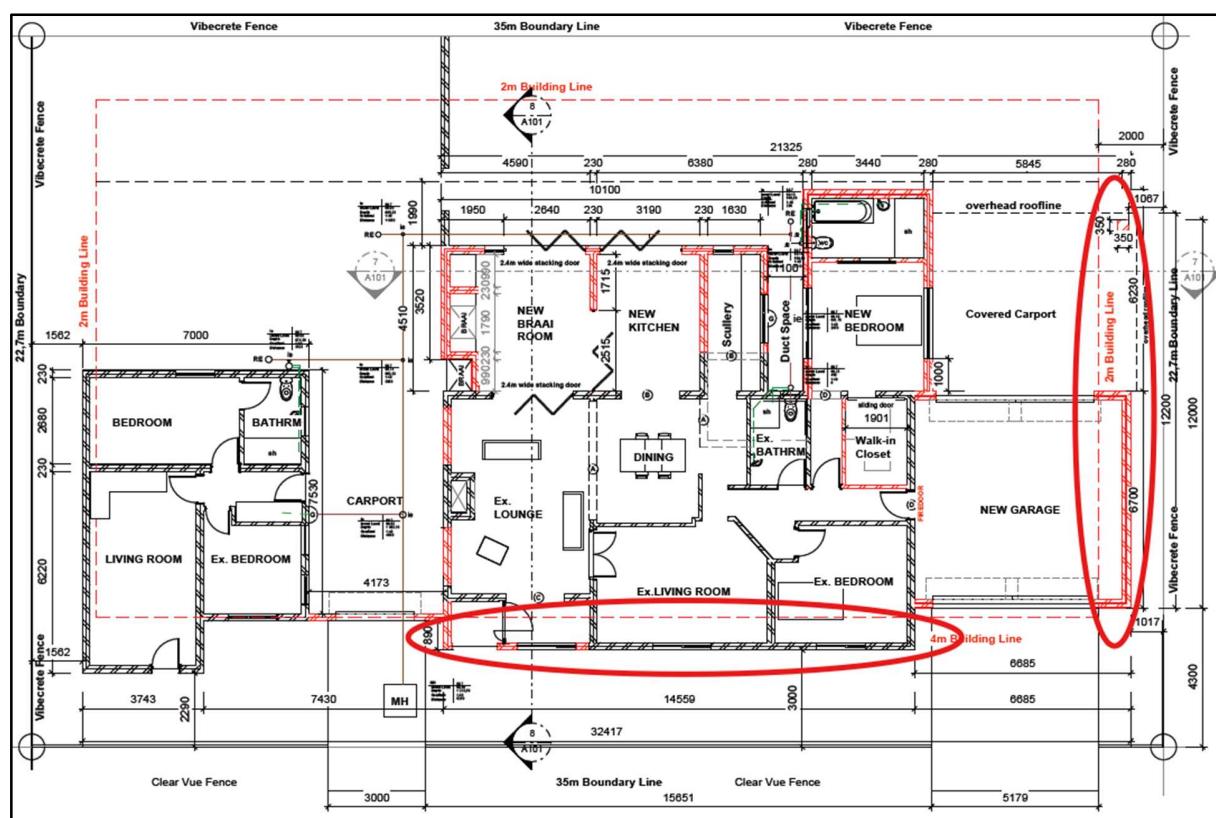
The Remainder of Erf 5955 George is developed with a dwelling house and a second dwelling. The original primary dwelling house is older than 60 years and visible on the 1957 Aerial Imagery. The necessary permit application will be lodged at Heritage Western Cape for the proposed renovations and additions to the original heritage structure by the architect responsible for the drafting of the building plans. The age of the second dwelling is unknown; however it has been in that position for many years. The oldest google image that has clear imagery is dated 2003 and the second dwelling was already constructed at that time.



The building lines for a dwelling house on properties with a size ranging from 500m<sup>2</sup> up to a 1000m<sup>2</sup> in terms of the development parameters of the George Integrated Zoning Scheme, 2023 is 4.0 metres along a street boundary and 2 metres along all other boundaries.

Although the second dwelling and its carport have been constructed many years ago, no approved building plan could be obtained for the second dwelling and its carport on the Remainder of Erf 5955 George. The second dwelling is located over the northern side building line and street building line whilst the carport is located over the street building line and therefore building line relaxation is required to legalize the existing second dwelling and its carport.

The current owner wishes to improve and expand the existing historic dwelling house on the erf. A portion of the existing heritage structures is located over the street boundary building line and requires building line relaxation. The additions at the back of the dwelling house are in line with the development parameters for a “dwelling house”. The site plan below indicates the proposed departures and additions to the existing heritage dwelling house.



The new double garage and carport which is proposed along the southern side boundary building line is allowed in common boundary building line, however, in terms Section (e)(i)(cc) of the land use parameters applicable to a “dwelling house” as per the George Integrated Zoning Scheme By-law, 2023 the length of garages, carports and outbuildings allowed along a common boundary line may not exceed a total length of 12 metres. For this reason, building line relaxation is required for the new double garage and carport and a departure is required to allow a garage and carport with a total length of 12.900 metres in the southern side boundary building line.

From the aerial image below, the existing garage for the dwelling house is visible. This garage is just too narrow for 2 vehicles and therefore the owner wishes to expand the garage to allow for two motor vehicles. The carport at the back of the proposed new garage will be accessed through the proposed double garage.



In terms of the development parameter (e)(iii) applicable to a “dwelling house” as per the George Integrated Zoning Scheme By-law, 2023 a garage or carport that is accessed perpendicular to

the street boundary may not be located closer than 5 metres from that street boundary, notwithstanding the street building line. A departure is required to allow for the existing carport of the second dwelling and proposed double garage that is accessed perpendicular to the street boundary to be located 3.890 metres and 4.300 metres respectively from the street boundary of the Remainder of Erf 5955 George.

