



The Municipal Manager  
P O Box 19  
George  
6530

Reference: Erf 21114 George

22 January 2026

Sir

**APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION AND DEVELOPMENT PARAMETERS): ERF 21114 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 Erf 21114 George:
  - the southern street boundary building line from 5.0 metres to 1.410 metres varying to 1.920 metres to allow for the legalization of the existing shade-net carport on Erf 21114 George; and
  - the western side boundary building line from 3.0 metres to
    - 0.0 metres varying to 1.700 metres to allow for the legalization of the existing covered area (carport);
    - 0.0 metres to allow for the legalization of the existing garage; and
    - 0,450 metres varying to 0.647 metres to allow for the legalization of the existing shade-net carport.
- 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 garage and carport with a total length of 18.205 metres along the common western side boundary on Erf 21114 George.

- 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 that is accessed perpendicular to the street boundary to be located 1.410 metres varying to 1.920 metres from the street boundary on Erf 21114 George.
- Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure from Section 45(4)(b) site access and exits to allow for a second carriageway crossing from Wright Street to Erf 21114 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', written in a cursive style.

**Jan Vrolijk**

**MOTIVATION REPORT**  
**APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION AND**  
**DEVELOPMENT PARAMETERS)**  
**ERF 21114 GEORGE**

22 January 2026



Prepared for:

**Li Carol Pernegger**  
3a Wright Street  
George  
6529

Prepared by:

**Jan Vrolijk Town Planner/Stadsbeplanner**  
Millwood building, C/o York- and Victoria streets,  
George  
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South-Africa  
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SACPLAN Registration No A/1386/2011

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**MOTIVATION REPORT**  
**APPLICATION FOR PERMANENT DEPARTURES (BUILDING LINE RELAXATION**  
**AND DEVELOPMENT PARAMETERS)**  
**ERF 21114 GEORGE**

## 1. APPLICATION

- Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the following building lines on Erf 21114 George:
  - the southern street boundary building line from 5.0 metres to 1.410 metres varying to 1.920 metres to allow for the legalization of the existing shade-net carport on Erf 21114 George; and
  - the western side boundary building line from 3.0 metres to
    - 0.0 metres varying to 1.700 metres to allow for the legalization of the existing covered area (carport);
    - 0.0 metres to allow for the legalization of the existing garage; and
    - 0,450 metres varying to 0.647 metres to allow for the legalization of the existing shade-net carport.
- 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 garage and carport with a total length of 18.205 metres along the common western side boundary on Erf 21114 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 that is accessed perpendicular to the street boundary

to be located 1.410 metres varying to 1.920 metres from the street boundary on Erf 21114 George.

- Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure from Section 45(4)(b) site access and exits to allow for a second carriageway crossing from Wright Street to Erf 21114 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"**.

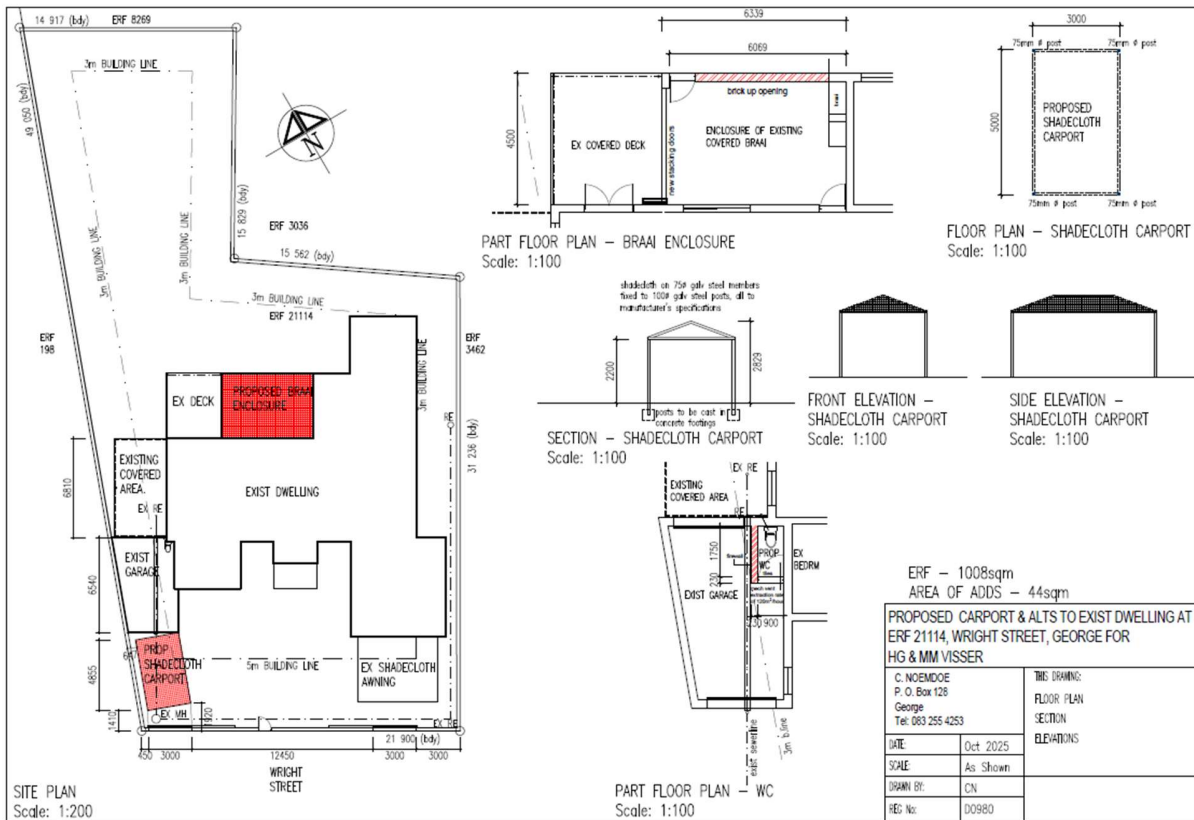
## **2. DEVELOPMENT PROPOSAL**

Erf 21114 George is developed with a dwelling house and a second dwelling. Most of the structures on Erf 21114 George are indicated on previously approved building plans.

