



The Municipal Manager
P O Box 19
George
6530

Reference: Erf 366 George

2 June 2026

Sir

**APPLICATION FOR PERMANENT DEPARTURES (BUILDING LINE RELAXATIONS
AND ADDITIONAL CARRIAGEWAY CROSSING): ERF 366 GEORGE**

Attached hereto, please find an application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for permanent departures for the relaxation of the eastern and western side boundary building lines on Erf 366 George to accommodate unauthorised additions to the existing dwelling house and to accommodate an existing additional carriageway crossing from Berg Street to the erf.

Your speedy consideration of the application will be appreciated.

Thanking you in anticipation.

Jan Vrolijk

MOTIVATION REPORT
APPLICATION FOR PERMANENT DEPARTURES (RELAXATION OF BUILDING
LINES AND ADDITIONAL CARRIAGEWAY CROSSING)
ERF 366 GEORGE

2 June 2026



Prepared for:

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SACPLAN Registration No A/1386/2011

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MOTIVATION REPORT
APPLICATION FOR PERMANENT DEPARTURES (RELAXATION OF BUILDING
LINES AND ADDITIONAL CARRIAGEWAY CROSSING)
ERF 366 GEORGE

1. APPLICATION

- Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the following building lines in respect of Erf 366 George
 - ⇒ the western side boundary building line from 2.0 metres to 0.0 metres to accommodate the existing non-interleading habitable room in the north-western corner of the erf.
 - ⇒ the rear boundary building line from 2.0 metres to 0.0 metres to accommodate the existing non-interleading habitable room in the north-western corner of the erf.
 - ⇒ the eastern side boundary building line from 2.0 metres to 0.0 metres to accommodate the existing non-interleading habitable room and covered patio / braai area on the north-eastern side boundary of the erf.
- Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure from Section 45(4)(a) of the George Integrated Zoning Scheme By-law, 2023 to allow for a second carriageway crossing from Berg Street to Erf 366 George.

The proposed site plan and building plan in respect of the development on the erf is attached hereto as **Annexure "A"**. The completed application form for the application for permanent departure is attached hereto as **Annexure "B"**.

2. DEVELOPMENT PROPOSAL

Erf 366 George had originally been developed with a dwelling house consisting of 3 bedrooms, 2 bathrooms, a guest toilet, a kitchen, dining room, lounge, study, hobbies room, braai room, entrance foyer and a single garage.

The current owner took transfer of the erf during 2007 and over time, improved the property by the addition of several amenities, loose standing from the dwelling house, for the convenience of the family. The improvements consisting of a

- covered braai patio, outside toilet, non-interleading habitable room and a storeroom erected along the eastern side boundary of the erf;
- a swimming pool positioned in the northern portion of the garden; and
- a non-interleading habitable room along the western side boundary and rear boundary of the erf.

As far as can be ascertained the abovementioned structures have been constructed without municipal authorization.

The following photo shows the west elevation of the structures along the eastern side boundary of the erf.



The following photo shows the east elevation of the non-interleading habitable room on the western side boundary of the erf.



The owner who is an artist (paintings and sculpturing) currently uses some of the rooms inside the dwelling house, as well as the 2 outside non-interleading habitable rooms, either as studios (painting), workrooms (sculptures) or storerooms. Some of the paintings are visible through the windows of the non-interleading habitable room on the western side boundary.

The following photo shows the north elevation of the dwelling house, with the covered braai patio on the left of the dwelling house, the swimming pool in the foreground and the non-interleading habitable room on the western side boundary in the right-hand corner of the photo.



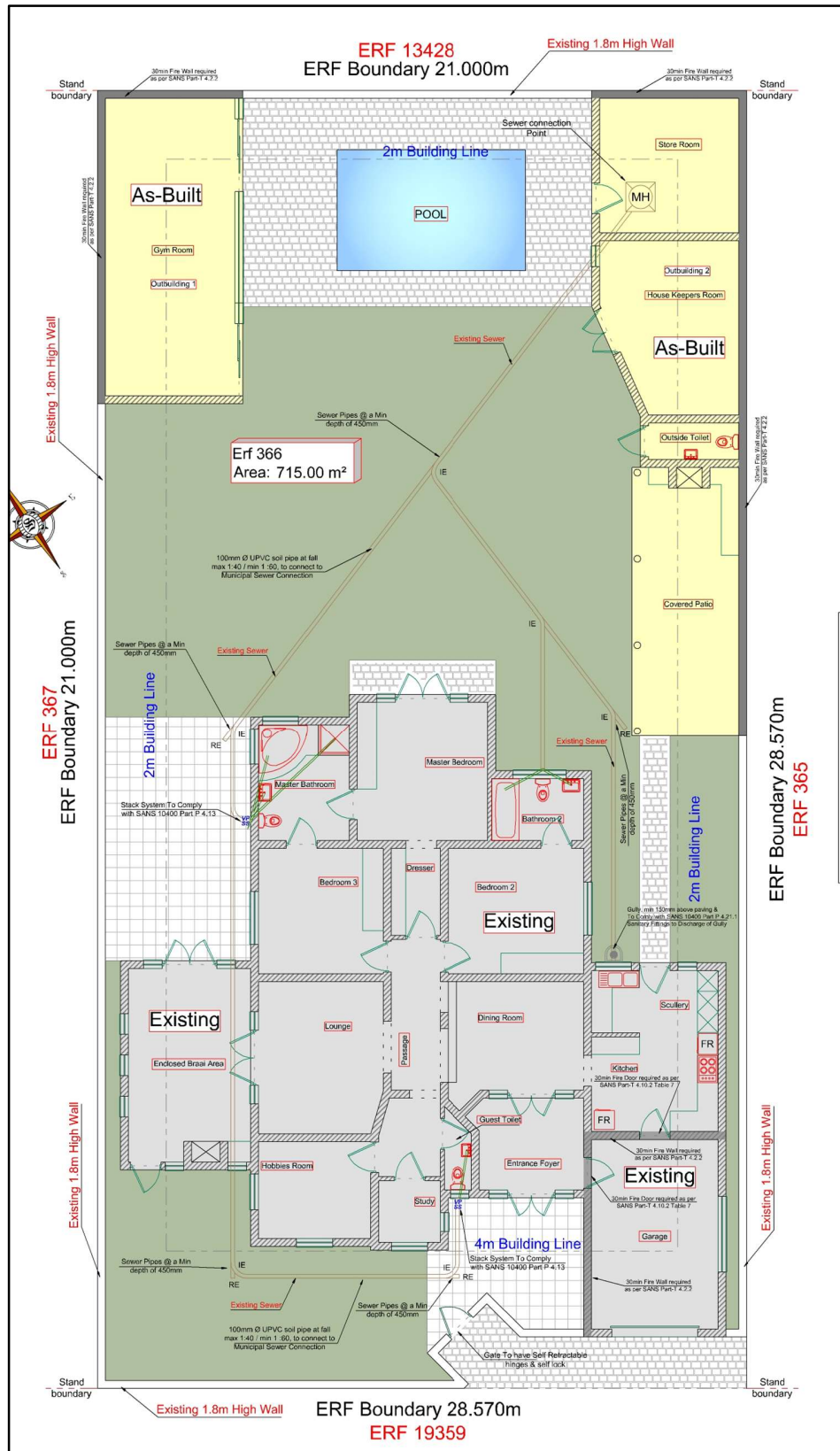
The development is rounded off with a garden consisting of lawn, paving, trees and shrubs, with 2 paved driveways leading from Berg Street to the garage and separate open parking bay. The plastered and painted brick street boundary wall has a pedestrian security gate and a separate access gate to the open parking bay on the south-western side of the erf. The single garage on the south-eastern side of the erf has direct access from Berg Street.