The purpose of this application is to obtain approval to legalize

- the existing second dwelling and its carport located over the street and northern side boundary building line,
- the existing dwelling house with its proposed renovations and additions located over the street building line,
- the existing carport for the second dwelling and proposed double garage for the dwelling house located closer than 5 metres from the street boundary of the erf,
- the proposed double garage and carport in the southern side boundary building line, and
- the total length of the proposed garage and carport of 12.900 metres in the southern side boundary building line

to enable the owner to submit building plans.

### **3. GENERAL INFORMATION IN RESPECT OF THE REMAINDER OF ERF 5955 GEORGE**

#### **3.1 Locality**

The Remainder of Erf 5955 George is situated at 4 Short Street, Bo-dorp. The locality of the erf is indicated on the locality plan attached hereto as **Annexure “C”**.

#### **3.2 Existing land use**

The application erf is used for a dwelling house, second dwelling and associated outbuildings.

#### **3.3 Extent of erf**

The total area of the Remainder of Erf 5955 George is 785m<sup>2</sup> in extent.

### **3.4 Present zoning**

In terms of the George Integrated Zoning Scheme, 2023, the zoning of the Remainder of Erf 5955 George is Single Residential Zone I.

### **3.5 Surveyor General Diagram**

A copy of the Surveyor General Diagram for the Remainder of Erf 5955 George is attached hereto as **Annexure “D”**.

### **3.6 Title Deed**

The Remainder of Erf 5955 George is registered in the name of Gerhard Swart. A copy of the Title Deed is attached hereto as **Annexure “E”**.

### **3.7 Power of Attorney**

A Power of Attorney, whereby Jan Vrolijk Town Planner/Stadsbeplanner has been appointed by Gerhard Swart, the registered owner of the Remainder of Erf 5955 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”**.

### **3.8 Bondholder’s consent**

The Remainder of Erf 5955 George is encumbered by a bond. The bondholder’s consent is attached hereto as **Annexure “G”**.

### **3.9 Conveyancer Certificate**

A Conveyancer Certificate in respect of the Remainder of Erf 5955 George is attached hereto as **Annexure "H"**. The certificate confirms that there are no conditions in the Title Deed of the property which prohibits the development of the erf as proposed in this application.

#### **4. DESIRABILITY OF APPLICATION FOR PERMANENT DEPARTURES (BUILDING LINE RELAXATION AND DEVELOPMENT PARAMETERS): REMAINDER OF ERF 5955 GEORGE**

##### **4.1 Introduction**

Specific issues which must be addressed in the motivation of applications are highlighted in the Land Use Planning By-Law for George Municipality, 2023. These issues are, however, aimed at more complex applications and are not applicable to lesser applications, such as permanent departures for building line relaxations and departure of development parameters.

This application will therefore be motivated with reference to the following aspects:

- *Compatibility of the proposal with the existing planning and land uses of the surrounding area.*
- *The impact that the proposal will have on the environment.*
- *The impact that the proposal will have on traffic and parking in the surrounding area.*
- *The impact that the proposal will have on surrounding facilities such as schools, open spaces and other community facilities should the application result in an increase in the population of the area concerned.*
- *The impact that the proposal will have on the existing character of the surrounding area and the rights of the inhabitants of the area in respect of property values, privacy, view, sunlight, et cetera.*
- *Provision of essential services.*

##### **4.2 Existing planning in the area**

The Remainder of Erf 5955 George is located at 4 Short Street in the suburb known as Bo-dorp. This is a well-established residential neighbourhood characterized by dwelling houses with

second dwelling as well as higher density residential units. The properties located along this portion of Short Street are historic in nature and a lot of the properties still have the original dwelling houses which have heritage significance. The dwelling house and second dwelling with associated outbuildings are synonymous with a residential neighbourhood.

This application entails permanent departures to accommodate the existing second dwelling and its carport, the existing dwelling house with its proposed renovations and additions, the proposed double garage and carport, the length of the proposed garage and carport structure as well as the position of the double garage and carport of the second dwelling in relation to the street boundary of the erf. The existing and proposed structures are all compatible with the Single Residential Zone I zoning.

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.

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

This application entails permanent departures to accommodate the existing second dwelling and its carport, the existing dwelling house with its proposed renovations and additions, the proposed double garage and carport, the length of the proposed garage and carport structure as well as the position of the double garage and carport of the second dwelling in relation to the street boundary of the erf.

The proposed permanent departures on the application erf will not result in an increase in the number of inhabitants of the erf beyond that which can be accommodated in terms of the zoning of the erf. As such, the proposal will not have an impact on schools, open spaces, and other community facilities in the area.

This aspect is, therefore, not relevant to this application.

#### **4.4 Impact on sunlight, view, and privacy**

This application entails permanent departures to accommodate the existing second dwelling and its carport, the existing dwelling house with its proposed renovations and additions, the proposed double garage and carport, the length of the proposed garage and carport structure as well as the position of the double garage and carport of the second dwelling in relation to the street boundary of the erf.

The existing second dwelling and the proposed new double garage and carport are common additions to a dwelling house and are compatible within a residential area. The existing second dwelling has been in that position for years. The only neighbour that can be affected is Erf 1196 George. The second dwelling is located to the south of the dwelling house on Erf 1196 George and cannot therefore have any impact on the sunlight of the dwelling house on Erf 1196 George.

The second dwelling has furthermore only one very small window facing towards the neighbouring property, Erf 1196 George, as can be seen in the photo below, and for this reason no privacy issues are envisaged.



As far as the view of the dwelling house on Erf 1196 George is concerned the following facts are relevant. This dwelling house faces north with the outdoor living space of the dwelling house located to the north of the dwelling house on Erf 1196 George. The outdoor living space of the dwelling house on Erf 1196 George is thus not affected by the proposal. The driveway to the

garage of the dwelling house on Erf 1196 George is furthermore located along this boundary line and serves as a buffer between the second dwelling and the dwelling house on Erf 1196 George.

The privacy, sunlight and view of the existing development on Erf 1196 George will thus not be affected by the relaxation of the building line to legalize the second dwelling.

