



The Municipal Manager
P O Box 19
George
6530

Reference: Erf 7398 Pacaltsdorp

10 February 2026

Sir

APPLICATION FOR THE CONSENT OF THE ADMINISTRATOR AND PERMANENT DEPARTURES (BUILDING LINE RELAXATION AND SECOND VEHICLE CARRIAGEWAY CROSSING): ERF 7398 PACALTSDORP

Attached hereto please find an application in terms of

- Section 39(4) of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) for the consent of the Administrator in terms of condition 7 on page three of Title Deed T47260/08, the title deed of Erf 7398 Pacaltsdorp, for the relaxation of
 - the western side boundary building line on Erf 7398 Pacaltsdorp from 1.57 metres to 0.0 metres to legalize the existing bedroom and ensuite bathroom.
 - the rear boundary building line on Erf 7398 Pacaltsdorp from 3.15 metres to 0.0 metres to legalize the existing bedroom and ensuite bathroom.
- Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure on Erf 7398 Pacaltsdorp for the relaxation of
 - the western side boundary building line on Erf 7398 Pacaltsdorp from 2.0 metres to 0.0 metres to legalize the existing bedroom and ensuite bathroom.
 - the rear boundary building line on Erf 7398 Pacaltsdorp from 2.0 metres to 0.0 metres to legalize the existing bedroom and ensuite bathroom.

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SACPLAN REG No. A/1386/2010

- Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a departure from Section 45(4)(a) of the George Integrated Zoning Scheme By-law, 2023 to allow for a second vehicle carriageway crossing from Panther Street to Erf 7398 Pacaltsdorp.

Your prompt consideration of the application will be appreciated.

Thanking you in anticipation.

A handwritten signature in black ink, appearing to read 'J. Vrolijk', written in a cursive style.

Jan Vrolijk

MOTIVATION REPORT
APPLICATION FOR CONSENT OF THE ADMINISTRATOR AND PERMANENT
DEPARTURES (BUILDING LINE RELAXATION AND SECOND VEHICLE
CARRIAGEWAY CROSSING)
ERF 7398 PACALTSORP

10 February 2026



Prepared for:

Felancia du Preez
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Prepared by:

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SACPLAN Registration No A/1386/2011

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MOTIVATION REPORT
APPLICATION FOR THE CONSENT OF THE ADMINISTRATOR AND PERMANENT
DEPARTURES (BUILDING LINE RELAXATION AND SECOND CARRIAGEWAY
CROSSING)
ERF 7398 PACALTSDORP

1. BACKGROUND

The current owner obtained Erf 7398 Pacaltsdorp in 2008. Building plans for a dwelling house with 3 bedrooms, one bathroom, kitchen, dining room and lounge with one garage attached to the house and another single garage separate from the house was approved in 2010. Copies of the approved building plans are attached hereto as **Annexure "A"**.

Although the building plans were approved in 2010, the owner only constructed the foundations of the dwelling house and the single garage attached to the dwelling house. The single garage was used as a dwelling house until recently, when the owner had the financial means to construct the previously approved dwelling house. The single garage (that was used for living accommodation) dwelling house was at that stage converted into a 4th bedroom with bathroom. This bedroom is interleading with the dwelling house. Furthermore, the separate garage in the north-western corner of Erf 7398 Pacaltsdorp, was also converted into a bedroom with en-suite bathroom. This bedroom with en-suite bathroom is partially located in the rear boundary and western side boundary building lines. As this bedroom and en-suite bathroom is not interleading with the dwelling house, this bedroom with ensuite bathroom can be classified as a not inter-leading room outside room.

Title deed conditions were previously used to guide development on each property prior to zoning schemes. These conditions became archaic in nature as it was replaced when Municipalities started approving their own zoning schemes. In instances where the title deed still stipulate building lines and a zoning scheme is applicable the most restrictive building line will be applicable.

The title deed of Erf 7398 Pacaltdorp, Title Deed T47260/08 contains, inter alia, the following condition:

“7. Geen gebou of struktuur of enige gedeelte daarvan, behalwe grensmure en heinings, mag behalwe die toestemming van die Administrateur nader as 4,72 meters van die straatlyn wat 'n grens van hierdie erf uitmaak, asook binne 3,15 meters van die agtergrens of 1,57 meters van die sygrens gemeen aan enige aangrensende erf opgerig word nie, met dien verstande dat met die toestemming van die plaaslike owerheid – “

Condition 7 stipulates certain boundary building lines and as the bedroom with en-suite bathroom is partially located in the rear boundary and western side boundary building lines, the Administrator's consent is required to legalise the existing bedroom with ensuite bathroom (not inter-leading room).

The bedroom and en-suite bathroom also encroaches into the western side boundary and the rear boundary building line as prescribed in the George Integrated Zoning Scheme By-law, 2023 and as such an application is also necessary in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for the relaxation of these building lines.

A second carriageway crossing from Panther Street to Erf 7398 Pacaltdorp also exists and an application to legalize this second carriageway crossing in terms of Section 45(4)(a) of the George Integrated Zoning Scheme By-law, 2023 will thus also be necessary.

2. APPLICATION

- Application is made in terms of Section 39(4) of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) for the consent of the Administrator in terms of condition 7 on page three of Title Deed T47260/08, the title deed of Erf 7398 Pacaltdorp, for the relaxation of
 - ⇒ the western side boundary building line on Erf 7398 Pacaltdorp from 1.57 metres to 0.0 metres to legalize the existing bedroom and ensuite bathroom.
 - ⇒ the rear boundary building line on Erf 7398 Pacaltdorp from 3.15 metres to 0.0 metres to legalize the existing bedroom and ensuite bathroom.

- 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 on Erf 7398 Pacaltsdorp for the relaxation of
 - ⇒ the western side boundary building line on Erf 7398 Pacaltsdorp from 2.0 metres to 0.0 metres to legalize the existing bedroom and ensuite bathroom.
 - ⇒ the rear boundary building line on Erf 7398 Pacaltsdorp from 2.0 metres to 0.0 metres to legalize the existing bedroom and ensuite bathroom.

- Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a departure from Section 45(4)(a) of the George Integrated Zoning Scheme By-law, 2023 to allow for a second vehicle carriageway crossing from Panther Street to Erf 7398 Pacaltsdorp.

The proposed site plan and building plans indicating the proposed additions is attached hereto as **Annexure “B”**. The completed application form for the application for the consent of the Administrator and permanent departures is attached hereto as **Annexure “C”**.

3. PRE-APPLICATION CONSULTATION

A pre-application consultation was not requested as the application entails Administrative Consent for the relaxation of certain building lines in terms of the Title Deed of Erf 7398 Pacaltsdorp, as well as permanent departures 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 September 2024.

4. DEVELOPMENT PROPOSAL

The application erf has been developed with a dwelling house and one not inter-leading room. The dwelling house complies with all the development parameters, specifically the building lines, however minor internal amendments was made and require the submission of as-built building plans.

The not inter-leading room, consisting of a bedroom and en-suite bathroom is however located over the western side boundary and rear boundary building lines and therefore require building line relaxation.

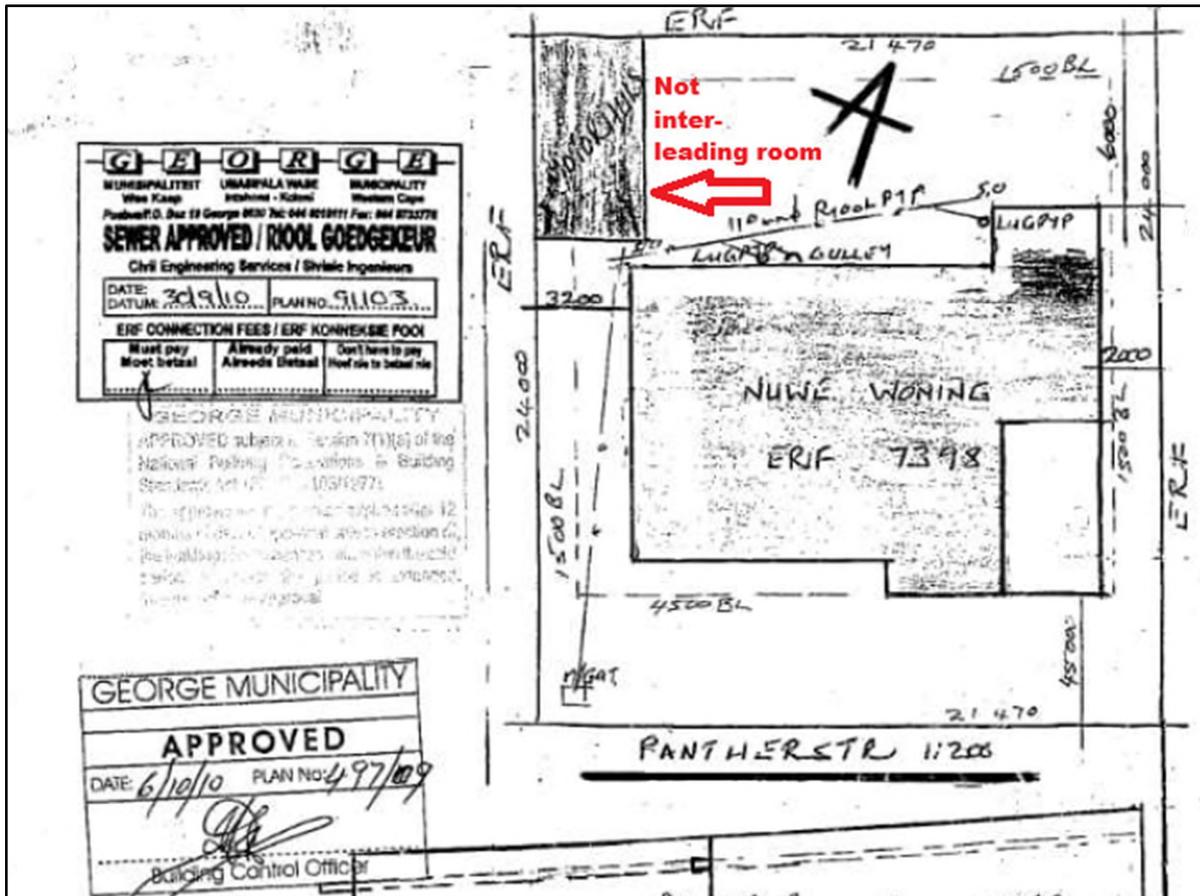
The owner also erected a palisade fence on the street boundary with two access gates. Due to the length of the street boundary the second access requires a departure application.

The development consisting of the dwelling house, one not inter-leading room and palisade fencing with access gates has a neat appearance as can be seen in the photo below.



As can be seen in the extract of the previously approved building plans below, the not-interleading room was previously approved as a motor vehicle garage. The owner was unaware that the conversion of the motor vehicle garage into a habitable not inter-leading room will require a building line relaxation as well as building plan submission/approval and therefore commenced with the construction thereof.

The owner however now needs to submit as-built building plans and therefore an application for building line relaxation in terms of the title deed of the erf and the George Integrated Zoning Scheme By-law, 2023 is required to legalise the existing not inter-leading room.



A second carriageway crossing from Panther Street to Erf 7398 Pacaltsdorp also exists and an application to legalize this second carriageway crossing in terms of Section 45(4)(a) of the George Integrated Zoning Scheme By-law, 2023 will thus also be necessary. The second access enables the owner to provide more than the minimum required amount of parking on site for the existing dwelling house. The two accesses are indicated in the photo below.



It is the intention of the owner, by virtue of this application, to acquire the necessary town planning approvals to allow the owner to submit building plan allowing for the legalization of all the existing buildings on Erf 7398 Pacaltsdorp.

5. GENERAL INFORMATION IN RESPECT OF ERF 7398 PACALTSDORP

5.1 Locality

Erf 7398 Pacaltsdorp is situated at 8 Panther Street, Delville Park, Pacaltsdorp. The locality of the erf is indicated on the locality plan which is attached hereto as **Annexure “D”**.