The coverage and building lines applicable to a “dwelling house” are set out in a table in Schedule II of the George Integrated Zoning Scheme, 2023. The extent of the application erf is 714m². The street building line applicable to a dwelling house on an erf larger than 500m², but not larger than 1 000m² is 4.0 metres and the side and rear building lines are 2.0 metres, whilst the coverage applicable is the larger of 325m² or 50% of the area of the erf. The total floor area of the dwelling house and outbuildings is 341m², which represents a coverage of 47.8%. The coverage is, therefore, lower than the maximum coverage allowed.

The covered braai patio and non-interleading habitable room transgress the eastern side boundary building line and the non-interleading habitable room in the north-western corner of the erf transgresses the rear building line and western side boundary building line. In terms of the stipulations in the development parameters applicable to a dwelling house, the outside toilet (outbuilding) and storeroom are permitted within the common boundary building lines as they do not exceed a height of 4.0 metres.

The George Integrated Zoning Scheme By-law, 2023, stipulates that 2 parking bays must be provided in respect of a dwelling house on an erf larger than 350m². There is not enough space to accommodate a second vehicle on the application erf between the street boundary and the garage door. To comply with the stipulation mentioned, a second open parking bay is provided in the south-western corner of the erf. This separate parking bay transgresses the stipulations that only 1 carriageway crossing from Berg Street to Erf 366 George is allowed.

The following site plan and building plan indicates the position of the existing buildings and the open parking bay, as well as the 2 vehicular access points in relation to the erf boundaries and building lines.



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

As it is the intention of the owner to alienate the property, the purpose of this application is to obtain approval of the permanent departures as mentioned in point 1 of this motivation report to facilitate the submission and approval of a building plan in respect of the mentioned improvements on the erf.

3. GENERAL INFORMATION IN RESPECT OF ERF 366 GEORGE

3.1 Locality

Erf 366 George is situated at 32 Berg Street, Fernridge. The locality of the erf is indicated on the locality plan attached hereto as **Annexure “C”**.

3.2 Existing land use

The application erf is used for residential purposes, which includes “home occupation”, as per the Land Use Description of a “dwelling house” in the George Integrated Zoning Scheme, 2023.

3.3 Extent of erf

The total area of Erf 366 George is 714m².

3.4 Present zoning

In terms of the George Integrated Zoning Scheme, 2023, the zoning of Erf 366 George is Single Residential Zone I.

3.5 Surveyor General Diagram

A copy of the Land Surveyor-General Diagram of Erf 366 George is attached hereto as **Annexure “D”**.

3.6 Title Deed

Erf 366 George is registered in the name of Stefan Reinhardt de Beer, I.D. Number 620406 5042 08 9. A copy of the Title Deed for Erf 366 George is attached hereto as **Annexure “E”**.

3.7 Power of Attorney

A Power of Attorney, whereby Jan Vrolijk Town Planner / Stadsbeplanner is appointed by Stefan Reinhardt de Beer, the registered owner of Erf 366 George, to prepare the application referred to in point 1 of this motivation report and to sign all relevant documents is attached hereto as **Annexure “F”**.

3.8 Bondholder’s consent

Erf 366 George is not encumbered by a bond.

3.9 Conveyancer Certificate

A Conveyancer Certificate in respect of Erf 366 George is attached hereto as **Annexure “G”**. The certificate confirms that there are no conditions in the Title Deed of the erf which prohibits the development of the erf as proposed in this application.

4. DESIRABILITY OF APPLICATION FOR PERMANENT DEPARTURES (BUILDING LINE RELAXATIONS AND ADDITIONAL CARRIAGEWAY CROSSING): ERF 366 GEORGE

4.1 Introduction

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

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

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

4.2 Existing planning in the area

The area surrounding Erf 366 George has a predominantly single residential land use character, with dwelling houses and outbuildings, situated in neatly kept gardens. The following aerial photo indicates the locality of Erf 366 George, as well as the buildings situated on the erf, in relation to the surrounding area.



The application erf has been improved as described in point 2 of this motivation report. Due to some of the improvements transgressing the side and rear boundary building lines, as well as the existence of a second carriageway crossing, the purpose of this application is to obtain approval for permanent departures in respect of the transgressions mentioned.

The dwelling house and outbuildings on the application erf have been in existence for many years and as such has formed part of the ambience of the area for a considerable period. As far as could be ascertained, no objections against the locality of the building have been lodged. The improvements which transgress the building lines, as well as the second carriageway crossing, contribute to providing the owner with a comfortable living environment, in line with the needs of the owner and his family. The application erf is still used for residential purposes as described in the land use description of a “*dwelling house*” in the George Integrated Zoning Scheme, 2023.

The second carriageway crossing is required to accommodate the parking requirements in respect of a “*dwelling house*”, as per the George Integrated Zoning Scheme, 2023.

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

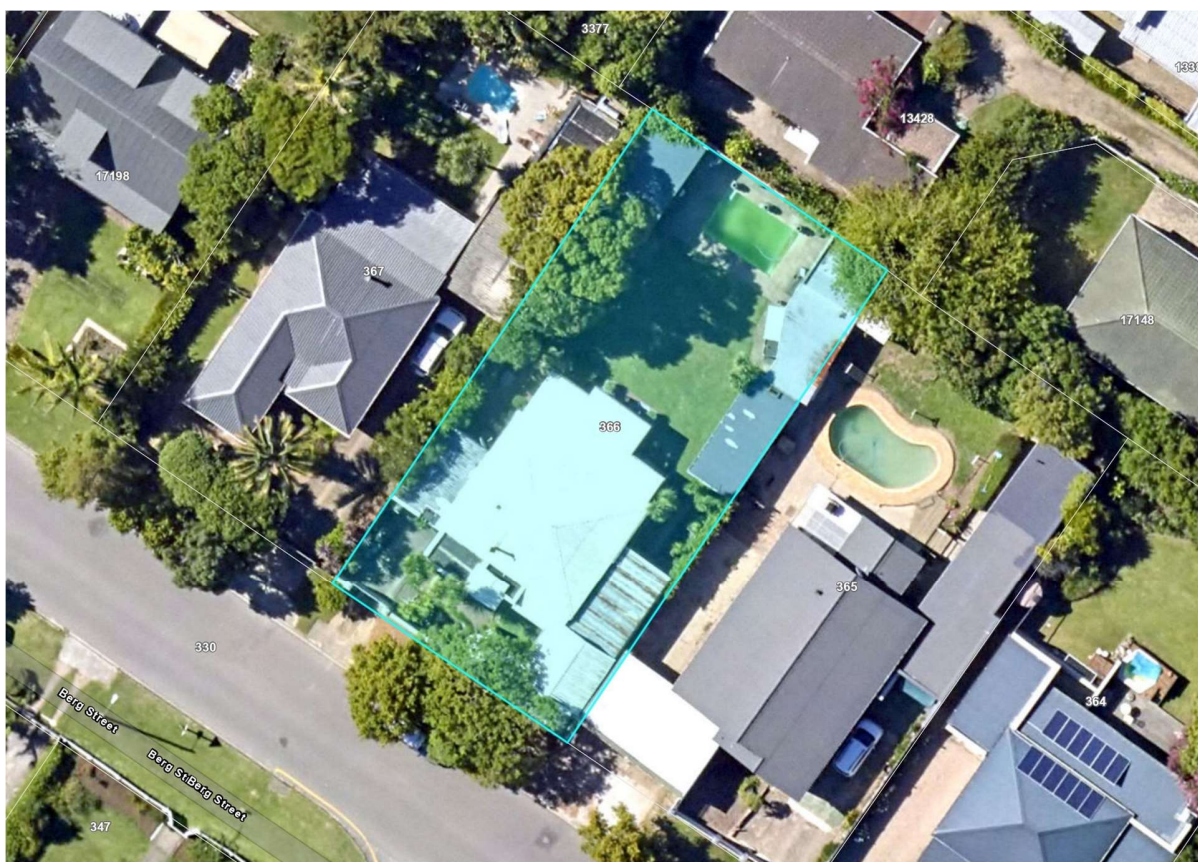
4.3 Impact on schools, open spaces and other community facilities

