



The Municipal Manager
P O Box 19
George
6530

Reference: Erf 19079 George

14 May 2026

Sir

**APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION):
ERF 19079 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 western side boundary building line on Erf 19079 George to accommodate improvements to the existing dwelling house.

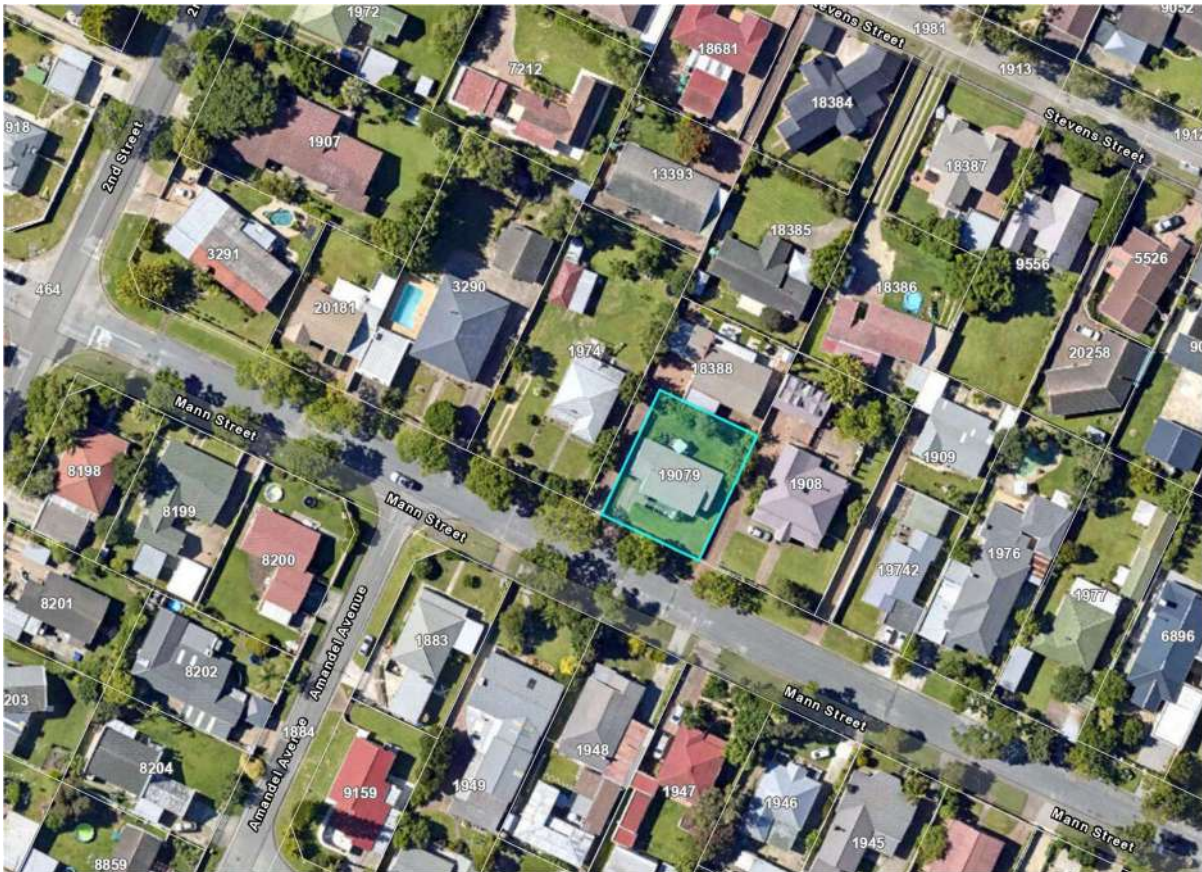
Your prompt consideration of the application will be appreciated.

Thanking you in anticipation.

Jan Vrolijk

MOTIVATION REPORT
APPLICATION FOR DEPARTURE (RELAXATION OF BUILDING LINE)
ERF 19079 GEORGE

14 May 2026



Prepared for:

Elzánne Bothma
33 Mann Street
George
6529

Prepared by:

Jan Vrolijk Town Planner/Stadsbeplanner
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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 DEPARTURE (RELAXATION OF BUILDING LINE)
ERF 19079 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 western side boundary building line on Erf 19079 George from 2.0 metres to 1.417 metres to accommodate the alterations to the existing kitchen, the proposed covered stoep and the braai chimney on the north-western side of the dwelling house.

The proposed site plan and building plan in respect of the proposed improvements is attached hereto as **Annexure “A”**. The completed application form for the application for permanent departure is attached hereto as **Annexure “B”**.

2. DEVELOPMENT PROPOSAL

Erf 19079 George has been developed with a dwelling house consisting of 3 bedrooms, 2 bathrooms, an open plan kitchen, dining room, lounge and a single garage.

The development is rounded off with an open stoep on the northern side of the dwelling house, a kitchen yard on the southern side, a neglected garden consisting of lawn, paving, trees and shrubs, with a paved driveway leading from Mann Street directly to the garage. The brick street boundary wall is partially demolished, with no security gate.

The following photo shows the north-west elevation of the dwelling house, the current open stoep and the garden area where the swimming pool will be installed.



The owner intends to renovate the dwelling house by adding a new double garage south of the existing garage, converting the old single garage into a kitchen, adding a laundry / scullery between the converted kitchen and the proposed double garage, creating a new main entrance and building a covered stoep and braai chimney and a swimming pool on the northern side of the dwelling house. It is also intended to add a new street boundary wall with a pedestrian gate leading to the main entrance.