5.2 Existing land use

Erf 7398 Pacaltsdorp is currently developed with a dwelling house which is used for residential purposes.

5.3 Extent

Erf 7398 Pacaltsdorp is 515m² in extent.

5.4 Present zoning

In terms of the George Integrated Zoning Scheme By-Law, 2023, the zoning of Erf 7398 Pacaltsdorp is Single Residential Zone I. In terms of this zoning, the erf may be used for the purposes of a “*dwelling house*” which include two not inter-leading rooms.

The coverage and building lines applicable to a “*dwelling house*” are set out in a table in Schedule II of the George Integrated Zoning Scheme, 2023. The extent of the application erf is 515m². The street building line applicable to a dwelling house on an erf greater than 500m², but not exceeding 1000m² is 4.0 metres and the side and rear building lines are 2.0 metres, whilst the coverage applicable is 325m² or 50% of the area of the erf, whichever is greater.

The total coverage of the dwelling house is 37,3%, which is considerably lower than the maximum coverage allowed. Except for the western side boundary and rear boundary building lines the development on the application erf conforms with all the development parameters applicable to a dwelling house.

Section 45 of the George Integrated Zoning Scheme Bylaw, 2023 restricts the number of carriageway crossings to one per residential erf, when the street front is less than 30.0 metres. The street front of Erf 7398 Pacaltsdorp is 21.47 metres and therefore a departure is required to legalise the existing second carriageway crossing.

Approval is therefore required in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure in respect of

- the relaxation of the western side boundary and the rear boundary building line to legalize the existing bedroom with ensuite bathroom (not inter-leading room); as well as for
- the second street carriageway crossing to allow for the legalization of the second carriageway crossing to the erf.

5.5 Surveyor General Diagram

A copy of the Surveyor General Diagram for Erf 7398 Pacaltsdorp is attached hereto as **Annexure “E”**.

5.6 Title Deed

Erf 7398 Pacaltsdorp is registered in the name of Felancia du Preez. The Title Deed of the application erf is attached hereto as **Annexure “F”**.

The title deed of Erf 7398 Pacaltsdorp, Title Deed T47260/08 contains, inter alia, the following condition:

- “7. *Geen gebou of struktuur of enige gedeelte daarvan, behalwe grensmure en heinings, mag behalwe die toestemming van die Administrateur nader as 4,72 meters van die straatlyn*

wat 'n grens van hierdie erf uitmaak, asook binne 3,15 meters van die agtergrens of 1,57 meters van die sygrens gemeen aan enige aangrensende erf opgerig word nie, met dien verstande dat met die toestemming van die plaaslike owerheid – “

Condition 7 stipulates certain boundary building lines and as the bedroom with en-suite bathroom is partially located in the rear boundary and western side boundary building lines, the Administrator's consent is required to legalise the existing bedroom with ensuite bathroom (not inter-leading room).

Condition 7 was laid down by the Administrator in terms of the Ordinance No. 33 of 1934 with the approval of the town Pacaltsdorp Extension 3. At that stage it was common practice to control land use and land use parameters by means of conditions that were included in the title deed of individual erven. Title deeds were thus used as “zoning schemes” at that stage.

George Municipality has recently adopted the George Integrated Zoning Scheme By-Law, 2023. The stipulations in this By-Law represent the latest thinking as far as land use management and land development parameters are concerned. There is, therefore, no reason why land use and land development parameters should be regulated by means of title deeds. In terms of the title deed of Erf 7398 Pacaltsdorp the authority to relax the building lines vests with the **Administrator**. The authority of the Administrator to consider building line relaxations in terms of title deeds has since been delegated to local authorities and the local authority can therefore act accordingly.

In the remainder of this report, it will be indicated that the building line relaxation as proposed has no negative impact on the surrounding area. The proposal adds value to the utilization of the erf. The Municipality (local authority) is therefore, requested to grant the consent of the Administrator in terms of the delegated authority.

5.7 Power of Attorney

A Power of Attorney, whereby Jan Vrolijk Town Planner / Stadsbeplanner is appointed by Felancia du Preez (ID number: 730107 0077 081), the registered owner of Erf 7398 Pacaltsdorp,

to prepare the application referred to in point 2 of this motivation report and to sign all relevant documents is attached hereto as **Annexure “G”**.

5.8 Bondholder’s Consent

Erf 7398 Pacaltsdorp is encumbered by a bond. A copy of the bondholders’ consent is attached hereto as **Annexure “H”**.

5.9 Conveyancer Certificate

A Conveyancer Certificate in respect of Erf 7398 Pacaltsdorp is attached hereto as **Annexure “I”**. The Conveyancer Certificate refers to condition 7 in the title deed of Erf 7398 Pacaltsdorp, which restricts the development of the erf as proposed in this application.

The purpose of this application is to obtain the consent of the Administrator in terms of condition 7 of the title deed for the relaxation of the western side and rear boundary building line on Erf 7398 Pacaltsdorp to allow for the submission of as-built building plans.

6. DESIRABILITY OF THE APPLICATION FOR CONSENT OF THE ADMINISTRATOR AND PERMANENT DEPARTURES (BUILDING LINE RELAXATION AND SECOND ACCESS): ERF 7398 PACALTSDORP

6.1 Introduction

Specific issues which must be addressed in the motivation of applications are highlighted in the Land Use Planning By-Law for George Municipality, 2023. These issues are, however, aimed at more complex applications and are not applicable to applications such as an application for the consent of the Administrator or a permanent departure from the development parameters in the George Integrated Zoning Scheme, 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.*

6.2 Existing planning and development in the area

Delville Park, Pacaltsdorp where the application erf is located, has a dominant single residential land use character which is characterized by dwelling houses, second dwellings and outbuildings which are constructed in various architectural designs and extents and situated in well maintained gardens. The following aerial photo indicates the locality of the application erf, in relation to the surrounding erven. As can be seen from the aerial photo, building line encroachments are fairly common on erven in the immediate area surrounding Erf 7398 Pacaltsdorp.



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

6.3 Impact on schools, open spaces and other community facilities

The application for consent of the Administrator and permanent departures for the relaxation of the western side and rear building line for the existing not-interleading bedroom with ensuite bathroom 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.

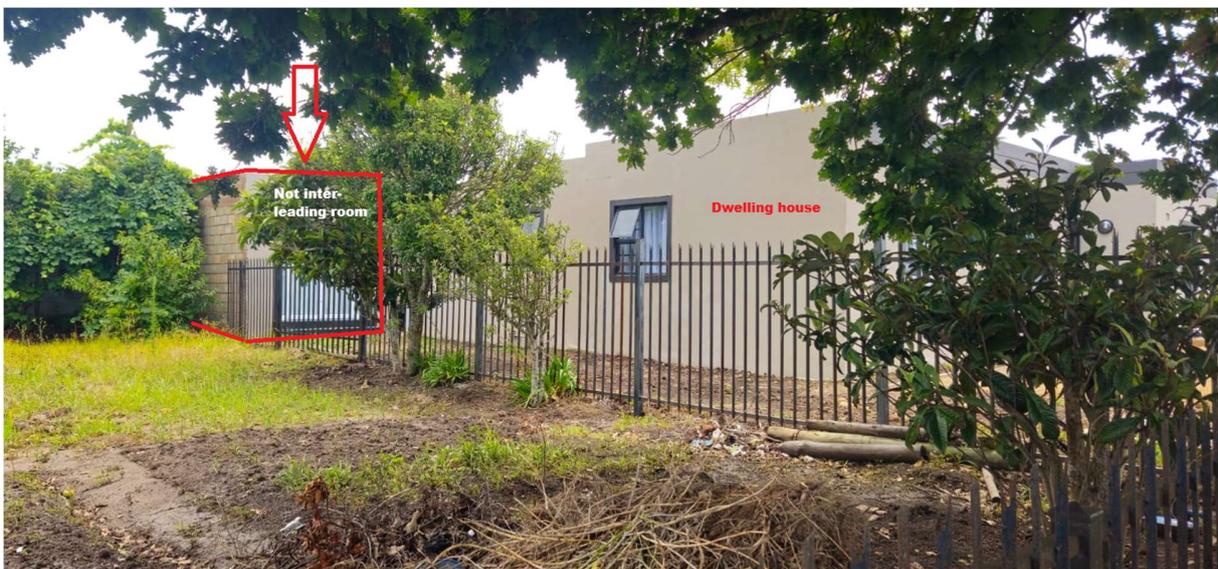
6.4 Impact on streetscape

The application for consent of the Administrator and permanent departures for the relaxation of the western side and rear building line for the existing not inter-leading bedroom with ensuite bathroom will not have a negative impact on the street view.



As can be seen from the photo above the not inter-leading bedroom with ensuite bathroom is, due to the steel access gate and mature vegetation, not visible from the street.

The following photo was taken from the western adjacent property, Erf 522 Pacaltsdorp to indicate the existing not inter-leading bedroom with ensuite bathroom, which was constructed in the same architectural style as the existing dwelling house. The not inter-leading bedroom with ensuite bathroom is located in such a position on the erf and at such a distance from the street that it cannot have any impact on the streetscape along Panther Street. As can also be seen from the photo below it furthermore blends in with the aesthetic appearance of the main dwelling house and thus forms a harmonious entity with the main dwelling house.



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

6.5 Impact on sunlight, view and privacy

The neighbouring properties that could potentially be impacted by the proposed building line relaxation to legalise the existing not inter-leading bedroom with ensuite bathroom is Erf 522 Pacaltsdorp, Erf 8451 Pacaltsdorp and Erf 520 Pacaltsdorp. The neighbouring properties is indicated on the aerial photo below.



Erf 522 Pacaltsdorp is located to the west of the subject property, where the western side building line is encroached. The dwelling house on Erf 522 Pacaltsdorp is located approximately 16 meters away from the not inter-leading room on Erf 7398 Pacaltsdorp and can therefore not have any negative impact on the sunlight, view or privacy of the dwelling house on Erf 522 Pacaltsdorp.

Erf 8451 Pacaltsdorp is located north-north-west of Erf 7398 Pacaltsdorp. The not inter-leading room is located over the rear building line. The not inter-leading room does not have any door or windows located on the boundary. The structure is located approximately 4,5 meters from the existing dwelling house on Erf 8451 Pacaltsdorp and can therefore not have any negative impact on sunlight, view or privacy of Erf 8451 Pacaltsdorp..

Erf 520 Pacaltsdorp, located directly north of Erf 7398 Pacaltsdorp, also has a structure located on the 0.0 metre building line, approximately 5 metres to the east of the existing not inter-leading room on Erf 7398 Pacaltsdorp. The existing dwelling house on Erf 520 Pacaltsdorp is located further to the east along the Square Hill Street street boundary of the erf. The position of the existing not inter-leading room on Erf 7398 Pacaltsdorp in relation to the buildings on Erf 520

Pacaltdorp is such that it cannot have any negative impact on sunlight, view or privacy of Erf 520 Pacaltdorp.

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

6.6 Impact on property values

As indicated in the previous paragraphs, the existing structures in respect of which the consent of the Administrator and permanent departures are required, does not have a negative impact on any of the surrounding properties. The proposal will add value to the utilization of the existing dwelling house.