The property was sold and some of the existing structures on the erf are not on approved building plans. It was a requirement of the Deed of Sale that the previous owner must obtain building plan approval for all the existing structures on Erf 21114 George and to provide approved building plans to the new owner of Erf 21114 George.

Erf 21114 George is 1008m<sup>2</sup> in size and the building lines for properties greater than 1000m<sup>2</sup> in terms of the development parameters of the George Integrated Zoning Scheme, 2023 for a dwelling house is 5 metres from a street and 3 metres from any other boundary.

The site plan below indicates the structures that are not on approved building plans. The single shade-net carport in the south-western corner of Erf 21114 George is located over the street boundary building line and therefore requires building line relaxation. The enclosed braai-room does not require any land use planning approval, only building plans.



The single-shade-net carport which is located along the western side boundary building line is allowed in the 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 covered area (carport), existing garage as well as the shade-net carport and a departure is also required to allow a garage and carport with a total length of 18.205 metres in the western side boundary building line.

From the aerial image below the covered area (carport), existing garage as well as the shade-net carport for the dwelling house is visible in the south-western corner of Erf 21114 George. The single garage has a garage door in the front and back to provide access to the covered area (carport) behind the single 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 shade-net carport that is accessed perpendicular to the street boundary to be located 1.410 metres varying to 1.920 metres from the street boundary on Erf 21114 George.

The purpose of this application is to obtain town planning approval to legalize the following structures on Erf 21114 George to enable the owner to submit as-built building plans:

- the shade-net carport located over the street and side boundary building line,
- the length of the covered area (carport), existing garage as well as the shade-net carport on the western side,
- the existing shade-net carport that gains access perpendicular to the street to be located closer than 5 metres from the street boundary, and
- two motor vehicle carriageway crossings from Wright Street.

### **3. GENERAL INFORMATION IN RESPECT OF ERF 21114 GEORGE**

#### **3.1 Locality**

Erf 21114 George is situated at 3a Wright Road, Camphersdrift. 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 Erf 21114 George is 1008m<sup>2</sup> in extent.

#### **3.4 Present zoning**

In terms of the George Integrated Zoning Scheme, 2023, the zoning of Erf 21114 George is Single Residential Zone I.

#### **3.5 Surveyor General Diagram**

A copy of the Surveyor General Diagram for Erf 21114 George is attached hereto as **Annexure “D”**.

#### **3.6 Title Deed**

Erf 21114 George is registered in the name of Li Carol Pernegger. 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 Li Carol Pernegger, the registered owner of Erf 21114 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**

Erf 21114 George is not encumbered by a bond.

### **3.9 Conveyancer Certificate**

A Conveyancer Certificate in respect of Erf 21114 George is attached hereto as **Annexure “G”**. 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): ERF 21114 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**

Erf 21114 George is located at 3a Wright Street in the suburb known as Camphersdrift. This is a well-established residential neighbourhood characterized by large dwelling houses and second dwelling units. The shade-net carport and second vehicle carriageway crossing are synonymous with a residential neighbourhood. The following photo indicates the existing structures on Erf 21114 George.



This application entails permanent departures to accommodate the existing shade-net carport, the length of the covered area (carport), existing garage as well as the shade-net carport, access perpendicular to the street and two motor vehicle carriageway crossings from Wright Street. The existing structures are all compatible with a 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 shade-net carport, the length of the covered area (carport), existing garage as well as the shade-net carport, access perpendicular to the street and two motor vehicle carriageway crossings from Wright Street. 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 shade-net carport, the length of the covered area (carport), existing garage as well as the shade-net carport, access perpendicular to the street and two motor vehicle carriageway crossings from Wright Street. The existing shade-net carport is a common addition to a dwelling house and is compatible within a residential area. The photo below indicates the subject property in relation to the neighbouring properties.



The only neighbouring property that could be impacted is Erf 198 George, west of Erf 21114 George.