Garage and carports are allowed in common boundary building lines; however the total length of the structures may not exceed 12 metres. The proposed new double garage and carport have a total length of 12.900 metres. It is not anticipated that the 0,900 metres will have any impact on the adjacent neighbouring property, Erf 5957 George, as the driveway to the garage on Erf 5957 George is located along this boundary. The width of the driveway is such that the garage and carport on the Remainder of Erf 5955 George cannot have any impact on the sunlight of the dwelling house on Erf 5957 George.

It is important to note that the garage has a length of 6.700 metres, and the remaining 6.200 metres is made up by a carport and therefore it is not a solid structure for a total length of 12.900 metres. No habitable space will thus be developed along the southern boundary, and the proposal will as such have no impact on the privacy of the dwelling house on Erf 5957 George. The outdoor living space of the dwelling house on Erf 5957 George is located to the west of the dwelling house and will as such also not be affected by the proposal. The aerial photo below illustrates this situation.



The proposed permanent departures will, therefore, have no impact on the sunlight, view or privacy of the adjacent residential erven, or any other erf in the vicinity.

The existing position of the double garage and carport of the second dwelling in relation to the street boundary of the erf is such that it cannot affect the sunlight, privacy or view of either Erf 1196 George or Erf 5957 George. This aspect is, therefore, also not relevant to this application.

#### 4.5 Impact on streetscape

The following photos indicate the street elevation of the application erf, from Short Street. As is clear from the photos, the property requires attention and for this reason the current owner wishes to improve the property with the proposed alterations to the existing historic dwelling house. The side boundary building line relaxations are insignificant and therefore it is not anticipated that it could have any negative impact on the streetscape.



The street appearance of the existing buildings on the Remainder of Erf 5955 George will in fact be improved by virtue of this application and will as such improve the streetscape along this portion of Short Street.

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

As indicated in the previous paragraphs, the structures in respect of which the permanent departures are required do not have a negative impact on any of the surrounding properties. The proposed improvements to the Remainder of Erf 5955 George will uplift the neighbourhood and have a positive impact on the surrounding properties.

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

#### **4.7 Impact on the provision of parking**

The parking requirements applicable to different land uses are set out in table format in Section 42 of the George Integrated Zoning Scheme By-law, 2023. In respect of a property which the size is more than 350m<sup>2</sup> two parking bays should be provided and one additional bay for a second dwelling.

The property currently has a garage to the south that is just too narrow for 2 vehicles for the main dwelling house and therefore proposed extensions to the existing garage as well as a double carport for the main dwelling house are proposed. A separate carport is provided for the second dwelling, located between the existing second dwelling and the main dwelling house.

The maximum allowed garaging on properties up to a 1 000m<sup>2</sup> is four and one additional parking must be provided for a second dwelling. Thus, a total number of 5 parking bays are provided on the Remainder of Erf 5955 George which is in line with the stipulations of George Integrated Zoning Scheme By-law, 2023.

The provision of on-site parking will, therefore, not be negatively impacted upon by the proposed permanent departure as proposed in this application.

#### **4.8 Impact on traffic circulation**

Vehicular access to the garage for the main dwelling house and carport for the existing second dwelling can be obtained directly from Short Street. The requirements for site access and entrance are as follows:

*Section 45(4)(b): “... 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.”*

The Remainder of Erf 5955 George has a street boundary of 35 metres; thus the second access is allowed. The two accesses are 15. 651 metres apart and in line with Section 45(4)(b) of the George Integrated Zoning Scheme By-law, 2023.

Short Street is a quiet neighbourhood street, and it does not carry through traffic. The street is mainly used by the residential properties located in Short Street, therefore the second carriageway crossing to the Remainder of Erf 5955 George could not have any negative impact on traffic circulation.

Most of the dwelling houses and outbuildings in Short Street are located closer to the street boundary building line due to their heritage background. At the time when these structures were constructed the dwelling houses were located closer to the street to provide bigger backyards for vegetable gardens and fruit trees. The placement of the carport and double garage closer than the required 5 metres from the street will not have any negative impact on the streetscape as most structures in this portion of short Street are located closer to the street.

The proposed relaxation of the street and side boundary building lines will, therefore, not have any negative impact on the traffic situation in Short Street.

#### **4.9 Provision of services**

The existing development on the application erf has been connected to the municipal services in the area and the permanent departure as proposed in this application will, therefore, not have any negative impact on the existing services or the provision of services.