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

6.7 Impact on the provision of parking

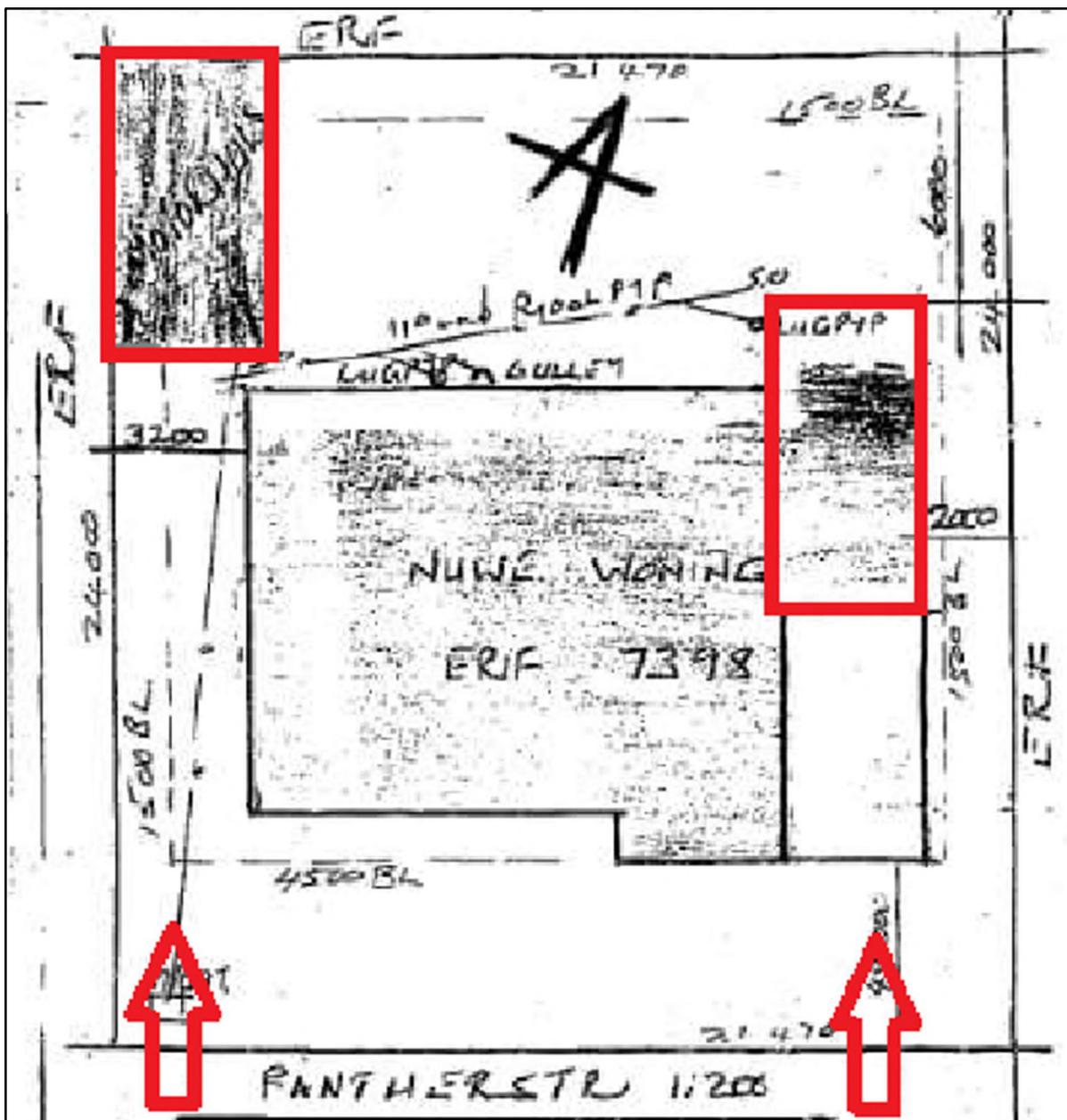
The parking requirements applicable to different land uses are set out in table format in Section 42 of the George Integrated Zoning Scheme, 2023. In respect of dwelling houses on erven larger than 350m², provision must be made for a minimum of 2 on-site parking bays per dwelling house and one additional parking bay for the second dwelling.

Ample space is available on Erf 7398 Pacaltdorp to provide the 2 required parking bays as illustrated in the site plan attached hereto as **Annexure "B"**. Therefore, the number of parking bays conforms with the parking requirement as per requirements of the George Integrated Zoning Scheme, 2023.

The provision of on-site parking will, therefore, not be negatively impacted upon by the granting of consent of the Administrator and the permanent departures as proposed.

6.8 Impact on traffic circulation

From the approved building plan dated 5 October 2010, which is attached hereto as **Annexure "B"**, it is clear that the building plan was approved with two garages located at opposite sides of the dwelling house on the erf as indicated on the extract of the building plan below. To allow for access to these two garages, two entrances were required in 2010. In 2010 no restriction existed as to the number of entrances to an erf. The existing two entrances were thus approved by virtue of the building plan approval in 2010.



Due to the fact that changes were made to the previously approved building plan and as-built building plans needs to be submitted for approval, the two street carriageway crossings need to be addressed. Section 45 of the George Integrated Zoning Scheme Bylaw, 2023 does allow a second carriageway crossing to an erf if the street frontage of the erf exceeds 30 metres in length. The street frontage of Erf 7398 Pacaltsdorp is however only 21.47 metres and therefore a departure is required to allow the second carriageway crossing.

Panther Street is a quiet neighbourhood street with low traffic volumes. Visibility in both directions from the second carriageway crossing into Panther Street is excellent with no obstructions in both directions which might affect traffic sightlines. The second carriageway crossing will as such have no impact on traffic movement in this section of Panther Street.

The portion of Panther Street between Square Hill Street and Fawn Street is furthermore not a Go-George bus route and the second carriageway crossing will thus not have any impact on the public transport system.

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

6.9 Provision of services

Municipal services are available to the application erf. The application erf has already been developed with a dwelling house which has been connected to municipal services. The granting of consent of the Administrator and permanent departures as proposed in this application will thus have no effect on the position of the existing services on the erf.

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

6.10 Firefighting

The firefighting 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.

7. CONCLUSION

Application is made in terms of Section 39(4) of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) for the consent of the Administrator in terms of condition 7 on page three of Title Deed T47260/08, the title deed of Erf 7398 Pacaltsdorp, for the relaxation of the western side and rear boundary building line on Erf 7398 Pacaltsdorp to legalize the existing not inter-leading bedroom with en-suite bathroom.

Application is also made in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the side boundary building line on Erf 7398 Pacaltsdorp to legalize the existing not inter-leading bedroom with en-suite bathroom as well as departure of Section 45 of the George Integrated Zoning Scheme Bylaw, 2023 to allow a second carriageway crossing from Panther Street to Erf 7398 Pacaltsdorp.

The granting of consent of the Administrator and permanent departures as proposed in this application will not have a negative impact on development, public facilities or traffic circulation in the surrounding area.

The application furthermore 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" – PREVIOUSLY APPROVED BUILDING PLANS

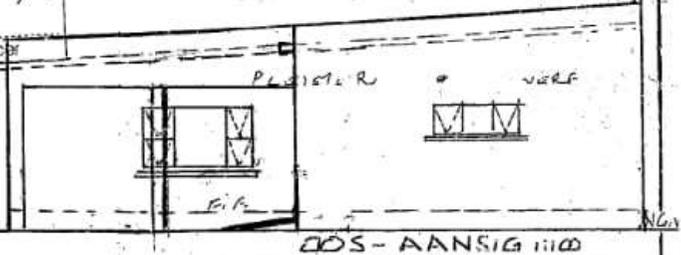
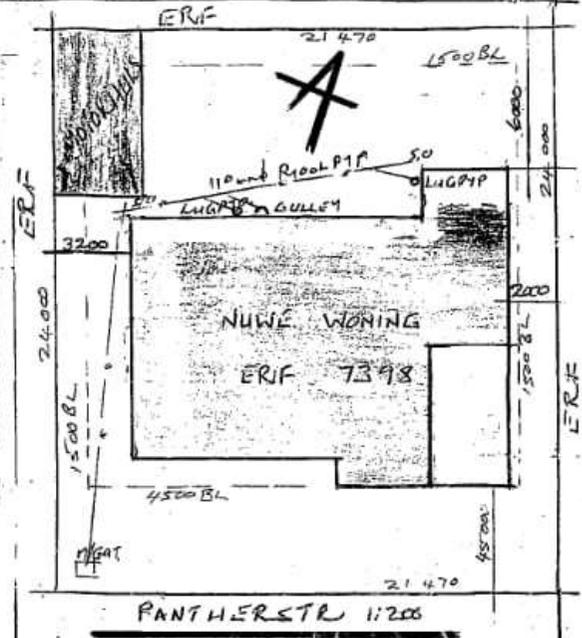
G E O R G E
 MUNICIPALITEIT UMABALLA WARD MUNICIPALITY
 Winkie - Kamek
 Postboks 10, Auc 23 George 6030 Tel: 044 8018111 Fax: 044 8721778
SEWER APPROVED / ROOFL GOEDGEKEUR
 Civil Engineering Services / Sivale Ingenieurs

DATE / DATUM: 30/9/10	PLAN NO. 91103
ERF CONNECTION FEES / ERF KONSEKSE POOL	
Must pay / Moet betaal	Already paid / Alreeds betaal
Must pay / Moet betaal	Don't have to pay / Hoef nie te betaal nie

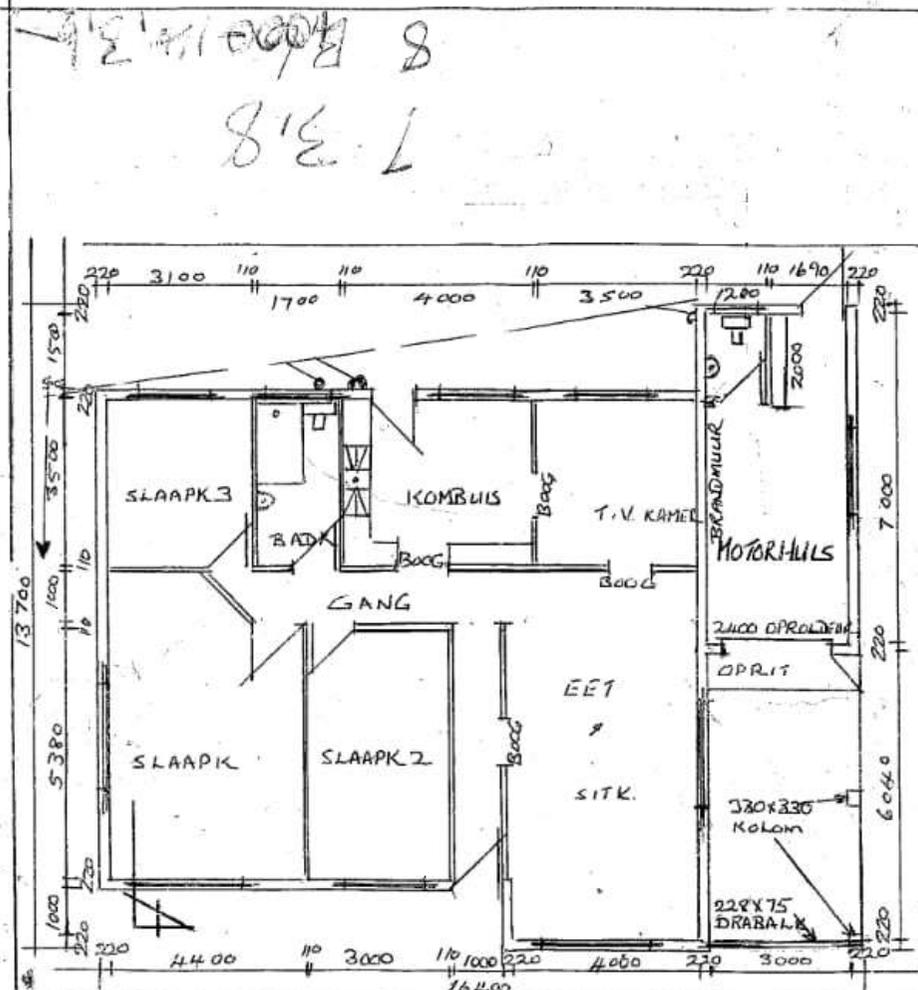
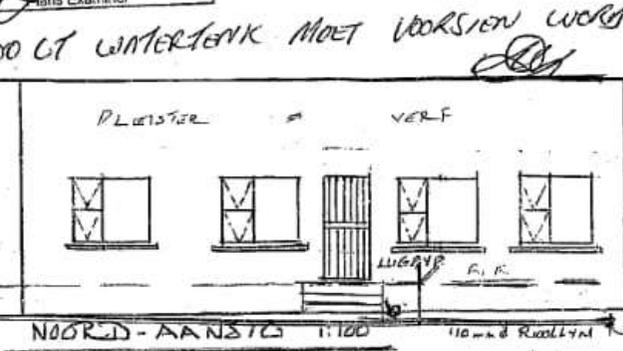
GEORGE MUNICIPALITY
 APPROVED subject to Section 21(1)(a) of the National Building Regulations & Building Standards Act of 1977 (Act No. 103 of 1977)
 The approval is given on the condition that the applicant must comply with the provisions of the National Building Regulations & Building Standards Act of 1977 and the relevant provisions of the Building Regulations and Building Standards Act of 1977.