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 567m². The street building line applicable to a dwelling house on an erf larger than 500m², but not larger than 1 000m² is 4.0 metres and the side and rear building lines are 2.0 metres, whilst the coverage applicable is the larger of 325m² or 50% of the area of the erf.

The total floor area of the improved dwelling house and outbuilding will be approximately 184m², which is considerably lower than the maximum coverage allowed.

The proposed conversion of the existing single garage into a kitchen will result in the western wall of the converted kitchen, as well as the proposed laundry / scullery, transgressing the

western side boundary building line. The proposed braai chimney, as well as the western portion of the covered stoep will also transgress the western side boundary building line.

The proposed double garage on the south-western side of the dwelling house will be perpendicular to the street boundary. The garage doors will be 6.680 metres from the street kerb. The proposed position of the double garage is in line with the stipulations of the Development Parameters applicable to a dwelling house on an erf of 650m² or less, for the following reasons:

- a garage erected within the common boundary building line and parallel to the street boundary is permitted up to 5.5 metres from the street kerb;
- the proposed double garage does not exceed a height of 4.0 metres;
- the proposed garage contains a double garage façade facing the street; and
- the length of the proposed garage does not exceed 6.5 metres along the western side boundary.

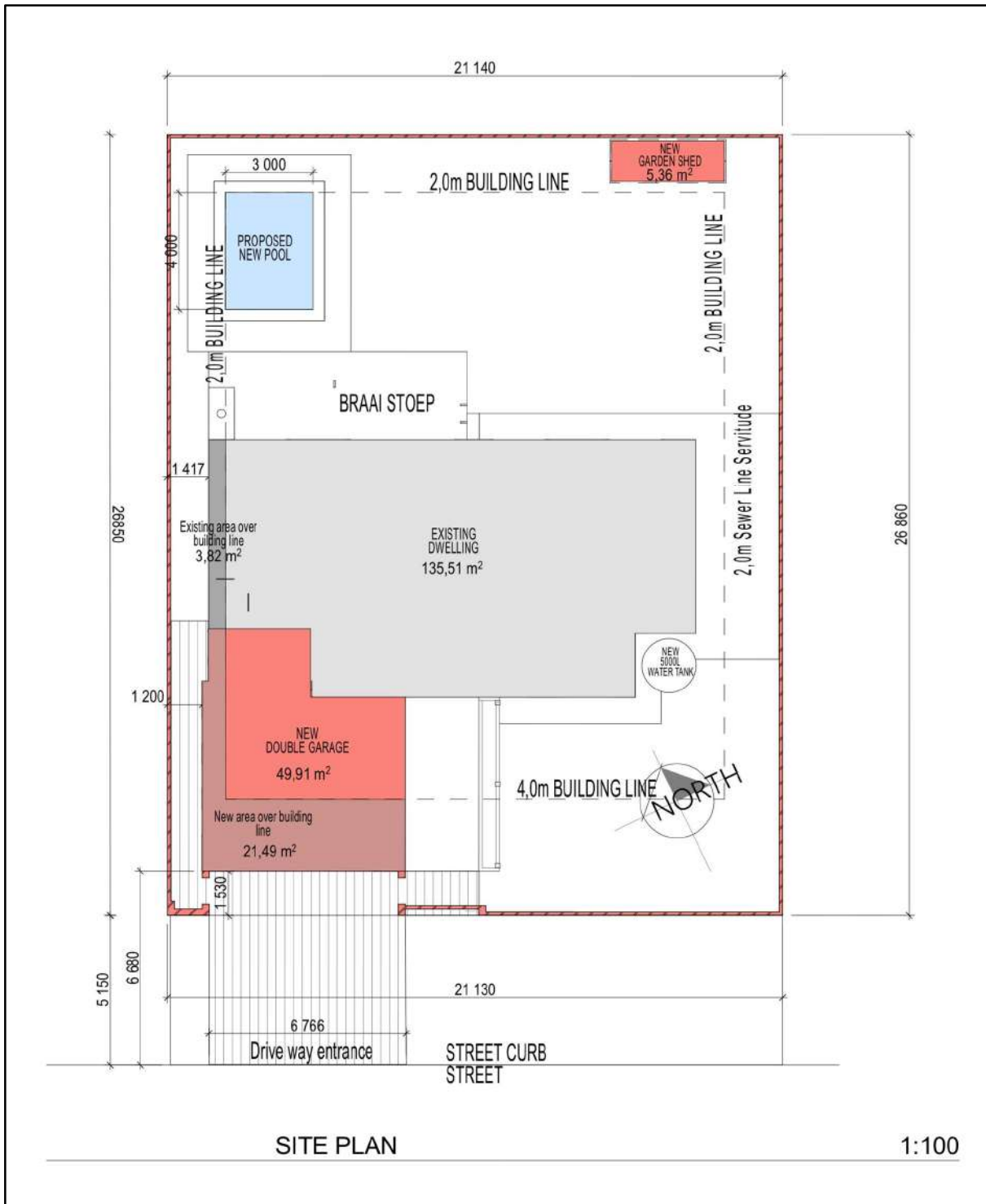
The owner considered locating the garage doors in the eastern wall of the new garage. This option was, however, not considered viable, for the following reasons:

- the cost of providing a new paved driveway would be much higher due to the large additional area south-east of the dwelling house, as well as a new carriageway crossing which would have to be paved; and
- due to the limited extend of the application erf (only 567m²) the area available for “soft” landscaping would be drastically reduced.