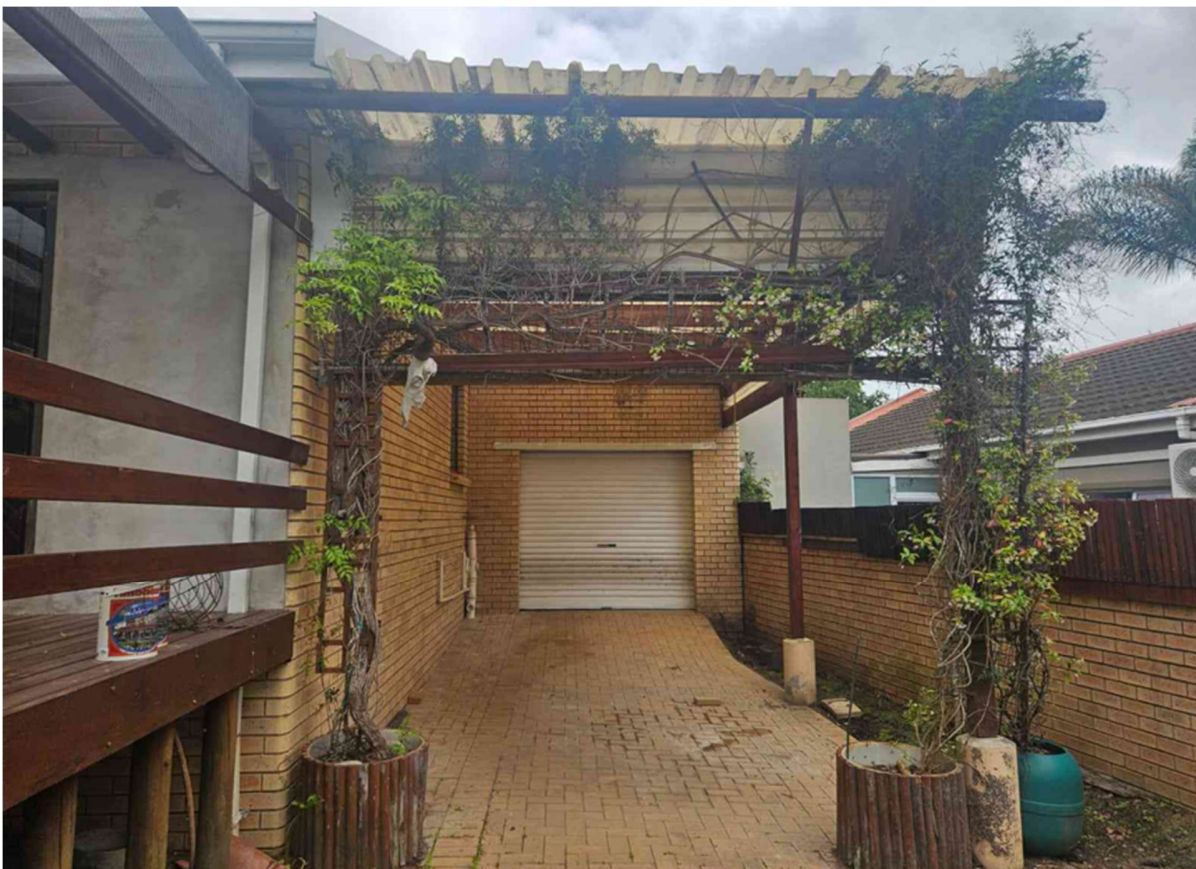
The existing shade-net carport has been in that position for many years, and no known objections have been lodged by this owner against the position of the shade-net carport.

The following photo indicates the existing shade-net carport on Erf 21114 George, as well as the existing structures on Erf 198 George that are also located within the common boundary between the two erven. The neighbouring property, Erf 198 George, also has a shade-net carport (without shade-net) in the same position as the shade-net carport on Erf 21114 George. A habitable room is furthermore also located behind the shade-net carport frame on Erf 198 George on the nil metres eastern boundary building line. The fact that the structures that form the subject of this application are located back-to-back with the structures on Erf 198 George has the effect that the privacy, sunlight and view of the dwelling house on Erf 198 George cannot be negatively affected by the building line relaxations applied for on Erf 21114 George.



Garage and carports are allowed in common boundary building lines; however, the total length of the structures may not exceed 12 metres. The shade-net carport, garage and covered area (carport) have a total length of 18.205 metres. It is not anticipated that the 6,250 metres will have any impact on the adjacent neighbouring property as Erf 198 George has similar structures against the common boundary as indicated in the paragraph above.

The photo below illustrates the carport located behind the existing single garage on the western boundary, that is accessed through the existing garage.



The privacy, sunlight and view of the dwelling house on Erf 198 George can thus also not be negatively affected by this specific departure application for Erf 21114 George.

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.

### **Impact on streetscape**

The following photo indicates the street elevation of the application erf, from Wright Street. As is clear from the photo, the property has a neat appearance, and the purpose of the application is to ensure that as-built building plans can be submitted. The side boundary building line relaxation is insignificant, and similar situations exist in the surrounding environment and therefore it is not anticipated that it could have any negative impact on the streetscape.



The street appearance of the existing buildings on Erf 21114 George will remain unchanged and therefore the streetscape along this portion of Wright Street will not be affected by the departure applications.

### **4.5 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 additions to Erf 21114 George are common in the immediate neighbourhood and will not have a negative 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.

#### 4.6 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 double garage with double shade-net carport on the south-eastern corner of Erf 21114 George, as well as an existing single garage with a carport behind the garage and a shade-net carport in front of the garage on the south-western corner of the subject property. All the structures are approved on building plans, except the single shade-net carport which forms the subject of this application.

The maximum allowed garaging on properties more than 1 000m<sup>2</sup> is six and one additional parking must be provided for a second dwelling. Thus, a total number of 7 parking bays are provided on Erf 21114 George which is in line with the stipulations of George Integrated Zoning Scheme By-law, 2023. The parking is explained in the photo below.



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

#### **4.7 Impact on traffic circulation**

Vehicular access to the garages and carports can be obtained directly from Wright 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."*

Erf 21114 George has a street boundary of 21.9 metres therefore, an application for departure is submitted for the existing second access. The two accesses are 12.450 metres apart and in line with Section 45(4)(b) of the George Integrated Zoning Scheme By-law, 2023.