GEORGE MUNICIPALITY
APPROVED
 DATE: 6/10/10 PLAN NO: 497/09
 Building Control Officer

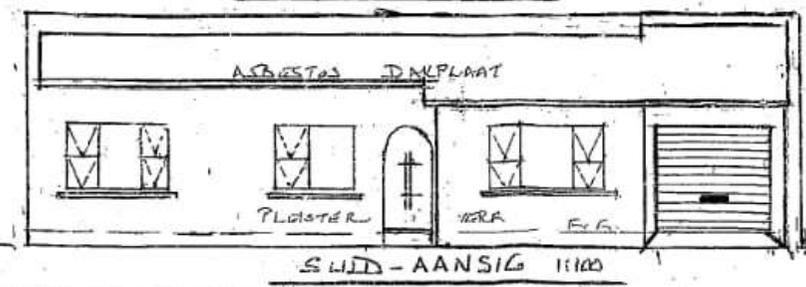
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APPROVED
 Plan No: 497/09
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 Plans Examiner



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 MEIF. JH PREEZ
 OP ERF P 7395
 PANTHERSTRY
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 TEL 093 8834 685
 REG D 0439.

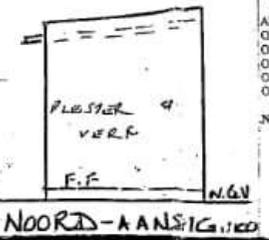
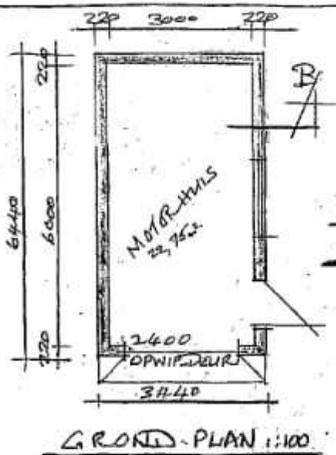
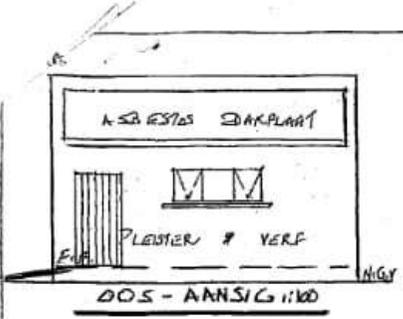


GROND-PLAN 11100



SUID-AANSIG 11100

NB 5000 LT WATERLEK MOET VOORSIEN WORD



VLOER:
 AFWERKING VOLGENS EEN AANVAARDE KEUSE
 OP 20 SEMENTVLAKLAAG
 OP 75 BETONLAAG
 OP 250 MIC VOEGWERINGSLEEF
 OP 20 SANDLAAG
 OP GOED GEKOMPACTEERDE BULLING

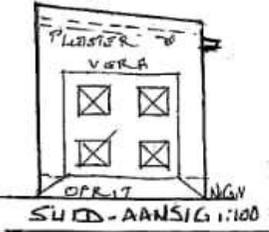
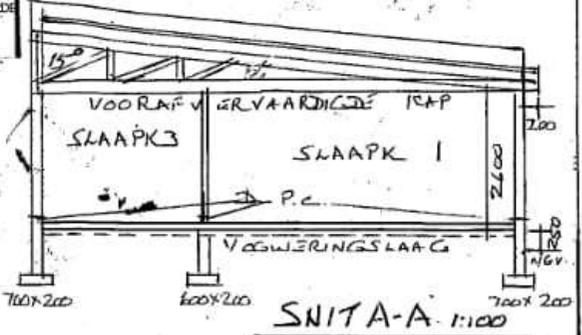
NOTA:

1. ALLE MATES MOET NOUKEURIG OP TERREIN NAEGAAAN WORD.
2. WERK MOET OOREENKOMSTIG MET NASIONALE BOUREGULASIE UITGEVOER WORD.
3. BOUTWERK MOET VAN S.A.B.S. STANDAARDE WEES.
4. INDIEN NOOIT ONDEROER GEBOU LOOP MOET IN BETON GEGET WORD.

APPENDIX subject to Section 7(7)(a) of the National Building Regulations & Building Standards Act 1077 (Act 103 of 1977)
 The applicant hereby certifies that the number of storeys of proposed erection of the building does not exceed the maximum number of storeys permitted in the said Section 7(7)(a) of the Act, as amended by any subsequent legislation.

DAK:
 ASBESTOS DAKPLAAT OP 75 X 50 LATTE @ 1100% OP
 114 X 38 VOORAFVERVAARDIGDE KAPPE @ 950% OP
 114 X 38 MUURPLAAT.

RHINO PLAFONBORD AAN 38 X 38 LATTE @ 400%
 AFGEWERK MET KROONL. YSTE.
 P.V.C. GEUT, SKOEN, NEK & AFVOERPYP.
 ASBESTOS WINDVERE & FASIA

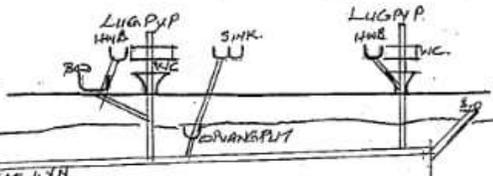
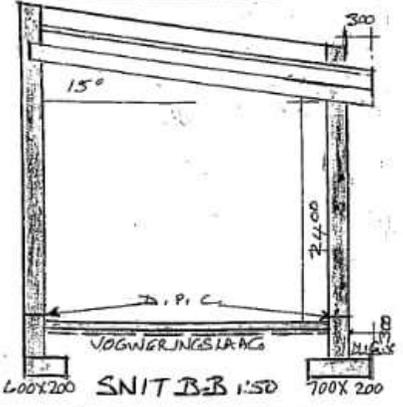
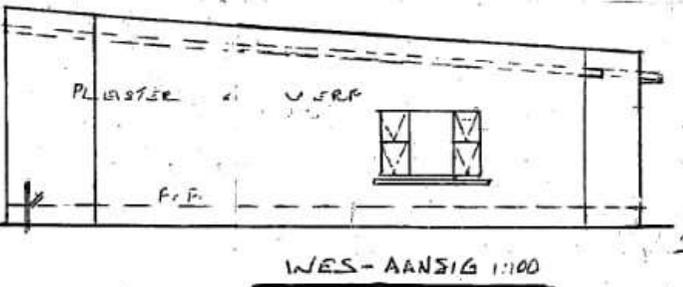


DAK:
 B.R. GEGOLFDE SINKPLAAT OP 75 X 50 LATTE
 @ 1200% OP 152 X 50 DRABALK @ 1000% OP
 14 X 38 MUURPLAAT.

GEORGE MUNICIPALITY
APPROVED
 DATE: 6/10/10 PLAN NO: 497/09
 Building Control Officer

No final inspection
 will be carried out
 after 12h00 on a Friday

GEORGE MUNICIPALITY
APPROVED
 Plan No: 497/09
 2010 -10- 05
 Plans Examiner



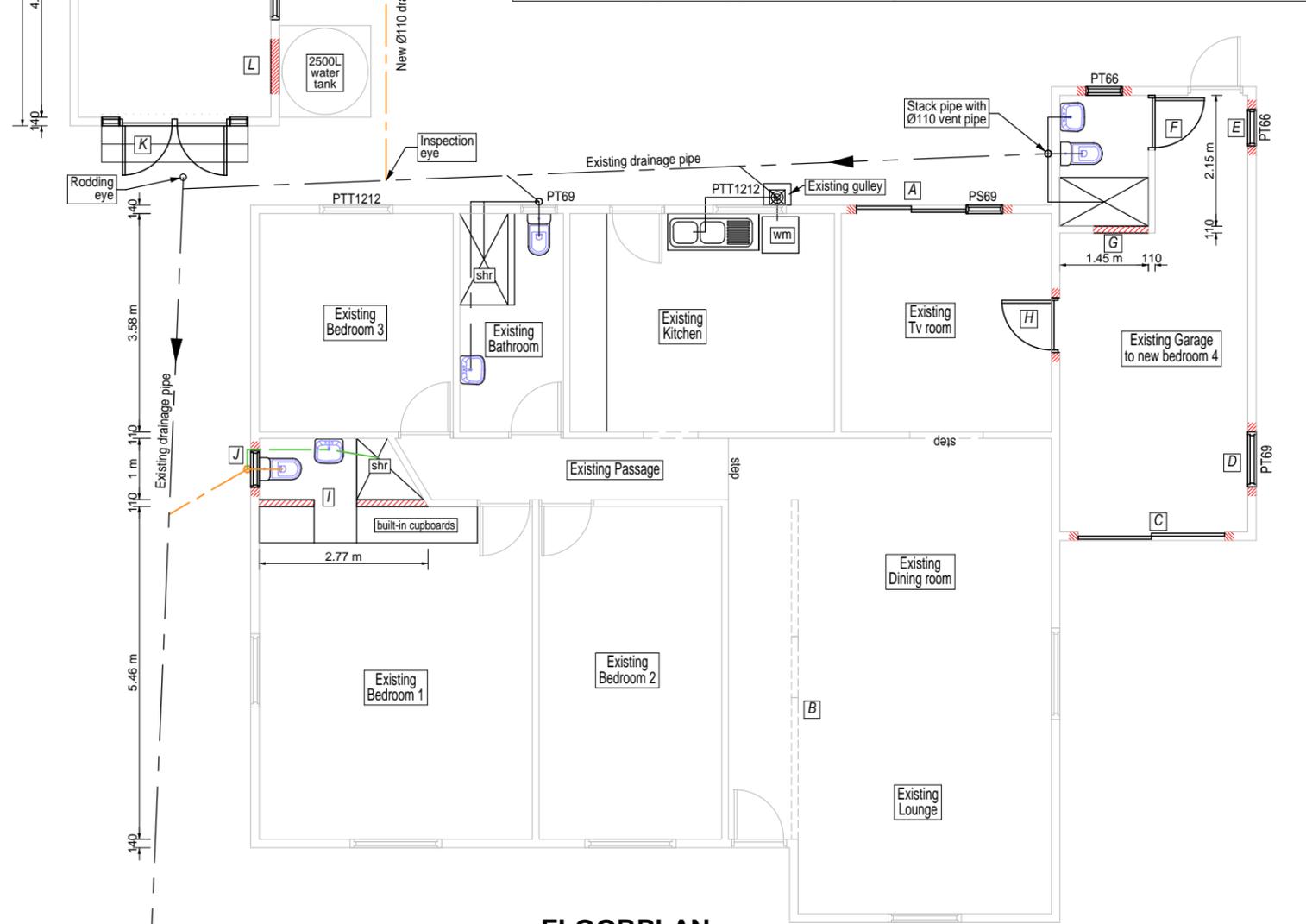
VERTREK	OPP	TYPE	GROOTTE	OPP	VENT. AREA	% HL	% VENT.
SIT & EETK	28,2	WB 3	1695 x 1200	2,7	2,1	19,6%	7,5%
SLAAPK 1	24,2	WB 2	1200 x 1145	2,1	1,6	18,7%	6,6%
2	21,2	WB 2	1200 x 1145	2,1	1,6	10,1%	7,6%
3	9,2	WB 2	1200 x 1145	2,1	1,6	23,3%	17,7%
T.V. KAMER	12,2	WB 3	1695 x 1200	2,7	2,1	22,5%	17,5%
BEDK	7,5	WC 2	1145 x 950	1,1	0,4	14,7%	8,6%
KOMBUIS	10,8	WB 2	1200 x 1145	2,1	1,6	19,4%	14,8%
TOILET	1,5	WB 1	1200 x 595	0,75	0,5	15,1%	8,3%