#### **4.10 Fire-fighting**

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

### **5. CONCLUSION**

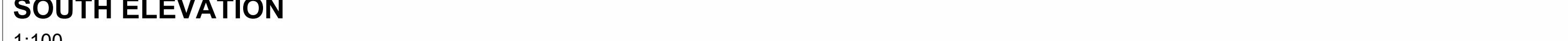
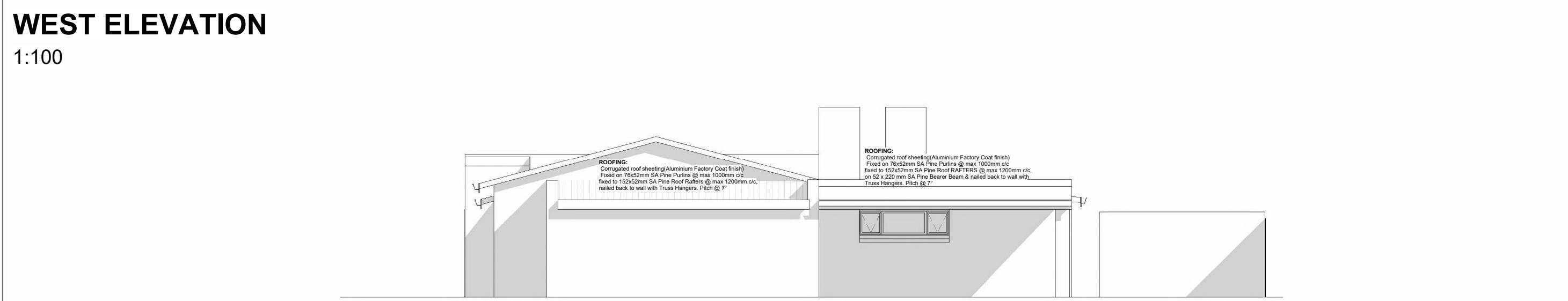
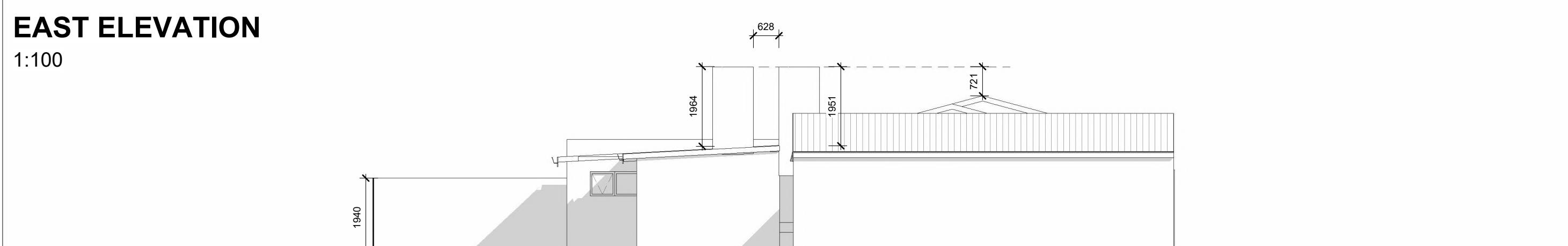
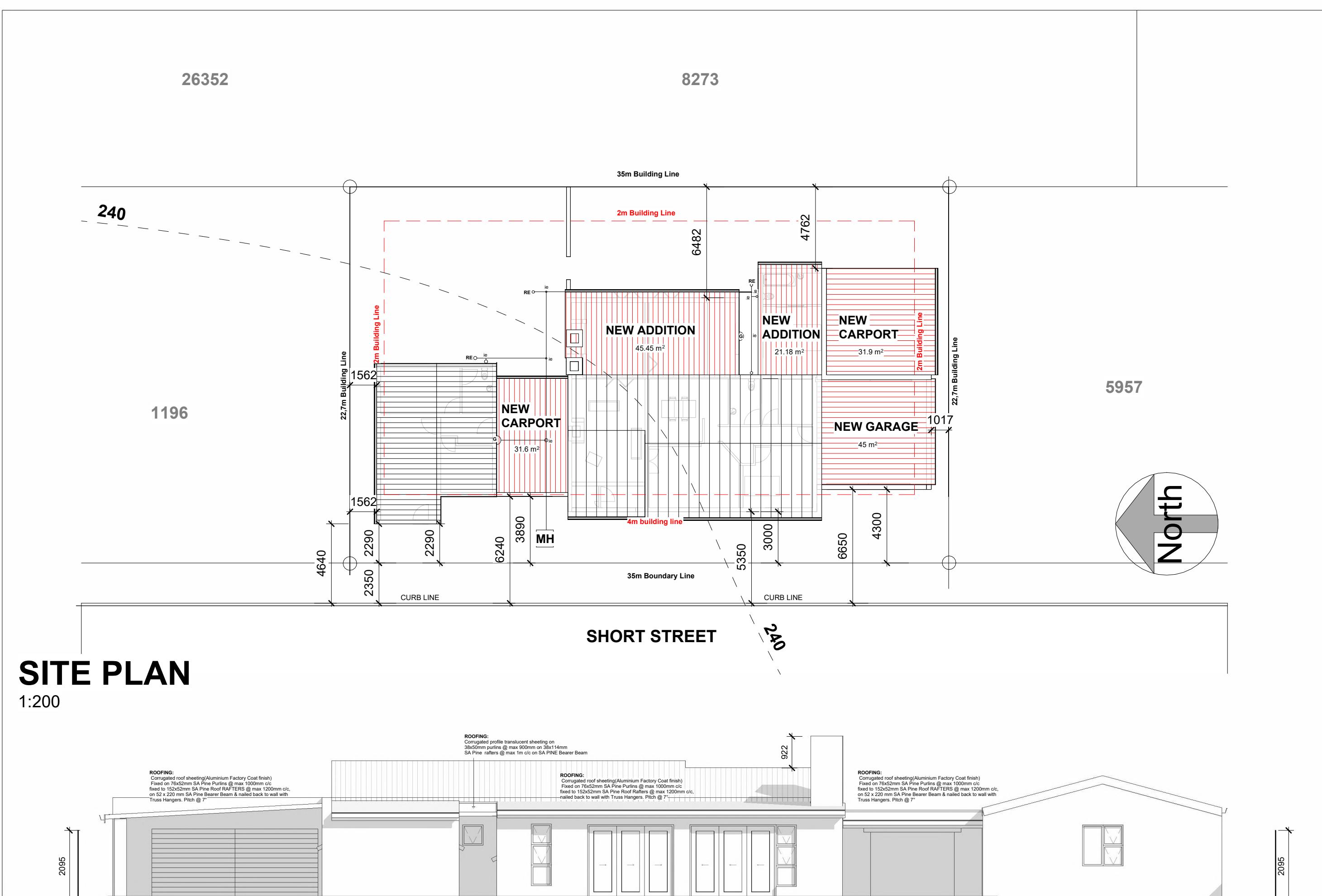
Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for certain permanent departures on the Remainder of Erf 5955 George to accommodate -

- the existing second dwelling and its carport located over the street and northern side boundary building line,
- the existing dwelling house with its proposed renovations and additions located over the street building line,
- the existing carport for the second dwelling and proposed double garage for the dwelling house located closer than 5 metres from the street boundary of the erf,
- the proposed double garage and carport in the southern side boundary building line, and
- the total length of the proposed garage and carport of 12.900 metres in the southern side boundary building line.