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

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

4.4 Impact on sunlight, view and privacy

The following aerial photo indicates that the erf is situated on the northern side of Berg Street, between Erf 367 George, west of the application erf, and Erf 365 George, to the east of the application erf and south of Erf 13428 George.



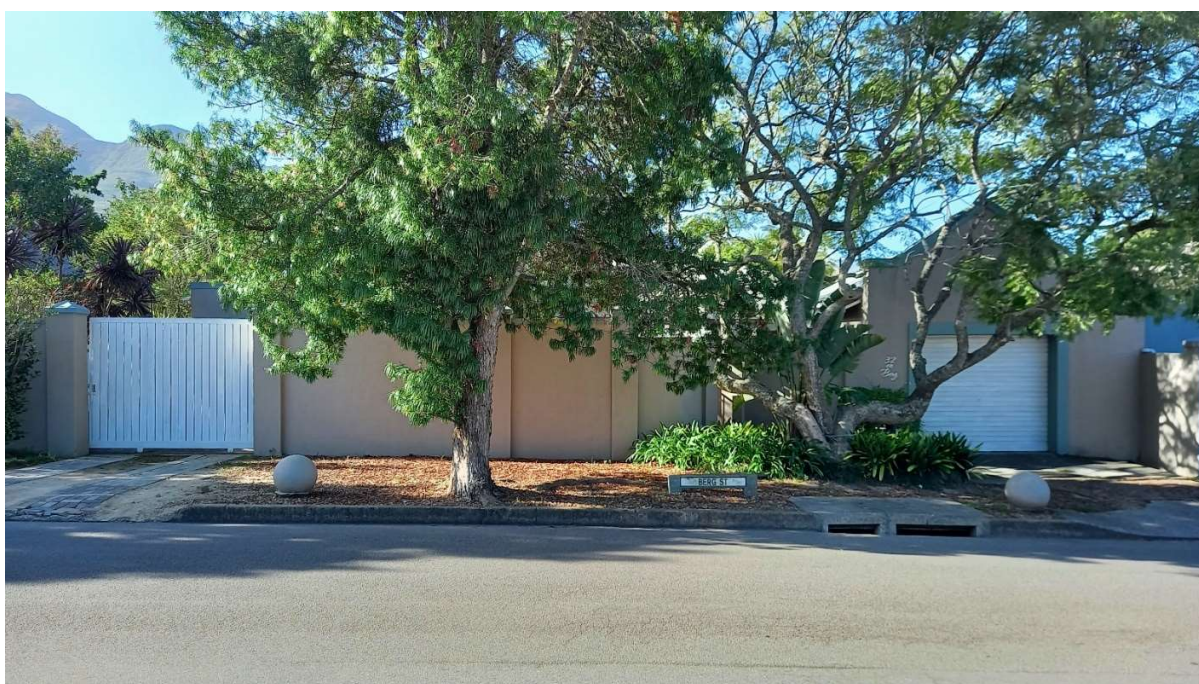
Erf 367 George - This erf is situated to the west of the application erf. The building on the application erf which transgresses the western side boundary building line is situated adjacent to outbuildings on Erf 367 George and is shielded from view by trees on the north-eastern side of Erf 367 George. The proposed relaxation of the building lines on the application erf can, therefore, have no negative impact on sunlight, view or privacy in respect of Erf 367 George.

Erf 13428 George - This erf is situated to the north of the application erf. The building on the application erf which transgress the rear boundary building line are situated south of the dwelling house on Erf 13428 George, which fronts to the north (away from the application erf) and are also hidden from view by trees on the latter erf. The proposed relaxation of the building lines on the application erf can, therefore, have no negative impact on sunlight, view or privacy in respect of Erf 13428 George.

Erf 365 George - This erf is situated to the east of the application erf. The building on the application erf which transgresses the eastern side boundary building line is situated opposite the outdoor living area (swimming pool) on Erf 365 George and has been in existence for many years. The building has formed part of the ambience of the area for a considerable period. As far as could be ascertained, no objections against the locality of the building have been lodged. The height of the building does not exceed 4.0 metres and the building, therefore, casts very little additional shade over the swimming pool area, compared with the shade cast by a standard 2.1 metres boundary wall. There are no windows or doors in the communal wall. The existence of the building on the communal boundary, therefore, enhances privacy at the swimming pool and outdoor living area. The proposed relaxation of the building lines on the application erf can, therefore, have no negative impact on sunlight, view or privacy in respect of Erf 365 George.

4.5 Impact on streetscape

The following photo shows the street elevation of the erf.



It is clear from the photo that the buildings which transgress the side and rear boundary building lines on the application erf are not visible from the street and therefore can have no influence on

the streetscape. The second carriageway crossing also does not have a visual impact on the streetscape.

The streetscape of the application erf can, therefore, not be negatively impacted upon by the permanent departures as proposed in this application.

4.6 Impact on erf values

As indicated in the previous paragraphs, the improvements in respect of which the building line relaxations are required do not have a negative impact on any of the surrounding properties. The outside finish is of good quality, and the elevations of the structures fit in with the residential character of the development on the erf as well as in the surrounding area. The improvements described add value to the utilization of the erf and represent a substantial capital investment by the owner. The second carriageway crossing can also not have a negative impact on the surrounding properties.

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

4.7 Impact on the provision of parking

As indicated on the site plan and building plan, attached hereto as **Annexure “A”**, the existing dwelling house on the application erf has been erected on the southern side of the erf. The proposed relaxation of the building lines will not result in the generation of more traffic in Berg Street as the application erf will still be used by one family. The existing buildings involved in the application for building line relaxations are all situated “behind” the dwelling house and are, therefore, not visible from the street. The building line relaxations as proposed in this application will, therefore, not have any negative impact on the traffic situation in Berg Street.

The George Integrated Zoning Scheme By-law, 2023, stipulates that 2 parking bays must be provided in respect of a dwelling house on an erf larger than 350m². A single garage has been provided south-east of the dwelling house. There is not enough space to accommodate a second vehicle on the application erf between the street boundary and the garage door. To comply with

the stipulation mentioned, a second open parking bay is provided in the south-western corner of the erf. The following photo shows the south elevation of the second on-site parking bay.



The entrance gate to the second parking bay is visible on the left side of the photo in point 4.5 of this motivation report, which shows the street elevation of the erf. The entrance to the separate parking bay transgresses the stipulations that only 1 carriageway crossing is allowed and that carriageway crossings must not be closer than 12 metres to each other in respect of a Single Residential Zone I erf with a street frontage of less than 30 metres.