LENGTE	24 450	13	500	0	0'00
GRONDHEFTIGHEIT	10 000	10	000	10	000
DIEPTE	1 950		9 00	0	500
INVERSI	8 350	8	9 50	9	200
MIN VAL					

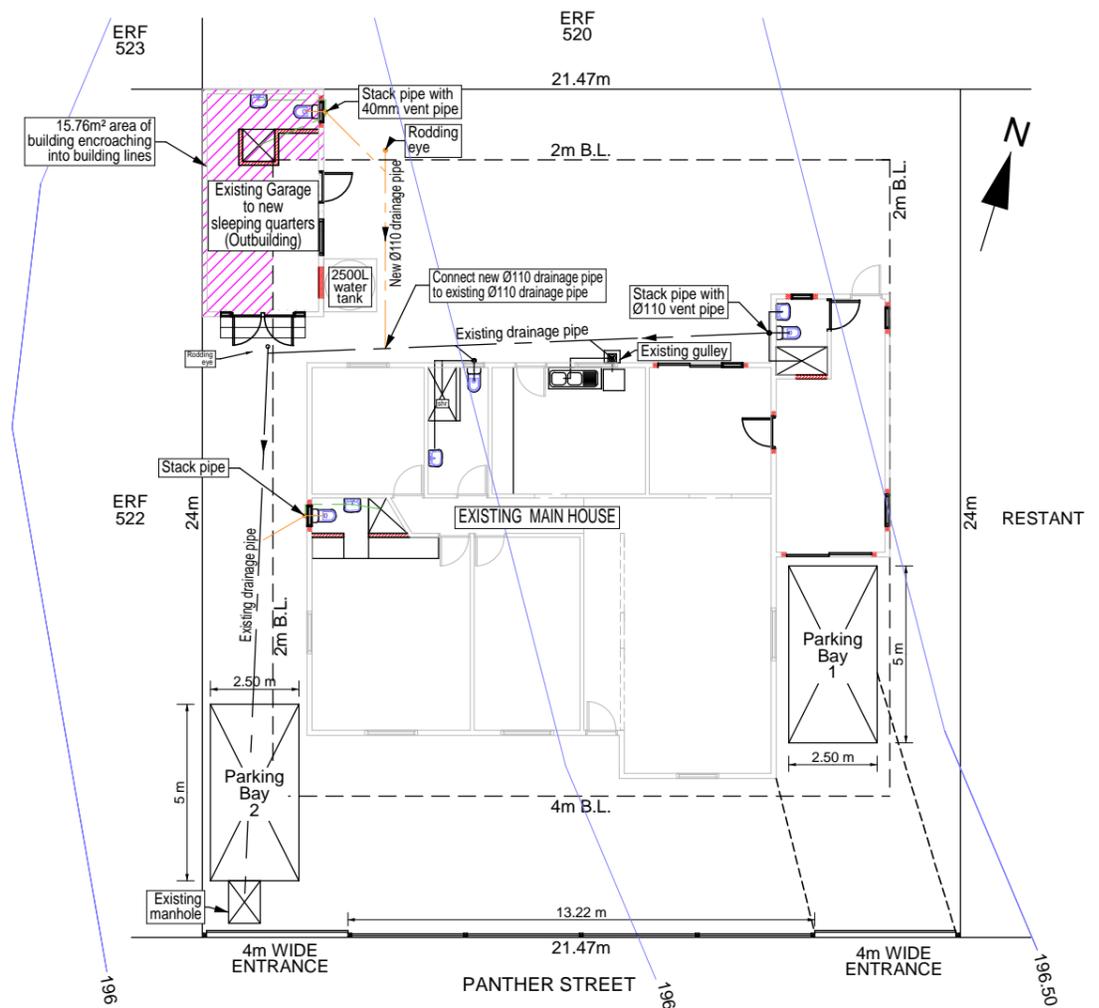
1:40

VOORGESTELDE WONING VIRU ME. F. DU PREZ OP ERF 7395 BELVILL-PARK PALMSTEDORP

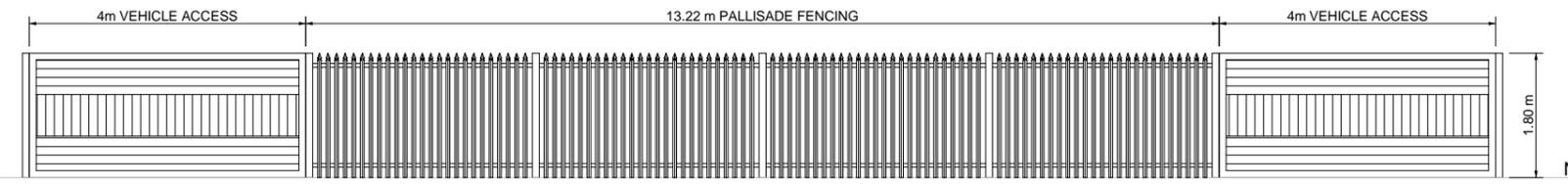
ANNEXURE "B" - SITE PLAN AND BUILDING PLANS



**FLOORPLAN
SCALE 1:100**



**SITEPLAN
SCALE 1:200**



**STREET FENCE ELEVATION
SCALE 1:100**

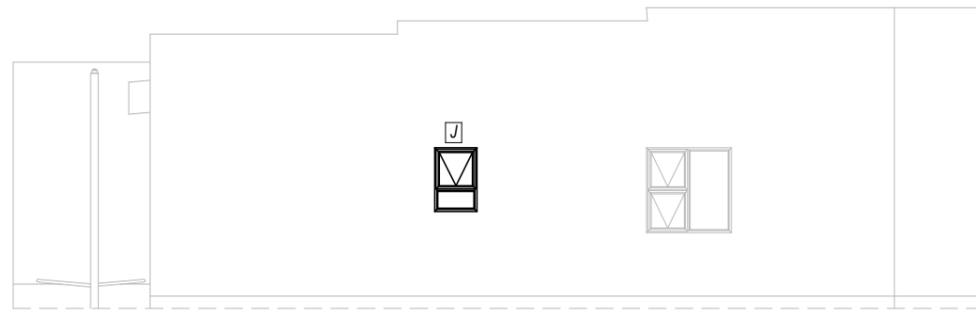
Amendments			
No.	Date	Done by	Description
A	OCT 2025	WO	BUILDING CONTROL

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

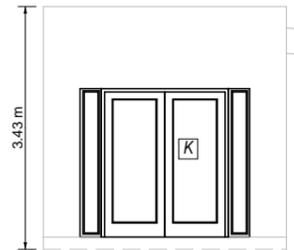
Client
F. DU PREEZ

Project description		
ALTERATIONS TO EXISTING HOUSE ON ERF 7398, PACALTSDORP, GEORGE: FLOOR- AND SITEPLAN		
EXISTING: 170m ² (Main House)	EXISTING: 22m ² (Garage)	EXISTING: -
ALTERATIONS: 170m ² (Main House)	ALTERATIONS: 22m ² (Garage to outbuilding)	ADDITIONS: -
ADDITIONS: -	ERF SIZE: 515.28m ²	COVERAGE: 192m ² (37.3%)

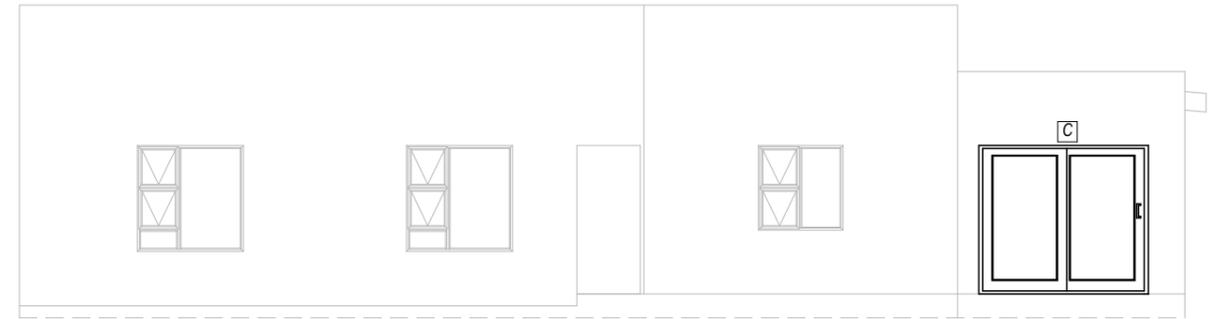
Scale	AS SHOWN
Date	SEPT 2025
Drawing number	ERF 7398 - 002A



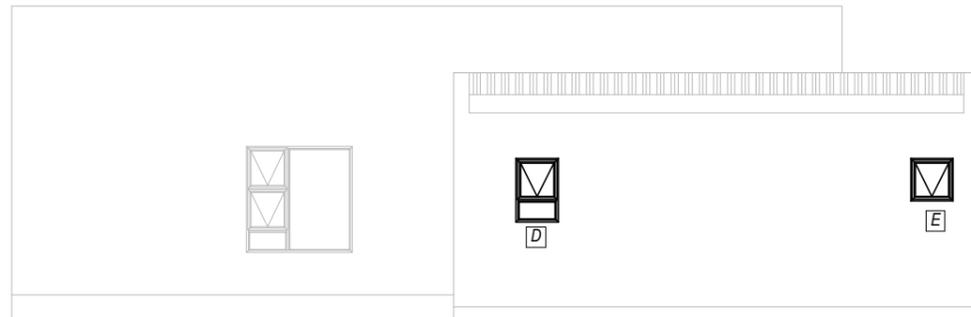
**WEST ELEVATION
SCALE 1:100**



**SOUTH ELEVATION
(OUTBUILDING)
SCALE 1:100**



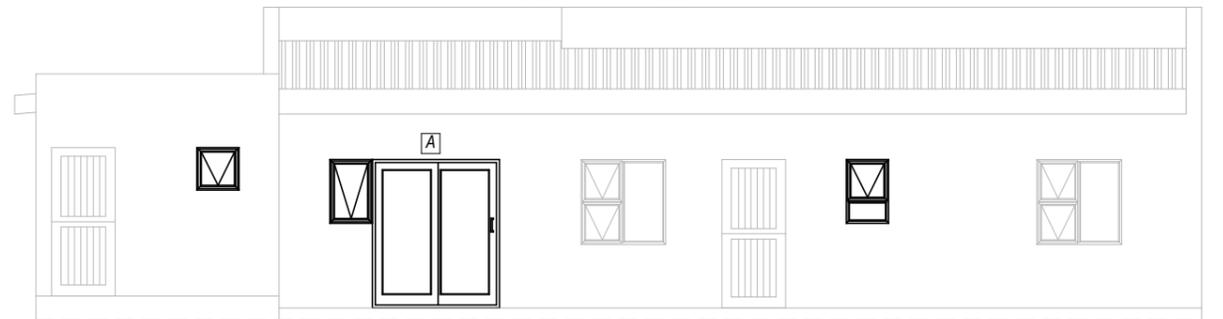
**SOUTH ELEVATION (MAIN HOUSE)
SCALE 1:100**