Wright Street is a quiet neighbourhood street, and it does not carry through traffic. The street is mainly used by the residential properties located in Wright Street, therefore the second carriageway crossing to Erf 21114 George could not have any negative impact on traffic circulation.

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

#### **4.8 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.

#### **4.9 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

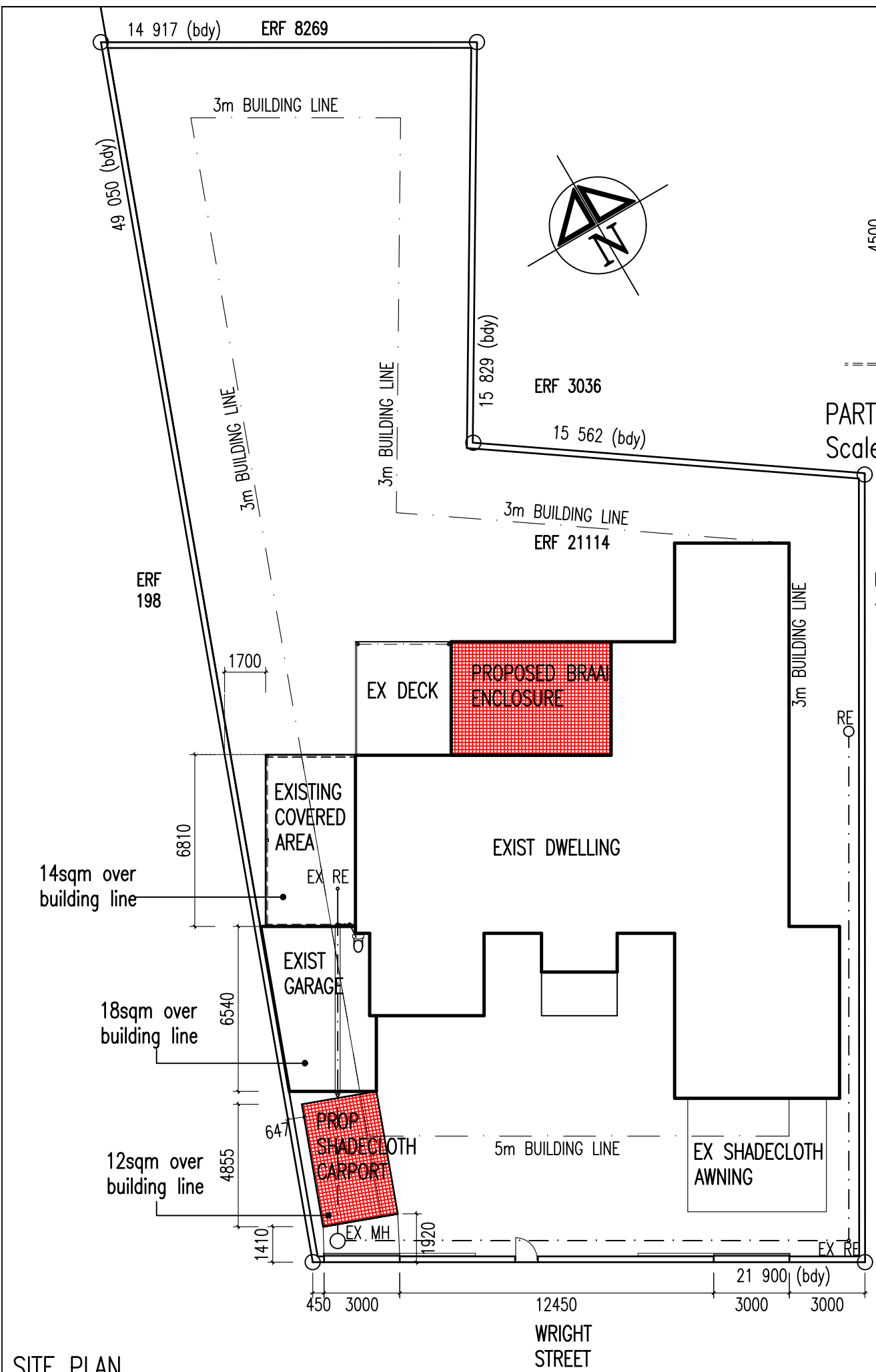
Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for certain permanent departures on Erf 21114 George to accommodate -

- the existing shade-net carport located over the street and side boundary building line,
- the total length of the covered area (carport), existing garage as well as the shade-net carport in the western side boundary building line,
- existing carport that is accessed perpendicular to the street boundary to be located closer than 5.0 metres to the street boundary, and
- site access and exits to allow for a second carriageway crossing from Wright Street to Erf 21114 George.