The following site plan and building plan indicates the position of the existing and proposed buildings in relation to the erf boundaries and building lines.

A copy of the site plan and building plan is attached hereto as **Annexure “A”**.

The purpose of this application is to obtain approval of the permanent departure for the relaxation of the building line as mentioned in point 1 of this motivation report to facilitate the submission and approval of a building plan in respect of the mentioned improvements.



3. GENERAL INFORMATION IN RESPECT OF ERF 19079 GEORGE

3.1 Locality

Erf 19079 George is situated at 33 Mann Street, Loerie Park. 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 residential purposes.

3.3 Extent of erf

The total area of Erf 19079 George is 567m².

3.4 Present zoning

In terms of the George Integrated Zoning Scheme, 2023, the zoning of Erf 19079 George is Single Residential Zone I.

3.5 Land Surveyor-General Diagram

A copy of the Surveyor General Diagram of Erf 19079 George is attached hereto as **Annexure “D”**.

3.6 Title Deed

Erf 19079 George is registered in the name of Elzánne Bothma. A copy of the Title Deed for Erf 19079 George is attached hereto as **Annexure “E”**.

3.7 Power of Attorney

A Power of attorney, whereby Jan Vrolijk Town Planner / Stadsbeplanner is appointed by Elzánne Bothma, the registered owner of Erf 19079 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 19079 George is not encumbered by a bond.

3.9 Conveyancer Certificate

A Conveyancer Certificate in respect of Erf 19079 George is attached hereto as **Annexure “G”**. The certificate confirms that there are no conditions in the Title Deed of the erf which prohibits the development of the erf as proposed in this application.

4. DESIRABILITY OF APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION): ERF 19079 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.

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 right of the inhabitants of the area in respect of erf values, privacy, view, sunlight, et cetera.*
- *Provision of essential services.*

4.2 Existing planning in the area

The application erf is situated in George East. The area surrounding Erf 19079 George has a predominantly single residential land use character, with dwelling houses and outbuildings, situated in neatly kept gardens.

The following aerial photo indicates the locality of Erf 19079 George, as well as the buildings situated on the erf, in relation to the surrounding area.



The owner intends to improve the dwelling house as described in point 2 of this motivation report. Due to some of the improvements transgressing the western side boundary building line, the purpose of this application is to obtain approval for a permanent departure for the relaxation of the mentioned building line.

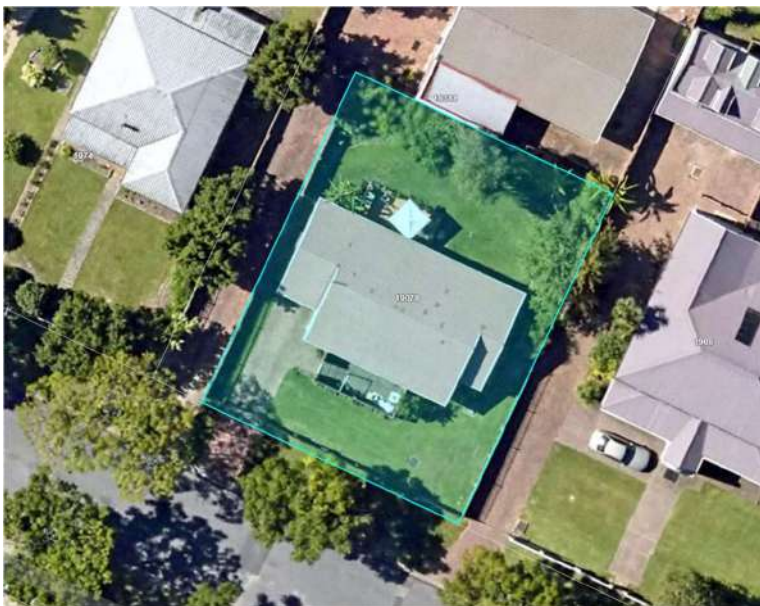
The dwelling house on the application erf has been in existence for many years and as such has formed part of the ambience of the area for a considerable period. As far as could be ascertained, no objections against the locality of the building have been lodged. The improvements proposed in this application and indicated on the proposed site and building plan will result in the dwelling house being upgraded substantially. The upgraded dwelling house will still be used for residential purposes as described in the land use description of a “dwelling house” in the George Integrated Zoning Scheme, 2023.

The relaxation of the building line, 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

The proposal 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 proposed relaxation of the building line as applied for 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

The aerial photo to the left indicates that, as the erf is situated on the northern side of Mann Street and between the panhandle access to Erf 18388 George, west of the application erf, and the paved vehicular access to the dwelling house and second dwelling unit on Erf 1908

George, to the east of the application erf, there are no erven which could be affected by the proposed relaxation of the side boundary building line.

The following photo shows the south-west elevation current single garage on the application erf, as viewed from the panhandle access portion of Erf 18388 George.



It is clear from the locality of the proposed extensions to the dwelling house in relation to the driveways on the mentioned adjacent erven, that the proposed relaxation of the building line on the application erf can have no negative impact on sunlight, view or privacy in respect of any adjacent erf.

4.5 Impact on streetscape

The following photo shows the street elevation of the erf.



A comparison of the current street elevation with the proposed elevations of the building, as shown on the site plan and building plan in point 2 of this motivation report, clearly indicates that the upgrading of the dwelling house as proposed in this application, will have a positive impact on the appearance of the existing dwelling house and therefore, on the streetscape. The proposed new laundry1 / scullery and braai stoep will be situated “behind” the new double garage and will have no impact on the streetscape.