The proposed permanent departures on the Remainder of Erf 5955 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 mentioned By-Law.

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

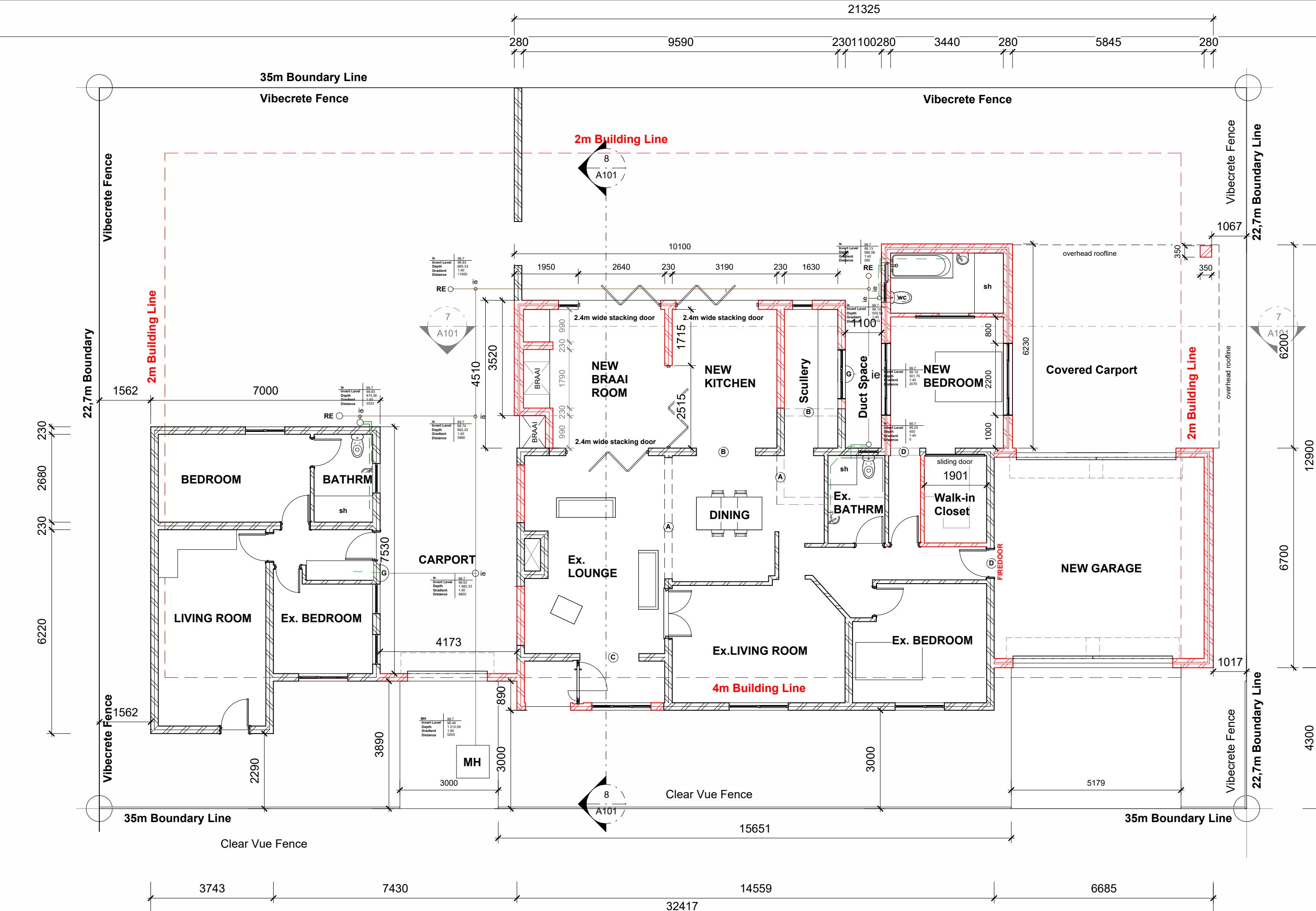


Amendments				
No.	Date	Drawn	Approved by	Description
A	07/7/2025	WO	WO	BUILDING CONTROL

W.S. Opperman  
SACAP No: D2243  
P.O.Box 337  
Pacaltsdorp 6534  
Cell: 083 233 4159  
email: wopperman1@gmail.com

Client

Project description			Scale
ADDITIONS TO EXISTING HOUSE ON ERF 5955, BERGSIG, GEORGE – FLOORPLAN/SITEPLAN/ELEVATIONS			AS SHOWN
			Date JULY 2025
EXISTING: 177.8 sqm	EXISTING: –	EXISTING: –	Drawing number
ADDITIONS: 66.63 sqm	ADDITIONS: 63.5 sqm (Carports)	ADDITIONS: 45 sqm (GARAGE)	BERGSIG – 5955
COVERAGE: 789.40 sqm	COVERAGE: 44.7%		



## FLOOR PLAN

1:100

**RENOVATIONS NOTES:**

- A - Demolish existing internal walls.
- B - Demolish external walls to extend rooms.
- C - Rafters to be extended by 1200mm splicing new rafter portion to old with 8 number bolts.
- D - Insert new lintel at 2,1m height and create passage through existing wall into new additions.