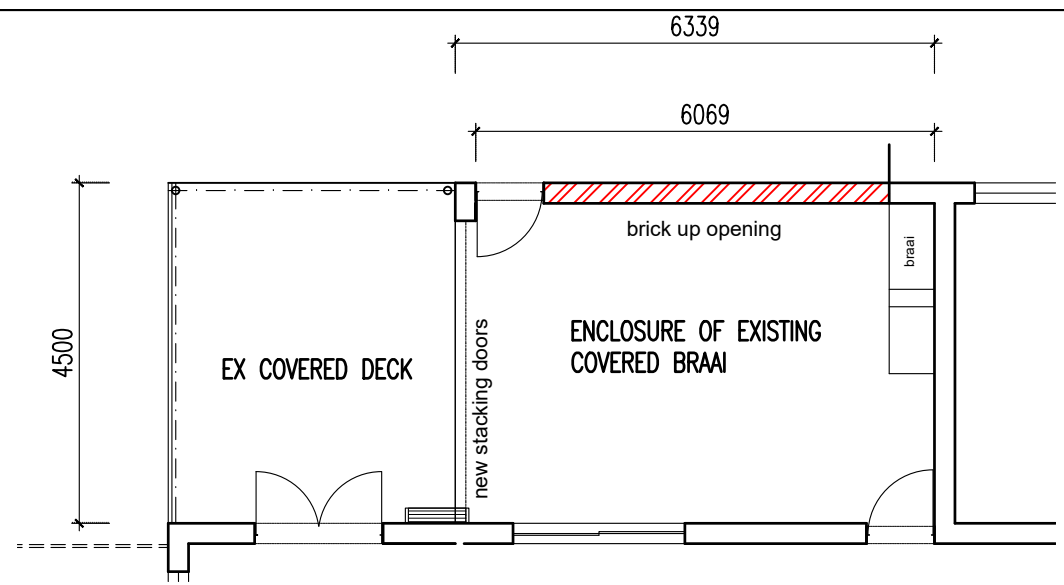
The proposed permanent departures on Erf 21114 George will not have a negative impact on development, public facilities, or traffic circulation in the surrounding area.

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

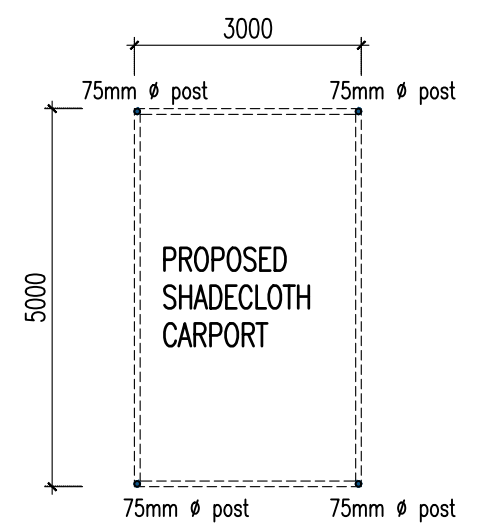
**ANNEXURE "A" - SITE PLAN AND BUILDING PLAN**



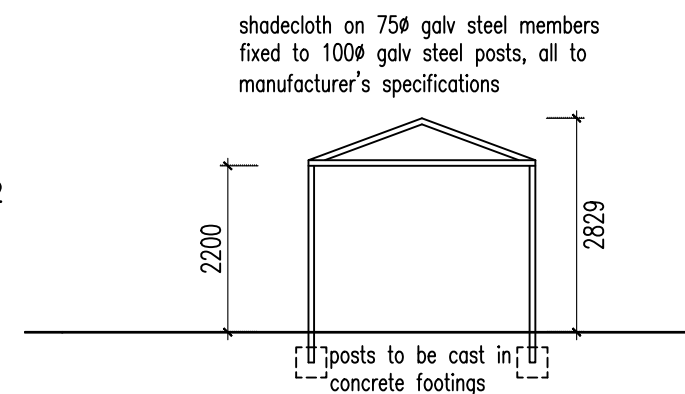
SITE PLAN  
 Scale: 1:200



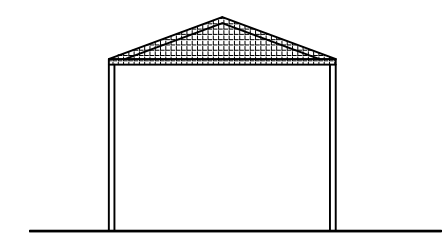
PART FLOOR PLAN – BRAAI ENCLOSURE  
 Scale: 1:100



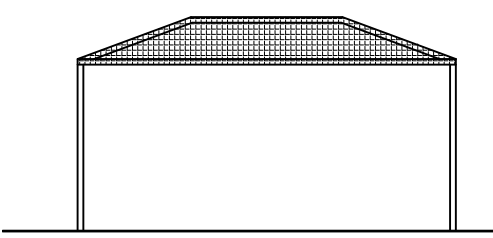
FLOOR PLAN – SHADECLOTH CARPORT  
 Scale: 1:100



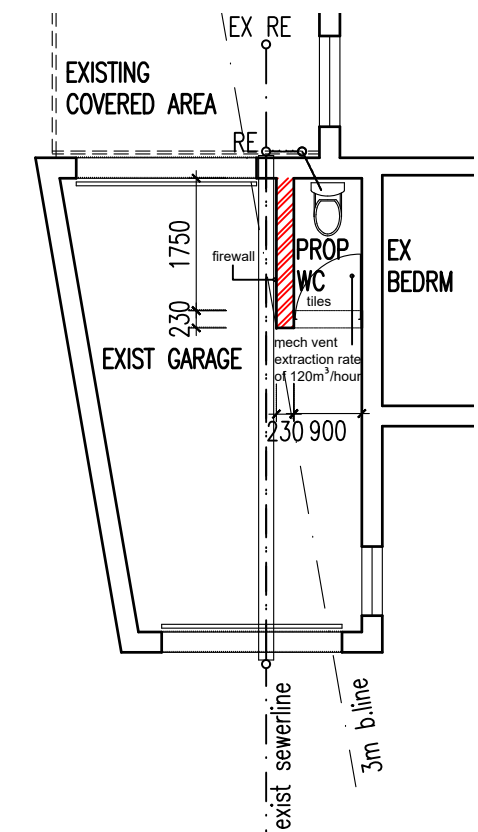
SECTION – SHADECLOTH CARPORT  
 Scale: 1:100



