



The Municipal Manager
P O Box 19
George
6530

Reference: Erf 2775 George

7 July 2026

Sir

APPLICATION FOR REMOVAL OF RESTRICTIVE CONDITIONS, SUBDIVISION, REZONING AND PERMANENT DEPARTURES (RELAXATION OF BUILDING LINES AND WIDTH OF PANHANDLE): ERF 2775 GEORGE

Attached hereto please find an application in terms of

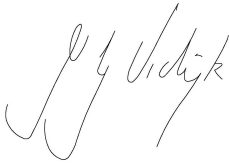
- Section 15(2)(f) of the Land Use Planning By-law for George Municipality, 2023 for the removal of restrictive conditions 2.(b), 2.(d) and 2.(f) from Title Deed T15509/2026, the title deed of Erf 2775 George.
- Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 for the subdivision of Erf 2775 George into a Portion A ($\pm 659.8\text{m}^2$) and a Remainder ($\pm 512.2\text{m}^2$).
- Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023 for the rezoning of Portion A from Single Residential Zone I to General Residential Zone I (Double dwelling house).
- Section 15(2)(b) of the By-law on Land Use Planning for George Municipality, 2023 for the relaxation of the following building lines on Portion A:
 - the eastern side boundary building line from 3,0 metres to 2,0 metres to accommodate the proposed covered stoep of the double dwelling house.
 - the southern side boundary building line from 3,0 metres to 2,0 metres to accommodate the proposed double dwelling house.

TEL: 044 873 3011 FAX: 086 510 4383 EMAIL: janvrolijk@jvtownplanner.co.za
CELL: 082 464 7871 PO Box 710 George 6530
OFFICE: Millwood Building corner of York and Victoria Street, George
SACPLAN REG No. A/1386/2010

- Section 15(2)(b) of the By-law on Land Use Planning for George Municipality, 2023 for the relaxation of the following building lines on the Remainder:
 - the western side boundary building line from 2,0 metres to 0,0 metres to accommodate the existing dwelling house.
 - the southern street boundary building line from 4,0 metres to 0,0 metres to accommodate the existing carport.
- Section 15(2)(b) of the By-law on Land Use Planning for George Municipality, 2023 for the departure from Section 45(1)(d) of the George Integrated Zoning Scheme By-law 2023 to allow for a panhandle with a width of 3 metres wide on Portion A.
- Section 24(1)(f)(v) of the By-law on Land Use Planning for George Municipality, 2023 for the registration of a private right-of-way over a portion of the proposed panhandle of Portion A in favour of the Remainder.

Your prompt consideration of the application will be appreciated.

Thanking you in anticipation.

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

Jan Vrolijk

MOTIVATION REPORT
APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE CONDITIONS, SUBDIVISION,
REZONING AND PERMANENT DEPARTURES
ERF 2775 GEORGE

7 July 2026



Prepared for:

JG & E Snyman
13 Mitchell Street
George
6529

Prepared by:

Jan Vrolijk Town Planner/Stadsbeplanner
Millwood gebou, h/v York – en Victoriastraat
Posbus 710, George, 6530
Suid Afrika
Tel: +27 44 873 3011
Sel: +27 82 464 7871
Faks: +86 510 4383
SACPLAN Registrasie Nr A/1386/20

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MOTIVATION REPORT
APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE CONDITIONS, SUBDIVISION,
REZONING AND PERMANENT DEPARTURES:
ERF 2775 GEORGE

1. APPLICATION

- Application is made in terms of Section 15(2)(f) of the Land Use Planning By-law for George Municipality, 2023 for the removal of restrictive conditions 2.(b), 2.(d) and 2.(f) from Title Deed T15509/2026, the title deed of Erf 2775 George.
- Application is made in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 for the subdivision of Erf 2775 George into a Portion A ($\pm 659.8\text{m}^2$) and a Remainder ($\pm 512.2\text{m}^2$).
- Application is made in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023 for the rezoning of Portion A from Single Residential Zone I to General Residential Zone I (Double dwelling house).
- Application is made in terms of Section 15(2)(b) of the By-law on Land Use Planning for George Municipality, 2023 for the relaxation of the following building lines on Portion A:
 - ⇒ the eastern side boundary building line from 3,0 metres to 2,0 metres to accommodate the proposed covered stoep of the double dwelling house.
 - ⇒ the southern side boundary building line from 3,0 metres to 2,0 metres to accommodate the proposed double dwelling house.
- Application is made in terms of Section 15(2)(b) of the By-law on Land Use Planning for George Municipality, 2023 for the relaxation of the following building lines on the Remainder:
 - ⇒ the western side boundary building line from 2,0 metres to 0,0 metres to accommodate the existing dwelling house.

- ⇒ the southern street boundary building line from 4,0 metres to 0,0 metres to accommodate the existing carport.
- Application is made in terms of Section 15(2)(b) of the By-law on Land Use Planning for George Municipality, 2023 for the departure from Section 45(1)(d) of the George Integrated Zoning Scheme By-law 2023 to allow for a panhandle with a width of 3 metres wide on Portion A.
- Application is made terms of Section 24(1)(f)(v) of the By-law on Land Use Planning for George Municipality, 2023 for the registration of a private right-of-way over a portion of the proposed panhandle of Portion A in favour of the Remainder.

The completed application form for the removal of restrictive conditions, subdivision, rezoning and permanent departures application is attached hereto as **Annexure “A”**.

2. DEVELOPMENT PROPOSAL

Erf 2775 George is developed with a dwelling house and associated outbuildings. The owner of Erf 2775 George is currently busy renovating the existing dwelling house for rental purposes.

The owner proposes to subdivide Erf 2775 George into a Portion A (659.8m²) and a Remainder (512.2m²) as indicated on the subdivision plan attached hereto as **Annexure “B”**.

It is further intended to rezone the newly created Portion A from Single Residential Zone I to General Residential Zone I to accommodate a double dwelling house. Each dwelling unit will be approximately 158.3m² in extent and will consist of 2 bedrooms, 2 bathrooms, kitchen with scullery, open plan dining room, lounge leading out onto a patio with a braai , a garage and one open parking space. The proposed building plans for the double dwelling house is attached hereto as **Annexure “C”**.

To allow for ample maneuvering space in front of the two garages and the two open parking bays that need to be provided for the double dwelling, it is necessary to move the double dwelling slightly to the east and south, thus resulting in a building line relaxation being required along the eastern and southern boundaries of Portion A. The double dwelling will comply with the western

building line and the northern building line. The building line relaxation for the proposed double dwelling is minor in nature and is only required to accommodate the covered stoep and a section of unit 2 of the proposed double dwelling.

The existing dwelling house and associated outbuildings will be located on the Remainder. The existing dwelling house will be located on the panhandle boundary of Portion A and will as such require a building line relaxation along the western boundary of the Remainder. Carports are furthermore located within the street building line of the Remainder for which building line relaxation will also be required.

Erf 2775 George has two existing entrances of Mitchell Street and no additional access points will be created. The proposed panhandle which will provide access to Portion A is 3 m wide and will thus require a departure from Section 45(4)(d) of the George Integrated Zoning Scheme By-law, 2023 which reads as follows:

“the minimum width of a panhandle access may not be less than 4 metres wide unless otherwise determined by the Municipality.”

The position of the panhandle access to Portion A along the western boundary of Erf 2775 George is preferred to ensure that the proposed double dwelling house achieves northern and eastern orientation for its living areas. The access to the Remainder will be located along the eastern boundary of the Remainder. The carports on the Remainder will obtain access from the street entrance proposed for the Remainder.

The single garage of the existing dwelling house on the Remainder cannot gain access via the access proposed for the Remainder and therefore requires access via the panhandle on Portion A. A private right-of-way servitude is proposed over the panhandle to provide access to the existing garage on the proposed Remainder. The extent of the right of way servitude over the panhandle on Portion A in favour of the Remainder is indicated on the subdivision plan attached hereto as **Annexure “B”**.

Title Deed T15509/2026 the title deed of Erf 2775 George contains conditions which stipulates that the erf may only have one dwelling house, is subject to restrictive building lines and that the

erf may not be subdivided without the written consent of the Administrator. Removal of these restrictive title conditions are therefore required to enable the subdivision and rezoning for a double dwelling house and the relaxation of the building lines as proposed.

The purpose of the application is to obtain the necessary approvals to allow for the removal of restrictive title conditions, subdivision, rezoning and departure of Erf 2775 George to allow for the development on the two subdivided portions as indicated on the site plan and building plans attached hereto as **Annexure “C”**.

3. PRE-APPLICATION CONSULTATION

The pre-application consultation discussion of the mentioned proposed development by the relevant officials of George Municipality took place on 3 June 2026. The signed pre-application consultation application form, which is attached hereto as **Annexure “D”**, contains the following comments, with our comments below:

“Town Planning comments

- *The current plan/design does not seem to be feasible in terms of maneuverability and parking provision, with special reference to the double dwelling. 7m maneuvering space is not sufficient. It is advised to relook at the design/layout of the double dwelling.”*

The plans of the double dwelling have been amended and now allow for maneuvering space of 7.5 metres.

- *“All areas and dimensions must be shown on plan.”*

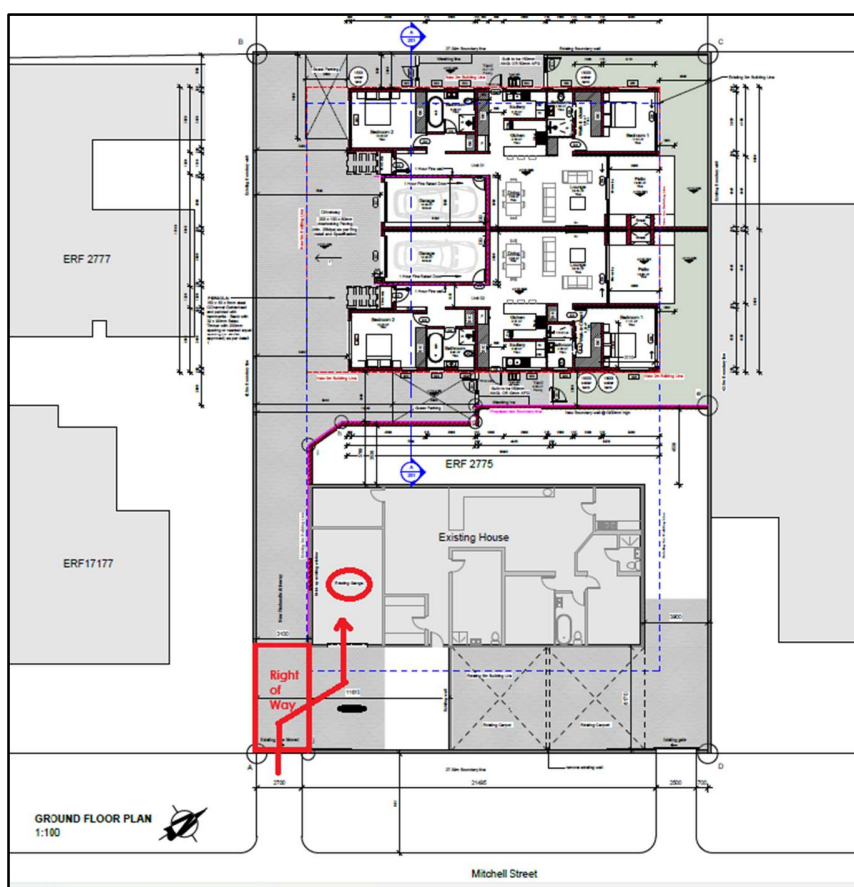
The required dimensions have been added to the plans.

- *“Applicant to take note of the building lines applicable to the proposed double dwelling unit (3.0m building line will be applicable all around. Departures need to be justified and motivated.”*

In terms of development parameter (d)(iii) of the land use parameters applicable to a double dwelling house as per the George Integrated Zoning Scheme By-law, 2023 a double dwelling house is subject to a 2-metre rear building line and a 3-metre building line along all other boundaries. The double dwelling complies with the rear boundary building line whilst the desirability of the relaxation of the eastern and southern boundary building lines is discussed in point 6 of this motivation report.

- *“Access to the existing house and use of servitude area not clear. Need to confirm and justify/motivate.”*

The single garage of the existing dwelling house on the Remainder cannot gain access via the access proposed for the Remainder and therefore requires access via the panhandle on Portion A.



A private right-of-way servitude is proposed over the panhandle of Portion A to provide access to the existing garage on the proposed Remainder. The extent of the right of way servitude over the panhandle on Portion A in favour of the Remainder is as illustrated in the extract of the site plan to the left.

- *“Applicant to address compliance with MSDF, 2023, LSDF SPLUMA, Zoning Scheme etc.”*

The compliance of the application with the MSDF 2023, LSDF, SPLUMA, Zoning Scheme etc. is addressed in point 5 of this report.

“CES comments

- *Access restricted to Mitchell Street.*
- *All parking must be provided in accordance with the GIZS 2023.*
- *No parking is allowed within the road reserve, and the owner/developer shall be responsible, at their own cost, for implementing and maintaining all necessary measures to prevent any unapproved parking within the road reserve.*
- *The development may require a possible TIA, subject to comments from the Traffic Engineer.*
- *PT1 may be supported.*
- *Water & sewer services are available, subject to capacity confirmation*
- *Development charge will be applicable.*
- *The developer must adhere to National Building Regulation R1 and applicable Municipal stormwater by law and policies.*
- *The developer is also requested to implement SUDS principals when address stormwater. The use of stormwater pipes should be limited.*

ETS comments

- *ETS DC’S applicable.”*

The other issues and requirements mentioned in the comments are addressed in various paragraphs throughout this motivation report.

4. GENERAL INFORMATION REGARDING ERF 2775 GEORGE

4.1 Locality

Erf 2775 George is located at 13 Mitchell Street, in the well-established neighbourhood known as George South.

The locality of the erf is indicated on the locality plan which is attached hereto as **Annexure “E”**.

4.2 Existing land use

Erf 2775 George is currently developed with a dwelling house, single garage, double carport and a shade net outdoor area.

4.3 Extent

Erf 2775 George is 1 164m² in extent.

4.4 Present zoning

In terms of the George Integrated Zoning Scheme By-Law, 2023 the zoning of Erf 2775 George is Single Residential Zone I.

4.5 General Plan

Erf 2775 George forms part of the General Plan known as the Greensward Subdivided Estate. A copy of the General Plan is attached hereto as **Annexure “F”**.

4.6 Title Deed

Erf 2775 George is registered in the name of Johan Gustav Snyman and Elizabeth Snyman. A copy of the registered Title Deed T15509/2026 is attached hereto as **Annexure “G”**.

4.7 Power of Attorneys

A Power of Attorney whereby Jan Vrolijk Town Planner / Stadsbeplanner is appointed by Johan Gustav Snyman (ID 5201045038089) and Elizabeth Snyman (ID 5411180076089), the

registered owners of the Erf 2775 George, to prepare the applications referred to in point 1 of this motivation report and to sign all relevant documents is attached hereto as **Annexure “H”**.