## SECTION A-A

1:100

This architectural cross-section diagram illustrates the construction details of a building, specifically focusing on the 'Ex. LOUNGE' and 'NEW BRAAI ROOM' areas. The diagram shows the following key components and dimensions:

- Ex. LOUNGE:** This room features Nutec Ceilings on 38 x 38 battens. The exterior wall is noted to have a 230mm thickness, with the outer face of the inner leaf of brickwork to be bagged and painted with 2 coats of bituminous paint, brickforce every 5th brick course.
- NEW BRAAI ROOM:** This room contains Nutec Ceilings on 38 x 38 battens. A vertical dimension of 2402 is indicated for the height of the room.
- STRUCTURAL DETAILS:** The diagram shows a U/S Ceiling, U/S Lintel, and a 2100 mm height dimension. It also includes a 'STRIP FOUNDATION' section for 750x250mm concrete strip foundations and 230mm masonry load-bearing walls, with a note to treat soil under foundations and surface beds with 'Chlorinate' (SABS 1165) soil insecticide according to SABS 0124. Contractor to furnish guarantee.
- ROOFING:** Corrugated roof sheeting (Aluminium Factory Coat finish) is fixed on 76x52mm SA Pine Purflins (max 1000mm c/c) and 152x52mm SA Pine Roof RAFTERS (max 1200mm c/c), nailed back to wall with Truss Hangers. Pitch is 7°.
- ROOF WATERPROOFING MEMBRANE:** SABS 250µm underlay installed over 76x52mm purflins and folded over a false purflin above beam filling.
- FOUNDATION:** 750x250mm concrete strip foundations for 280mm masonry load-bearing walls. All foundation works to comply with SANS.
- BOUNDARY LINE:** A vertical red dashed line on the right side of the diagram.

## SECTION B-B

1:100

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

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

Registered owner	<b>Gerhard Swart</b>				
Address	<b>4 Short Street</b>				
	<b>George</b>			<b>Postal code</b>	
E-mail	<b><a href="mailto:gerhardswa@nedbank.co.za">gerhardswa@nedbank.co.za</a> or <a href="mailto:gerhardswart.mobile@gmail.com">gerhardswart.mobile@gmail.com</a></b>				
Tel	<b>N/a</b>	Fax	<b>N/a</b>	Cell	<b>0823302865</b>

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

Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	<b>Remainder of Erf 5955 George</b>			
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Physical Address	<b>4 Short Street</b>							
GPS Coordinates					Town/City	George		
Current Zoning	<b>Single Residential Zone I</b>			Extent	<b>785m<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>T18290/2018</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>Nedbank</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>*Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany the application.</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 5955 George:*
  - *the western street boundary building line from 4.0 metres to a distance varying between 2.290 metres and 3.890 metres to allow for the legalization of the existing second dwelling and its carport.*
  - *the western street boundary building line from 4.0 metres to 3.0 metres to allow for the legalization of the existing dwelling house as well as to allow for the renovations and extensions proposed to the existing dwelling house.*
  - *the northern side boundary building line from 2.0 metres to 1.562 metres to allow for the legalization of the existing second dwelling.*
  - *the southern side boundary building line from 2.0 metres to distance varying between 1.017 metres to 1.067 metres to allow for a double garage and carport with a total length of 12.900 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)(i)(cc) applicable to a "dwelling house" as per the George Integrated Zoning Scheme By-law, 2023 to allow for a double garage and carport with a total length of 12.900 metres along the common southern side boundary on the Remainder of Erf 5955 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 development parameter (e)(iii) applicable to a "Dwelling house" as per the George Integrated Zoning Scheme By-law, 2023 to allow for the existing carport and proposed double garage that is accessed perpendicular to the street boundary to be located 3.890 metres and 4.300 metres respectively from the street boundary of the Remainder of Erf 5955 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?*

<b>Y</b>	<b>N</b>	<i>Completed application form</i>	<b>Y</b>	<b>N</b>	<i>Pre-application Checklist (where applicable)</i>
<b>Y</b>	<b>N</b>	<i>Power of Attorney / Owner's consent if applicant is not owner</i>	<b>Y</b>	<b>N</b>	<i>Bondholder's consent (no bond on property)</i>

Y	N	<i>Motivation report / letter</i>	Y	N	<i>Proof of payment of fees</i>
Y	N	<i>Full copy of the Title Deed</i>	Y	N	<i>S.G. noting sheet extract / Erf diagram / General Plan</i>
Y	N	<i>Locality Plan</i>	Y	N	<i>Site layout plan</i>

*Minimum and additional requirements:*

Y	N	<b>N/A</b>	<i>Conveyancer's Certificate</i>	Y	N	<b>N/A</b>	<i>Land Use Plan / Zoning plan</i>
Y	N	<b>N/A</b>	<i>Proposed Subdivision Plan (including street names and numbers)</i>	Y	N	<b>N/A</b>	<i>Phasing Plan</i>
Y	N	<b>N/A</b>	<i>Consolidation Plan</i>	Y	N	<b>N/A</b>	<i>Copy of original approval letter (if applicable)</i>
Y	N	<b>N/A</b>	<i>Site Development Plan</i>	Y	N	<b>N/A</b>	<i>Landscaping / Tree Plan</i>
Y	N	<b>N/A</b>	<i>Abutting owner's consent</i>	Y	N	<b>N/A</b>	<i>Home Owners' Association consent</i>
Y	N	<b>N/A</b>	<i>Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)</i>	Y	N	<b>N/A</b>	<i>1 : 50 / 1:100 Flood line determination (plan / report)</i>
Y	N	<b>N/A</b>	<i>Services Report or indication of all municipal services / registered servitudes</i>	Y	N	<b>N/A</b>	<i>Required number of documentation copies</i>
Y	N	<b>N/A</b>	<i>Any additional documents or information required as listed in the pre-application consultation form / minutes</i>	Y	N	<b>N/A</b>	<i>Other (specify)</i>

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

Y	<b>N/A</b>	<i>National Heritage Resources Act, 1999 (Act 25 of 1999)</i>	Y	<b>N/A</b>	<i>Specific Environmental Management Act(s) (SEMA)</i>
Y	<b>N/A</b>	<i>National Environmental Management Act, 1998 (Act 107 of 1998)</i>			<i>(e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004),</i>
Y	<b>N/A</b>	<i>Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)</i>			<i>National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008),</i>
Y	<b>N/A</b>	<i>Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)</i>			

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

### **SECTION I: DECLARATION**

*I hereby wish to confirm the following:*

- That the information contained in this application form and accompanying documentation is complete and correct.*
- The Municipality has not already decided on the application.*
- 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.*
- 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.*
- 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).*
- That this submission includes all necessary land use planning applications required to enable the development proposed herein.*
- 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.*
- 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.*
- 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:*