The proposed relaxation of the western side boundary building line can, therefore, not have a negative impact on the streetscape in the vicinity of the application erf.

4.6 Impact on erf values

As indicated in the previous paragraphs, the improvements in respect of which the building line relaxation is required do not have a negative impact on any of the surrounding properties. The outside finish will be of good quality, and the elevation of the structures will improve the appearance of the existing building. The improvements described add value to the utilization of the erf and represent a substantial capital investment by the owner.

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

4.7 Impact on the provision of parking

As indicated on the site plan and building plan attached hereto as **Annexure “A”**, the existing single garage will be replaced by a new double garage, situated south-west of the existing dwelling house. The proposal described in this motivation report, therefore, has no influence on the provision of parking, as the 2 parking bays required in respect of a dwelling house will still be provided.

The provision of on-site parking can, therefore, not be negatively impacted upon by the relaxation of the building line as proposed in this application.

4.8 Impact on traffic circulation

The proposed relaxation of the building line will not result in the generation of more traffic in Mann Street as the dwelling house will still be used by one family. The proposed new laundry / scullery and braai stoep will be situated “behind” the new double garage and will, therefore, have no impact on the streetscape.

The building line relaxation as proposed in this application will, therefore, not have any negative impact on the traffic situation in Mann Street.

4.9 Provision of services

The existing development on the application erf has been connected to the municipal services in the area and the building line relaxation as proposed in this application will, therefore, not have any negative impact on the existing services or the provision of services. The proposal will thus not result in infrastructure costs to any external parties and will thus not place any burden on the municipal budget for the provision services infrastructure.

4.10 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.

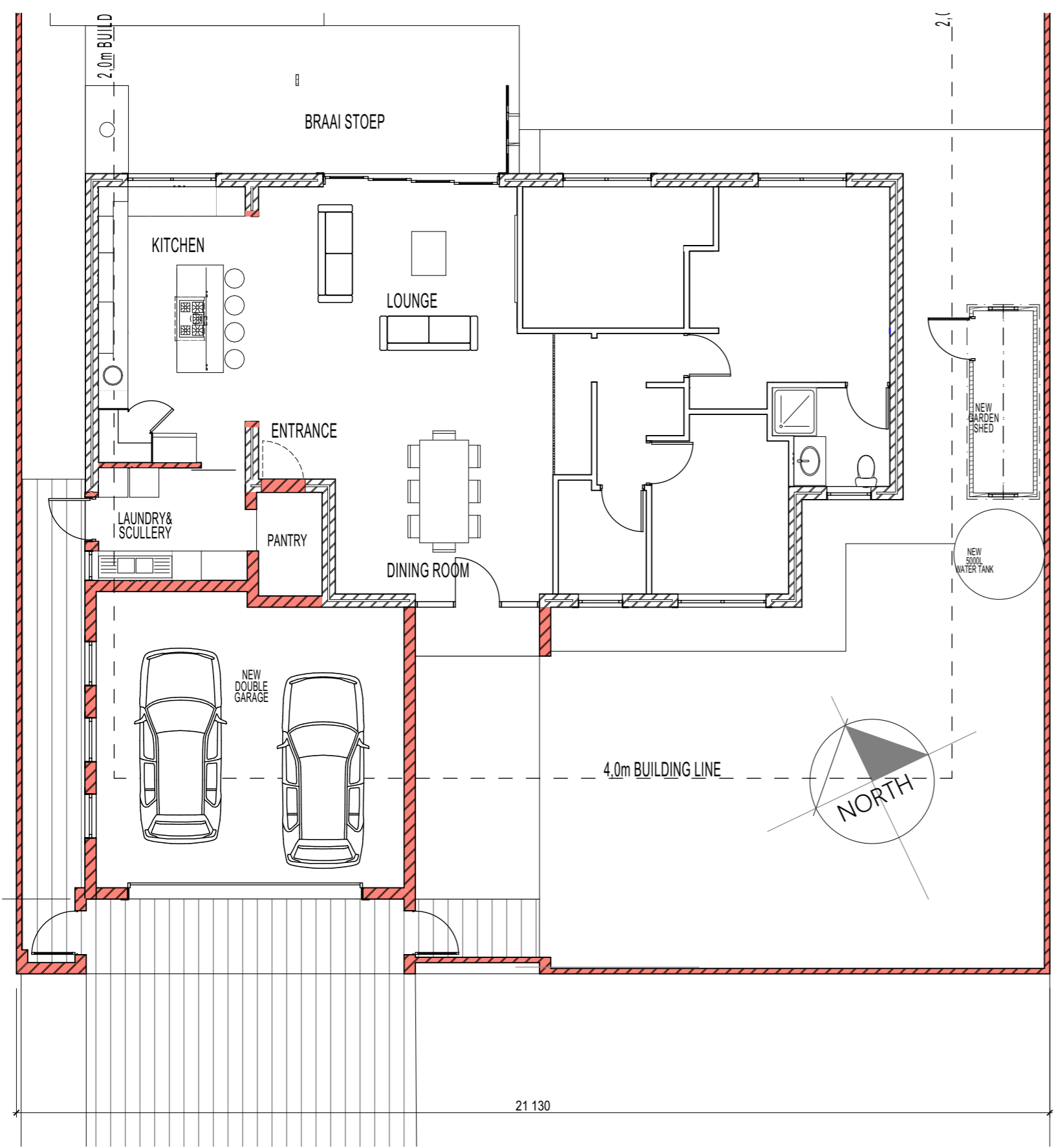
5. CONCLUSION

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 street western side boundary building line on Erf 19079 George to accommodate the proposed alterations to the existing kitchen and the proposed covered stoep and braai chimney on the western side of the dwelling house.