4.8 Bondholder's Consent

Erf 2775 George is not encumbered by a bond.

4.9 Conveyancer Certificate

A Conveyancer Certificate in respect of Erf 2775 George is attached hereto as **Annexure “I”**. The Conveyancer Certificate confirms that conditions 2(b); 2(d) and 2(f) in the Title Deed T15509/2026 of Erf 2775 George is restricting the subdivision and rezoning as proposed in this application and should be removed.

5. DESIRABILITY OF THE APPLICATION FOR THE SUBDIVISION AND REZONING OF ERF 2775 GEORGE

5.1 Introduction

The application Erf 2775 George is currently zoned Single Residential Zone I. In terms of this zoning, Erf 2775 George may be utilized for the purposes of a dwelling house and second dwelling unit. The developer, however, intends to subdivide Erf 2775 George into 2 portions and rezone the proposed Portion A for the purpose of a double dwelling, as discussed in point 2 of this motivation report. To allow such a development the proposed Portion A will have to be rezoned to General Residential Zone I.

The term "desirability" in the land use planning context, may be defined as the degree of acceptability of the land use on the land unit concerned. The desirability of the intended subdivision and rezoning shall be discussed with reference to the aspects listed below.

- Physical characteristics of the site.
- The proposed land uses.

- The compatibility of the proposal with existing planning documentation, spatial frameworks, legislation and policies.
- The compatibility of the proposal with the character of the surrounding area.
- Potential of the site.
- Accessibility of site.
- Availability of parking.
- Provision of services.

It will be indicated in the following paragraphs that the proposal can be regarded as being desirable as far as the mentioned aspects are concerned.

5.2 Physical characteristics of the erf

5.2.1 Topography

The application erf is relatively flat with a gentle slope from the north-west to the south-east. The topography is of such nature that it will not have a negative impact on the proposed development and therefore does not restrict the proposed subdivision and rezoning as applied for in this application.

5.2.2 Surface conditions

Little information concerning the soil conditions in the area is available. The existing structures and the structures in the immediate vicinity do not appear to have construction anomalies relating to the soil conditions. There is as such no reason from this point of view why this application cannot be supported.

5.2.3 Vegetation

Erf 2775 George has no mature trees and currently a big backyard covered with grass. Vegetation will thus not place any restriction on the development proposal.

5.2.4 Other characteristics

The application erf is not affected by any known flood lines, fountains or other unique ecological habitats, which could restrict the subdivision and rezoning as proposed in this application.

5.2.5 Conclusion

From the contents of the above-mentioned paragraphs, there is no reason from a physical characteristics point of view why the application for rezoning cannot be supported.

5.3 Proposed land uses

The owner intends to densify the property by retaining the existing dwelling house and developing a double dwelling house on the proposed subdivided portion as indicated on the subdivision plan as well as site and building plans attached hereto as **Annexure “B”** and **Annexure “C”** as discussed in detail in point 2 above.

5.4 Coverage of the proposed development

The proposed double dwelling has a total floor area of 316.6m². Portion A will have a size of 659.8m². The coverage of the proposed double dwelling will therefore be 48.03%, thus within the allowed 50% coverage applicable to double dwellings as per the George Integrated Zoning Scheme By-law, 2023.

The existing dwelling house and carports have a size of 276m². The Remainder will have a size of 512.2m². The coverage of the existing dwelling house on the Remainder is 39.6% and thus below the allowed 50% coverage applicable to a dwelling house as per the George Integrated Zoning Scheme By-law, 2023.

5.5 Compatibility of the development proposal with existing planning documentation and policies

5.5.1 Introduction

Different planning documents apply to the application and the desirability and compatibility of the application regarding each of these documents will subsequently be discussed.

5.5.2 “Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)”

Section 7 of the "Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)" lists 5 development principles which must be applied when any development application is to be evaluated. The principles referred to are as follows:

- “Spatial justice”
- “Spatial sustainability”
- “Spatial efficiency”
- “Spatial resilience”
- “Good administration”

Different development principles are identified under each of the 5 abovementioned principles which must be applied when a land use application is to be evaluated. The proposed application for subdivision and rezoning will subsequently be evaluated on each of the principles.

Spatial justice		
Criteria	Compliance	Planning Implication
Past spatial and other development imbalances must be redressed through improved access to and use of land.	Complies with.	This application will result in optimizing the property by keeping the existing dwelling house and developing a double dwelling on the subdivided portion in accordance with the development proposals for this area as per the George Spatial Development Framework 2023. It will lead to more efficient use of land and align with the overall density of 25du/ha for George.
Spatial development frameworks and policies at all spheres of government	Complies with.	George Municipality approved a Spatial Development Framework for

must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation.		George, 2023 which contains development proposals which are aimed at improving the quality of life of all the inhabitants of George. The approval of this application will result in 2 new residential units near the George CBD.
Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.	Complies with.	George Municipality approved the George Integrated Zoning Scheme By-Law, 2023, which contains zoning- and development parameters which guide the development of all erven in respect of type of structure allowed, land uses and building lines. These parameters enable the development of the proposed double dwelling.
Land use management systems must include all areas of a municipality and especially include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homelands areas.	Complies with.	George Municipality approved the George Integrated Zoning Scheme By-Law, 2023, which contains zoning- and development parameters which guide the development of all erven in respect of type of structure allowed, land uses and building lines. These parameters enable the development of the double dwelling as proposed in this application.
Land development procedures must include provisions that accommodate access to secure tenure and incremental upgrading of informal areas.	Not applicable.	This provision does not apply to this application, as no informal residential development is involved.
A Municipal Planning Tribunal, considering an application before it, may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land or property is affected by the outcome of this application.	Not applicable.	As far as is known, the Eden Joint Planning Tribunal - George Municipality's discretion when considering applications is not affected by the value of land or property. Decision making is, as far as is known, based on the principles, as stated in Section 7 of the Spatial Planning and Land Use Act, 2013 (Act 16 of 2013).

Spatial sustainability

Criteria	Compliance	Planning Implication
Promote land development that is within the fiscal, institutional and administrative means of the Republic.	Complies with.	The proposed development will have no impact on the fiscal, institutional or administrative capabilities of the George Municipality. The George Municipality's income base will in fact be broadened through this development proposal.
Ensure that special consideration is given to the protection of prime and unique agricultural land.	Not applicable.	The provisions of the Act on the Subdivision of Agricultural Land, 1970 (Act 70 of 1970) do not apply to the application.
Uphold consistency of land use measures in accordance with environmental management instruments.	Not applicable.	The proposed development does not trigger any listed activities in terms of environmental legislation.
Promote and stimulate the effective and equitable functioning of land markets.	Complies with.	The application erf is situated inside the densification area as determined in the George Spatial Development Framework, 2023. The proposed development will not have a negative impact on surrounding property values and will contribute to the upgrading of the area, which could result in increased property values in the vicinity. The subdivision and rezoning to a double dwelling will assist the broader goal for George to reach the ultimate density of 25du\ha.
Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.	Complies with.	All infrastructure required for the development will be provided by the developer at his cost in accordance with municipal requirements.
Promote land development in locations that are sustainable and limit urban sprawl.	Complies with.	The property is in terms of the George Spatial Development Framework, 2023 located within the urban edge of the George Municipal area and is in terms of the framework targeted for urban development. The proposal will thus not result in urban sprawl.

Result in communities that are viable.	Complies with.	The development of Erf 2775 George with a double dwelling, as proposed in this application, will create much needed residential opportunities in the old residential neighbourhood of George South, which will have a positive effect on property values and the economy of George. This will result in additional income for the Municipality, which could be used for the improvement of quality of services to all the citizens of George.
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Spatial efficiency		
Criteria	Compliance	Planning Implication
Land development optimises the use of existing resources and infrastructure.	Complies with.	The required infrastructure for the proposed development will be provided by the developer at his costs. The proposal will thus not result in infrastructure costs to any external parties. The proposal will thus not place any burden on municipal budget for the provision services infrastructure.
Decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts.	Complies with.	In terms of the contents of this Motivation Report the proposed development will have no negative financial, social, economic or environmental impacts. It will thus be possible to comply with any procedures which the George Municipality has designed to minimise negative financial, social, economic or environmental impacts.
Development application procedures are efficient and streamlined and timeframes are adhered to by all parties.	Complies with.	George Municipality has adopted the George Municipality: Land Use Planning By-law, 2023 which prescribes procedures and time frames developers must comply with when submitting land use applications,

		and which officials must consider when considering applications. This application has been prepared in accordance with the stipulations of the George Municipality: Land Use Planning By-law, 2023 and the application will therefore be managed and considered in accordance with the time frames as prescribed.
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Spatial resilience		
Criteria	Compliance	Planning Implication
Flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.	Complies with.	The application erf is situated within the urban edge of George, according to the George Spatial Development Framework, 2023. The CBD Local Spatial Development Framework, 2012 only refers to George South as a whole and supports subdivision and densification. Thus the proposal is in line with the MSDF, 2023 and CBD LSDF, 2012.

Good administration		
Criteria	Compliance	Planning Implication
All spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act.	This is general principle that municipalities need to comply with.	Input was received from all spheres of government when the George Spatial Development Framework was drafted. An integrated approach, guided by the spatial planning and land use management systems as embodied in this Act, was thus followed in the preparation of the George Spatial Development Framework. As the

		development proposal can be deemed to comply with the contents of the George Spatial Development Framework, 2023 it can be stated that the proposal complies with the specific criteria.
All government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial development frameworks.	This is general principle that municipalities need to comply with.	Input was received from all government departments and sectors when the George Spatial Development Framework and the CBD Local Spatial Development Framework, 2012 was drafted. An integrated approach, guided by the spatial planning and land use management systems as embodied in this Act, was thus followed in the preparation of the two Frameworks. As it can be deemed that the development proposal complies with the contents of the Frameworks, it can be stated that the proposal complies with this specific criterion.
The requirements of any law relating to land development and land use are met timeously.	This is general principle that municipalities need to comply with.	The George Municipality has adopted the George Municipality: By-law on Land Use Planning, 2023 which prescribes procedures and timeframes which developers must adhere to when submitting land use applications and which officials needs to take into consideration when considering applications. This application has been prepared in keeping with the requirements as per the George Municipality: By-law on Land Use Planning, 2023 and the application will from date of submission be dealt with and be considered within the timeframes prescribed in the by-law.
The preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them.	This is general principle that municipalities need to comply with.	This application will be advertised in accordance with the stipulations as contained in the George Municipality: By-law on Land Use Planning, 2023. All parties will be given the opportunity to participate in the public participation process and will be afforded the opportunity to provide input on the application.

Policies, legislation and procedures must be clearly set in order to inform and empower members of the public.	This is general principle that municipalities need to comply with.	The George Municipality: By-law on Land Use Planning, 2023 contains clear procedures set to inform and empower members of the public. This application will be subjected to these procedures.
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As can be seen from the table above, it can be argued that the proposal can be regarded as being compatible with the 5 development principles of SPLUMA.

5.5.3 “Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)”

In terms of the above Act, it is expected of a municipality to consider the compatibility of any development proposal with existing provincial and municipal spatial development frameworks and as well as more detailed local spatial frameworks.

Section 19(1) and 19(2) of the Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA) which is relevant to this application reads as follows:

- 19(1) If a spatial development framework or structure plan specifically provides for the utilization or development of land as proposed in a land use application or a land development application, the proposed utilization or development is regarded as **complying** with that spatial development framework or structure plan.*
- 19(2) If a spatial development framework or structure plan does not specifically provide for the utilization or development of land as proposed in a land use application or a land development application, but the proposed utilization does not conflict with the purpose of the relevant designation in the spatial development framework or structure plan, the utilization or development is regarded as being **consistent** with that spatial development framework or structure plan.”*

The compatibility of the development proposal with existing spatial development frameworks is addressed in points 5.5.5 to 5.5.7 of this report.

The development principles referred to in Section 59 of LUPA, which should also be considered when motivating an application, are directly in line with the principles of SPLUMA which have

been discussed in detail in section 5.5.2 above. The comments in paragraph 5.5.2 are thus also relevant as far as Section 59 of LUPA is concerned.

5.5.4 National Heritage Resources Act, 1999 (Act 25 of 1999)

The existing structures on Erf 2775 George is not indicated on the 1957 aerial photograph and therefore the existing structures is regarded not to be older than 60 years and therefore do not require a Heritage Permit application.

5.5.5 Western Cape Provincial Spatial Development Framework (WC-PSDF)

5.5.5.1 Introduction

The Western Cape Provincial Spatial Development Framework (WC-PSDF) not only provides for a new spatial development pattern for the province but also clearly points out where development may and may not take place. The provisions of the development framework must therefore be considered with any development proposal.

In terms of the framework, mention is made of several principles namely spatial justice, spatial sustainability, spatial resilience, spatial efficiency, accessibility and quality of life and good administration to which spatial planning must comply. The impact of the application on spatial justice, spatial sustainability, spatial resilience, spatial efficiency, has already been fully discussed in point 5.5.2 above and it has been shown that the proposed development complies with the mentioned principles.

Several policy statements are also highlighted in terms of the WC-PSDF which must specifically correlate with the mentioned principles. Some of the policy statements that are relevant to this town planning application will be addressed in the following points.

5.5.5.2 Protection of agricultural land

In terms of the WC-PSDF it is indicated that agricultural land must be protected. Erf 2775 George is zoned Single Residential Zone I and is not used for agricultural purposes. This objective of the WC-PSDF is therefore not relevant to this application.

5.5.5.3 Urban edge

The WC-PSDF provides for a guideline which determines that towns should identify an urban edge, and that development should be restricted to areas inside the urban edge. The George Municipality identified an urban edge, and Erf 2775 George falls within the identified urban edge. As such, the proposed development will not result in "urban sprawl". The proposal therefore meets the requirement of this guideline set out in the WC-PSDF.

5.5.5.4 Densification

In terms of the WC-PSDF, higher densities and more compact cities must be created. The proposed development is for subdivision to create 2 residential erven, Portion A will be developed with a double dwelling, and the Remainder will be for a single dwelling house. The increased density of Erf 2775 George will contribute to the overall density requirement of 25du/ha. The proposal therefore complies with this objective of the WC-PSDF.

5.5.5.5 Self-sustainability of development

A further guideline which is laid down is that any development should be self-sufficient. It states that *"the development needs of the present generations should be met without the ability of future generations to meet their own needs, being compromised."* The development as proposed by this application will be self-sufficient and will not place any burden on the future residents of George. The development will in fact make a positive contribution to the improvement of the residents of George's quality of life since it will contribute to the property rates structure of the George Municipality.

The proposed new double dwelling on Portion A of Erf 2775 George, is a big financial investment. As such, the proposed double dwelling will have a positive effect on the economy of George and contribute to the fact that not only the George Municipality, but also various suppliers of materials

and services, can generate additional income from the development, income that can be used towards the improvement of the quality of life of the respective service providers as well as the resident of George in general.