**25 November 2025**

*Full name:*

**Johannes George Vrolijk**

*Professional capacity:*

**Professional Town Planner**

*SACPLAN Reg. Nr:*

**A/1386/2010**

**ANNEXURE "C" – LOCALITY PLAN**

# Erf 5955 George - Locality plan



0

0.03

0.06

0.12 km

Date: 10/10/2025 9:42 AM

Scale: 1:1,083

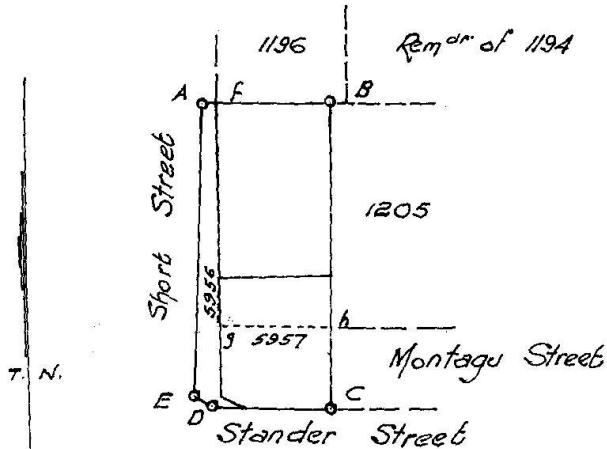


Disclaimer  
George Municipality makes no warranties as to the correctness of the information supplied.  
Persons relying on this information do so entirely at their own risk.

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

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

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES System L° 23°			S.G. No.
			Y		X	
AB	25.50	Constants 271° 53' 50"	+ 48800.00	+ 3758600.00		1 3875/72
BC	62.20	1° 53' 50"	A +	65,19 +	19,85	Approved <i>D. L. H. Hanmer</i> Surveyor General
CD	24.01	91° 53' 50"	B +	39,70 +	20,69	
DE	3.24	136° 25' 0"	C +	41,77 +	82,85	
EA	59.93	182° 41' 0"	D +	65,77 +	82,06	
			E +	68,00 +	79,71	17-8-72



1. Figure A f g h C D E representing  
Enf 4298 portion of Erf 1126 George.  
Dgm. No 9446/1967; D.T. 1970-505-25218

82. Figure F B hg representing Enf 1204 George.  
Dgm. N° 972/1873 ; D. T. 1873-38-121

Beacons: ABCD&E, iron peg 12 m.m. dia.

Scale: 1/1250

The figure ABCDE \_\_\_\_\_  
represents 1610 Sq. metres \_\_\_\_\_ of land, being  
Plot 5955 George \_\_\_\_\_ and comprises the properties  
situate in the Municipality and \_\_\_\_\_ specified above  
Administrative District of George, \_\_\_\_\_ Province of Cape of Good Hope.  
Surveyed in Dec. 1967 \_\_\_\_\_  
by me, H. S. Sarsfield,  
Land Surveyor.

This diagram is annexed to		The original diagrams, are as quoted above	File No. S/8775/86 B. 1167/72
No. dated	CCT. 27920/72	No. _____ annexed to	S.R. No. E 2676/196
i.f.o.		Transfer/Grant No. _____	Comp. BL-700g, BL-700 W42 W44
Registrar of Deeds			Gen. Plan N12. (5016)

**ANNEXURE "E" – TITLE DEED**

VIR ENDOSSEMENTE KYK BLADSY  
FOR ENDORSEMENTS SEE PAGE

Bruwer & Reynolds Prokureurs  
Millwood Gebou  
h/v York-en Victoriastraat  
George

Opgestel deur my

Fee endorsement		
Purchase price/Value	Amount R. 1 015 000.00	Office fee R. 1050.00
Mortgage capital Amount	R. ....	R. ....
Reason for exemption	Cat.....	Exempt <input checked="" type="checkbox"/> section..... Act.....

TRANSPORTBESORGER  
JANINE FOUCHE

<b>VERBOND</b>		<b>MORTGAGED</b>
VIR FOR R 1 015 000.00		
B	000008429 / 2018	
25 APR 2018		

T 000018290 / 2018

## TRANSPORTAKTE

HIERBY WORD BEKEND GEMAAK DAT

Janine Fouché

voor my verskyn het, REGISTRATEUR VAN AKTES te KAAPSTAD, hy die genoemde komparant synde behoorlik daartoe gemagtig kragtens 'n Volmag aan hom verleen deur

**SANDRA SEVENSTER (voorheen Strauss)**  
Identiteitsnommer 500526 0091 08 1  
Ongetroud

geteken te Kaapstad op 16 Januarie 2018

DATA / CAPTURE  
26 APR 2018

DATA / VERIFY BY MN BARLOW  
2018 -04- 30

PUMELELA MNAMATA

VERBIND

MORTGAGED

VIR  
FOR R ..... 756 037-00

B 000029467 / 2022

09 NOV 2022



REGISTRATEUR/REGISTRAR

En genoemde Komparant het verklaar dat sy prinsipaal, op 12 Desember 2017, waarlik en wettiglik verkoop by Privaat ooreenkoms, en dat hy, in sy voorgenoemde hoedanigheid hierby sedeer en transporteer aan en ten gunste van

**GERHARD SWART**  
**Identiteitsnommer 830211 5059 08 3**  
**Getroud buite gemeenskap van goed**

sy Erfgenaam, Eksekuteurs, Administrateurs of Regverkrygendes, in volkome en vrye eiendom

RESTANT ERF 5955 GEORGE IN DIE MUNISIPALITEIT EN AFDELING  
GEORGE, PROVINSIE WES-KAAP

GROOT 785 (SEWE HONDERD VYF EN TAGTIG) Vierkante meter

AANVANKLIK oorgedra kragtens Akte van Transport Nommer T27918/1972 met Kaart Nr. 3875/72 wat daarop betrekking het en gehou kragtens Transportakte T21518/1991.