The proposed permanent departure for the relaxation of the mentioned building line on Erf 19079 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



GROUND FLOOR

1:100

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NO	DATE	REVISION



PIETER LIEBENBERG
063 175 4007
pgl@pglarch.co.za

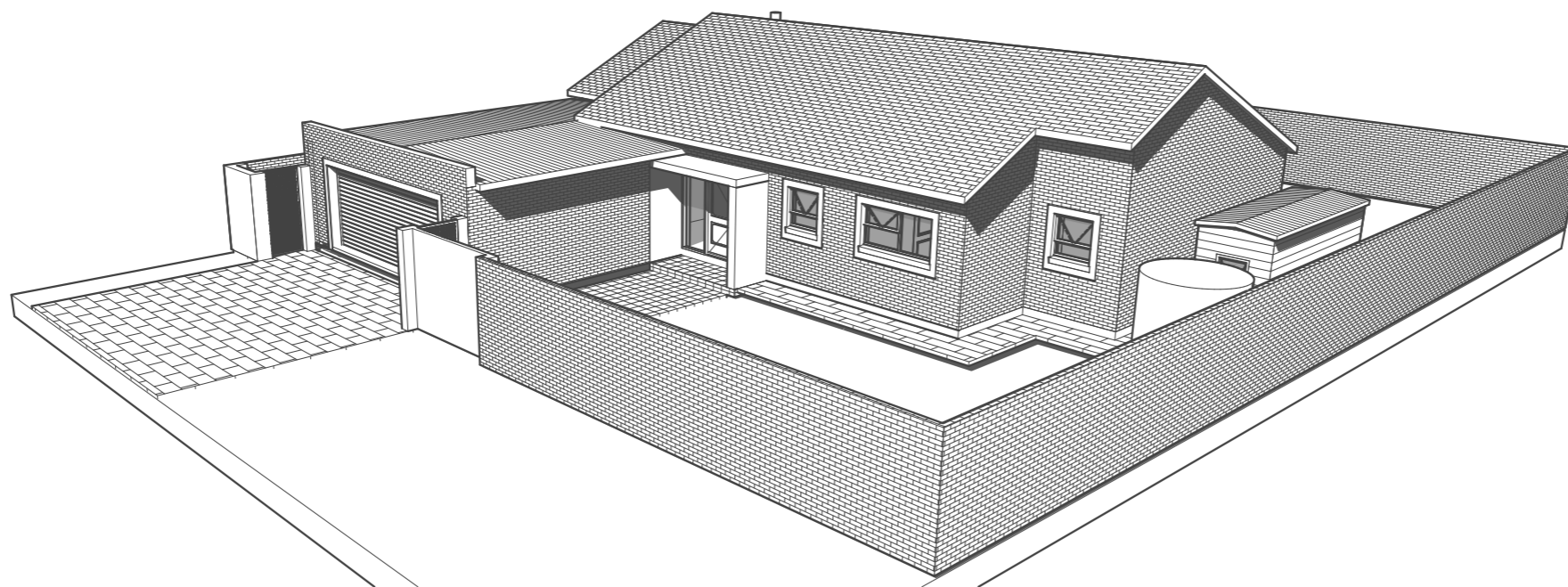
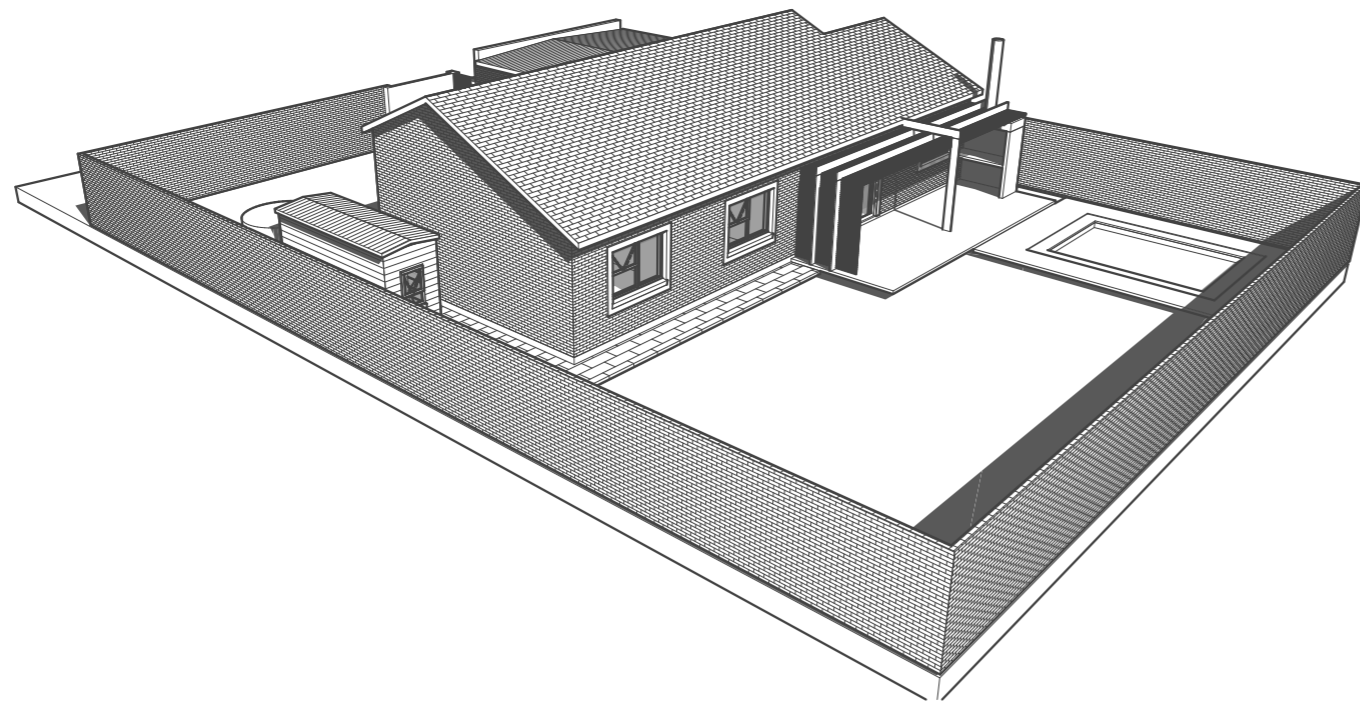
PROJECT TITLE / PROJEKTITEL
PROPOSED ALTERATIONS & ADDITIONS FOR
MRS ELZANNE BOTHMA
ON ERF 19079 GEORGE