The WC-PSDF furthermore states that settlement areas that have sufficient natural resources and an economic development potential to accommodate self-sustaining long-term population growth must be identified and that development outside the areas must be prevented and developments must be channelled to the settlement areas. George is the main town of the Southern Cape and has already proven that it is a town that has the development potential to be self-sustainable. The proposal will make a positive contribution to the further strengthening of George as a self-sustainable town. The proposal to establish the development within George is therefore in line with the specific guideline of the WC-PSDF.

5.5.5.6 Public Transport

The WC-PSDF states that "non-motorised" and public transport should be promoted. Erf 2775 George is located along the Go-George bus route. The property is thus located within a public transport service PT 1 area as per the George Integrated Zoning Scheme By-law, 2023 in terms of which certain incentives regarding the provision of parking spaces are available to a development. The development proposal will however comply with the normal parking requirements.

5.5.5.7 Summary

From the content of point 5.5.5 it seems clear that the application can indeed be considered compatible with the WC-PSDF.

5.5.6 George Spatial Development Framework, 2023 (GSDF)

Erf 2775 George is located within the study area of the George Spatial Development Framework, 2023 (GSDF) and the framework therefore applies to this application. The property is situated in the "Residential Densification Zone" proposed for the George CBD on Map 23: "George CBD

and York Street Southern Precinct” in the George Spatial Development Framework, 2023 (GSDF).

In table 13: “Spatial Elements”, “*Residential Densification*” is explained as follows:

- *“Densification zones are areas within existing settlements where residential densification should be accommodated and promoted through appropriate mechanisms such as redevelopment, infill, subdivision, second dwellings, sectional title, greenfield or brownfield development.”*
- *Densification is promoted in all urban areas with specific focus on areas surrounding primary transport corridors and identified nodes. Density – measured as walking distance from public transport route (80u/ha (or more to be motivated) for 150m, 60u/ha in 151-350m and 45u/ha for 351-500m.”*

The subject property is situated in the “*residential densification zone*” and along a public transport route, that allows for a density of up to 80du/ha. The proposed double dwelling unit and single residential unit on Erf 2775 George has an overall density of 26du/ha. The proposed double dwelling is therefore consistent with the objectives of the Spatial Development Framework, 2023.

Except for the indication that the application property falls within the Urban Edge of George, as well as within the area identified for “*residential densification zone*” and thus complies with the broader principles for the area, the George Spatial Development Framework, 2023, contains no specific future development proposals for this area which could be used to evaluate the compatibility of a land use application with the Spatial Development Framework.

5.5.7 George CBD Local Spatial Development Framework, 2012

The following extract from the George Central Business District Spatial Development Framework, 2012, gives an indication of the town planning vision / objective for George South:

“Densify the area by subdivisions and second dwelling units in order to still retain the single residential function of the area.”

The proposal is clearly in keeping with the town planning vision / objective for George South as per the George Central Business District Spatial Development Plan, 2012 and there is as such no reason why the application cannot be supported from this point of view.

5.5.8 George Integrated Zoning Scheme By-Law, 2023

Erf 2775 George, which is currently zoned Single Residential Zone I in terms of the George Integrated Zoning Scheme By-Law, 2023, will be subdivided and the proposed Portion A will be rezoned to General Residential Zone I. The George South area encourages higher density residential developments, while retaining its residential character.

The following table indicates the development parameters applicable to Single Residential Zone I and General Residential Zone I in terms of Schedule II of the By-Law mentioned as well as the compliance of the proposal with the different parameters:

Single Residential Zone I (Remainder)		
Development parameter	Description	Adherence
Height	8,5 metres ridge of roof 6,5 wall plate	Complies
Coverage	50%	39.6% - complies
Street building line	4 metres.	Existing dwelling house - complies Departure required for the carports
Side and rear building lines	2 metres	Building line departure applied for along western side boundary Eastern side and rear boundary - complies
Parking	Normal areas – 2 bays	Complies (one garage and 2 carports)

General Residential Zone I (Portion A)		
Development parameter	Description	Adherence

Height	8,5 metres ridge of roof 6,5 wall plate	2,550 metres to wall plate 5,177 metres top of roof (single storey) – complies
Coverage	50%	48,03% - complies
Street building line	4 metres.	No street building line (not applicable)
Side building lines	3 metres	• Western side boundary – complies • Eastern side boundary - 2 metres - departure required for the covered stoep • Southern side boundary - 2 metres – departure required for double dwelling
Rear building lines	2 metres	Complies
Parking	Normal areas – 2 bays	Complies
Refuse room/service yard	Provide service yard	Complies each unit of the double dwelling has its own service yard
Connection	Connected vertically or horizontally by means of a communal wall or floor	Complies – communal wall

The desirability of the building line relaxations is discussed in point 6 of this motivation report.

5.5.9 Title Deed

Although the title deed of a property is not a planning document, it sometimes still contains conditions which may have an essential impact on the development potential of a property.

The title deed of Erf 2775 George was scrutinized, and it was found Condition 2(b), 2(d) and 2(f) of Title Deed T15509/2026 is prohibiting the subdivision, rezoning and departures as proposed. The restrictive conditions are as follows:

2.	<i>The following special conditions imposed by the Administrator in terms of Ordinance No 33 of 1934, contained in Deed of Transfer No T11517/1947, namely:</i> <i>In favour of the Local Authority and the registered owner of any erf in the township:</i>
----	--

(b) *Only one dwelling, together with such outbuildings as are ordinarily required to be used therewith, be erected on this erf.*

(d) *No building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf, not within 3,15 metres of the rear or 1,57 metres of the lateral boundary common to any adjoining erf, provided that with the consent of the Local Authority, an outbuilding not exceeding 3,15 metres in height measured from the floor to the wall plate and no portion of which will be used for human habitation, may be erected within the above prescribed rear space.*

As in favour of the Administrator:

(f) *That this erf be not subdivided except with the consent in writing of the Administrator.*

The restrictive title deed conditions were imposed in terms of Ordinance No. 33 of 1934 when the township was first established. The conditions were intended to regulate the form and intensity of development at a time when comprehensive land use planning legislation and zoning schemes were less developed than they are today. Since then, these controls have largely been incorporated into the George Integrated Zoning Scheme By-law, 2023 and the George Municipality Land Use Planning By-law, 2023. The proposed removal of the relevant restrictive conditions is therefore motivated as follows:

Section 33 (4) – When the Municipality considers the removal, suspension or amendment of a restrictive condition, the Municipality must have regard to the following:		
(a)	<i>the financial or other value of the rights in terms of the restrictive condition enjoyed by a person or entity, irrespective of whether these rights are personal or vest</i>	Conditions 2.(b), 2.(d) and 2.(f) regulate the number of dwellings, building lines and subdivision. These matters are now controlled through the zoning scheme and

	<i>in the person as the owner of a dominant tenement;</i>	municipal approval processes. Their removal will not materially prejudice the rights of neighbouring owners.
(b)	<i>the personal benefits which accrue to the holder of rights in terms of the restrictive condition;</i>	The benefits historically afforded by the restrictive conditions are now provided through the George Integrated Zoning Scheme By-law, 2023, building plan approvals and other statutory planning controls.
(c)	<i>the personal benefits which will accrue to the person seeking the removal, suspension or amendment of the restrictive condition if it is amended, suspended or removed;</i>	The removal of the restrictive conditions will enable the appropriate development of the property in accordance with the current planning legislation.
(d)	<i>the social benefit of the restrictive condition remaining in place in its existing form;</i>	Retaining the restrictive conditions provides limited social benefit as the matters they regulate are already addressed through the George Integrated Zoning Scheme By-law, 2023 and the George Municipality Land Use Planning By-law, 2023.
(e)	<i>the social benefit of the removal, suspension or amendment of the restrictive condition; and</i>	The removal of the restrictive conditions will facilitate appropriate residential densification on serviced land, contributing to more efficient land use and a broader range of housing opportunities within the existing urban area.
(f)	<i>whether the removal, suspension or amendment of the restrictive condition will completely remove all rights enjoyed by the beneficiary or only some of those rights.</i>	Only the restrictive conditions that impede the proposed development are to be removed. Neighbouring owners will continue to enjoy protection through the George Integrated Zoning Scheme By-law, 2023, the George Municipality Land Use Planning By-law, 2023 and other applicable legislation.

The restrictive title deed conditions were appropriate when originally imposed but have become outdated, as the matters they regulate are now comprehensively addressed through the George Integrated Zoning Scheme By-law, 2023 and the George Municipality Land Use Planning By-law, 2023.

Their removal will not prejudice the rights of neighbouring owners or the public interest and will enable the appropriate development of the property in accordance with the Municipality's current planning framework.

There is as such no reason from a town planning point of view why the application for removal of the restrictive conditions cannot be approved.

5.6 Compatibility of the proposal with the character of the area

Erf 2775 George is located along Mitchell Street, between Fichat and Palgrave in George South. George South has a residential land use character including subdivisions, second dwellings and group housing developments. The proposed development will be in keeping with this character and can be seen as complementary and supportive of it. No unwanted precedent will therefore be created.

5.7 Compatibility of the proposal with the natural environment

Erf 2775 George is situated within the Urban Edge of George and various subdivisions, and second dwelling units are present in the immediate area. There is little “*natural*” environment in this area, as most properties have been developed to its maximum potential. Most dwelling houses have household gardens and lawns, and a few mature trees are present in the area. The proposed Portion A has no mature trees that restrict the proposed development. The proposed double dwelling will thus not have a negative impact on the natural environment and can be considered compatible with the existing natural environment.

5.8 Potential of the erf

Erf 2775 George is located within the study area of the George Spatial Development Framework, 2023 (GSDF) and the framework therefore applies to this application. The erf is situated in the “*Residential Densification Zone*” proposed for George CBD on Map 23: “*George CBD and York Street Southern Precinct*” in the George Spatial Development Framework, 2023 (GSDF).

The subject erf is situated adjacent to the George CBD, in the neighbourhood George South which is earmarked for residential densification. The proposed subdivision and rezoning for a double dwelling is in line with the spatial objectives for the immediate area surrounding the CBD and will fit the environment as various properties in the immediate area are being developed to their maximum potential through subdivision, second dwellings and double dwellings.

5.9 Access to the erf

Erf 2775 George is located along Mitchell Street, between Fichat and Palgrave Streets. During the pre-application the CES (Civil and Technical Department) stated that access is only allowed from Mitchell Street and as both Portion A and the Remainder gain access from Mitchell Street the proposal complies with the provision of CES.

The existing dwelling house on the Remainder has a single garage located in the south western corner of the dwelling house. This garage cannot be accessed from the proposed street entrance of the Remainder. The only way to access this existing garage is by way of a right-of-way servitude over the panhandle of Portion A as indicated on the sketch plan in point 3 above and the subdivision plan attached hereto as **Annexure “B”**.

Access is thus not a concern for the proposed development on Erf 2775 George.

5.10 Provision of parking

The development proposal of Erf 2775 George is for subdivision and rezoning for a double dwelling unit on the proposed Portion A.

The parking requirements applicable to different land uses are set out in a table in Section 42 of the George Integrated Zoning Scheme By-Law, 2023. The following table indicates the provision of parking in terms of a “*Normal Area*” and the compliance for each proposed portion.

Provision of parking		
Zoning	Description	Adherence
Single Residential Zone I (Remainder)	2 bays	Complies – single garage and carport for two vehicles.
General Residential Zone I (Portion A)	2 bays per unit	Complies – single garage and one dedicated open parking bay

The existing carports for the dwelling house on the proposed Remainder is big enough for four vehicles, however due to restricted manoeuvring space, it can only be used for a maximum of two vehicles.

The provision of parking therefore complies with the parameters of the George Integrated Zoning Scheme By-law, 2023.

5.11 Provision of services

The existing dwelling house is connected to existing municipal services and all upgrades and connections required for the proposed double dwelling will be provided by the owner at his costs.

6. DESIRABILITY OF THE APPLICATION FOR PERMANENT DEPARTURE (RELAXATION OF BUILDING LINES AND WIDTH OF PANHANDLE)

6.1 Introduction

The George Integrated Zoning Scheme By-law, 2023 provides the development parameters applicable to the respective zonings. In terms of the development parameter (d) applicable to a “double dwelling house” as per the George Integrated Zoning Scheme By-law, 2023 the building lines for the proposed double dwelling are as follows:

(d) “Building lines

- (i) The street building line is at least 4 metres.*
- (ii) Side building line is at least 3 metres.*
- (iii) The rear building line is at least 2 metres.*
- (iv) The general building line encroachments in this by-law apply.”*

In terms of the development proposal for Portion A the following building line relaxations are required to allow for the double dwelling to be developed on Portion A:

- the eastern side boundary building line from 3,0 metres to 2,0 metres to accommodate the proposed covered stoep of the double dwelling house.
- the southern side boundary building line from 3,0 metres to 2,0 metres to accommodate the proposed double dwelling house.

In terms of the development parameter (b) applicable to a “dwelling house” as per the George Integrated Zoning Scheme By-law, 2023 the building lines for the existing dwelling house is determined on the erf size as follows:

(d) “Building lines

- (i) The street building line is at least 4 metres.*
- (ii) Side and rear building line are at least 2 metres.”*

To legalize the existing development on the Remainder in relation to the new erf boundaries of the Remainder the following building line relaxations are required on the Remainder:

- the western side boundary building line from 2,0 metres to 0,0 metres to accommodate the existing dwelling house.
- the southern street boundary building line from 4,0 metres to 0,0 metres to accommodate the existing carports.

The building lines that are applied for is indicated on the site plan and building plans which are attached hereto as **Annexure “C”**.

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

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 property values, privacy, view, sunlight, et cetera.*
- *Provision of essential services.*

6.2 Existing planning in the area

Erf 2775 George is located in the neighbourhood known as George South, adjacent to the George CBD. This neighbourhood is primarily characterized by single residential erven. However, due to the location in relation to the CBD, the properties started to be developed to its maximum potential, including subdivisions, second dwellings and double dwellings with several

of the building encroaching into building lines. Building line relaxations are thus fairly common in George South.

The relaxation of the building lines and width of the panhandle as proposed in this application will thus not create an undesirable precedent and can as far as the applicant is concerned be accommodated within the existing planning of the area.

6.3 Impact on schools, open spaces and other community facilities

The double dwelling as proposed will not have a detrimental impact on schools or community facilities. Various primary schools are present in the immediate surrounding area as well as the York High School. From the latter it is clear that this application will not have a negative impact on these facilities.

The relaxation of the building lines and width of the panhandle as proposed in this application will thus not create an undesirable precedent and can as far as the applicant is concerned be accommodated within the existing planning of the area.

6.4 Impact on sunlight, view and privacy

As can be seen from the aerial photo below the building lines that require relaxation are indicated with red lines.

The proposed double dwelling complies with its rear boundary building line, adjacent to Erf 2776 George as well as with its western side boundary building line, adjacent to Erf 2777 George. No erven to the west and north of will thus be affected by the proposed double dwelling.