The provision of the additional carriageway crossing as proposed in this application will, therefore, not have any negative impact on the provision of on-site parking, as the 2 parking bays required in respect of a dwelling house will still be provided.

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

4.8 Impact on traffic circulation

The proposed relaxation of the building lines will not result in the generation of more traffic in Berg Street as the application erf will still be used by one family. The existing buildings involved in the application for building line relaxations are all situated “behind” the dwelling house and are, therefore, not visible from the street. The building line relaxations as proposed in this application will, therefore, not have any negative impact on the traffic situation in Berg Street.

The additional carriageway crossing has been in existence for many years. As far as could be ascertained, no objections against the locality of the additional carriageway crossing have been lodged, nor has any motor vehicle accidents occurred in Berg Street due to the existence of this additional carriageway crossing. The additional carriageway crossing, as well as the distance separating the 2 crossings in respect of the application erf, can have no negative impact on the traffic circulation in the vicinity of the application erf, for the following reasons:

- visibility in both directions in Berg Street opposite the 2 carriageway crossings is good; and
- the application erf is used for residential purposes by a single family and as each of the 2 crossings will only be used by 1 vehicle, the frequency of use of the crossings will be very low.

Traffic circulation in the vicinity of the application erf can, therefore, not be negatively impacted upon by the permanent departures as proposed in this application.

4.9 Provision of services

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

4.10 Firefighting

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

5. CONCLUSION

Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for permanent departures for the relaxation of the eastern and western side boundary building lines on Erf 366 George to accommodate unauthorised additions to the existing dwelling house, and to accommodate an existing additional carriageway crossing from Berg Street to the erf.

The proposed permanent departures on Erf 366 George will not have a negative impact on development, public facilities or traffic circulation in the surrounding area.

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

ANNEXURE "A" - SITE PLAN AND BUILDING PLAN

Municipal Approval Stamp

Site Plan
SCALE 1:100

Elevations
SCALE 1:100

SEWER NOTES:

SEWERAGE LAY-OUT TO COMPLY WITH SANS 10400 PART P, GENERAL:

CE. CLEANING EYE. GLAZED EARTHEN WARE PIPE WITH CAST IRON COVER. ENCASED IN 150mm. CONCRETE SURROUND.

IE. INSPECTION EYE. STANDARD PIPE WITH GLAZED EARTHEN WARE COVER. SEALED WITH BITUMEN.

WASTE PIPES. SABS APPROVED GALVANISED MILD STEEL WITH Ø AS INDICATED.

SOIL VENT. VALVE. VACUUM RELIEF FUNCTION. NOMINAL SIZE 110mm. IN COMPLIANCE WITH SABS CODE 1532-1991.

NOTE:
ALL WORK TO BE DONE IN ACCORDANCE WITH LOCAL AUTHORITY'S SPECIFICATIONS.

REFILLING TRENCHES. REFILL WITH CLEAN DRY SOIL & RAM DOWN THOROUGHLY, LEVEL WITH EXISTING LEVEL.

CONCRETE TILE IE COVER. 450x450 LOOSE CONCRETE TILES OVER IE'S PASSING BENEATH CONCRETE APRON. TILES MUST BE MARKED DISTINCTLY & MUST BE REMOVABLE FOR INSPECTION PURPOSES.

CONCRETE CASINGS. ALL VITRIFIED CLAY PIPES UNDER WALLS, FOUNDATIONS & PAVING MUST BE ENCASED IN 150mm - 200mm. 6:3:1 CONCRETE.

COUPLINGS. VITRIFIED CLAY PIPES - SABS APPROVED. VITRO-HEPSLEVE POLYPROPYLENE COUPLINGS.

DRAINAGE TEST. A FINAL DRAINAGE TEST WILL BE EXECUTED TO THE APPROVAL OF THE OWNER & ARCH PROFESSIONAL.

All drainage pipes closer than 900mm from building or strip foundations to be encased in 150mm - 200mm concrete.

Strip foundations over drains to be reinforced.

All waste fittings fitted with seal traps.

No bends or junctions under building.

All waste pipes to be min 50mm.

All h/w's, sinks, troughs, to be fitted with S or P traps.

110mm dia. U.P.V.C. SEWER PIPE

50mm dia. U.P.V.C. WASTE WATER PIPE

Additional Notes:

1. All sewer joints to be sealed as per manufacturers specifications.

2. Sewer to be tested and certified by a registered plumber.

3. All waste and sewer pipes to be laid to a min 1:60 gradient and to start at min 450mm below ground level at any point.

NOTE:

1. INSTALL MAIN SERVICES IN 750MM DEEP TRENCHES FOR DISTANCES AS INDICATED.

TRENCH BASE TO BE WELL COMPACTED, INSTALL 50MM THICK BED OF SAND. BACK FILL TRENCH IN COMPACTED LAYERS NOT EXCEEDING 150MM IN DEPTH.

2. TELCOM: INSTALL 50MM DIA. U.P.V.C. SLEEVE INCLUDING DRAW WIRE FOR USE BY TELCOM. INSTALL CAST IRON DRAW BOXES AT EACH END OF SLEEVE AND AT MAX. 100M INTERVALS ALONG LENGTH OF SLEEVE.

3. ELECTRICAL: INSTALL 25MM 4 CORE CABLE INSTALLED WITH 2 PAIRS OF PARALLEL 25MM WIRE EACH FOR LIVE & NEUTRAL CONNECTIONS. INSTALL SEPARATE 25MM EARTH WIRE.