FRONT ELEVATION – SHADECLOTH CARPORT  
 Scale: 1:100



SIDE ELEVATION – SHADECLOTH CARPORT  
 Scale: 1:100



PART FLOOR PLAN – WC  
 Scale: 1:100

ERF – 1008sqm  
 AREA OF ADDS – 44sqm

PROPOSED CARPORT & ALTS TO EXIST DWELLING AT ERF 21114, WRIGHT STREET, GEORGE FOR HG & MM VISSER

C. NOEMDOE P. O. Box 128 George Tel: 083 255 4253		THIS DRAWING: FLOOR PLAN SECTION ELEVATIONS
DATE:	Oct 2025	
SCALE:	As Shown	
DRAWN BY:	CN	
REG No:	D0980	

**ANNEXURE "B" - APPLICATION FORM**



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

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

### PART A: APPLICANT DETAILS

First name(s)	Johannes George		
Surname	Vrolijk		
SACPLAN Reg No. (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	<a href="mailto:janvrolijk@jvtownplanner.co.za">janvrolijk@jvtownplanner.co.za</a>		
Tel	044 873 3011	Fax	086 510 4383
		Cell	082 464 7871

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

Registered owner	Li Carol Pernegger		
Address	3a Wright Street		
	George	Postal code	6529
E-mail	<a href="mailto:li.pernegger@gmail.com">li.pernegger@gmail.com</a>		
Tel	N/a	Fax	N/a
		Cell	079 426 1332

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

Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	Erf 21114 George
--	------------------

Physical Address	<b>3a Wright Street</b>					
GPS Coordinates				Town/City	George	
Current Zoning	<b>Single Residential Zone I</b>	Extent	<b>1008m<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>T59169/2025</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)?			
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>						
<b>*Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany the application.</b>						

**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 Erf 21114 George:**
  - **the southern street boundary building line from 5.0 metres to 1.410 metres varying to 1.920 metres to allow for the legalization of the existing shade-net carport on Erf 21114 George; and**
  - **the western side boundary building line from 3.0 metres to**
    - **0.0 metres varying to 1.700 metres to allow for the legalization of the existing covered area (carport);**
    - **0.0 metres to allow for the legalization of the existing garage; and**
    - **0,450 metres varying to 0.647 metres to allow for the legalization of the existing shade-net carport.**
- **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 garage and carport with a total length of 18.205 metres along the common western side boundary on Erf 21114 George.**
- **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 that is accessed perpendicular to the street boundary to be located 1.410 metres varying to 1.920 metres from the street boundary on Erf 21114 George.**
- **Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure from Section 45(4)(b) site access and exits to allow for a second carriageway crossing from Wright Street to Erf 21114 George.**

**PART G: ATTACHMENTS & SUPPORTING INFORMATION FOR LAND USE PLANNING APPLICATIONS**

**Please complete the following checklist and attach all the information relevant to the proposal. Failure to submit all information required will result in the application being deemed incomplete.**

Is the following compulsory information attached?						
Y	N	Completed application form		Y	N	Pre-application Checklist (where applicable)
Y	N	Power of Attorney / Owner's consent if applicant is not owner		Y	N	Bondholder's consent (no bond on property)
Y	N	Motivation report / letter		Y	N	Proof of payment of fees
Y	N	Full copy of the Title Deed		Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Locality Plan		Y	N	Site layout plan

Minimum and additional requirements:

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

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

Y	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	N/A	Specific Environmental Management Act(s) (SEMA)
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)	Y	N/A	(e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental -- Management: Air Quality Act, 2004 (Act 39 of 2004),
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)			

Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)			National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008), National Environmental Management: Waste Act, 2008 (Act 59 of 2008), National Water Act, 1998 (Act 36 of 1998) <del>(strikethrough irrelevant)</del>
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations			
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)	Y	N/A	Other (specify)
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.			
Y	N	If required, do you want to follow an integrated application procedure in terms of section 44(1) of the Land-Use Planning By-law for George Municipality?			

### SECTION I: DECLARATION

I hereby wish to confirm the following:

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. The Municipality has not already decided on the application.
3. I'm aware that it is an offense in terms of section 86(1)(d) to supply particulars, information or answers in an application, knowing it to be false, incorrect or misleading or not believing them to be correct.
4. I am properly authorized to make this application on behalf of the owner and (where applicable) copies of such full relevant Powers of Attorney/Consent are attached hereto.
5. I have been appointed to submit this application on behalf of the owner and it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to me as the authorised agent and the owner will regularly consult with the agent in this regard (where applicable).
6. That this submission includes all necessary land use planning applications required to enable the development proposed herein.
7. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/amendment/suspension forms part of this submission.
8. I am aware of the status of the existing bulk services and infrastructure in the subject area and that I am liable for any possible development charges which may be payable as a result of the proposed development.
9. I acknowledge that in terms of the Protection of Personal Information Act (POPIA) all correspondence will be communicated directly and only to myself (the applicant). No information will be given to any third party and/or landowner (if the landowner is not the applicant). I herewith take responsibility to convey all correspondence to the relevant parties.