It is proposed to relax the eastern side boundary building line from 3 metres to 2 metres for the covered stoep. The double dwelling house structure will comply with the 3 metres side boundary building line, adjacent to Erf 2773 George. The covered stoep encroachment is located to the south of Erf 2773 George. There is thus no way that the encroachment can affect the sunlight of Erf 2773 George.

As can be seen from the aerial photo below there are existing structures located along the southern boundary of Erf 2773 George which will screen the double dwelling to a large extent from Erf 2773 George. It is thus argued that the privacy and view of the dwelling house on Erf 2773 George can also not be affected by the proposed relaxation of the eastern side boundary building line. It must furthermore be pointed out that if Portion A was to be developed with a single dwelling house a 2-metre building line would have been applicable along this specific boundary line.

The southern side boundary building line, adjacent to the proposed Portion A, requires relaxation from 3 metres to 2 metres. It is important to note that the existing dwelling house is located approximately 4 metres from its rear boundary, creating a distance of 6 metres between the existing dwelling house and proposed double dwelling. The layout and design of Unit 2 of the double dwelling is such that it can have no effect on the sunlight, view or privacy of the dwelling house on the Remainder.



The following photo indicates the street view of the existing dwelling house. The carports that require street building line relaxation is hardly visible from the street, as the boundary wall is 2,1 metres high and hides the one carport completely. The existing dwelling house will also be on

the 0 metres adjacent to the panhandle that gives access to the proposed double dwelling. The western wall of the dwelling house which will be located on the panhandle erf boundary will be altered to comply with the applicable fire regulations.



No other erf is affected by the proposed building line relaxations applied for the proposed double dwelling and existing dwelling house.

The relaxation of the building lines and width of the panhandle as proposed in this application will thus not create an undesirable precedent and can as far as the applicant is concerned be accommodated within the existing planning of the area.

6.5 Impact on streetscape

The building line encroachments for the proposed double dwelling will not be visible from the street. The street building line relaxation for the existing carport is hardly visible from the street and as the shade-net and boundary wall are both dark grey, the impact is minimal onto Mitchell Street.

The two existing accesses off Mitchell Street will be utilized for the proposed development and no new access will be created. The width of the panhandle cannot have any negative impact on the streetscape.

The relaxation of the building lines and width of the panhandle as proposed in this application will thus not create an undesirable precedent and can as far as the applicant is concerned be accommodated within the existing planning of the area.

6.6 Impact on property values

As indicated in the previous paragraphs, the proposed double dwelling will not have a negative impact on any of the surrounding properties. The development of the proposed double dwelling house will create 2 new housing opportunities, and the finishes will be of good quality. The proposed development will add value to the underutilized residential erf.

The value of surrounding properties cannot be negatively impacted upon by the building line relaxation and width of the panhandle as proposed in this application.

6.7 Impact on the provision of parking

The relaxation of the building lines as indicated on the site and building plans attached hereto as **Annexure "C"** will have no impact on the provision of parking. Both the existing dwelling house and proposed double dwelling will comply with the parking requirements applicable to the two portions.

6.8 Impact on traffic circulation and internal maneuverability

Each portion will have one access to Mitchell Street and will therefore not have any negative impact on traffic circulation. As previously stated, the carport that requires street building line relaxation for the existing dwelling house on the proposed Remainder, is hardly visible from the street and will not restrict the view of any vehicles moving in Mitchell Street.

In terms of the parking layout requirements, vehicles may reverse onto a public street for a dwelling house and double dwelling unit. Section 46(1)(c) read as follows:

“the layout of any parking area, except for parking in Single Residential Zone I, Single Residential Zone III and General Residential Zone I to III must ensure that vehicles can readily leave the site without reversing across the sidewalk, unless otherwise approved by the Municipality.”

The proposed relaxation of the building lines on Portion A will furthermore contribute positively towards improving maneuverability on Portion A.

The relaxation of the building lines and width of the panhandle as proposed in this application will thus not create an undesirable precedent and can as far as the applicant is concerned be accommodated within the existing planning of the area.

6.9 Provision of services

The provision of services to the proposed double dwelling and the existing dwelling house will not be negatively impacted by the departure applications.

6.10 Firefighting

The firefighting requirements stipulated in the fire-regulations will be complied with for the proposed development. Firefighting requirements will be addressed during the building plan phase and therefore the existing dwelling house will be fully compliant with the firefighting regulations.

7. CONCLUSION

The motivation above indicates that the proposed development is compatible with all existing planning documents, spatial plans, legislation and policy documents applicable to the applications.

The proposal will not have a negative impact on the environment, development, public facilities, traffic circulation or Municipal services in the surrounding area.

The applications can therefore be considered desirable and are submitted for consideration in terms of the relevant stipulations of the Land Use Planning By-Law for the George Municipality, 2023.

ANNEXURE “A”: 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	Johan Gustav Snyman and Elizabeth Snyman		
Address	13 Mitchell Street		
	George	Postal code	6529
E-mail	snykon@xsinet.co.za		
Tel	N/a	Fax	N/a
Cell	0824543312		

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

Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	Erf 2775 George
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Physical Address	13 Mitchell Street										
GPS Coordinates					Town/City		George				
Current Zoning	Single Residential Zone I			Extent	1164m²			Are there existing buildings?	Y	N	
Current Land Use	Dwelling house										
Title Deed number & date	T15509/2026										
Any restrictive conditions prohibiting application?	Y	N	If Yes, list condition number(s).								
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)?								
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	F Vava & I Huyser			Reference number	N/a		Date of consultation	3 June 2026			
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 2270 and 20240, George

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

- *An application in terms of Section 15(2)(f) of the Land Use Planning By-law for George Municipality, 2023 for the removal of restrictive conditions 2.(b), 2.(d) and 2.(f) from Title Deed T15509/2026, the title deed of Erf 2775 George.*
- *An application in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 for the subdivision of Erf 2775 George into a Portion A ($\pm 659.8\text{m}^2$) and a Remainder ($\pm 512.2\text{m}^2$).*
- *An application in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023 for the rezoning of Portion A from Single Residential Zone I to General Residential Zone I (Double dwelling house).*
- *An application in terms of Section 15(2)(b) of the By-law on Land Use Planning for George Municipality, 2023 for the relaxation of the following building lines on Portion A:*
 - *the eastern side boundary building line from 3,0 metres to 2,0 metres to accommodate the proposed covered stoep of the double dwelling house.*
 - *the southern side boundary building line from 3,0 metres to 2,0 metres to accommodate the proposed double dwelling house.*
- *An application in terms of Section 15(2)(b) of the By-law on Land Use Planning for George Municipality, 2023 for the relaxation of the following building lines on the Remainder:*
 - *the western side boundary building line from 2,0 metres to 0,0 metres to accommodate the existing dwelling house.*
 - *the southern street boundary building line from 4,0 metres to 0,0 metres to accommodate the existing carport.*
- *An application in terms of Section 15(2)(b) of the By-law on Land Use Planning for George Municipality, 2023 for the departure from Section 45(1)(d) of the George Integrated Zoning Scheme By-law 2023 to allow for a panhandle with a width of 3 metres wide on Portion A.*
- *An application in terms of Section 24(1)(f)(v) of the By-law on Land Use Planning for George Municipality, 2023 for the registration of a private right-of-way over a portion of the proposed panhandle of Portion A in favour of the Remainder.*

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
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)				(e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental --

Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)				Management: Air Quality Act, 2004 (Act 39 of 2004),
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),
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations				National Environmental Management: Waste Act, 2008 (Act 59 of 2008),
						National Water Act, 1998 (Act 36 of 1998)
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)	Y	N/A		(strikethrough irrelevant)
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:

7 July 2026

Full name:

Johannes George Vrolijk

Professional capacity:

Professionele Stadsbeplanner

SACPLAN Reg. Nr:

A/1386/2010

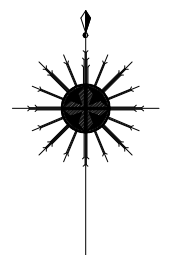
ANNEXURE "B": SUBDIVISION PLAN



- Application**
- Application is made in terms of Section 15 (2)(d) of the Land Use Planning By-law for George Municipality, 2023 for the subdivision of Erf 2775 George (outlined in red) into a Portion A (±659.8m²) and a Remainder (±512.2m²).
 - Application is made in terms of Section 15 (2)(d) of the Land Use Planning By-law for George Municipality, 2023 for the registration of a right of way servitude marked abcd over the panhandle of Portion A in favour of the Remainder.

Zoning

Portion A – General Residential Zone I
Remainder – Single Residential Zone I



DESCRIPTION

**Proposed subdivision
Erf 2775 George**

TITLE

Subdivision plan



SCALE: **NTS** DRAWN:

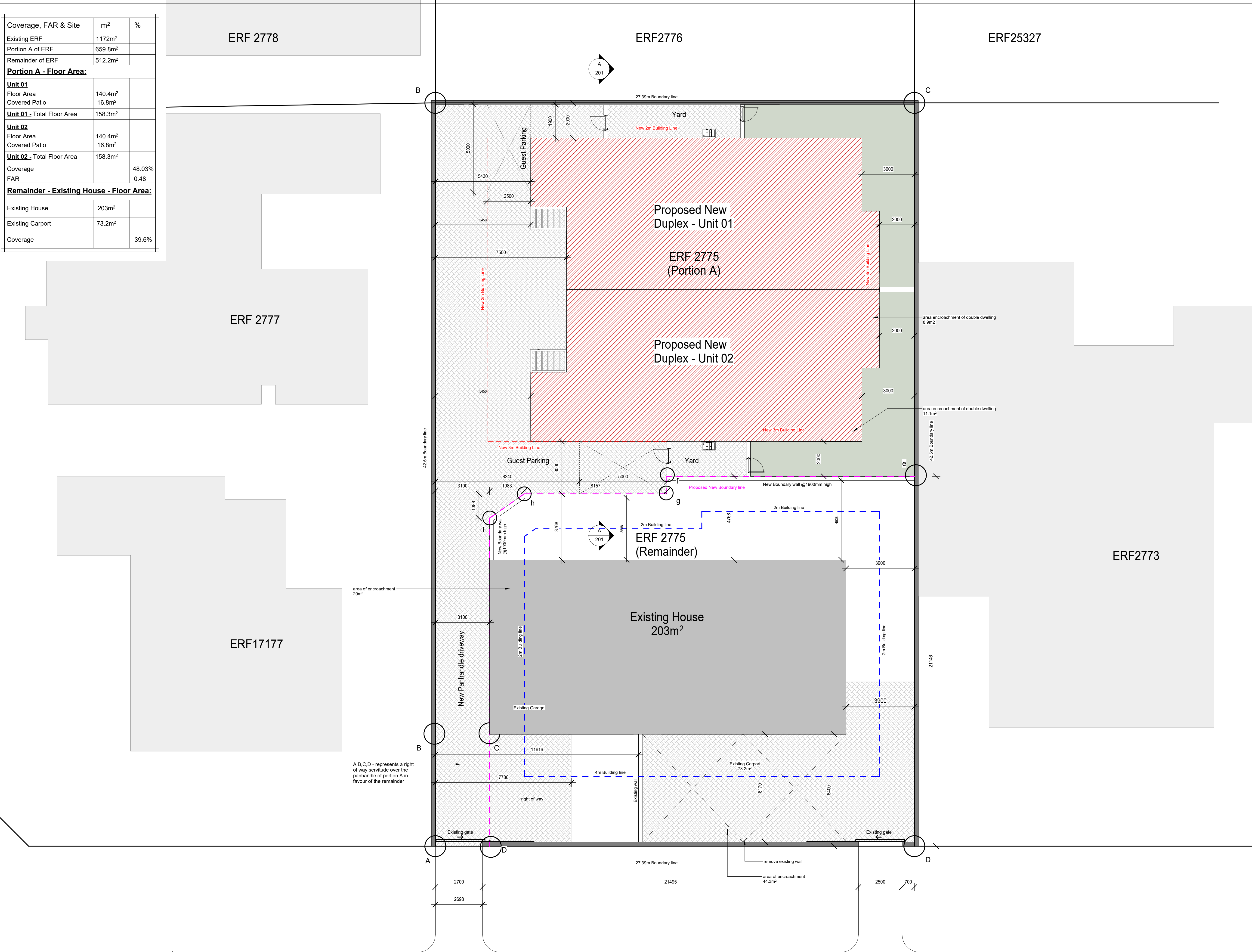
PLANNED BEPLAN	PLAN NO. PLAN NO.	2775/1
DRAWN ONTWERP	REV NO. WYSIG. NO.	Erf 2775 George
DATE DATUM	NAME NAAM	Subdivision plan

ALL MEASUREMENTS APPROXIMATE
ALLE AFMETINGS BY BENADERING

KOPIEREG VOORBEHOU / COPY RIGHT RESERVED

ANNEXURE "C": PROPOSED SITE PLAN AND BUILDING PLANS

Coverage, FAR & Site	m²	%
Existing ERF	1172m²	
Portion A of ERF	659.8m²	
Remainder of ERF	512.2m²	
Portion A - Floor Area:		
Unit 01		
Floor Area	140.4m²	
Covered Patio	16.8m²	
Unit 01 - Total Floor Area	158.3m²	
Unit 02		
Floor Area	140.4m²	
Covered Patio	16.8m²	
Unit 02 - Total Floor Area	158.3m²	
Coverage		48.03%
FAR		0.48
Remainder - Existing House - Floor Area:		
Existing House	203m²	
Existing Carport	73.2m²	
Coverage		39.6%



SITE PLAN
1:100



Mitchell Street

Project Status:
COUNCIL SUBMISSION

GENERAL NOTES

1. The design on this drawing is copyright and remainsthe property of Natasha Goodrich. Copyright is reserved.
2. All work to be carried out in strict accordance with the local authority requirements, National Building Regulations, and the S.A.B.S. standards.
3. This drawing may not be scaled. Only figured dimensions and levels may be used.
4. All relevant details, levels, and dimensions must be checked on site before commencement of work. Any discrepancies to be reported to the Architects office immediately.