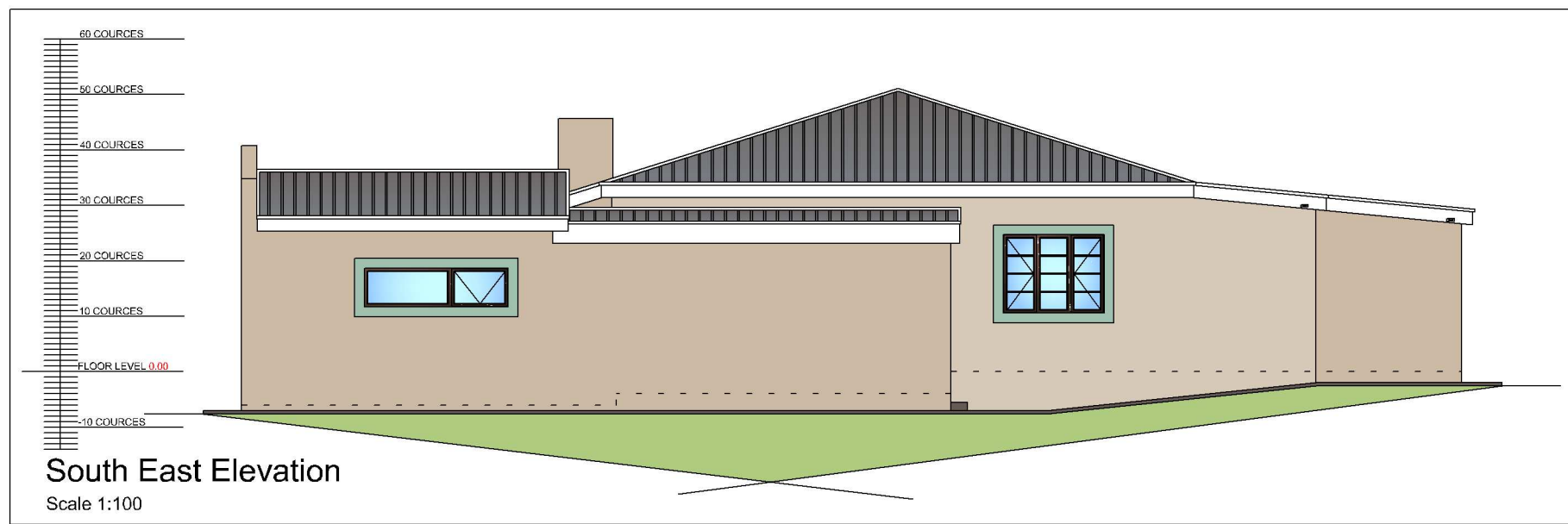
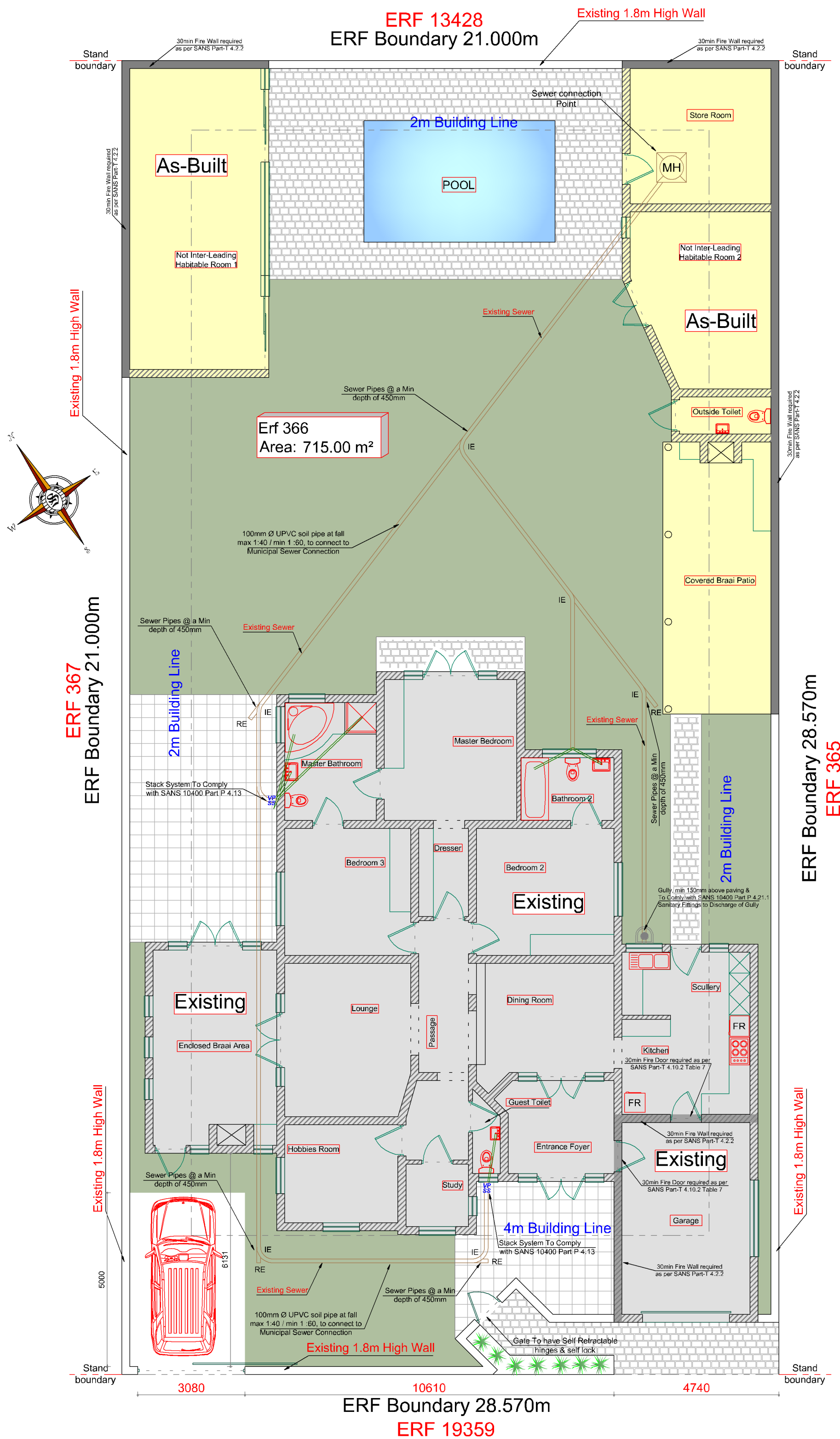
4. WATER: INSTALL 32MM DIA. CLASS 10 H.D.P.E. WATER SUPPLY PIPE. INSTALL ISOLATER VALVE IN CAST IRON BOX IN POSITION TO BE INDICATED ON SITE NEXT TO HOUSE. INSTALL PRESSURE RELIEF VALVE AT EACH MAIN CONNECTION TO HOUSE.

5. GENERAL: BOUNDARY WALL MUST BE COMPLETED FIRST, BEFORE STARTING CONSTRUCTION ON MAIN BUILDING.

Please Note:

All Ducts to have a cavity of 250mm x 300mm, for easy accessibility, in which pipes will be concealed.

All trenches, and building works must be done in such a manner so that there will be minimum damage to current vegetation.



Requirements for Safe guarding swimming pool:

- Swimming pool must be entirely surrounded by a wall, fence or another enclosure or covered by a swimming pool net.
- The fence, wall or other enclosure must meet the following requirements:
 - * Must be at least 1.20m high
 - * It must be impenetrable to children that are under the age of 4 years
 - * Gates must be fitted with a self-closing device and latch that is inaccessible to children from the outside
 - * It must be at least 1.5m away from swimming pool edge.
 - * Swimming pool net/cover must be secured and constructed so that it is impenetrable to a child under the age of 4 years.
 - * Municipality may accept the use of another safety device if it is satisfied with its efficiency

ALL FENCING TO COMPLY WITH REQUIREMENTS CONTAINED IN SANS 10400-6: 2011 4.4 & D4 OF ANNEX A

4.4 Swimming pools and swimming baths

4.4.1 A wall or fence shall be provided by the owner of a site which contains a swimming pool or a swimming bath to ensure that no person can have access to such pool or bath from any street or public place or any adjoining site other than through (see figure 2)

a) a self-closing and self-latching gate with provision for locking in such wall or fence, or

b) a building where such building forms part of such wall or fence.

4.4.2 A wall or fence shall be provided in any interconnected complex which contains a swimming pool or swimming bath to ensure that no person can have access to such pool or bath from any street or public place or anywhere within the complex other than through a self-closing and self-latching gate with provision for locking in such wall or fence.

4.4.3 Such wall or fence and any such gate therein shall be not less than 1,2 m high measured from the ground level, and shall not contain any opening that will permit the passage of a 100 mm diameter ball.

4.4.4 The constructional requirements of any steel fence or gate shall comply with the requirements in SANS 1390.

NOTE Additional methods, including pool covers and warning devices, for the protection of children from the hazards of swimming pools are provided in SANS 10134.



Project Description:

As-Built Structures on Erf 366
George - Bo Dorp
for Mr & Mrs De Beer

Drawing Nr: H25 - 04

SDB - 01 - 03

31/07/2025

Drawing :
Site Plan And Elevations

NOTES:

- All information on the plan must be checked and any discrepancies must be brought to the arch professional's attention, before any building work commences.
- All levels and dimensions must be checked on site.
- Drawings must not be scaled.