Applicant's signature:



Date:

22 January 2026

Full name:

**Johannes George Vrolijk**

Professional capacity:

**Professional Town Planner**

SACPLAN Reg. Nr:

**A/1386/2010**

**ANNEXURE "C" – LOCALITY PLAN**

# Erf 21114 George - Locality plan



0 0.03 0.06 0.11 km

Date: 11/14/2025 2:19 PM Scale: 1:970



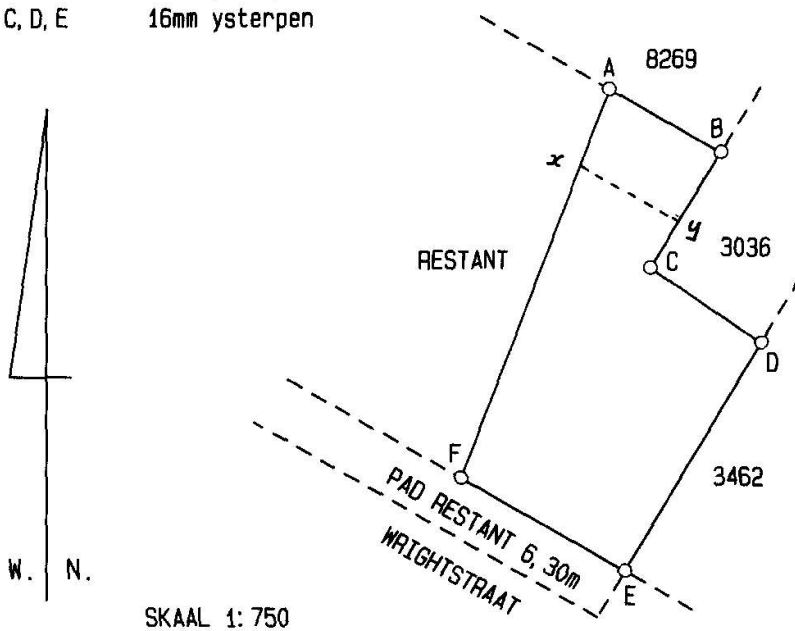
Disclaimer  
George Municipality makes no warranties as to the correctness of the information supplied.  
Persons relying on this information do so entirely at their own risk.  
  
George Municipality will not be liable for any claims whatsoever, whether for damages or otherwise,  
which may arise as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

**ANNEXURE "D" – SURVEYOR GENERAL DIAGRAM**

SYE Meter		RIGTINGS -HOEKE	KOÖRDINATE Y Stelsel WG23 X		L.G. Nr.	
		Konstante	+	0,00	+3 700 000,00	4890/2002
AB	14,92	300 13 20	A	+ 49 833,83	+ 58 130,61	Goedgekeur <i>[Signature]</i> Landmeter-Generaal 2002.11.11
BC	15,89	30 52 10	B	+ 49 820,94	+ 58 138,12	
CD	15,59	304 40 20	C	+ 49 829,09	+ 58 151,76	
DE	31,29	30 13 20	D	+ 49 816,27	+ 58 160,63	
EF	21,90	120 13 20	E	+ 49 832,02	+ 58 187,67	
FA	49,11	200 23 30	F	+ 49 850,94	+ 58 176,64	
		⊕18P4	+	49 862,14	+ 58 515,23	
		⊕19P4	+	49 722,69	+ 58 276,82	

**BAKENBESKRYWING:**

A, B, F 12mm ysterpen  
C, D, E 16mm ysterpen



SKAAL 1: 750

Die figuur A B C D E F  
stel voor 1008 vierkante meter grond synde  
ERF 21114 n GEDEELTE VAN ERF 198, GEORGE  
geleë in die Munisipaliteit en  
Administratiewe Distrik George Provinsie van die Wes Kaap  
Opgemeet in Julie 1984 - Oktober 2002

deur my

A.LOUW (PLS0356) Professionele Landmeter

EXEMPT FROM PROVISIONS OF ACT 70 OF 1970

APPROVED IN TERMS OF SECT. 25 OF ORD. 15/1985  
REF. Erf 198 GEORGE  
DATE 2002-09-19

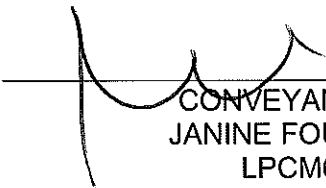
Hierdie kaart is geheg aan Nr. gedateer TSS680/2003 t.g.v. Registrateur van Aktes	Die oorspronklike kaart is Nr. 4818/1936 Transport Nr. 1937 - 138 - 7840	Leër Nr.S/8775/51 M.S. Nr. E2221/2002 Komp. BL-7DD/V43 (6333)
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**ANNEXURE "E" – TITLE DEED**

Roux Attorneys  
P O Box 4411  
George East  
6539

Prepared by me

  
CONVEYANCER  
JANINE FOUCHE  
LPCM60411

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 5400 000 00	R. 2767 00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

DATA / VERIFY  
18 -09- 2025  
ATHI DAMOYI

T 000059169 / 2025

## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

~~JANINE FOUCHE (LPCM60411)~~ RONELLE WILKINSON(97489)

appeared before me, REGISTRAR OF DEEDS: WESTERN CAPE at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney granted to him/her by

**HENDRIK GIDEON VISSER**  
Identity Number 441222 5025 082  
and  
**MARIA MAGDALENA VISSER**  
Identity Number 461219 0016 087  
Married in community of property to each other

which said Power of Attorney was signed at GEORGE on 20 August 2025

And the appearer declared that his/her said principal had, on 19 August 2025, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

**LI CAROL PERNEGGER**  
**Identity Number 630722 0126 083**  
**Married, which marriage is governed by the laws of ENGLAND**