Revisions

Rev	Date	Issued by	Description
-----	------	-----------	-------------

Client:
JOHAN SNYMAN

Architect:
NATASHA GOODRICH -
PrArch54999998

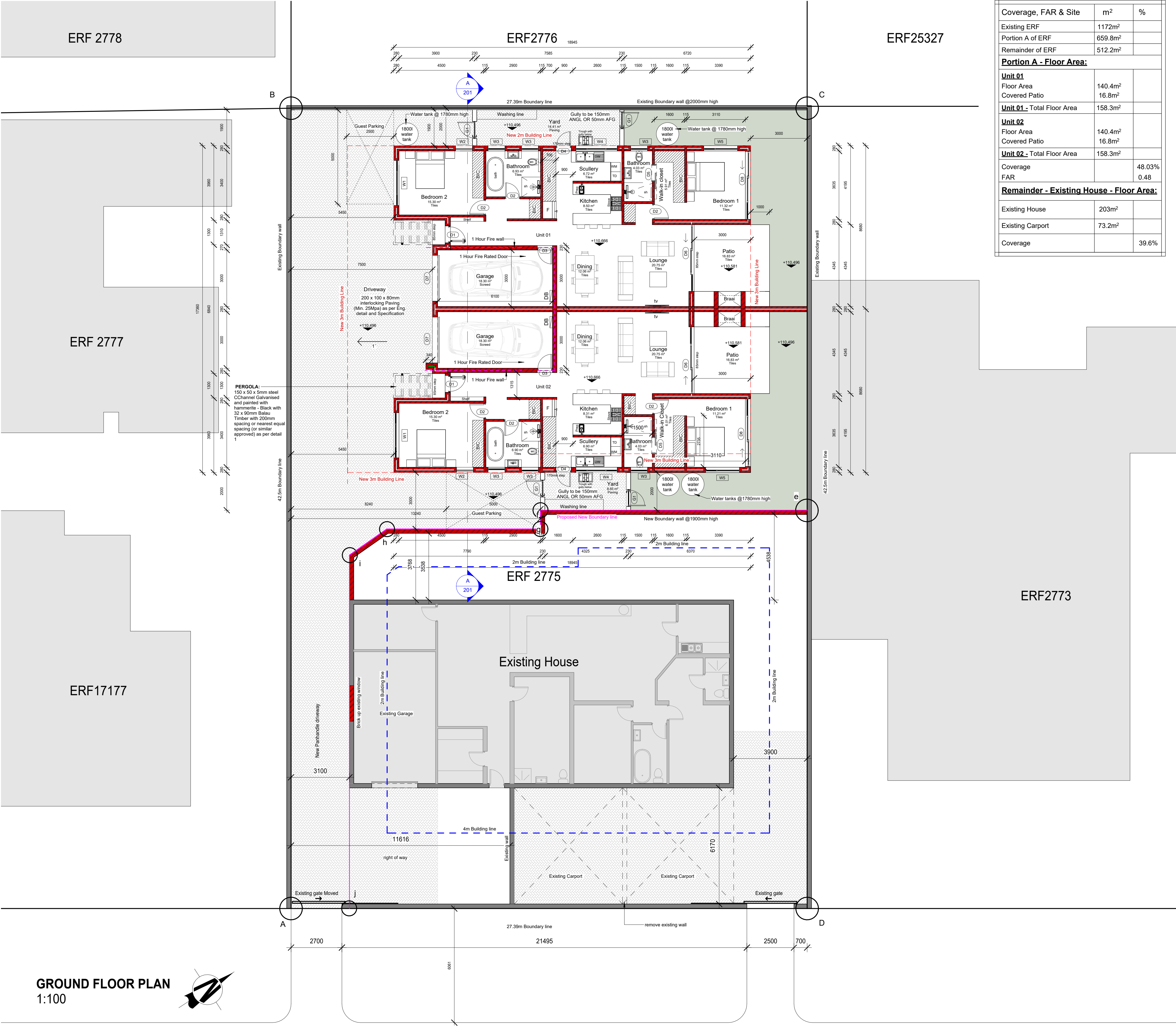


Client:
JOHAN SNYMAN
Project Title:
Duplex
Project Address:
ERF 2775 - George South
Ref. No.:
G2601

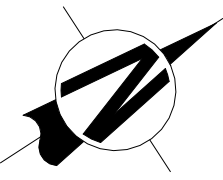
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Drawn by:	N.GOODRICH PrArch: PrArch54999998
Date Checked:	03-09-2023
Checked By:	N.GOODRICH PrArch: PrArch54999998

Sheet Description:
Site Plan

Occupation Classification: H4
Scales : As Shown ARCH 102



GROUND FLOOR PLAN
1:100



Mitchell Street

Coverage, FAR & Site	m ²	%
Existing ERF	1172m ²	
Portion A of ERF	659.8m ²	
Remainder of ERF	512.2m ²	
Portion A - Floor Area:		
Unit 01		
Floor Area	140.4m ²	
Covered Patio	16.8m ²	
Unit 01 - Total Floor Area	158.3m²	
Unit 02		
Floor Area	140.4m ²	
Covered Patio	16.8m ²	
Unit 02 - Total Floor Area	158.3m²	
Coverage		48.03%
FAR		0.48
Remainder - Existing House - Floor Area:		
Existing House	203m ²	
Existing Carport	73.2m ²	
Coverage		39.6%

CONSTRUCTION NOTES

EARTHWORKS
Remove topsoil over the building area to a depth of 150mm and temporarily store on site for later use as garden soil. Backfill to be approved clean earth at optimum moisture content in layers not exceeding 100mm for hand compaction and 150mm for mechanical compaction, to a density of at least 90% mod ashto. At completion of the works, dig up concrete or mortar mixing platforms, and clean the site of all surface and buried rubble. Poison the soil against the inside foundation walls and under floors with chloridane soil insecticide complying with SANS 1165, applied according to SANS 10124. Obtain a written guarantee from the pest control contractor for 10 years for the effectiveness of the treatment, and hand over to the Client

CONCRETE FORMWORK
Use cement to comply with SANS 50197-1, strength class 32.5n or higher. Cement must be SABS-mark bearing. Use natural crushed or blended sand for use in concrete to comply with SANS 1083 Stone for use in concrete to comply with SANS 1083. Cast concrete test cubes of size and quantity, and at intervals or of batches in accordance with SANS test method 5861.

MASONRY
All walls are to comply with SANS10400-k
Use clay bricks, where specified, complying with SANS 227. Use concrete bricks and blocks, where specified, complying with SANS 1215. Corobrik commons or similar equivalent to be used where to receive plaster and Corobrik engineering bricks or similar equivalent below ground level in concrete to comply with SANS 1083. Lay brick reinforcement must be galvanized mild steel, brickforce to all courses from window head to underside of wall plate. Use precast pre-stressed lintels complying with SANS 1504. Lay lintels with a bearing length of at least 200mm in 1:5 cement mortar. Prop lintels at 1.5m centres for at least seven days after masonry was completed.

WATERPROOFING
Use 0.375mm black embossed polyolefin damp proof course complying with SANS 952, type B. Lay damp proof course in unjointed lengths where possible and with full corner laps over full width of wall, level with the top of floors and not less than 150mm above finished ground level, and under copings and in parapet walls. Lay damp proof course under jointed window sills and lock in under window profiles. Use 0.25mm smooth green polyolefin membrane complying with SANS 952 type C. Lay damp proof membrane under concrete surface beds or concrete floors. Fold membrane up against the foundation walls. Lay damp proof membrane in the largest practical sizes with 200mm laps. Seal laps according to manufacturer's instructions.

ELECTRICAL INSTALLATION
Comply with all requirements of the local authority and with SANS 10142. All work must be done under supervision of a registered electrician. Chase neatly. Do not chase walls constructed of hollow blocks - locate services in the block cavities. Chase solid walls not deeper than one third of the wall thickness vertically and not more than one sixth horizontally. Avoid horizontal chasing where possible. Fill chases with class 1 or 2 mortar once the conduits are in position.

GLAZING
Glass to comply with SANS 50572. Discuss the direction of the pattern in obscure glass with the architect before cutting.

GAS INSTALLATION
Gas fire-places, stove and all gas feeds to be fitted and installed by specialist. All to comply with SANS 10087 and SANS 460.

ROOF COVERINGS
Fix interlocking tiles to SANS 10062. Nail all tiles at eaves projection and gable ends with 1.0mm thick copper, aluminium or stainless steel nails according to SANS 10062. The first row of tiles at the eaves and the last row of tiles at the edge must be full tiles. Bed concrete ridge and hip tiles on a polyolefin damp course in 1:3 cement/ sand/ mortar.

CARPENTRY AND JOINERY
In the case of prefabricated trusses, supply a certificate after erection, signed by the competent person who designed the structure, stating that the whole roof structure has been fabricated and erected to SANS 10243.

CEILINGS / PARTITIONING
Use gypsum partitioning board complying with SANS 266, 6.4mm thick, or as specified. Use longest lengths possible to suit room. Ensure building is enclosed before partitioning boards are fixed. Fix boards with 38mm galvanized clout nails or 32x2.5mm diameter galvanized serrated ceiling nails at 150mm centres to partitioning structure. All joints to be covered with fiba tape. Plaster the entire ceiling with 3 - 5mm lightweight hemi hydrate gypsum plaster. Finish plaster to a smooth polished surface. Use mineral fibre blanket insulation to comply with SANS 1381 and SANS 10400-xa

ALUMINUM FRAME WINDOWS AND DOORS
Glazed Aluminum alloy windows and doors for external use to comply with SANS 1651 as specified in the window and door schedules. The supplier is responsible for confirmation of opening sizes. Design wind pressure must be to SANS 10160. The manufacturer is responsible for taking height of product head above ground into account when selecting products of appropriate performance. Protect frames against impact or scratching by wrapping with paper or plastic or covering with a light tact tape, and leave these wrappings on place until all rough trades are finished and clean down on completion. Avoid direct contact between aluminum and other metals or wet concrete by applying separating coat of bituminous paint.

ENERGY USAGE IN BUILDING

- Roof assemblies to receive insulation to achieve the r-value as indicated in table 7, thickness given in SANS 204 table 10. See SANS 10400-wa clause 4.4.5 & SANS 204 table 10. Non masonry walls will have r-values as provided. See SANS 10400-xa clause 4.4.3.1
- Double skin masonry with plaster inside or render outside complies. Single leaf, minimum 140mm with plaster inside and render outside complies. See SANS 10400-xa clause 4.4.3.2
- Other masonry walls will have r-value of 0.35. see SANS 10400-xa clause 4.4.3.3
- Air leakage shall not exceed 2 l/s/m² fenestration area; 0.306 l/s/m² fixed glazing; and 5 l/s/m² revolving / swing doors. See SANS 10400-xa clause 4.4.11 and SANS 513 clause 4.
- Fenestration more than 15% area to net floor area per storey then the solar heat gain and heat conductance should comply with SANS 204 clause 4.3.4
- Fenestration up to 15% area to net floor area per storey complies. See SANS 10400-xa clause 4.4.4.1
- Provide 50% of hot water required by volume through non-electrical resistance sources. All exposed hot water piping to be insulated with r-value of 1. See SANS 10400-xa clause 4.1

Copyright reserved © SAA
-All brickwork is to be set out using a profile marked at 85mm c/c

- All dimensions as indicated on plan are to be set out on a level horizontal plane.
- Quality of all materials and workmanship to comply with the relevant SABS specification.
- Use figured dimensions in preference to scaled dimensions.
- All dimensions are given in millimetres.
- Copyright over all designs and drawings shall remain the property of Moffett Architects and any provision to the contrary in terms of the copyright act no 63 of 1965 is hereby specifically excluded.
- All relevant details, levels are to be checked on site prior to commencement of work.
- Any discrepancies are to be brought to the attention of the architect.
- Should any part of the drawings, specification or bills of quantities not be clearly intelligible or that the materials or articles to be used in the execution of the works be considered insufficiently described, request the architect / principal agent in writing for clarification, also in writing.
- Failing which any alterations or substitutions rendered necessary the incorrect interpretation of such drawings, specification or bills of quantities shall be at contractor's cost.
- The description of an item implies the complete supply, assembly and operation of the item, unless otherwise specified.
- The architect accepts no responsibility for errors resulting from misinterpretation of the drawings.
- All work to be carried out strictly in accordance with national building regulations and local authority regulations.

Project Status:

FOR INFORMATION

GENERAL NOTES

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- All relevant details, levels, and dimensions must be checked on site before commencement of work. Any discrepancies to be reported to the Architects office immediately.

Revisions

Rev	Date	Issued by	Description
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Client:
JOHAN SNYMAN

Architect:
NATASHA GOODRICH -
PrArch54999998



natasha.goodrich17@gmail.com - 079 462 4362

Client:
JOHAN SNYMAN
Project Title:
Duplex
Project Address:
ERF 2775 - George South
Ref. No.:
G2601

Date Drawn: 07/07/2026 16:13:54

Drawn by: N.GOODRICH PrArch:
PrArch54999998

Date Checked: 03-09-2023

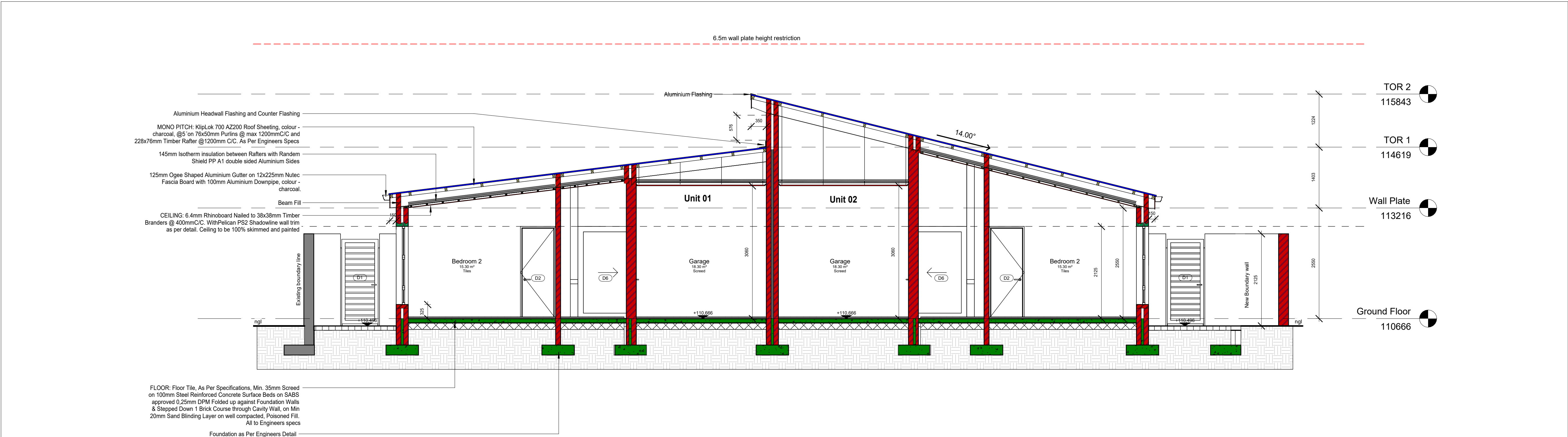
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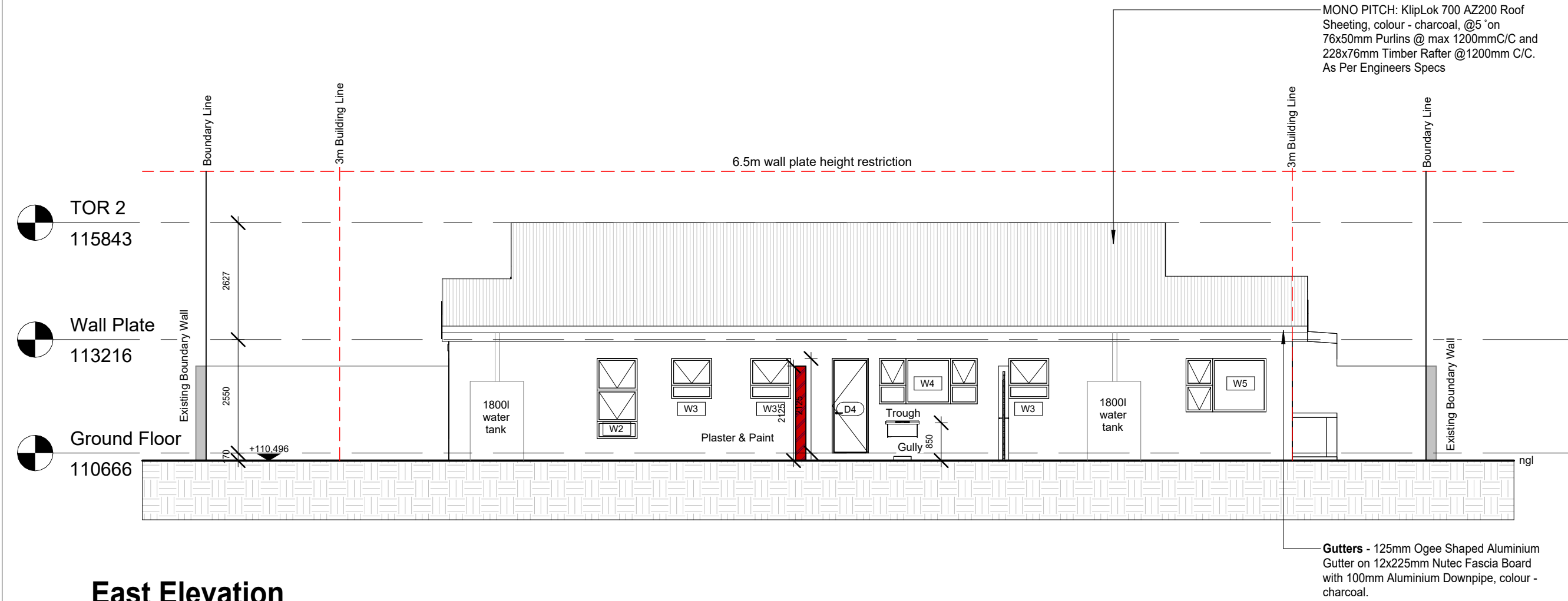
Ground Floor Plan