HOA Approval Stamp if Applicable :

Area Covered :

Main House :	212.22 m²
As-Built Not Inter-Leading Habitable Room 1 :	38.58 m²
As-Built Outbuilding 1 :	71.05 m²
As-Built Pool :	19.25 m²

Total Area : 341.11 m²

Total Stand Area : 715.00 m²

F.A.R: 341.11.00 / 715.00 : 0.4770

Site coverage percentage 341.11 / 715.00 : 47.70 %

Occupancy : H4

Zoning : RES1

Applicable Party Approval:

Owner/authorized Signature: _____ Date: _____

T Schoon Signature: _____ Date: _____

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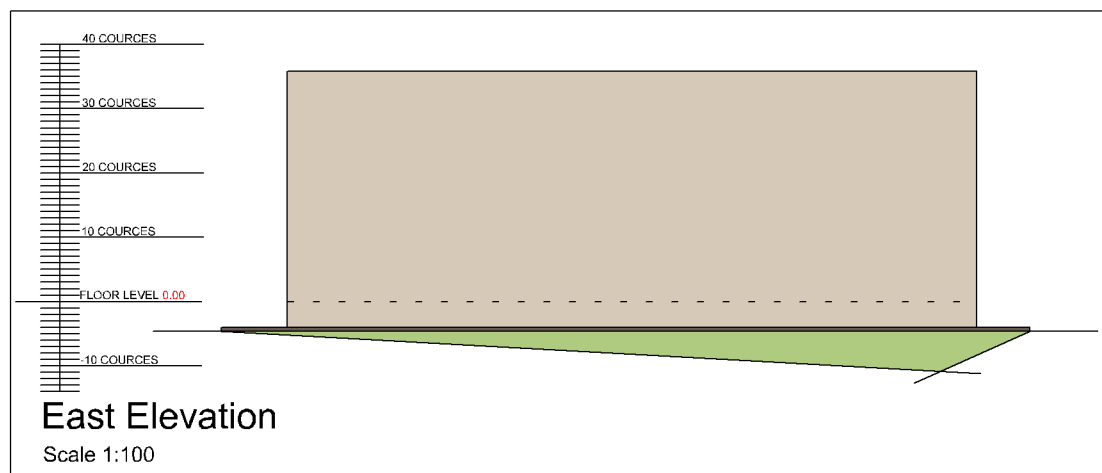
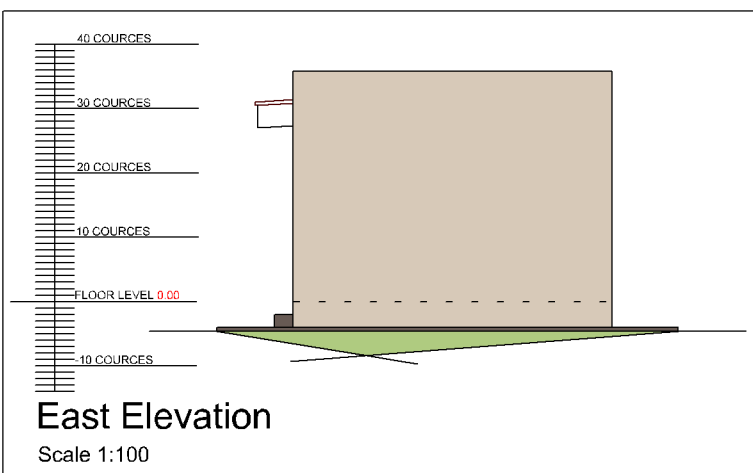
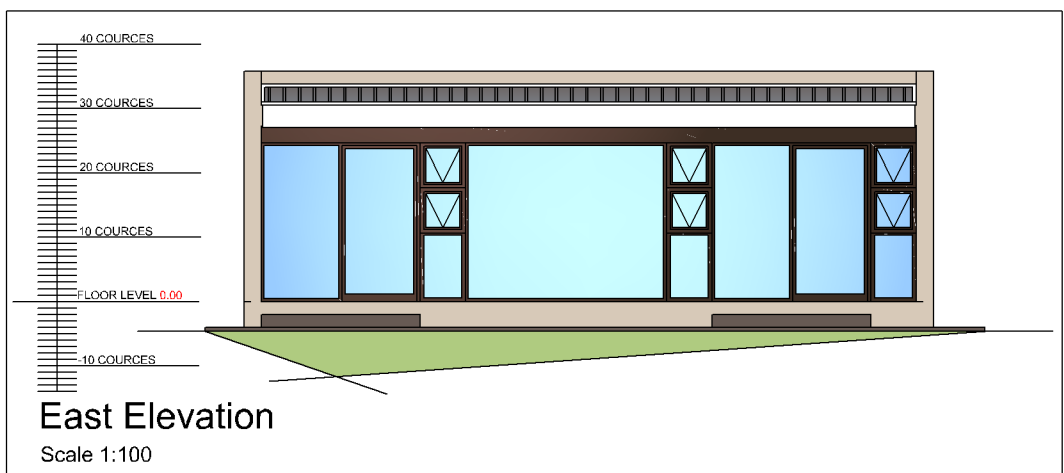
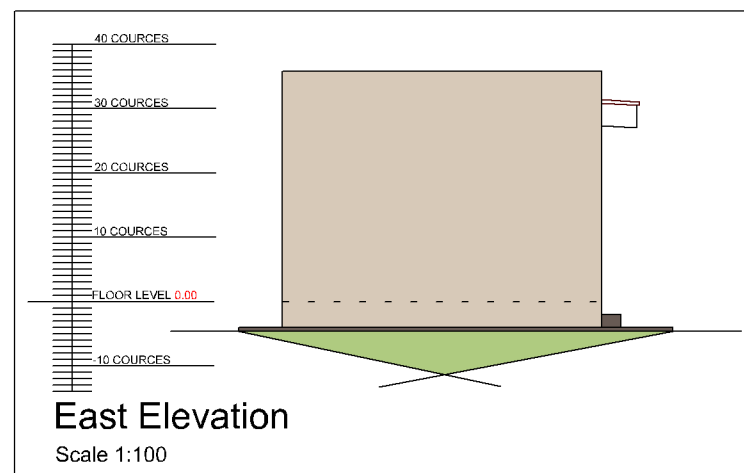
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ACTS OF PARLIAMENT

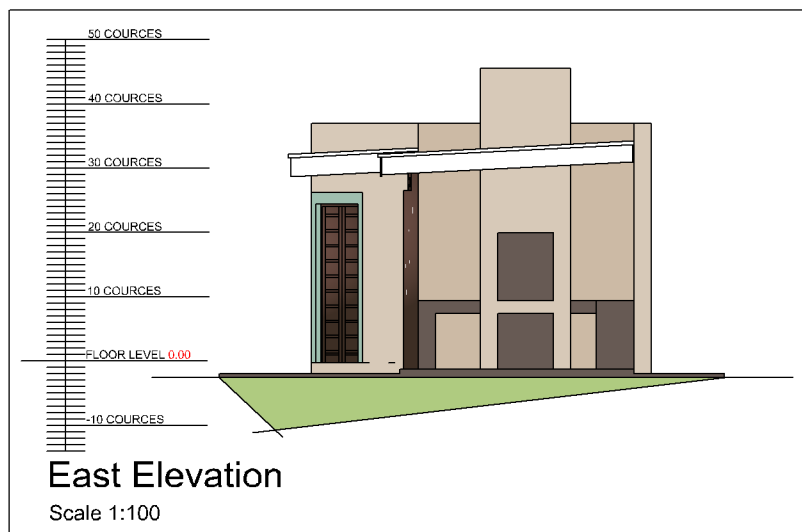
All Contractors shall ensure that, before any work is put in hand, they comply with all the necessary Acts of Parliament of the Republic of South Africa.