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

ERF 21114 GEORGE,  
IN THE MUNICIPALITY AND DIVISION OF GEORGE,  
PROVINCE OF THE WESTERN CAPE

IN EXTENT 1008 (ONE THOUSAND AND EIGHT) Square metres

**FIRST TRANSFERRED** and still held by Deed of Transfer No. T55680/2003 with Diagram SG No. 4890/2002 relating thereto.

- A. **SUBJECT** to the conditions referred to in Deed of Transfer No. T8931/1922.
- B. **SUBJECT FURTHER** to the terms of the endorsement dated 18 June 1979 on Deed of Transfer No. T8564/1964 which reads as follows:

By virtue of Deed of Transfer No 15267/1979 dated this day the remainder of Erf 198 George Measuring 3517 square metres held hereunder is subject to the following conditions imposed by the Administrator by virtue of Section 9 of Ordinance No 33 of 1934, when approving of the subdivision, namely:

1. The owner of this erf shall without compensation be obliged to allow gas mains, electricity, telephone and television cables and/or wires and main or other waterpipes and the sewage and drainage including stormwater of any other erf or erven to be conveyed across this erf if deemed necessary by the local authority and in such manner and position as any from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above.
2. The owner of this erf shall be obliged without compensation to receive such material or permit such excavation on the erf as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.

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

**HENDRIK GIDEON VISSER and MARIA MAGDALENA VISSER, Married as aforesaid**

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

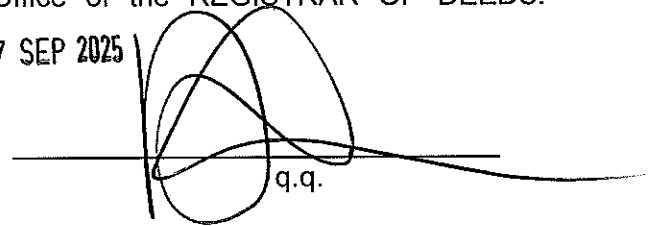
**LI CAROL PERNEGGER, Married as aforesaid**

her Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R5 400 000,00 (FIVE MILLION FOUR HUNDRED THOUSAND RAND).

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

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS:  
WESTERN CAPE at CAPE TOWN on

17 SEP 2025



q.q.

In my presence



REGISTRAR OF DEEDS.

**ANNEXURE "F" – POWER OF ATTORNEY**

## POWER OF ATTORNEY

I, the undersigned

**Li Carol Pernegger**

the registered owner of

**Erf 21114 George**

do hereby appoint Jan Vrolijk Town Planner/Stadsbeplanner to prepare, sign and submit the following application to the George Municipality: *(to address issues created by the previous owners)*

- An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the following building lines on Erf 21114 George:
  - the southern street boundary building line from 5.0 metres to 1.410 metres varying to 1.920 metres to allow for the legalization of the existing shade-net carport on Erf 21114 George; and
  - the western side boundary building line from 3.0 metres to
    - 0.0 metres varying to 1.700 metres to allow for the legalization of the existing covered area (carport);
    - 0.0 metres to allow for the legalization of the existing garage; and
    - 0,450 metres varying to 0.647 metres to allow for the legalization of the existing shade-net carport.
- 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 garage and carport with a total length of 18.205 metres along the common western side boundary on Erf 21114 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 that is accessed perpendicular to the street boundary to be located 1.410 metres varying to 1.920 metres from the street boundary on Erf 21114 George.
- An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure from Section 45(4)(b) site access and exits to allow for a second carriageway crossing from Wright Street to Erf 21114 George.

Signed at George on 9 December 2025



**Li Carol Pernegger**

**ANNEXURE "G" - CONVEYANCER CERTIFICATE**



# CONVEYANCER CERTIFICATE

I, the undersigned,

**STEPHANUS ABRAHAM ROUX**

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

**ERF 21114 GEORGE**

in the Municipality and Division of George,

Province of the Western Cape;

IN EXTENT: 1008 (ONE THOUSAND AND EIGHT) Square Metres

Held by Deed of Transfer T59169/2025

(the Property)

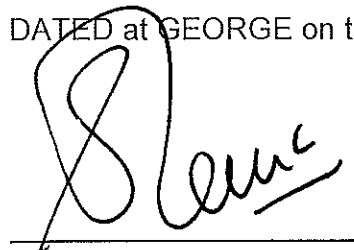
Application is made for the following:

1. 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 of the Property:
  - o the southern street boundary building line from 5.0 metres to 1.410 metres varying to 1.920 metres to allow for the legalization of the existing shade-net carport on Erf 21114 George; and
  - o the western side boundary building line from 3.0 metres to
    - 0.0 metres varying to 1.700 metres to allow for the legalization of the existing covered area (carport);
    - 0.0 metres to allow for the legalization of the existing garage; and

- 0,450 metres varying to 0.647 metres to allow for the legalization of the existing shade-net carport.
2. 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 garage and carport with a total length of 18.205 metres along the common western side boundary of the Property.
  3. 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 that is accessed perpendicular to the street boundary to be located 1.410 metres varying to 1.920 metres from the street boundary of the Property.
  4. In terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure from Section 45(4)(b) site access and exits to allow for a second carriageway crossing from Wright Street to the Property.

In respect of the above, it was found and I hereby certify, that no restrictive condition/s exist that prohibit the relaxations, the subject matter of the application.

DATED at GEORGE on this 15<sup>TH</sup> day of JANUARY 2026.

A handwritten signature in black ink, appearing to read 'SA ROUX', is written over a horizontal line.

**SA ROUX**

**CONVEYANCER**