Occupation Classification: H4

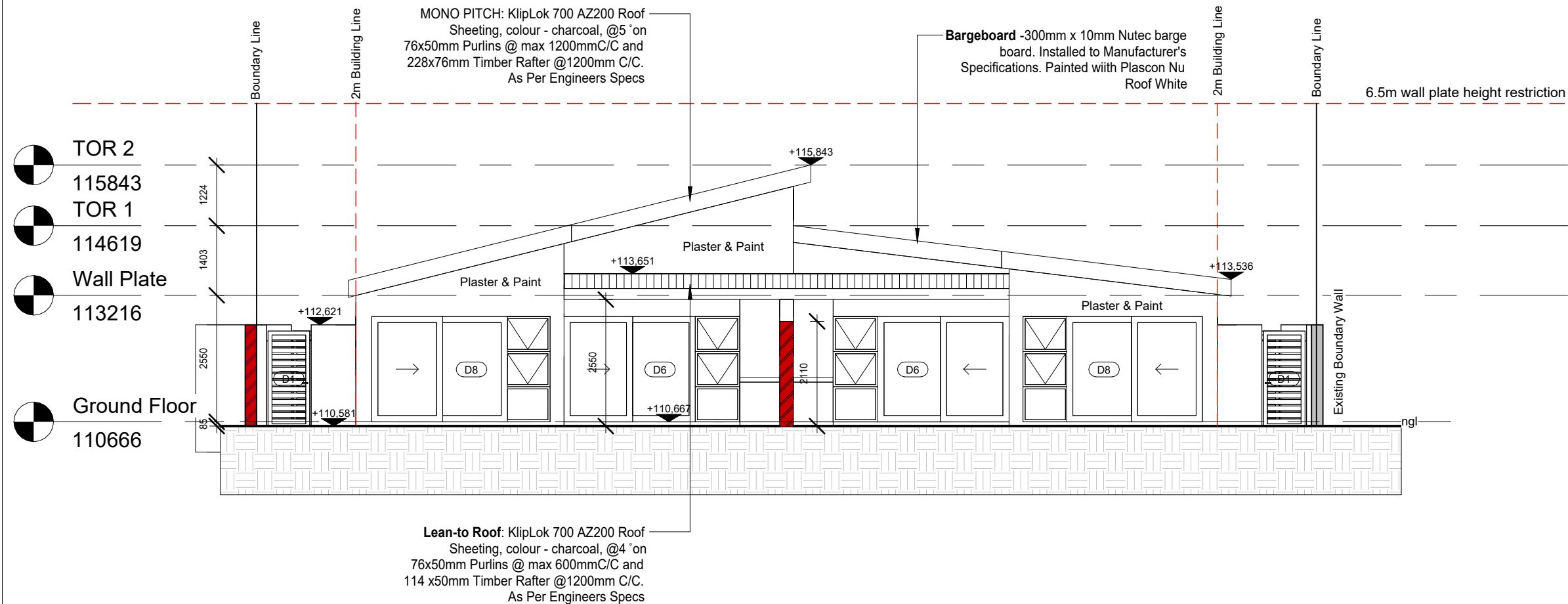
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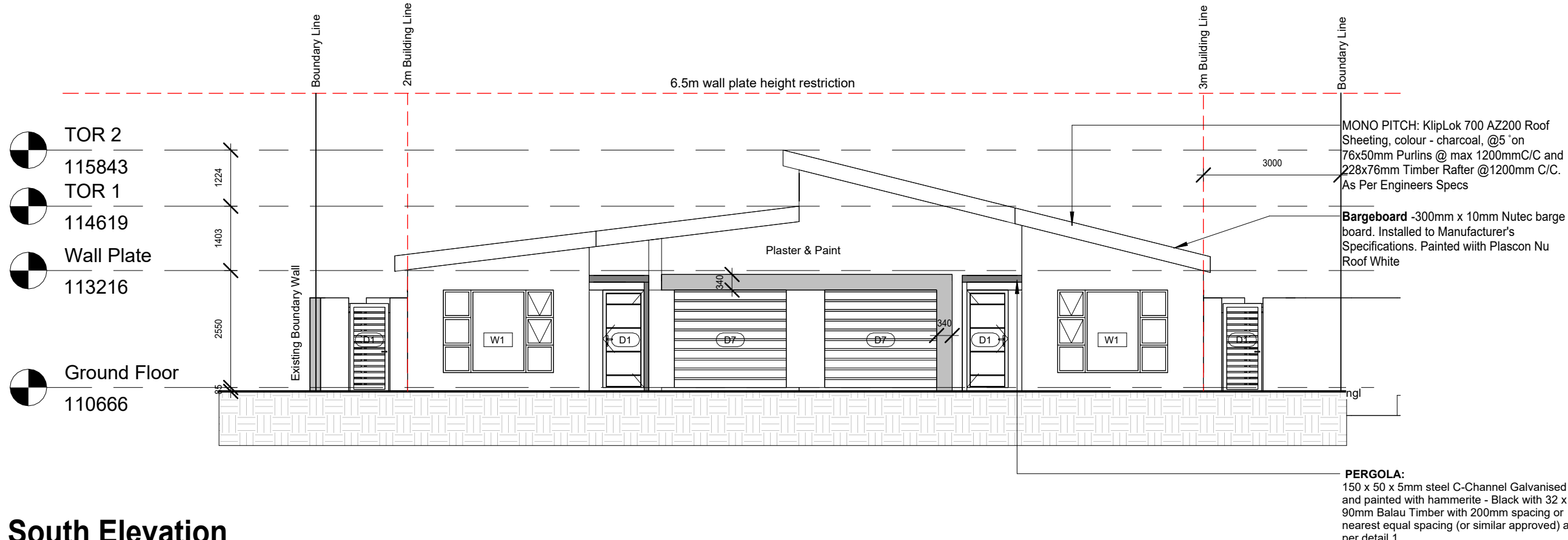
Section A-A
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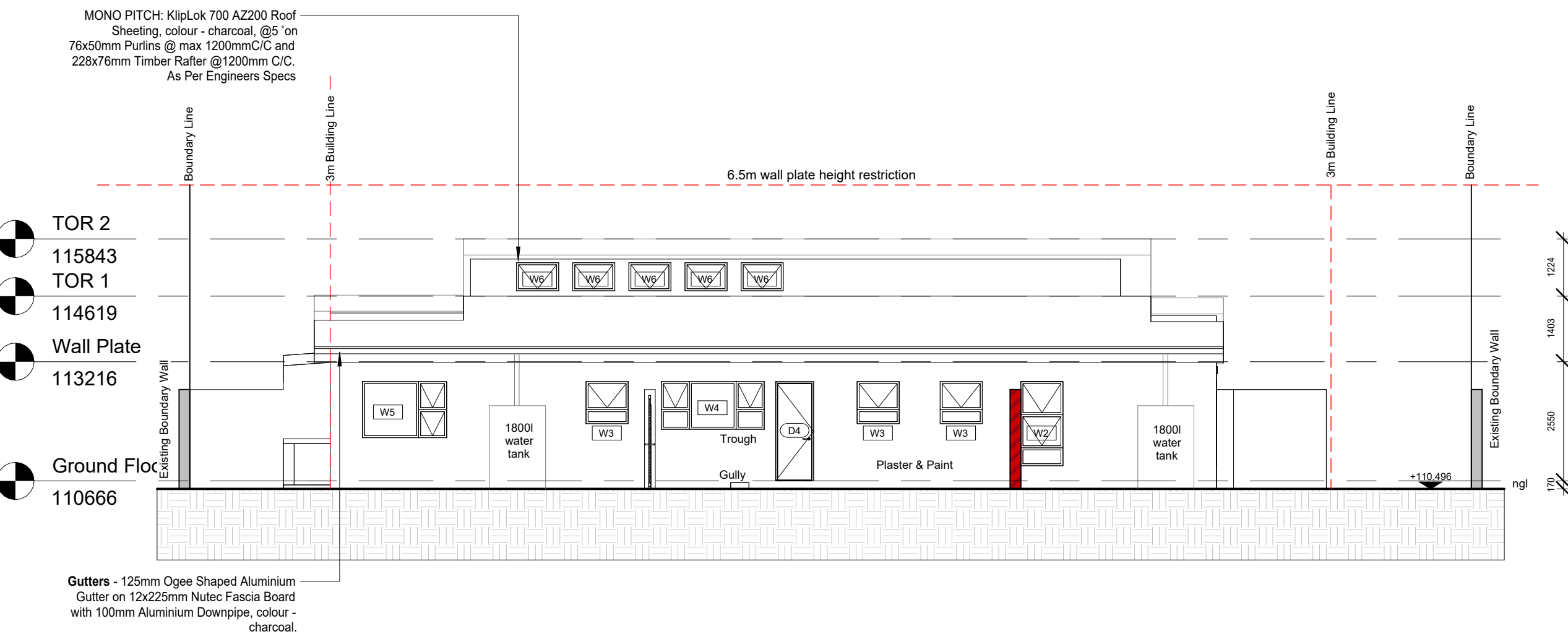
East Elevation
1:100



North Elevation
1:100



South Elevation
1:100



West Elevation
1:100

Project Status:
COUNCIL SUBMISSION

GENERAL NOTES

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4. All relevant details, levels, and dimensions must be checked on site before commencement of work. Any discrepancies to be reported to the Architects office immediately.

Revisions

Rev	Date	Issued by	Description
-----	------	-----------	-------------

Client:
JOHAN SNYMAN

Architect:
NATASHA GOODRICH -
PrArch54999998



natasha.goodrich17@gmail.com - 079 462 4362

Client:
JOHAN SNYMAN
Project Title:
Duplex
Project Address:
ERF 2775 - George South
Ref. No.:
G2601

Date Drawn:	07/07/2026 16:13:56
Drawn by:	N.GOODRICH PrArch: PrArch54999998
Date Checked:	03-09-2023
Checked By:	N.GOODRICH PrArch: PrArch54999998

Sheet Description:
Sections & Elevations

Occupation Classification:	H4
Scales : As Shown	ARCH 201

ANNEXURE "D": SIGNED PRE-APPLICATION

LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

PLEASE NOTE:

Pre-application consultation is an advisory session and is required prior to submission of an application for rezoning, consent use, temporary departure and subdivision. It does not in any way pre-empt the outcome of any future application which may be submitted to the Municipality.

PART A: PARTICULARS

Reference number: **Collab #4309390**

Purpose of consultation: **Application for removal of restrictive conditions, subdivision, rezoning and departure (building line relaxations)**

Brief proposal: **Removal of restrictive conditions, Subdivision and Rezoning of Portion A of Erf 2775 George from Single Residential Zone I to General Residential Zone I and departures for building line relaxations.**

Property(ies) description: **Erf 2775 George**

Date: **3 June 2026**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Ilané Huyser	George Municipality	044 801 9477	ihuyser@george.gov.za
Official	Fakazile Vava	George Municipality	044 801 9477	fvava@george.gov.za
Pre-applicant	Jan Vrolijk	Jan Vrolijk Town Planner	0824647871	janvrolijk@jvtownplanner.co.za

Documentation provided for discussion:

(Include document reference, document/plan dates and plan numbers where possible and attach to this form)

- Title deed of erf
- Locality plan
- Proposed subdivision plan and floor plan

Has pre-application been undertaken for a Land Development application with the Department of Environmental Affairs & Development Planning (DEA&DP)?

YES	NO
-----	----

(If so, please provide a copy of the minutes)

DEVELOPMENT PROPOSAL

Erf 2775 George is currently developed with a single dwelling house. The position of the existing structure allows for subdivision of the property. However, the Title Deed contains a restrictive condition — Condition 2(f) of Title Deed T15509/2026 — which stipulates that the erf may not be subdivided without the written consent of the Administrator. Removal of this restrictive title condition is therefore required to enable subdivision.

The owner proposes to subdivide Erf 2775 George into two portions measuring approximately 648 m² and 524 m² respectively. It is further intended to rezone the newly created portion from Single Residential Zone I to General Residential Zone I to accommodate a double dwelling house. The existing development has two established entrances, and no additional access will be created. A panhandle of 3 m wide is proposed, necessitating a departure application. This configuration was selected to ensure that the proposed double dwelling house achieves northern and eastern orientation for its living areas. Each dwelling unit of the double dwelling will have a single garage and an open parking space to conform to the required 2 parking spaces.

To enable the subdivision and development, several building line relaxations will be required for both the existing dwelling house and the proposed double dwelling house.