DRAWING TITLE / TEKENINGTITEL
SK GROUND FLOOR

DRAWING NO / TEKENING NR
10/26/ 001

D:\D DRIVE\1_2026\BIBOTHMA\2026\FEB\19 FEB\BOTHMA 2026-01-04.pln

SCALE	SKAAL	DRAWN	GETEKEN	REVISION
1:100		PL	MS	
DATE	DATUM	LAST PLOT DATE		WYSIGING
JAN 2026		2026/02/19		



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NO	DATE	REVISION



PIETER LIEBENBERG
063 175 4007
pgl@pglarch.co.za

PROJECT TITLE PROJECTITEL

PROPOSED ALTERATIONS & ADDITIONS FOR

**MRS ELZANNE BOTHMA
ON ERF 19079 GEORGE**

DRAWING TITLE TEKENINGTITEL

SK 3D'S

DRAWING NO TEKENING NR

10/26/ 003

D:\D DRIVE\1. 2026\BIBOTHMA\2026\FEB\19 FEB\BOTHMA 2026-01-04.pln

SCALE	SKAAL	DRAWN	GETEKEN	REVISION
DATE	DATUM	LAST PLOT DATE		WYSIGING
JAN 2026		2026/02/19		

ANNEXURE "B" - APPLICATION FORM



**PLANNING AND DEVELOPMENT
APPLICATION FORM FOR CONSENT USE FOR A SECOND
DWELLING/ADDITIONAL DWELLING AND/OR DEPARTURE**

(Please complete the form in full for consideration - tick appropriate boxes with X)

BUILDING LINE RELAXATION	<input checked="" type="checkbox"/>
--------------------------	-------------------------------------

SECOND DWELLING	<input type="checkbox"/>
-----------------	--------------------------

ADDITIONAL DWELLING	<input type="checkbox"/>
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PROPERTY DETAILS

ERF NUMBER	19079	EXTENSION/A REA	Loerie Park
ZONING	Single Residential Zone I		
EXISTING LAND USE	Residential		

CORRESPONDENCE DETAILS

IS THE APPLICANT ALSO THE REGISTERED OWNER OF THE RELEVANT PROPERTY?					YES	NO
ADDRESS CORRESPONDENCE TO			OWNER	APPLICANT	POST OR E-MAIL	E-MAIL
COLLECT BY HAND	YES	<input checked="" type="checkbox"/>	TELEPHONE NO	082 464 7871		

OWNER DETAILS

OWNER NAME	Elzánne Bothma				
STREET NAME	Mann Street	HOUSE NUMBER	33		
POSTAL ADDRESS	Mann Street 33	SAME AS POSTAL ADDRESS	YES	<input checked="" type="checkbox"/>	
EXTENSION/AREA	George	CODE	6529		
ID NUMBER	800201 004 2081	E-MAIL ADDRESS	elzannebothma@gmail.com		
TELEPHONE NO	N/a	CELL NO	082 776 0141		

APPLICANT DETAILS (strike through if registered owner is also the applicant)

NAME	Jan Vrolijk Town Planner / Stadsbeplanner				
STREET NAME	Victoria Street	HOUSE NUMBER	-		
POSTAL ADDRESS	P. O. Box 710	SAME AS POSTAL ADDRESS	YES	NO	
EXTENSION/AREA	George CBD	CODE	6530		
TEL / CELL NO	082 464 7871	E-MAIL ADDRESS	janvrolijk@jvtownplanner.co.za		
PROFESSIONAL CAPACITY	Town Planner	SACPLAN NO	A/1386/2010		

BOND HOLDERS DETAILS (Only applicable if property is encumbered by a bond)

IS THE PROPERTY ENCUMBERED BY A BOND?					YES	NO
NAME OF BOND HOLDER	N/a					

TITLE DEED DETAILS

TITLE DEED NO.	T29789/2022		
ARE THERE RESTRICTIONS IN THE TITLE DEED WHICH IMPACT THE APPLICATION? (If yes, describe restrictions below)	YES	NO	