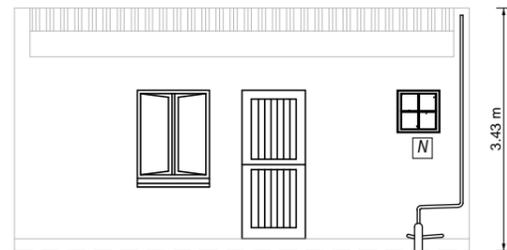
**EAST ELEVATION
SCALE 1:100**



**NORTH ELEVATION
(OUTBUILDING)
SCALE 1:100**



**NORTH ELEVATION (MAIN HOUSE)
SCALE 1:100**



**EAST ELEVATION
(OUTBUILDING)
SCALE 1:100**

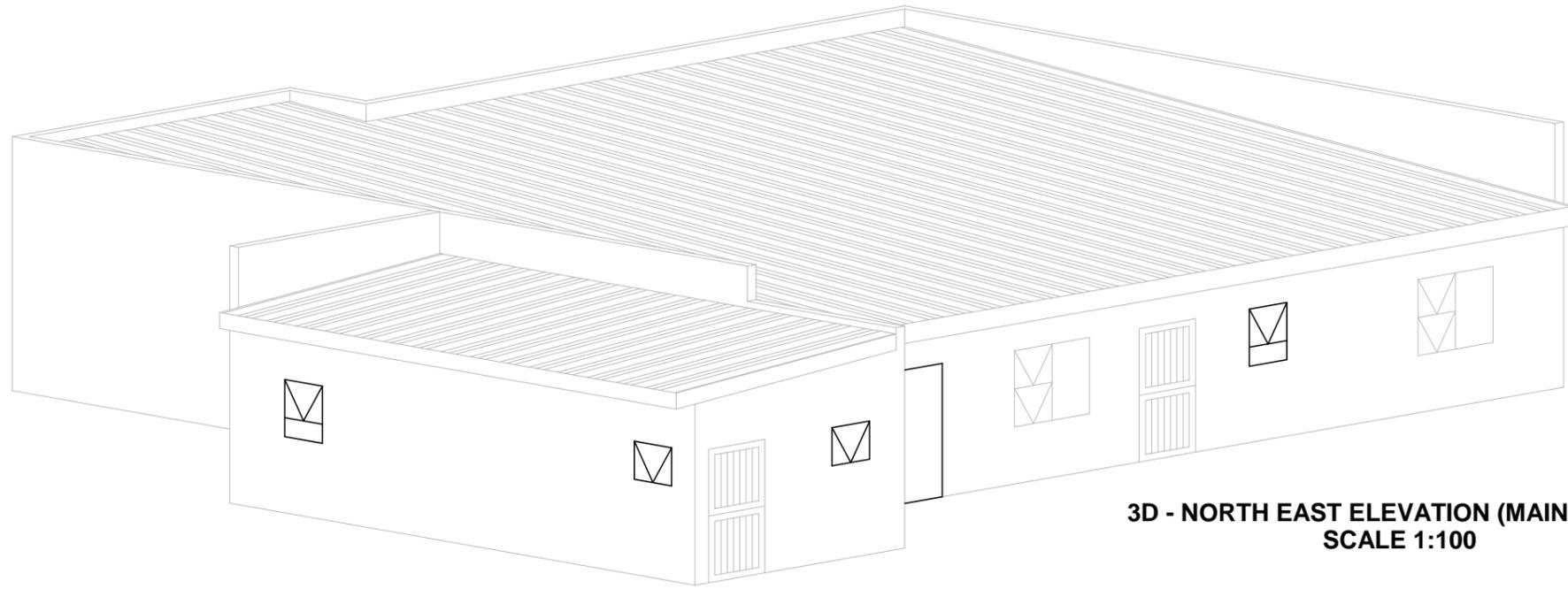
Amendments			
No.	Date	Done by	Description
A	OCT 2025	WO	BUILDING CONTROL

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

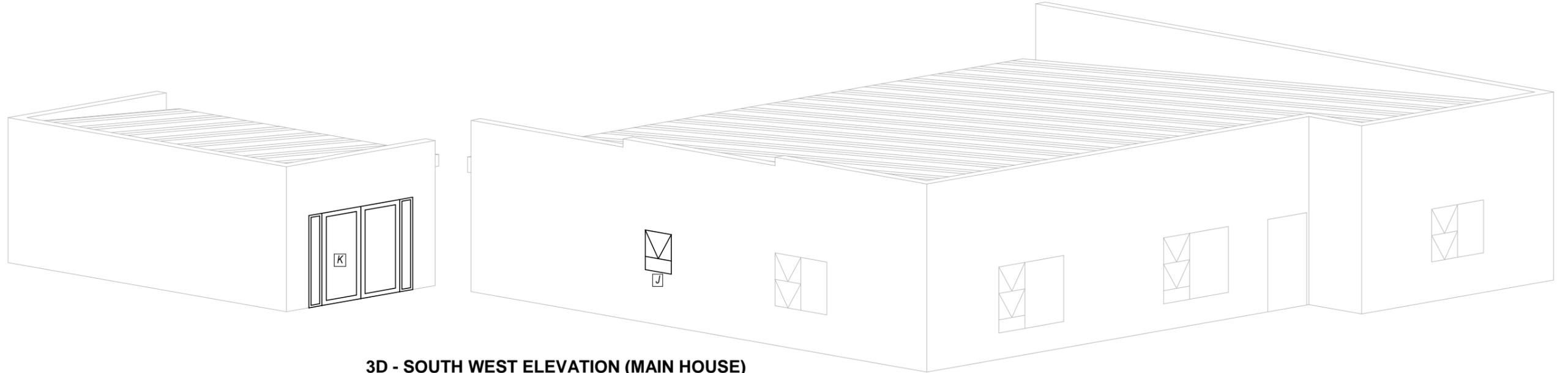
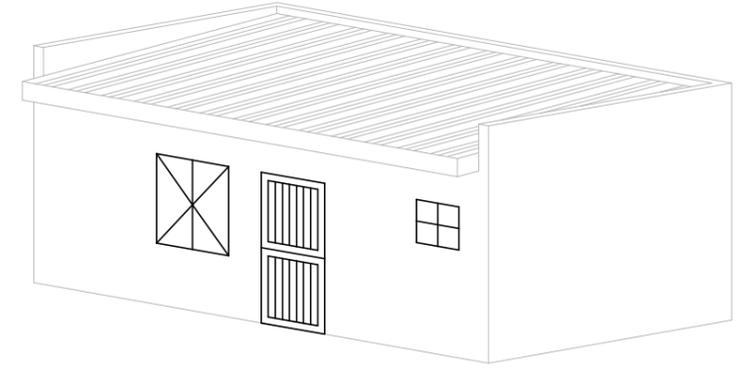
Client
F. DU PREEZ

Project description		
ALTERATIONS TO EXISTING HOUSE ON ERF 7398, PACALTSDORP, GEORGE: 2D ELEVATIONS		
EXISTING: 170m ² (Main House)	EXISTING: 22m ² (Garage)	EXISTING: -
ALTERATIONS: 170m ² (Main House)	ALTERATIONS: 22m ² (Garage to outbuilding)	ADDITIONS: -
ADDITIONS: -	ERF SIZE: 515.28m ²	COVERAGE: 192m ² (37.3%)

Scale	AS SHOWN
Date	SEPT 2025
Drawing number	ERF 7398 - 002A



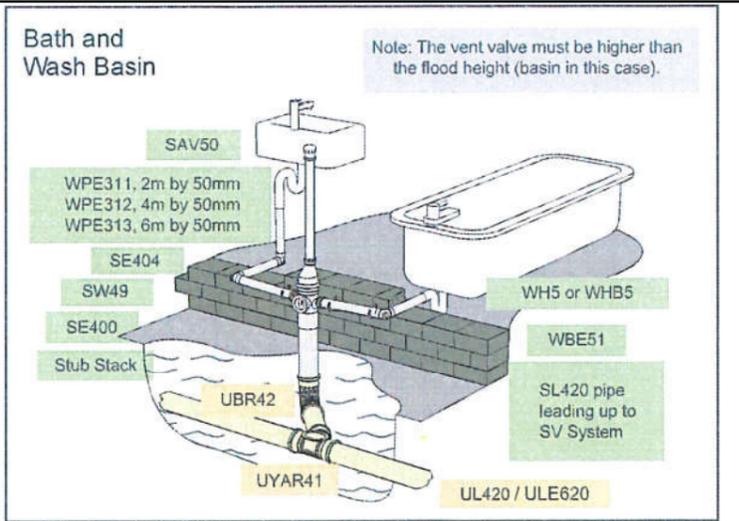
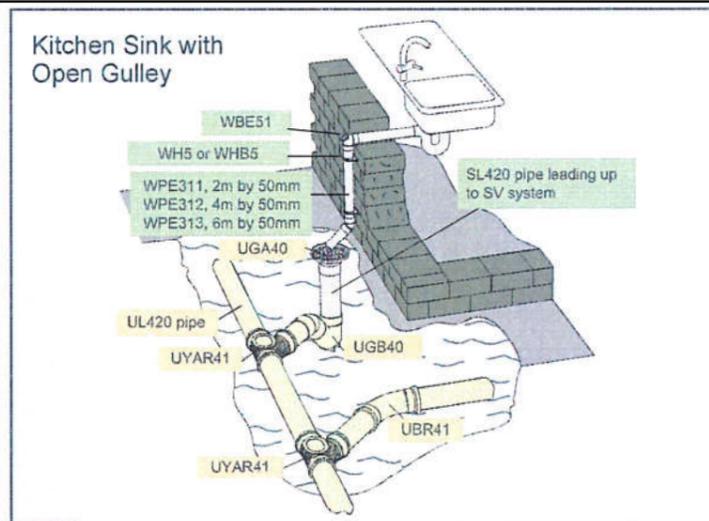
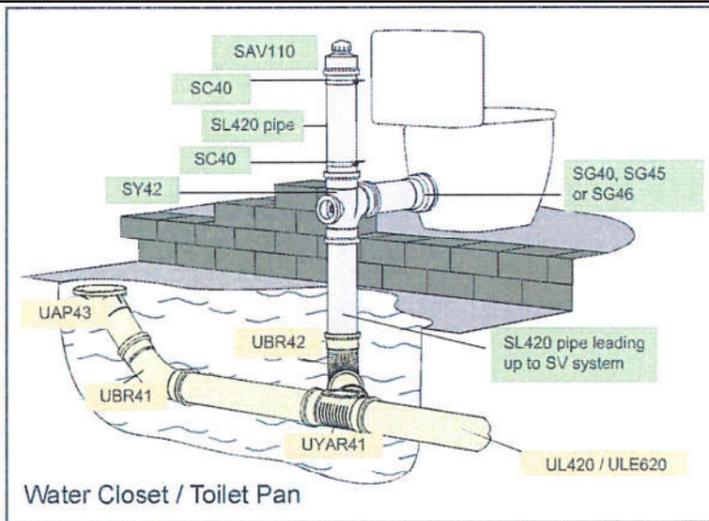
**3D - NORTH EAST ELEVATION (MAIN HOUSE)
SCALE 1:100**



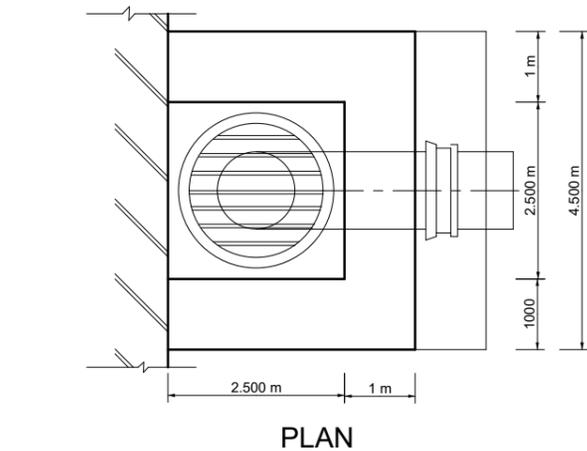
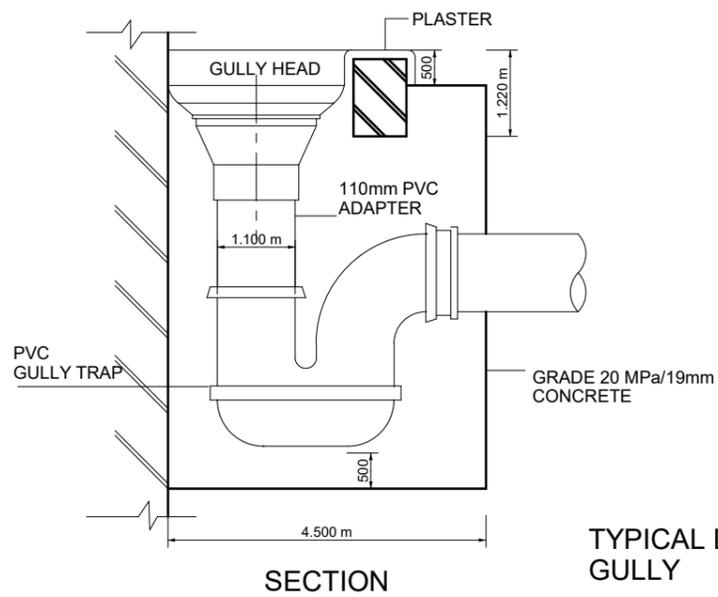
**3D - SOUTH WEST ELEVATION (MAIN HOUSE)
SCALE 1:100**