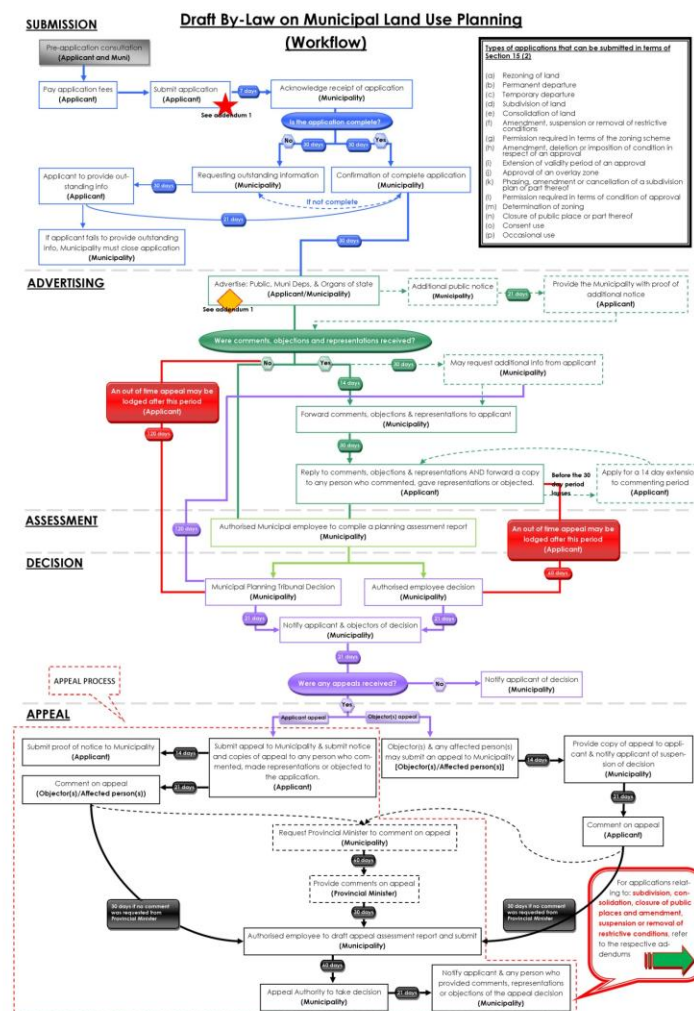
APPLICATION

- An application will have to be submitted in terms of Section 15(2)(f) of the Land Use Planning By-law for George Municipality, 2023 for the removal of the restrictive condition 2(f) of Title Deed T15509/2026 for Erf 2775 George.
- An application will have to be submitted in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 for the subdivision of Erf 2775 George into a Portion A (±648m²) and a Remainder (±524m²)
- An application will have to be submitted in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023 for the rezoning of Portion A of Erf 2775 George from Single Residential Zone I to General Residential Zone I (double dwelling house).
- An application will have to be submitted in terms of Section 15(2)(b) of the By-law on Land Use Planning for George Municipality, 2023 for the relaxation of the following building lines on Portion A (double dwelling) of Erf 2775 George:

- the eastern side boundary building line from 3,0 metres to 2,0 metres to accommodate the proposed double dwelling house.
- the southern side boundary building line from 3,0 metres to 2,0 metres to accommodate the proposed double dwelling house.
- An application will have to be submitted in terms of Section 15(2)(b) of the By-law on Land Use Planning for George Municipality, 2023 for the relaxation of the following building lines on the Remainder of Erf 2775 George:
 - the western side boundary building line from 2,0 metres to 0,0 metres to accommodate the existing dwelling house.
 - the southern street boundary building line from 4,0 metres to 0,0 metres to accommodate the existing carport.
- An application will have to be submitted in terms of Section 15(2)(b) of the By-law on Land Use Planning for George Municipality, 2023 for a departure of Section 45(1)(d) for a panhandle with a width of 3 metres on the proposed Portion A of Erf 2775 George.
- An application will have to be submitted in terms of Section 24(1)(f)(v) of the By-law on Land Use Planning for George Municipality, 2023 for the registration of a private right-of-way over the proposed Portion A in favour of the Remainder of Erf 2775 George.

PART B: APPLICATION PROCESS

(WILL FULLY APPLY ONLY ONCE LUPA REGULATIONS ARE IN FORCE)



PART C: QUESTIONNAIRES
SECTION A:
DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES

Tick if relevant		What land use planning applications are required?	Application fees payable
x	2(a)	a rezoning of land;	To be determined
x	2(b)	a permanent departure from the development parameters of the zoning scheme;	To be determined
	2(c)	a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R
x	2(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	To be determined
	2(e)	a consolidation of land that is not exempted in terms of section 24;	R
x	2(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit;	To be determined
	2(g)	a permission required in terms of the zoning scheme;	R
	2(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;	R
	2(i)	an extension of the validity period of an approval;	R
	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;	R
	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
	2(l)	a permission required in terms of a condition of approval; (Site Development Plan)	R
	2(m)	A determination of a zoning;	R
	2(n)	A closure of a public place or part thereof;	R
	2(o)	a consent use contemplated in the zoning scheme;	R
	2(p)	an occasional use of land;	R
	2(q)	to disestablish a home owner's association;	R
	2(r)	to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;	R
	2(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building	R
Tick if relevant		What prescribed notice and advertisement procedures will be required?	Advertising fees payable
Y	N	Serving of notices (i.e. registered letters etc.)	R
Y	N	Publication of notices (i.e. Provincial Gazette, Local Newspaper(s) etc.)	R
Y	N	Additional publication of notices (i.e. Site notice, public meeting, local radio, website, letters of consent etc.)	R
Y	N	Placing of final notice (i.e. Provincial Gazette etc.)	R
TOTAL APPLICATION FEE* (VAT excluded):			To be determined

PLEASE NOTE: * Application fees are estimated on the information discussed and are subject to change with submission of the formal application and/or yearly application fee increase.

SECTION B:

PROVISIONS IN TERMS OF THE RELEVANT PLANNING LEGISLATION / POLICIES / GUIDELINES

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?	X		George Spatial Development Framework, 2023	To be determined
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]	X		Condition E.(f)	Conveyance Attorney to confirm.
Any other Municipal by-law that may be relevant to application? (If yes, specify)		X		
Zoning Scheme Regulation considerations: Which zoning scheme regulations apply to this site? George Integrated Zoning Scheme By-law, 2023 What is the current zoning of the property? Single Residential Zone I What is the proposed zoning of the property? General Residential Zone I Does the proposal fall within the provisions/parameters of the zoning scheme? Yes Are additional applications required to deviate from the zoning scheme? (if yes, specify) Yes – width of panhandle and building lines				

QUESTIONS REGARDING OTHER PLANNING CONSIDERATIONS	YES	NO	TO BE DETERMINED	COMMENT
Is the proposal in line with the Provincial Spatial Development Framework (PSDF) and/or any other Provincial bylaws/policies/guidelines/documents?	X		N/a	N/a
Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans?		X	N/a	N/a

SECTION C:
CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Is/was the property(ies) utilised for agricultural purposes?		X		Western Cape Provincial Department of Agriculture
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		X		National Department of Agriculture
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?		X		Western Cape Provincial Department of Environmental Affairs & Development Planning (DEA&DP)
Will the proposal require authorisation in terms of Specific Environmental Management Act(s) (SEMA)? (National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003) (NEM:PAA) / National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004) (NEM:BA) / National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004) (NEM:AQA) / National Environmental Management: Integrated Coastal Management Act, 2008 (Act 24 of 2008) (NEM:ICM) / National Environmental Management: Waste Act, 2008 (Act 59 of 2008) (NEM:WA) (striketrough irrelevant)		X		National Department of Environmental Affairs (DEA) & DEA&DP
Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?		X		National Department of Water & Sanitation (DWS)
Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?		X		South African Heritage Resources Agency (SAHRA) & Heritage Western Cape (HWC)
Will the proposal have an impact on any National or Provincial roads?		X		National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & Western Cape Provincial Department of Transport and Public Works (DTPW)

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		X		National Department of Labour (DL)
Will the proposal affect any Eskom owned land and/or servitudes?		X		Eskom
Will the proposal affect any Telkom owned land and/or servitudes?		X		Telkom
Will the proposal affect any Transnet owned land and/or servitudes?		X		Transnet
Is the property subject to a land / restitution claims?		X		National Department of Rural Development & Land Reform
Will the proposal require comments from SANParks and/or CapeNature?		X		SANParks / CapeNature
Will the proposal require comments from DEFF?		X		Department of Environment, Forestry and Fishery
Is the property subject to any existing mineral rights?		X		National Department of Mineral Resources
Does the proposal lead to densification to such an extent that the number of schools, healthcare facilities, libraries, safety services, etc. In the area may be impacted on? (striethrough irrelevant)		X		Western Cape Provincial Departments of Cultural Affairs & Sport (DCAS), Education, Social Development, Health and Community Safety

**SECTION D:
SERVICE REQUIREMENTS**

DOES THE PROPOSAL REQUIRE THE FOLLOWING ADDITIONAL INFRASTRUCTURE / SERVICES?	YES	NO	TO BE DETERMINED	OBTAIN COMMENT FROM: (list internal department)
Electricity supply:			X	Directorate: Electro-technical Services
Water supply:			X	Directorate: Civil Engineering Services
Sewerage and waste water:			X	Directorate: Civil Engineering Services
Stormwater:			X	Directorate: Civil Engineering Services
Road network:			X	Directorate: Civil Engineering Services
Telecommunication services:			X	
Other services required? Please specify.				

Development charges:

X

PART D: COPIES OF PLANS / DOCUMENTS TO BE SUBMITTED AS PART OF THE APPLICATION

COMPULSORY INFORMATION REQUIRED:

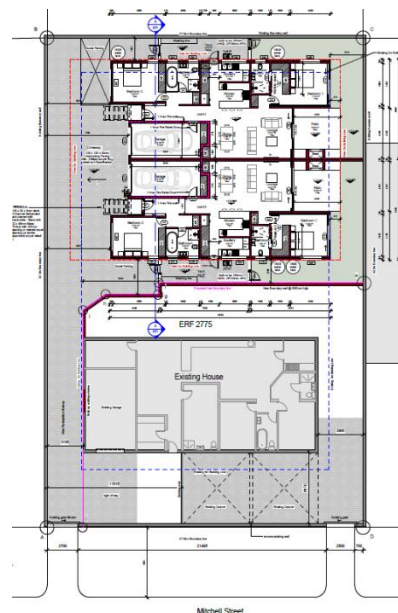
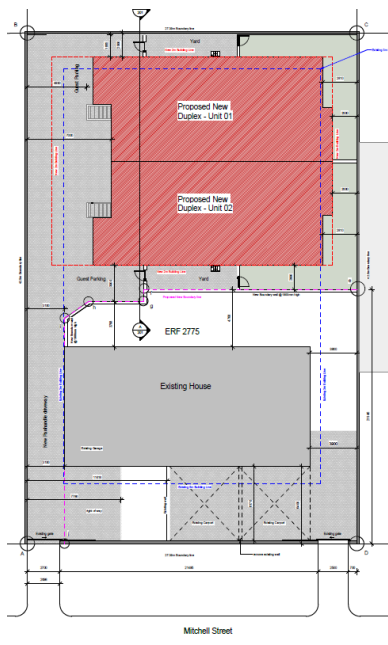
Y	N	Power of Attorney / Owner's consent if applicant is not owner (if applicable)	Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Motivation report / letter	Y	N	Full copy of the Title Deed
Y	N	Locality Plan	Y	N	Site Layout Plan
Y	N	Proof of payment of fees	Y	N	Bondholder's consent

MINIMUM AND ADDITIONAL REQUIREMENTS:

Y	N	Site Development Plan	Y	N	Conveyancer's Certificate
Y	N	Land Use Plan	Y	N	Proposed Zoning plan
Y	N	Phasing Plan	Y	N	Consolidation Plan
Y	N	Abutting owner's consent	Y	N	Landscaping / Tree Plan
Y	N	Proposed Subdivision Plan (including street names and numbers)	Y	N	Copy of original approval letter
Y	N	Services Report or indication of all municipal services / registered servitudes	Y	N	Home Owners' Association consent
Y	N	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	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	Other (specify)	Y	N	Required number of documentation copies

PART E: DISCUSSION

Pre-application as discussed on 3 June 2026 for the proposed subdivision and rezoning of one of the subdivided portions and departures on Erf 2775, George. The following draft site layout plan was provided for discussion.



Town planning comments

- The current plan/design does not seem to be feasible in terms of manoeuvrability and parking provision, with special reference to the double dwelling. 7m manoeuvring space is not sufficient. It is advised to relook at the design/layout of the double dwelling.
- All areas and dimensions must be shown on plan.
- Applicant to take note of the building lines applicable to the proposed double dwelling unit (3.0m building line will be applicable all around. Departures need to be justified and motivated.
- Access to the existing house and use of servitude area not clear. Need to confirm and justify/motivate.
- Applicant to address compliance with MSDF,2023, LSDF SPLUMA, Zoning Scheme etc.

CES comments

- Access restricted to Mitchell Street.
- All parking must be provided in accordance with the GIZS 2023.
- No parking is allowed within the road reserve, and the owner/developer shall be responsible, at their own cost, for implementing and maintaining all necessary measures to prevent any unapproved parking within the road reserve.
- The development may require a possible TIA, subject to comments from the Traffic Engineer.
- PT1 may be supported.
- Water & sewer services are available, subject to capacity confirmation
- Development charge will be applicable.
- The developer must adhere to Nasional Building Regulation R1 and applicable Municipal stormwater by law and policies.
- The developer is also requested to implement SUDS principals when address stormwater. The use of stormwater pipes should be limited.

ETS comments

- ETS DC's applicable.