Elevations
SCALE 1:100

Not Inter-Leading
Habitable Room 1



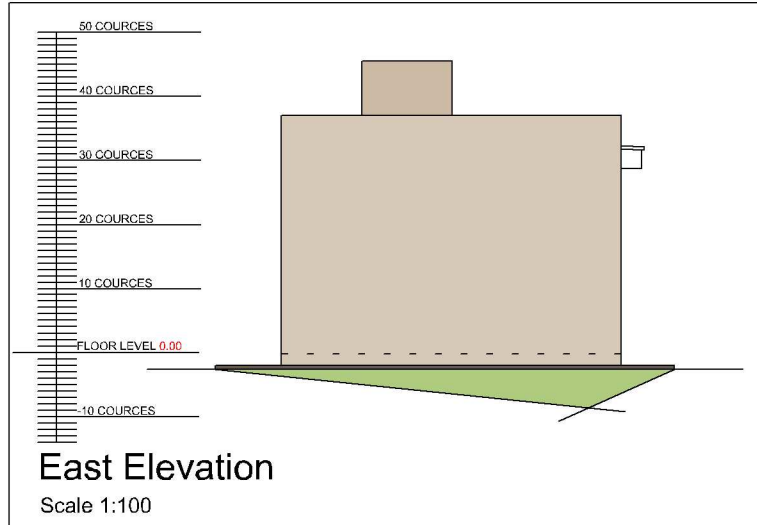
Municipal Approval Stamp



Elevations

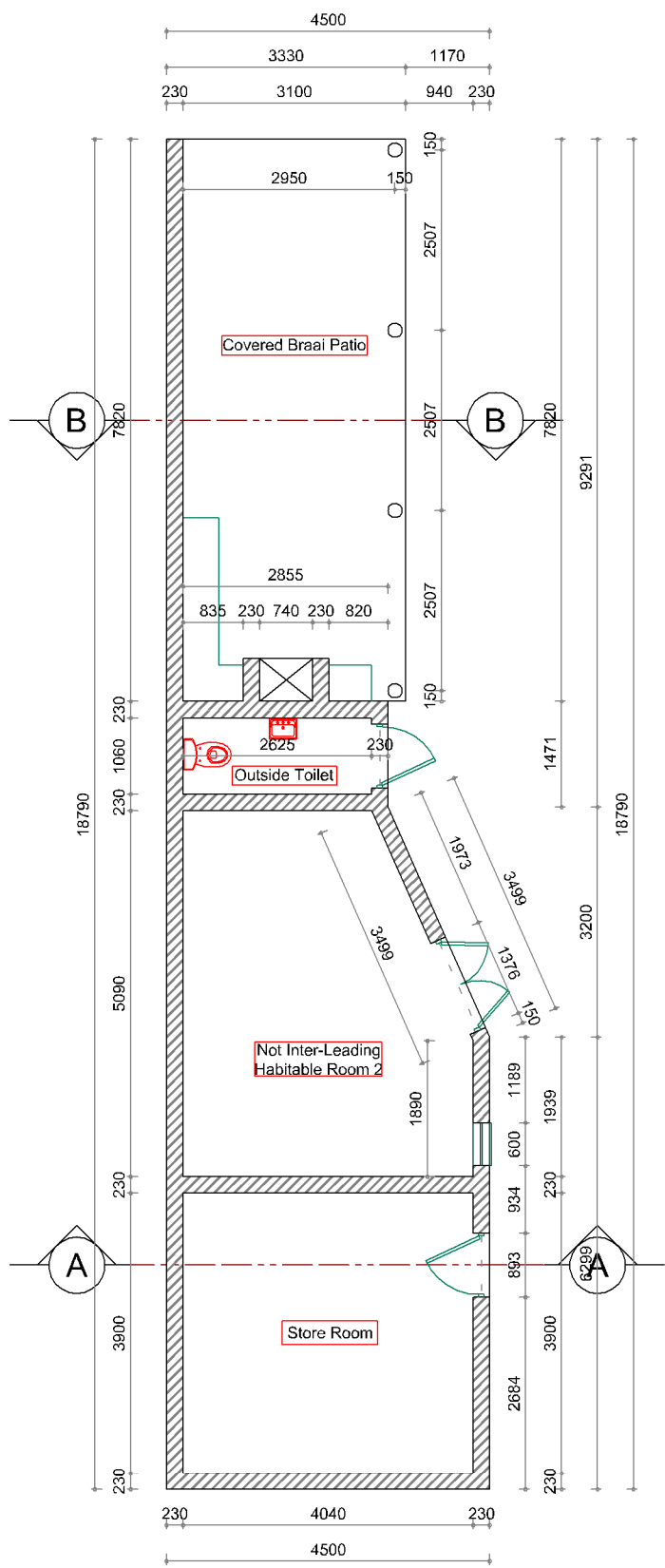
SCALE 1:100

Outbuilding 1



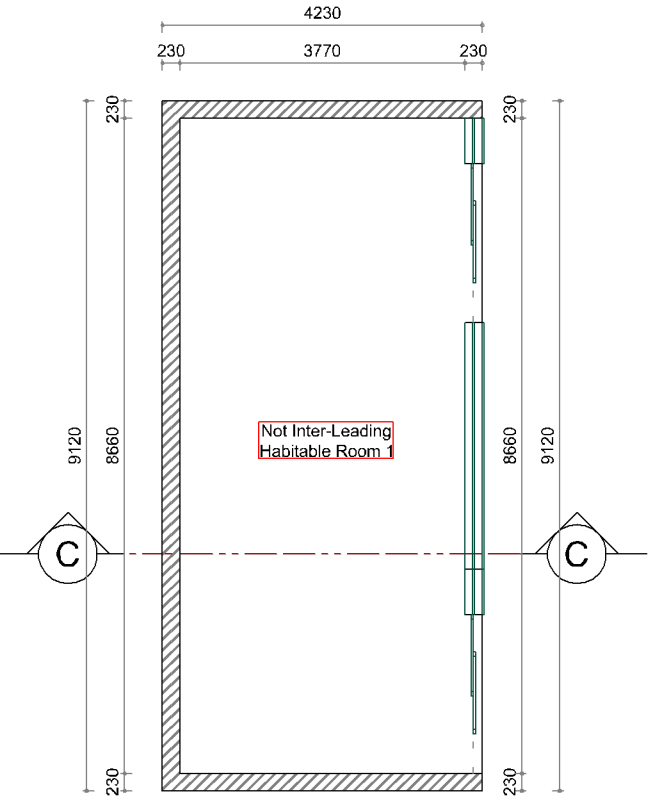
Dimension & Information Plan (Outbuilding 1)