Amendments				Client F. DU PREEZ	Project description ALTERATIONS TO EXISTING HOUSE ON ERF 7398, PACALTSDORP, GEORGE: 3D ELEVATIONS			Scale AS SHOWN
No.	Date	Done by	Description		EXISTING: 170m ² (Main House)	EXISTING: 22m ² (Garage)	EXISTING: -	Date SEPT 2025
A	OCT 2025	WO	BUILDING CONTROL		-	ALTERATIONS: 170m ² (Main House)	ALTERATIONS: 22m ² (Garage to outbuilding)	ADDITIONS: -
					ADDITIONS: -	ERF SIZE: 515.28m ²	COVERAGE: 192m ² (37.3%)	

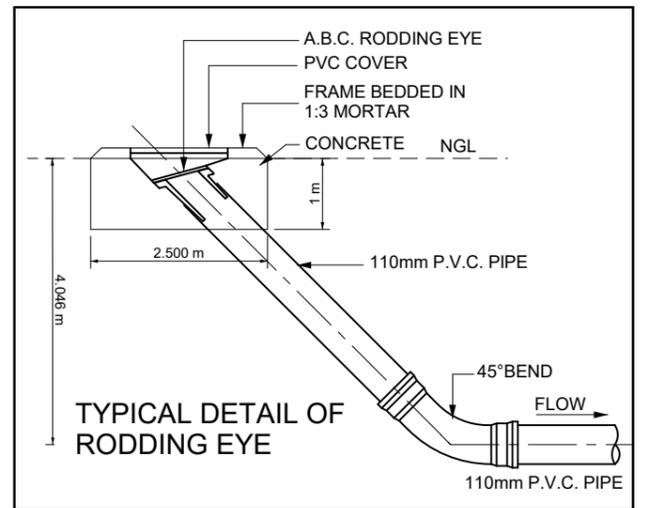
W.S. Opperman
SACAP No: D2243
P.O.Box 337
Pacaltsdorp 6534
Cell: 083 233 4159
email: wopperman1@gmail.com



TYPICAL PLUMBING DETAILS (REFERENCE: MARLEY SYSTEMS) N.T.S.



IMPORTANT NOTE:
 INVERT LEVELS TO BE CONFIRMED ON SITE PRIOR TO LAYING OF PIPES.
 SEWER DRAINAGE AS PER SANS 10400 PART P



Amendments				Client	Project description			Scale
No.	Date	Done by	Description		ALTERATIONS TO EXISTING HOUSE ON ERF 7398, PACALTSORP, GEORGE: DRAINAGE DETAILS AND SECTIONS			AS SHOWN
A	OCT 2025	WO	BUILDING CONTROL	F. DU PREEZ	EXISTING: 170m ² (Main House)	EXISTING: 22m ² (Garage)	EXISTING: -	Date
					ALTERATIONS: 170m ² (Main House)	ALTERATIONS: 22m ² (Garage to outbuilding)	ADDITIONS: -	SEPT 2025
					ADDITIONS: -	ERF SIZE: 515.28m ²	COVERAGE: 192m ² (37.3%)	Drawing number
								ERF 7398 - 003

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

ANNEXURE "C" - APPLICATION FORM



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

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

PART A: APPLICANT DETAILS

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

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

Registered owner	Felancia du Preez		
Address	8 Panther Street		
	Delville Park, Pacaltsdorp	Postal code	6529
E-mail	felanciadupreez@gmail.com		
Tel	041 504 2014	Fax	N/a
		Cell	0784639609

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

Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	Erf 7398 Pacaltsdorp
--	----------------------

Physical Address	8 Panther Street					
GPS Coordinates				Town/City	Pacaltsdorp	
Current Zoning	Single Residential Zone I	Extent	515m²	Are there existing buildings?	Y	N
Current Land Use	Residential – Dwelling house					
Title Deed number & date	T47260/08					
Any restrictive conditions prohibiting application?	Y	N	If Yes, list condition number(s).	Condition 7 – Administrative Consent required		
Are the restrictive conditions in favour of a third party(ies)?	Y	N	If Yes, list the party(ies).			
Is the property encumbered by a bond?	Y	N	If Yes, list Bondholder(s)?	Standard Bank – Consent attached to application		
Has the Municipality already decided on the application(s)?	Y	N	If yes, list reference number(s)?			
Any existing unauthorized buildings and/or land use on the subject property(ies)?	Y	N	If yes, is this application to legalize the building / land use?	Y	N	
Are there any pending court case / order relating to the subject property(ies)?	Y	N	Are there any land claim(s) registered on the subject property(ies)?	Y	N	
PART D: PRE-APPLICATION CONSULTATION						
Has there been any pre-application consultation?	Y	N	If Yes, please complete the information below and attach the minutes.			
Official's name	N/A	Reference number	N/A	Date of consultation	N/A	
PART E: LAND USE APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY & APPLICATION FEES PAYABLE						
*Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany the application.						

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 39(4) of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) for the consent of the Administrator in terms of condition 7 on page three of Title Deed T47260/08, the title deed of Erf 7398 Pacaltsdorp, for the relaxation of**
 - **the western side boundary building line on Erf 7398 Pacaltsdorp from 1.57 metres to 0.0 metres to legalize the existing bedroom and ensuite bathroom.**
 - **the rear boundary building line on Erf 7398 Pacaltsdorp from 3.15 metres to 0.0 metres to legalize the existing bedroom and ensuite bathroom.**
- **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 on Erf 7398 Pacaltsdorp for the relaxation of**
 - **the western side boundary building line on Erf 7398 Pacaltsdorp from 2.0 metres to 0.0 metres to legalize the existing bedroom and ensuite bathroom.**
 - **the rear boundary building line on Erf 7398 Pacaltsdorp from 2.0 metres to 0.0 metres to legalize the existing bedroom and ensuite bathroom.**
- **Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a departure from Section 45(4)(a) of the George Integrated Zoning Scheme By-law, 2023 to allow for a second vehicle carriageway crossing from Panther Street to Erf 7398 Pacaltsdorp.**

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	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)	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), National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008), National Environmental Management: Waste Act, 2008 (Act 59 of 2008), National Water Act, 1998 (Act 36 of 1998) (strikethrough irrelevant)
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)			
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		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: **10 February 2026**

Full name: **Johannes George Vrolijk**

Professional capacity: **Professional Town Planner**

SACPLAN Reg. Nr: **A/1386/2010**

ANNEXURE "D" - LOCALITY PLAN

Erf 7398 Pacaltsdorp - Locality plan



Date: 12/3/2025 9:43 AM

Scale: 1:820



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.

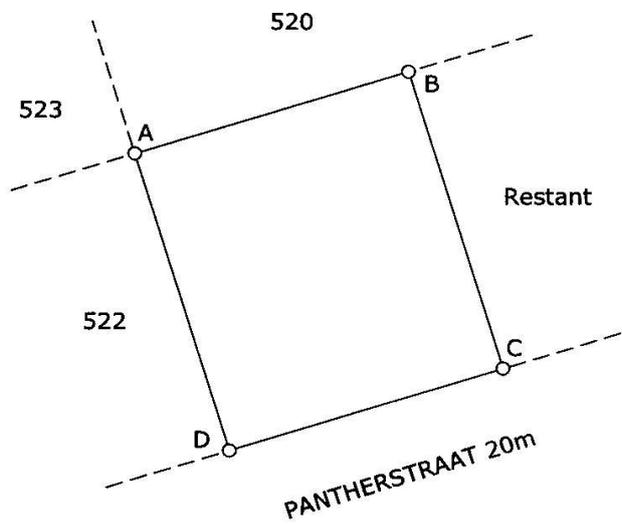
George Municipality will not be liable for any claims whatsoever, whether for damages or otherwise, which may arise as a result of inaccuracies in the information supplied.

ANNEXURE "E" – SURVEYOR GENERAL DIAGRAM

SYE Meter		RIGTINGS- HOEKE	K6ORDINATE Y Stelsel WG 23° X		L.G. No.
AB	21,47	252.54.30	A	0,00	+3 700 000,00
BC	24,00	342.54.30	B	+51 233,11	+64 266,94
CD	21,47	72.54.30	C	+51 212,59	+64 260,63
DA	24,00	162.54.30	D	+51 205,54	+64 283,57
George Town Peak (29) Oud 7 (163)			Δ Δ	+49 697,77 +56 651,97	+54 026,70 +52 235,65

1273/2008
Goedgekeur
[Handwritten Signature]
vir Landmeter-
Generaal
2008.04.02

Bakenbeskrywing:
A,B,C,D 12mm ysterpen



Skaal 1: 500

Die figuur A B C D
stel voor 515 vierkante meter grond, synde
Erf 7398 ('n gedeelte van Erf 521) PACALTSDORP
geleë in Pacaltsdorp Uitbreiding No. 3 in die
Munisipaliteit en Administratiewe Distrik George,
Provinsie Wes-Kaap.
Opgemeet in Maart 2008
deur my

[Handwritten Signature]

HW le Roux PLS-1055-D
Professionele Landmeter

APPROVED IN TERMS OF SECTION 25
OF ORD. 15/1985
Erf 521, Pacaltsdorp
REF. DATE 2008-01-22
EXEMPT FROM PROVISIONS OF ACT
70 OF 1973
SECTION 1 (g)

Hierdie kaart is geheg aan No. T47259/2008 gedateer t.g.v. Registrateur van Aktes	Die oorspronklike kaart is No. 1272/2008 geheg aan Transport No.	Lêer No. S/110/23 M.S. No. E566/2008 Komp. AL-1BB/V3 (6483) LPI C0270007 Alg. Plan. TP 8409
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Erf 7398 Pacaltsdorp

S

ANNEXURE "F" - TITLE DEED

Van Der Vyver Ing.
Posbus 10457
George
6530

Opgestel deur my

FEE
R. 260.00


TRANSPORTBESORGER
VAN DER VYVER I/W

VERBIND MORTGAGED	
VIR FOR R 400 000.00	
B	045229 / 08
	14 JUL 2008

T
047260 / 08

TRANSPORTAKTE

HIERBY WORD BEKEND GEMAAK DAT

HENDRIK EDUARD SOLOMON POTGIETER

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

KATIE VALERY AGNES DENNIS
Identiteitsnommer 401025 0387 08 6
Ongetroud

geteken te GEORGE op 6 MAART 2008



En genoemde Komparant het verklaar dat sy prinsipaal, op 25 Oktober 2007, waarlik en wettiglik verkoop by Privaat ooreenkoms, en dat hy, in sy voorgenoemde hoedanigheid hierby sedgeer en transporteer aan en ten gunste van

FELANCIA DU PREEZ

Identiteitsnommer 730107 0077 08 1

Ongetroud

haar Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes in volkome en vrye eiendom,

ERF 7398 PACALTS DORP, IN DIE MUNISIPALITIET EN AFDELING VAN
GEORGE, PROVINSIE WES-KAAP;

GROOT:- 515 (VYF HONDERD EN VYFTIEN) Vierkante Meter

AANVANKLIK geregistreer en steeds gehou kragtens Sertifikaat van

Geregistreerde Titel Nr. T 047259/08

met Diagram Nr. 1273/2008 wat daarop betrekking het

ONDERHEWIG aan die volgende voorwaardes bevat in Akte van Toekenning Nr. 48 gedateer 16 November, 1964:

- (b) Dat die Administrasie, soos omskryf in artikel 1 van Wet Nr. 70 van 1957, te eniger tyd sonder betaling van vergoeding, enige grond hierin toegeken, wat ten tye van hierdie oordrag in besit of deur die Administrasie gebruik was vir sy doeleindes en ondernemings, mag onteien.
- (c) Alle regte op minerale op of onder die grond word aan die Staat voorbehou.