APPLICATION DETAILS

DESCRIPTION OF BUILDING LINE RELAXATION (STREET / LATERAL / REAR BUILDING LINE)	FROM M	TO M	DETAILS
Western side boundary building line	2.0m	1.417m	To accommodate the proposed alterations to the existing kitchen and the proposed covered stoep and braai chimney on the north-western side of the dwelling house.
Is an application for an increase in coverage being applied for? (Indicate increase under details)	YES	NO	
Is an application for a 2 nd dwelling /additional dwelling being applied for? (indicate size under details)	YES	NO	

HOA/ ADJACENT OWNERS DETAILS (Consent letters as well as site plans to be signed by adjacent owners)

ERF NO	ADDRESS	NAME	CONSENT LETTER ATTACHED
To be advertised	To be advertised	To be advertised	YES /NO

I hereby 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	14 May 2026
-----------------------	---	------	-------------

FOR OFFICE USE: INFORMATION REQUIRED FOR SUBMISSION:

Locality Plan	Building Plan/ Site Plan on A3/ A4	SG Diagram/ General Plan	Title Deed
Power of Attorney	Motivation	Neighbours Consent / Comment	HOA Consent
Bond Holder Consent	Proof of Payment	Conveyance Certificate	Other (Specify)

NEIGHBOURS CONSENT/ COMMENT FORM

TO WHOM IT MAY CONCERN

APPLICATION FOR _____ ON ERF/ FARM _____
--

NATURE OF CONSENT GIVEN (Tick whichever is applicable)

I/We the undersigned owner/s of the adjoining property as described below, hereby confirm that I/we have seen the building plans/ site development plans relating to the above application (my neighbour's development proposal). I/we have no objections thereto and I/we would not make any further claims with regard to view obstruction resulting from the approval of said building plans.	
I/We the undersigned owner/s of adjoining properties hereby confirm that I/we have seen the building plans / site development plans relating to the above application (my neighbour's development proposal). I/we have no objections thereto subject to the following:	
<u>Comment / Conditions</u>	

ADJACENT OWNER'S DETAILS

OWNER/S NAME/S		ID NUMBER	
ERF NUMBER		EXTENSION AREA	
E-MAIL ADDRESS		TELEPHONE NUMBER	
SIGNATURE OF OWNER		DATE	

Reminder: Adjacent owners must also sign and date the related building plan / site development plan

FOR OFFICE USE: INFORMATION REQUIRED FOR SUBMISSION:

IS THE SIGNATORY THE OWNER OF THE PROPERTY (CONFIRMED ON SAMRAS)?	YES	NO
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CHECKED BY		DATE	
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POWER OF ATTORNEY

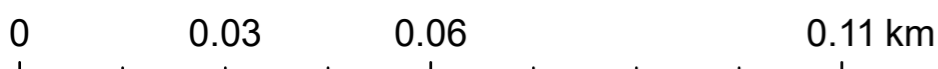
I, the undersigned appointed below Authorised Representative as legal representative for the submission of the application to act on my behalf and take the necessary steps as required by the Local Authority to ensure that the application complies with the conditions contained in the law on the By-Law on Municipal Land Use Planning for George Municipality, 2015, or any other applicable law.

OWNER NAME	Elzánne Bothma	ID NUMBER	800201 004 2081
ERF	Erf 19079 George	EXTENSION AREA	Loerie Park
AUTHORISED REPRESENTATIVE	Jan Vrolijk Town Planner / Stadsbeplanner	ID NUMBER	
SIGNATURE OF OWNER		DATE	
SIGNATURE OF AUTHORISED REPRESENTATIVE		DATE	

ANNEXURE "C" - LOCALITY PLAN



Erf 19079 George - Locality plan



Date: 3/6/2026 1:02 PM

Scale: 1:1,012



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.

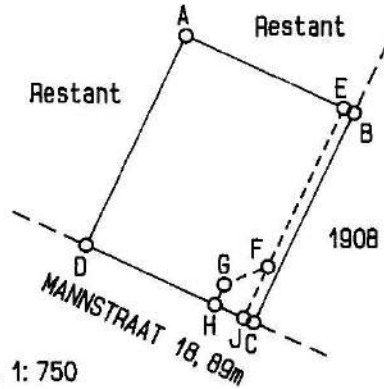
ANNEXURE "D" - SURVEYOR GENERAL DIAGRAM

SYE Meter	RIGTINGS -HOEKE	KOÖRDINATE		L.G. Nr.
		Y Stelsel	Lo.23° X	
	Konstante	+ 0,00	+3 700 000,00	1465/1996
AB	21,14	294 57 30	A + 48 131,97	+ 59 168,78
BC	26,86	24 59 10	B + 48 112,81	+ 59 177,70
CD	21,13	114 58 30	C + 48 124,15	+ 59 202,04
DA	26,85	204 57 30	D + 48 143,30	+ 59 193,12
Serwituut gegewens				
BE	1,29	114 57 30		
EF	20,30	24 57 30	E + 48 113,98	+ 59 177,15
FG	5,38	67 26 40	F + 48 122,54	+ 59 195,55
GH	2,59	24 57 30	G + 48 127,51	+ 59 197,62
HJ	3,63	294 58 30	H + 48 128,60	+ 59 199,97
JC	1,28	294 58 30	J + 48 125,31	+ 59 201,50
FJ	6,56	24 57 30		
		⊕ 43P4	+ 48 250,38	+ 59 152,08
		⊕ 101P4	+ 47 957,40	+ 59 290,30

Goedgekeur
Abdooljeeb
Landmeter-Generaal
1996 - 3 - 27

BAKENBESKRYWING:

Alle bakens is 12mm ysterpen



SKAAL 1: 750

Serwituutnotas:

1. Die lyn E F G H stel voor die middellyn van 'n vuilrioolserwituut 2,00 meter wyd.
2. Die lyn E J stel voor die middellyn van 'n stormwaterserwituut 2,00 meter wyd.