PART F: SUMMARY / WAY FORWARD

- *Refer to comments above.*
- *Furthermore, the pre-application comments are not exhaustive and should not be relied upon as a definitive assessment or preliminary approval of the proposal. It remains the applicant's responsibility to ensure the accuracy and completeness of the application and to ensure that it is prepared and submitted in accordance with all relevant requirements and legislation.*



OFFICIAL: _____

Fakazile Vava (Town Planner)

PRE-APPLICANT: **Johannes George Vrolijk**

(FULL NAME)



SIGNED: _____

Ilané Huyser (Senior Town Planner)



SIGNED:

DATE: __2026.06.15_____

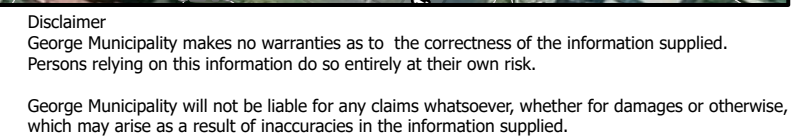
DATE: **1 June 2026**

**Please note that the above comments are subject to the documents and information available to us at the time of the pre-application meeting and we reserve our rights to elaborate on this matter further and/or request more information/documents should it deemed necessary.*

ANNEXURE “E”: LOCALITY PLAN



Scale: 1:1,396



ANNEXURE "F": GENERAL PLAN

S.G. No. 10777/46

Approved

Surveyor-General
1947

AREAS		
Erf No	Sq Feet	Dgm. No.
1	11610	2851-1947
2	10260	3705-1947
3	11745	2852-1947
4	11745	3706-1947
5	11745	2853-1947
6	11745	3707-1947
7	11745	2854-1947
8	11745	3708-1947
9	11745	2855-1947
10	11745	3709-1947
11	11745	2856-1947
12	11745	3710-1947
13	11632	2857-1947
14	11632	3711-1947

Data of Main Figure		
Sides	Angles of Direction	Coordinates
AB 300.00	302.13.00	A - 332.47 - 527.28
BC 608.00	52.13.00	B - 586.28 - 367.34
CD 300.00	122.13.00	C - 262.14 + 147.05
DA 608.00	212.13.00	D - 8.33 - 12.89

Coordinates of Block Corners		
2a - 383.25 - 495.30	14a - 46.40 + 11.10	
2b - 367.24 - 469.92	13f - 249.45 + 139.05	
2c - 325.86 - 460.53	14g - 270.14 + 134.36	
14d - 41.71 - 9.59		

Areas of Erfen			
Erf No	Area Sq Feet	Erf No	Area Sq Feet
1	11610	3	11745
2	10260	13 & 14	11632

Reference Marks		
Sides	Angles of Direction	Coordinates
RM1-RM4 620	302.13.00	RM3 - 339.67 - 1215.40
RM4-RM5 1236	52.13.00	RM4 - 324.21 - 884.86
RM5-RM1 310	122.13.00	RM5 - 265.27 + 150.84
RM1-RM2 310	122.13.00	RM1 - 3.00 - 4.43
RM2-RM3 1236	212.13.00	RM2 + 269.27 - 169.70

In terms of Section 12 of Ordinance No. 23 of 1931, the Administrator has granted the application to establish the boundaries of the erf.

See Prov. Gov. Gazette L. 24/c/103

Date 16. 9. 1946 T.P. No. 28/26

Notified as an Approved Diagram in terms of Section 22 (b) of Ordinance No. 23 of 1931.

See Notice 171/1947 27/3/1947

Prov. Gov. No. 2278 22/3/1947

Description of beacons:-

- A, round iron peg 1/2" diameter close to large bolt.
- B, piece of iron fencing standard.
- C, no beacon placed at C.
- All other beacons are round iron pegs 18" long & 1/2" diameter

LIST OF DEDUCTIONS.

Erf No	Former description	Extent: Sq. Feet.	Diagram No	Deed reference.
2765	Erf 1	11610	2851/1947	1947-231-11516
2766	2	10260	3705/1947	1948-119-5946
2767	3	11745	2852/1947	1948-147-7313
2768	4	11745	3706/1947	1948-119-5946
2769	5	11745	2853/1947	1948-147-7311
2770	6	11745	3707/1947	1947-331-16505
2771	7	11745	2854/1947	1948-470-23459
2772	8	11745	3708/1947	1947-331-16505
2773	9	11745	2855/1947	1948-147-7312
2774	10	11745	3709/1947	1948-234-11688
2775	11	11745	2856/1947	1947-231-11517
2776	12	11745	3710/1947	1948-234-11687
2777	13	11632	2857/1947	1951-39-1910
2778	14	11632	3711/1947	1950-16-784

FOR TRANSFER REFERENCES
VICE D.O. REGISTER

TP
GENERAL PLAN 642 LD C.D.R.

The figure ABCD represents:-

GREENSWARD subdivided estate

in extent 2.1111 Morgen comprising 14 Erfen numbered 1 to 14 and a street 30 C. feet wide being the Remainder of Lot ZE situate in the Municipality and Division of George, Province of Cape of Good Hope.

vide diagram No 1159, 1882 annexed to Deed of Transfer 1882-25-306.

The beacons of each Erf represented on this plan are in accordance with regulation and have been placed under my supervision.

Surveyed in Oct. 1946 by me T. J. Casual.

Land Surveyor
Orig. dgm. No. 1159/1882
S.G. File No. S. 8775/32
Survey Records No. E 2396/46
Compilation No.
Plan No. - Geo-78hp-6h-2

GEORGE ALLOTMENT AREA.

Numbered under the Provisions of the Deeds Registries Act No 47/1937. Noting Plan BL-700-X-43.

Alterations to numbers shown in Red for Surveyor-General 29. 11. 1955

Allotment Area file: S 8775/74
Main file: S 8775
Noting Plan: BL-700-X-43
Deeds Sheet: BL-700
George Erf Schedule.

NOTED ON 21/2/47
DATE 21/2/47

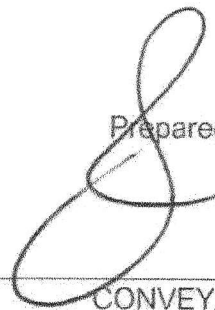
BARCRO NEGATIVE FILED

ANNEXURE "G": TITLE DEED

78

Sandenbergh Nel Haggard
Block A, Suite S202
Bonitas Office Park
Carl Cronje Drive
Bellville
Tel: (021) 919 9570

Prepared by me



CONVEYANCER
CHANTAL SHARON FRANCIS
(LPCM 87158)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 2 400 000-00	R. 2 281-00
Reason for Exemption	Category Exemption	Exemption i t o. Sec/Reg. Act/Proc.

T 000015509 / 2026

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

FLORIS ALBERTUS HANEKOM (LPCM 90928)

appeared before me, the Registrar of Deeds: Western Cape at Cape Town, the said appearer, being duly authorised thereto by a power of attorney granted to him by

- GIOVANNI FOURIE**
Identity Number 740728 5093 08 4
Married out of Community of Property
- JACOLETTE FOURIE**
Identity Number 750617 0111 08 1
Married out of Community of Property

signed at GEORGE on 17 FEBRUARY 2026

34

And the said appearer declared that the Transferors had truly and legally sold the undermentioned property on 6 January 2026 by Private Treaty and that he in his capacity aforesaid, did by these presents, cede and transfer to and on behalf of

1. **JOHAN GUSTAV SNYMAN**
Identity Number 520104 5038 08 9
Married out of Community of Property
2. **ELIZABETH SNYMAN**
Identity Number 541118 0076 08 9
Married out of Community of Property

their heirs, executors, administrators or assigns, in full and free property

**ERF 2775 GEORGE, IN THE MUNICIPALITY AND DIVISION OF GEORGE,
PROVINCE OF THE WESTERN CAPE**

**IN EXTENT: 1164 (ONE THOUSAND ONE HUNDRED AND SIXTY FOUR) SQUARE
METRES**

FIRST TRANSFERRED by Deed of Transfer Number T11517/1947 with Diagram SG
Number 2856/1947 relating thereto and held by Deed of Transfer Number T35205/2021.

SUBJECT to and/or **ENTITLED** to the benefit of:

1. The conditions referred to in Deed of Transfer No T2953/1917.
2. The following special conditions imposed by the Administrator in terms of Ordinance No 33 of 1934, contained in Deed of Transfer No T11517/1947, namely:

In favour of the Local Authority and the registered owner of any erf in the township:

- (a) This Erf shall be used for residential purposes only.
- (b) Only one dwelling, together with such outbuildings as are ordinarily required to be used therewith, be erected on this erf.
- (c) Not more than half the area of this erf shall be built upon.
- (d) No building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf, nor within 3,15 metres of the rear or 1,57 metres of the lateral boundary common to any adjoining erf, provided that with the consent of the Local Authority, an outbuilding not exceeding 3,15 metres in height measured from the floor to the wall plate and no portion of which will be used for human habitation, may be erected within the above prescribed rear space.
- (e) The owner of this erf shall without compensation be obliged to allow 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 may from time to time be reasonably required. This shall include

the right of access to the erf at any reasonable time in order to construct, maintain, alter, remove or inspect any sewer, manhole, channel, conduit or other works pertaining thereto.

As in favour of the Administrator:

- (f) That this erf be not subdivided except with the consent in writing of the Administrator.

WHEREFORE the appearer, renouncing all the rights and title the said

1. GIOVANNI FOURIE, Married as aforesaid
2. JACOLETTE FOURIE, Married as aforesaid

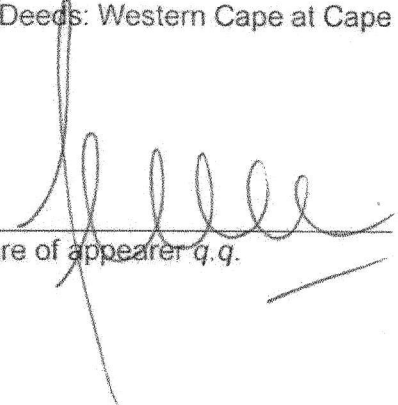
heretofore had to the premises, did, in consequence also acknowledge them to be entirely dispossessed of, and disentitled to, the same; and that, by virtue of these presents, the said

1. JOHAN GUSTAV SNYMAN, Married as aforesaid
2. ELIZABETH SNYMAN, Married as aforesaid

their heirs, executors, administrators or assigns, now are and henceforth shall be entitled thereto, conformably to local customs; the State, however, reserving its rights, and finally acknowledging that the purchase price is the amount of R2 400 000,00 (Two 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 MAR 2026


Signature of appearer q.q.

In my presence


Registrar of Deeds

3M

ANNEXURE "H": POWER OF ATTORNEY

POWER OF ATTORNEY

We, the undersigned

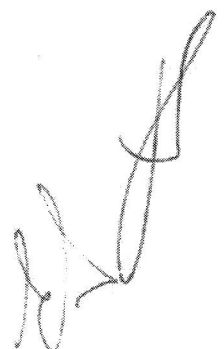
Johan Gustav Snyman and Elizabeth Snyman

the registered owners of

Erf 2775 George

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

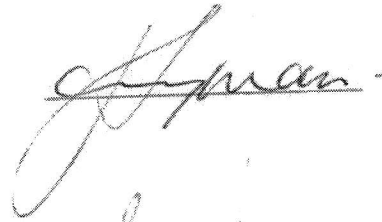
- An application in terms of Section 15(2)(f) of the Land Use Planning By-law for George Municipality, 2023 for the removal of restrictive conditions 2.(b), 2.(d) and 2.(f) from Title Deed T15509/2026, the title deed of Erf 2775 George.
- An application in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 for the subdivision of Erf 2775 George into a Portion A ($\pm 659.8\text{m}^2$) and a Remainder ($\pm 512.2\text{m}^2$).
- An application in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023 for the rezoning of Portion A from Single Residential Zone I to General Residential Zone I (Double dwelling house).
- An application in terms of Section 15(2)(b) of the By-law on Land Use Planning for George Municipality, 2023 for the relaxation of the following building lines on Portion A:
 - the eastern side boundary building line from 3,0 metres to 2,0 metres to accommodate the proposed covered stoep of the double dwelling house.
 - the southern side boundary building line from 3,0 metres to 2,0 metres to accommodate the proposed double dwelling house.
- An application in terms of Section 15(2)(b) of the By-law on Land Use Planning for George Municipality, 2023 for the relaxation of the following building lines on the Remainder:



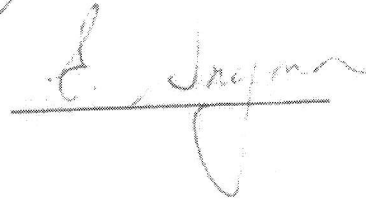
- o the western side boundary building line from 2,0 metres to 0,0 metres to accommodate the existing dwelling house.
- o the southern street boundary building line from 4,0 metres to 0,0 metres to accommodate the existing carport.
- An application in terms of Section 15(2)(b) of the By-law on Land Use Planning for George Municipality, 2023 for the departure from Section 45(1)(d) of the George Integrated Zoning Scheme By-law 2023 to allow for a panhandle with a width of 3 metres wide on Portion A.
- An application in terms of Section 24(1)(f)(v) of the By-law on Land Use Planning for George Municipality, 2023 for the registration of a private right-of-way over a portion of the proposed panhandle of Portion A in favour of the Remainder.

Signed at George on 7 July 2026

Johan Gustav Snyman

A handwritten signature in dark ink, appearing to read 'J. Snyman', written over a horizontal line.

Elizabeth Snyman

A handwritten signature in dark ink, appearing to read 'Elizabeth Snyman', written over a horizontal line.

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 2775 GEORGE

APPLICATION DETAILS

- An application in terms of Section 15(2)(f) of the Land Use Planning By-law for George Municipality, 2023 for the removal of restrictive conditions 2.(b), 2.(d) and 2.(f) from Title Deed T15509/2026, the title deed of Erf 2775 George.
- An application in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 for the subdivision of Erf 2775 George into a Portion A ($\pm 659.8\text{m}^2$) and a Remainder ($\pm 512.2\text{m}^2$).
- An application in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023 for the rezoning of Portion A from Single Residential Zone I to General Residential Zone I (Double dwelling house).
- An application in terms of Section 15(2)(b) of the By-law on Land Use Planning for George Municipality, 2023 for the relaxation of the following building lines on Portion A:
 - the eastern side boundary building line from 3,0 metres to 2,0 metres to accommodate the proposed covered stoep of the double dwelling house.
 - the southern side boundary building line from 3,0 metres to 2,0 metres to accommodate the proposed double dwelling house.
- An application in terms of Section 15(2)(b) of the By-law on Land Use Planning for George Municipality, 2023 for the relaxation of the following building lines on the Remainder:
 - the western side boundary building line from 2,0 metres to 0,0 metres to accommodate the existing dwelling house.
 - the southern street boundary building line from 4,0 metres to 0,0 metres to accommodate the existing carport.

APPLICATION DATE

July 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:

T15509/2026 (current Title Deed)

in respect of:

ERF 2775

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

IN EXTENT: 1164 (ONE ONE SIX FOUR) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T15509/2026

REGISTERED in the name of

JOHAN GUSTAV SNYMAN AND ELIZABETH SNYMAN

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

"2. The following special conditions imposed by the Administrator in terms of Ordinance No 33 of 1934, contained in Deed of Transfer No T11517/1947, namely:

In favour of the Local Authority and the registered owner of any erf in the township:

- (a) This erf shall*
- (b) Only one dwelling, together with such outbuildings as are ordinarily required to be used therewith, be erected on this erf.*
- (c) Not more than*
- (d) No building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf, not within 3,15 metres of the rear or 1,57 metres of the lateral boundary common to any adjoining erf, provided that with the consent of the Local Authority, an outbuilding not exceeding 3,15 metres in height measured from the floor to the wall plate and no portion of which will be used for human habitation, may be erected within the above prescribed rear space.*
- (e) The owner of the*

As in favour of the Administrator:

- (f) That this erf be not subdivided except with the consent in writing of the Administrator."*

4. There is no bond registered over the property.

SIGNED at GEORGE on 6 July 2026



CONVEYANCER