ONDERHEWIG VERDER aan die volgende voorwaardes opgelê deur die Administrateur kragtens Ordonnansie Nr. 33 van 1934 by goedkeuring van die dorp PACALTS DORP UITBREIDING Nr. 3, naamlik:

1. Alle woorde en uitdrukkings wat in die volgende voorwaardes gebesig word, het dieselfde betekenis as wat daaraan geheg word by die regulasies afgekondig by Provinsiale Kennisgewing No. 383 van 13 Junie, 1958.
2. Ingeval 'n dorpsaanlegskema of enige gedeelte daarvan op hierdie erf van toepassing is of daarop van toepassing gemaak word, sal enige bepaling daarvan wat meer beperkend is as enige voorwaardes van eiendomsreg wat op hierdie erf van toepassing is voorkeur geniet. Enige bepaling van hierdie voorwaardes moet nie opgevat word as sou dit die bepaling van artikel 146 van Ordonnansie No. 15 van 1952, soos gewysig, vervang nie.
3. Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding, toe te laat dat elektrisiteitskabels of -drade en hoof- en/of ander waterpype en die rioolvuil en dreinerings, insluitende stormwater van enige ander erf of erwe, binne of buite hierdie dorp, oor hierdie erf gevoer word indien dit deur

owerheid nodig geag word, en wel op die wyse en plek wat van tyd tot tyd redelikerwys vereis word. Dit sluit die reg op toegang te alle redelike tye tot die eiendom in met die doel om enige werke met betrekking tot bogenoemde aan te lê, te wysig, te verwyder of te inspekteer.

4. Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die materiaal te ontvang of uitgrawings op die erf toe te laat al na vereis word, sodat die volle breedte van die straat gebruik kan word en die wal veilig en behoorlik skuins gemaak kan word omrede van die verskil tussen die hoogte van die straat soos finaal aangelê en die erf tensy hy verkies om steunmure te bou tot genoeë van en binne 'n tydperk wat die plaaslike owerheid bepaal.
5. Geen gebou op hierdie erf mag gebruik word of van gebruik verander word vir 'n ander doel as wat volgens hierdie voorwaardes toegelaat word nie.
6. Hierdie erf mag alleenlik gebruik word vir die oprigting daarop van een woning of ander geboue vir die doeleindes wat die Administrateur van tyd tot tyd, na oorleg met die Dorpekommissie en die plaaslike owerheid, goedkeur, met dien verstande dat, indien die erf in die gebied van 'n dorpsaanlegskema ingesluit is, die plaaslike owerheid enige ander geboue wat deur die skema toegelaat word, kan toelaat onderworpe aan die voorwaardes en beperkings wat in die skema bepaal word.
7. Geen gebou of struktuur of enige gedeelte daarvan, behalwe grensmure en heinings, mag behalwe die toestemming van die Administrateur nader as 4,72 meters van die straatlyn wat 'n grens van hierdie erf uitmaak, asook nie binne 3,15 meters van die agtergrens of 1,57 meters van die sygrens gemeen aan enige aangrensende erf opgerig word nie, met dien verstande dat met die toestemming van die plaaslike owerheid –
 - (i) 'n buitegebou wat uitsluitende vir die stalling van motorvoertuie gebruik word en hoogstens 3,05 meter hoog is, gemeet van die vloer van die buitegebou tot by die muurplaat daarvan, binne sodanige sy- en agterruimte opgerig mag word, en enige ander buitegebou van dieselfde hoogte binne die agterruimte en syruimte opgerig mag word vir 'n afstand van 11,02 meters gemeet van die agtergrens van die erf, met dien verstande dat ingeval van 'n hoekerf die afstand van 11,02 meters gemeet moet word van die punt wat die verste is van die strate wat die erf begrens;
 - (ii) 'n buitegebou ingevolge subparagraaf (i) slegs nader aan 'n sygrens of agtergrens van 'n perseel as die afstand hierbo voorgeskryf, opgerig mag word indien geen vensters of deur in enige muur, wat op sodanige grens front, aangebring word nie.
8. By konsolidasie van hierdie erf of enige gedeelte daarvan met enige aangrensende erf wat onderworpe is aan dieselfde voorwaardes as die wat hierin uiteengesit word, is hierdie voorwaardes op die gekonsolideerde eiendom van toepassing asof dit een erf is.
9. Ingeval hierdie erf onderverdeel word, is elke onderverdeelde gedeelte, uitgesonderd 'n gedeelte afgesny vir pad- of dergelike doeleindes, onderworpe aan die voorwaardes hierin uiteengesit asof dit die oorspronklike erf is.

ONDERHEWIG VERDER aan die volgende voorwaardes opgelê deur die Dorpsbestuur van Pacaltsdorp as eienaar van die restant van Pacaltsdorp Uitbreiding Nr. 3 en hulle opvolgers in titel as eienaars van sodanige restant:

- (a) Geen persoon mag te eniger tyd deur homself of tesame met sy vrou of enige minderjarige kind of kinders meer as twee (2) onbeboude erwe in die Dorpsgebied (Uitbreiding Nr. 3) bekom of die geregistreeerde eienaar daarvan word nie.
- (b) Geen dier soos bepaal in die Skutordonnansie 1938 of enige wysigings daarvan, mag op enige erf/erwe aangehou word nie.

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

KATIE VALERY AGNES DENNIS, 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

FELANCIA DU PREEZ, Ongetroud

haar Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes, tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en ten slotte erken sy dat die verkoopprijs die bedrag van **R200 000,00 (Twee Honderd Duisend Rand)** beloop.

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

ALDUS GEDOEN EN VERLY op die Kantoor van die Registrateur van Aktes te Kaapstad
op 14/07/08 2007


_____ q.q.

In my teenwoordigheid



REGISTRATEUR VAN AKTES

ANNEXURE "G" - POWER OF ATTORNEY

POWER OF ATTORNEY

I, the undersigned

Felancia (Du Preez) Singh (ID number 730107 0077 081)

the registered owner of

Erf 7398 Pacaltsdorp

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 39(4) of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) for the consent of the Administrator in terms of condition 7 on page three of Title Deed T47260/08, the title deed of Erf 7398 Pacaltsdorp, for the relaxation of
 - the western side boundary building line on Erf 7398 Pacaltsdorp from 1.57 metres to 0.0 metres to legalize the existing bedroom and ensuite bathroom.
 - the rear boundary building line on Erf 7398 Pacaltsdorp from 3.15 metres to 0.0 metres to legalize the existing bedroom and ensuite bathroom.

- An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure on Erf 7398 Pacaltsdorp for the relaxation of
 - the western side boundary building line on Erf 7398 Pacaltsdorp from 2.0 metres to 0.0 metres to legalize the existing bedroom and ensuite bathroom.
 - the rear boundary building line on Erf 7398 Pacaltsdorp from 2.0 metres to 0.0 metres to legalize the existing bedroom and ensuite bathroom.

- An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a departure from Section 45(4)(a) of the George Integrated Zoning Scheme By-law, 2023 to allow for a second vehicle carriageway crossing from Panther Street to Erf 7398 Pacaltsdorp.

Signed at Pacaltsdorp on 5 February 2026



Felancia (Du Preez) Singh

ANNEXURE "H" – BONDHOLDERS CONSENT



MEV F SINGH
MARINE TOWERS,1102
1 2ND AVE
SUMMERSTRAND
6001

Building Line Relaxation Consent

15 December 2025

Dear Sir / Madam

Subject: Request for Relaxation of the Building Line

Account number: 362501610

In the name of: Mev F Singh

Property description: Erf 7398 Pacaltsdorp

We are pleased to advise that Standard Bank has no objection to your request, subject to our rights being protected and on the following conditions:

- Local authority approval.
- All municipal by laws must be adhered to.
- No buildings to be demolished without the Bank's consent.
- The Bank is not committing to finance new development.
- The building must comply with SBSA minimum specifications, should there be any further development.
- The correct Insurance must be applied.
- Residential component not to be compromised.
- Client must advise bank when building works are done so that we can revalue/reinsure.
- Please note that the bank holds the right to withdraw or amend the given consent.

Should you have any queries, please do not hesitate to contact us at CSAdminHLJHB@standardbank.co.za.

Yours sincerely

Customer Service Consultant

Standard Bank Centre 1st Floor 5 Simmonds Street Johannesburg 2001 PO Box 61690 Marshalltown 2107 South Africa
Tel. Switchboard: +27 (0)11 636 9112 www.standardbank.co.za

The Standard Bank of South Africa Limited (Reg. No. 1962/000738/06) Authorised financial services and registered credit provider (NCRCP15) D

Directors: NMC Nyembezi (Chairman) DWP Hodnett* (Chief Executive Officer) LL Bam HJ Berrange PLH Cook A Daehnke* OA David-Borha1 GJ Fraser-Moleketi GMB Kennealy BJ Kruger LI L12
JH Maree NNA Matyumza RN Ogega3 Fenglin Tian2 SK Tshabalala*

Company Secretary: K Froneman - 2025/10/10

*Executive Director 1 Nigerian 2 Chinese 3 Kenyan

ANNEXURE "I" – CONVEYANCER CERTIFICATE

CONVEYANCER'S CERTIFICATE

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

ERF 7398 PACALTSDORP

APPLICATION DETAILS

- An application in terms of Section 39(4) of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) for the consent of the Administrator in terms of condition 7 on page three of Title Deed T47260/08, the title deed of Erf 7398 Pacaltsdorp, for the relaxation of
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APPLICATION DATE

February 2026

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:

T47260/08 (current Title Deed)

in respect of:

**ERF 7398 PACALTS DORP
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE**

IN EXTENT: 515 (FIVE ONE FIVE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T47260/08

REGISTERED in the name of

FELANCIA DU PREEZ

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

“7. Geen gebou of struktuur of enige gedeelte daarvan, behalwe grensmure en heinings, mag behalwe die toestemming van die Administrateur nader as 4,72 meters van die straatlyn wat ‘n grens van hierdie erf uitmaak, asook binne 3,15 meters van die agtergrens of 1,57 meters van die sygrens gemeen aan enige aangrensende erf opgerig word nie, met dien verstande dat met die toestemming van die plaaslike owerheid –

- (i) 'n buitegebou wat uitsluitende vir die stalling van motorvoertuie gebruik word en hoogstens 3.05 meter hoog is, gemeet van die vloer van die buitegebou tot by die muurplaat daarvan, binne sodanige sy- en agterruimte opgerig mag word, en enige ander buitegebou van dieselfde hoogte binne die agterruimte en syruimte opgerig mag word vir 'n afstand van 11.02 meters gemeet van die agtergrens van die erf, met dien verstande dat ingeval van 'n hoek erf die afstand van 11.02 meters gemeet moet word van die punt wat die verste is van die strate wat die erf begrens;
- (ii) 'n buitegebou ingevolge subparagraaf (i) slegs nader aan 'n sygrens of agtergrens van 'n perseel as die afstand hierbo voorgeskryf, opgerig mag word indien geen vensters of deur in enige muur, wat op sodanige grens front, aangebring word nie."

4. There is a bond registered over the property.

SIGNED at GEORGE on 5 February 2026



CONVEYANCER