Die figuur A B C D

stel voor 567 vierkante meter grond synde

ERF 19079'n GEDEELTE VAN ERF 18388, GEORGE

geleë in die Munisipaliteit en Administratiewe Distrik George Provinsie van die Wes Kaap
Opgemeet in November 1983 - Februarie 1996

Louw

deur my

A.LOUW (PLS0356) Professionele Landmeter

Hierdie kaart is geheg aan
Nr. T 43134/96
gedateer
t.g.v.

Die oorspronklike kaart is
Nr. 10379/94
Transport/Grondbrief
Nr. 1995- -27837

Leër Nr. S/8775/4/5
M.S. Nr. E554/96
Komp. BL-7DD/W53 (1748)

Registrateur van Aktes

19079

19079

ANNEXURE "E" - TITLE DEED

CTN01293 Sharing Box 264

JOOSTE & SEMER ATTORNEYS
 167 MAIN ROAD
 SOMERSET WEST
 7130

Prepared by me

Fiona Eleanor Williamson

CONVEYANCER
 Fiona Eleanor Williamson (83766)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 1750 000,00	R. 1371,00
Reason for exemption	Category Exemption	Exemption i t o. Sec/Reg..... Act/Proc.....



03/10/56/201
 T 028789/2021
 29789/2007

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

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

ALBERT WIFFEN
 Identity Number 680518 5267 081
 Unmarried

which said Power of Attorney was signed at Mossel Bay on 24 January 2022

[Signature]
 Lexis® Convey 18.1.2.1

6/10

And the appearer declared that his/her said principal had, on 5 December 2021, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

ELZÁNNE BOTHMA
Identity Number 800201 004 2081
Unmarried

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

ERF 19079 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

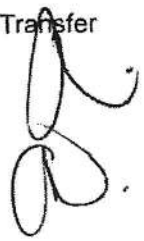
IN EXTENT 567 (FIVE HUNDRED AND SIXTY SEVEN) Square metres

FIRST TRANSFERRED by Deed of Transfer Number T43134/1996 with Diagram L.G. No 1465/1996 annexed thereto and held by Deed of Transfer Number T30743/1998

- A. **SUBJECT** to the conditions referred to in Deed of Transfer No. T2906/1934.
- C. **SUBJECT FURTHER** to the following special condition contained in Deed of Transfer No T2906/1934, namely:-

"The Transferor (viz. the Municipality of George) reserves the right to construct, use and maintain across the above property, any pipe line for water leading, sewerage or drainage and any poles or structures for the conduct of any electric or other light or power."

- D. **SUBJECT** to a sewage servitude, 2 metres wide, the the midline of which servitude is represented by the line EFGH on Diagram S.G. No. 1465/1996 imposed by the Municipality of George, with the approval of the subdivision of Erf 18388 George in favor of the Municipality, first contained in Deed of Transfer No T30743/1998.
- E. **SUBJECT FURTHER** to a stormwater servitude, 2 metres wide, the midline of which servitude is represented by the line EJ on Diagram S.G. No.1465/1996 imposed by the the Municipality of George, with the approval the subdivision of Erf 18388 George in favor of the Municipality, first contained in ~~eed~~^{Deed} of Transfer No T30743/1998.



15/10

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

ALBERT WIFFEN, Unmarried

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

ELZÁNNE BOTHMA, Unmarried

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 R1 750 000,00 (ONE MILLION SEVEN HUNDRED AND FIFTY THOUSAND RAND) .


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

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on 21 JUN 2007



q.q.

In my presence



REGISTRAR OF DEEDS

BB /



ANNEXURE "F" - POWER OF ATTORNEY

POWER OF ATTORNEY

I, the undersigned

Elzánne Bothma

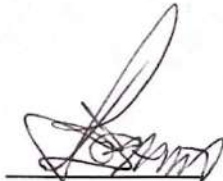
the registered owner of

Erf 19079 George

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

An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the western side boundary building line on Erf 19079 George from 2.0 metres to 1.417 metres to accommodate the proposed alterations to the existing kitchen and the proposed covered stoep and braai chimney on the north-western side of the dwelling house.

Signed at George on 14 May 2026

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

Elzánne Bothma

ANNEXURE "G" - CONVEYANCER CERTIFICATE

CONVEYANCER'S CERTIFICATE

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

ERF 19079 GEORGE

APPLICATION DETAILS

An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the western side boundary building line on Erf 19079 George from 2.0 metres to 1.417 metres to accommodate the proposed alterations to the existing kitchen and the proposed covered stoep and braai chimney on the north-western side of the dwelling house.

APPLICATION DATE

May 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:

T29789/2022 (current Title Deed)

in respect of:

**ERF 19079 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE**

IN EXTENT: 567 (FIVE SIX SEVEN) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T29789/2022

REGISTERED in the name of

ELZÁNNE BOTHMA

2. I have appraised myself with the details of the abovementioned Land Development Application.
3. The abovementioned Title Deed contains no conditions restricting the contemplated Land Use in terms of the abovementioned Land Development Application.
4. There is no bond registered over the property.

SIGNED at GEORGE on 5 May 2026

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

CONVEYANCER