I. MET BETREKKING tot die figuur A f g h C D E op kaart Nr. 3875/72:

ONDERHEWIG aan die voorwaardes waarna verwys word in Transportakte Nr. T2639/1983 gedateer 19 Mei 1893.

II. MET BETREKKING tot die figuur f B h g op Kaart Nr. 3875/72:

ONDERHEWIG aan die voorwaardes waarna verwys word in Transportakte Nr. T5264/1910.

WESHALWE die komparant afstand doen van al die regte en titel wat

**SANDRA SEVENSTER , (voorheen Strauss), ongetroud**

voorheen op genoemde eiendom gehad het, en gevolglik ook erken het dat sy geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie en dat, kragtens hierdie akte, bogenoemde

**GERHARD SWART , Getroud soos vermeld**

sy Erfgenaam, Eksekuteurs, Administrateurs of Regverkrygenges, tans en voortaan daartoe geregtig is, ooreenkomsdig plaaslike gebruik, behoudens die regte van die Staat en ten slotte erken hy dat die verkoopprys die bedrag van R1 015 000,00 (EEN MILJOEN VYFTIEN DUISEND RAND) beloop.

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

ALDUS GEDOEN EN VERLY op die Kantoor van die REGISTRATEUR VAN AKTES te KAAPSTAD op hede die

25 APR 2018

q.q.

In my teenwoordigheid

REGISTRATEUR VAN AKTES

**ANNEXURE “F” – POWER OF ATTORNEY**

## POWER OF ATTORNEY

I, the undersigned

**Gerhard Swart**

the registered owner of

**Remainder of Erf 5955 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 the Remainder of Erf 5955 George:
  - the western street boundary building line from 4.0 metres to a distance varying between 2.290 metres and 3.890 metres to allow for the legalization of the existing second dwelling and its carport.
  - the western street boundary building line from 4.0 metres to 3.0 metres to allow for the legalization of the existing dwelling house as well as to allow for the renovations and extensions proposed to the existing dwelling house.
  - the northern side boundary building line from 2.0 metres to 1.562 metres to allow for the legalization of the existing second dwelling.
  - the southern side boundary building line from 2.0 metres to distance varying between 1.017 metres to 1.067 metres to allow for a double garage and carport with a total length of 12.900 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)(i)(cc) applicable to a "dwelling house" as per the George Integrated Zoning Scheme By-law, 2023 to allow for a double garage and carport with a total length of 12.900 metres along the common southern side boundary on the Remainder of Erf 5955 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 development parameter (e)(iii) applicable to a "Dwelling house" as per the George Integrated Zoning Scheme By-law, 2023 to allow for the existing carport and proposed double garage that is accessed perpendicular to the street boundary to be located 3.890 metres and 4.300 metres respectively from the street boundary of the Remainder of Erf 5955 George.

Signed at George on 25 November 2025

  
Gerhard Swart

**ANNEXURE “G” – BONDHOLDERS CONSENT**



Mr G Swart  
Email: GerhardSwa@Nedbank.co.za

4 November 2025

Your ref: 190031390

Our ref: Theona Hilder

Dear Sir/Madam

<b>HOME LOAN IN THE NAME OF</b>	<b>: Mr G Swart</b>
<b>ACCOUNT NUMBER</b>	<b>: 8003407742501</b>
<b>SECURITY DESCRIPTION</b>	<b>: R/E of Erf 5955 George</b>

We refer to your request dated 20 October 2025 and advise as follows:

We have no objection to the relaxation of the building line on the abovementioned property, subject to:-

- Local municipality approval
- All building work must be done by a recognised builder registered with the NHBRC
- Client needs to contact Nedbank Group Insurance on 0860 333 111 to update insurance on the property.

If you have any further questions regarding this matter, kindly contact Theona Hilder on 010 234 7719.

Yours faithfully

*T. Hilder*  
\_\_\_\_\_  
**THEONA HILDER**  
**Administrator**  
**Administrations**  
**Gauteng Home Loans**

cc

## Home Loans | Gauteng

**16 Constantia Boulevard Constantia Kloof Roodepoort 1709 PO Box 1144 Johannesburg 2000 South Africa**  
**T 0860 555 111 F 011 495 9161**

Directors: AD Mminele (Chairperson) JP Quinn (Chief Executive) MS Bomela HR Brody (Lead Independent Director) BA Dames MH Davis (Chief Financial Officer) NP Dongwana OD Fortuin FR Grobler Dr MA Hermanus P Langeni RAG Leith L Makalima MC Nkuhlu (Chief Operating Officer) Dr TM Nombembe S Subramoney  
Company Secretary: J Katzin 01.11.2025.

[www.nedbank.co.za](http://www.nedbank.co.za)

**NEDBANK**

Nedbank Ltd Reg No 1951/000009/06. Licensed financial services and registered credit provider (NCRCP16)  
ConsolidationSubdivisionsLetterTownPlanners.dotm 31May25 | SD2

**ANNEXURE "H" - 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 5955 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 5955 George:
  - the western street boundary building line from 4.0 metres to a distance varying between 2.290 metres and 3.890 metres to allow for the legalization of the existing second dwelling and its carport.
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- 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 existing carport and proposed double garage that is accessed

perpendicular to the street boundary to be located 3.890 metres and 4.300 metres respectively from the street boundary of the Remainder of Erf 5955 George.

### **APPLICATION DATE**

November 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:

**T18290/2018 (current Title Deed)**

in respect of:

**REMAINDER OF ERF 5955 GEORGE  
IN THE MUNICIPALITY AND DIVISION OF GEORGE  
WESTERN CAPE PROVINCE**

**IN EXTENT: 785 (SEVEN EIGHT FIVE) SQUARE METRES**

**HELD BY DEED OF TRANSFER NUMBER T18290/2018**

REGISTERED in the name of

**GERHARD SWART**

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 25 November 2025

A handwritten signature in black ink, appearing to read "P. J. G. S." with a small upward tick above the final "S".

**CONVEYANCER**