SCALE 1:100



Dimension & Information Plan Not Inter-Leading Habitable Room 1

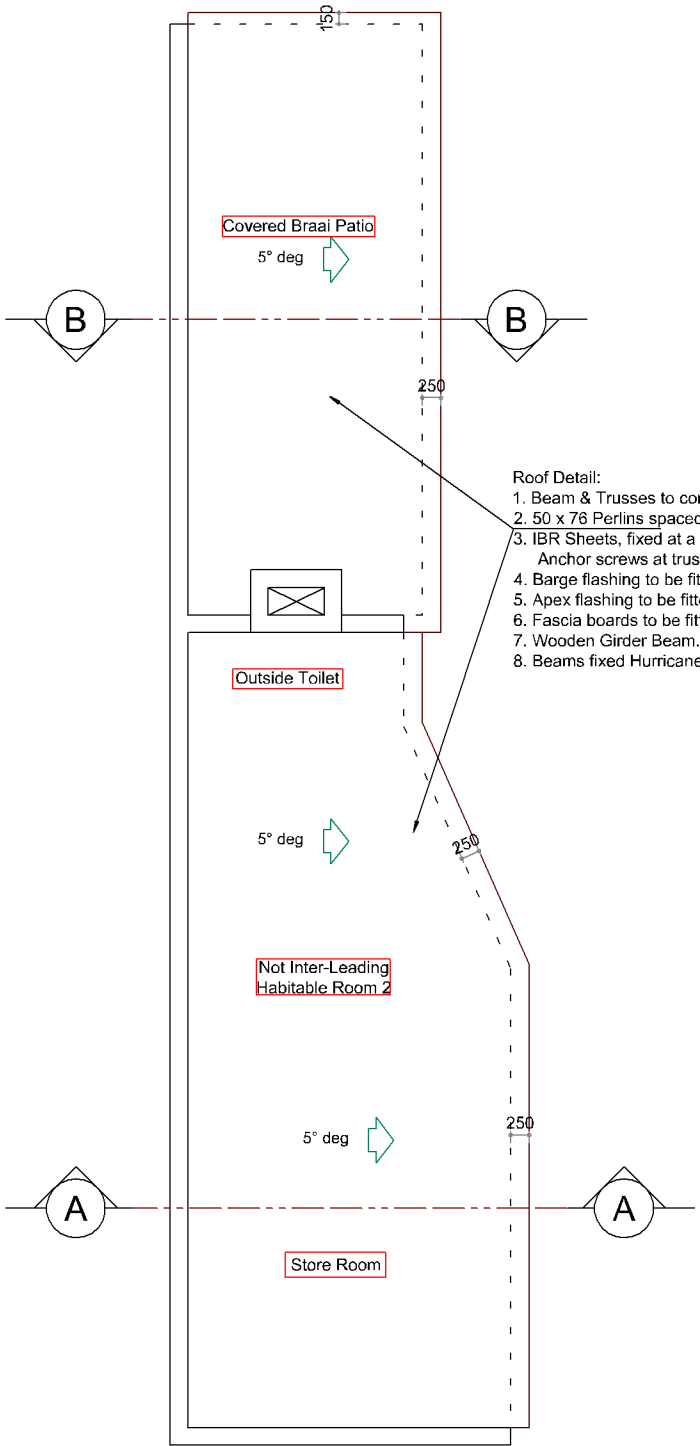
SCALE 1:100



Internal Area Schedule	
Not Inter-Leading Habitable Room 1	34.64 m²
Store Room	15.96 m²
Not Inter-Leading Habitable Room 2	18.62 m²
Outside Toilet	2.99 m²
Covered Braai Patio	23.97 m²
Total Area	96.17 m²

Roof Plan (Outbuilding 1)

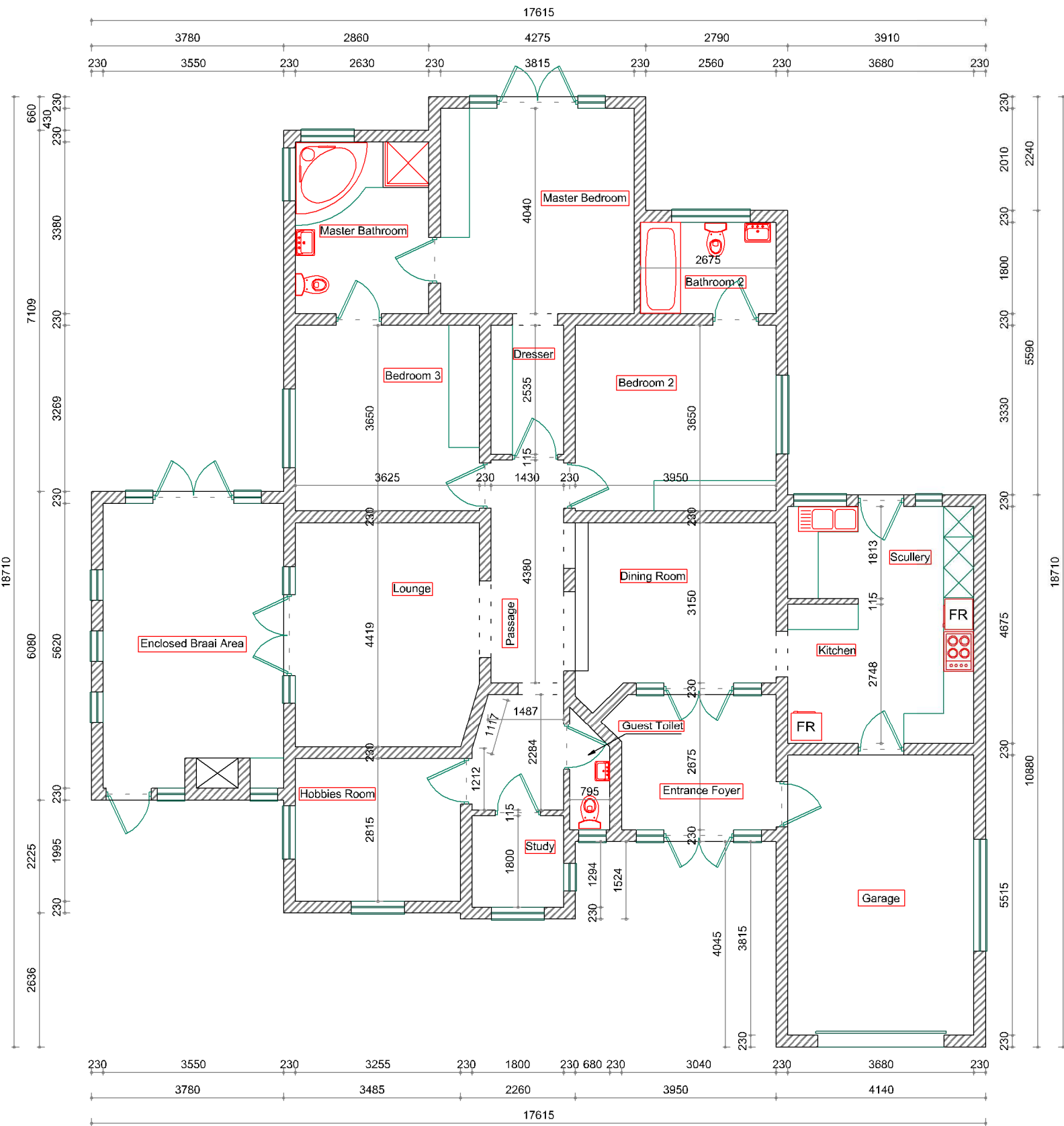
SCALE 1:100



- Roof Detail:
1. Beam & Trusses to comply with SANS 10400 Part L & SABS1783
 2. 50 x 75 Purlins spaced to Scheduling
 3. IFR Sheets, fixed at a pitch of 5°
 4. Anchor screws at truss overhangs & gable ends
 5. Apex flashing to be fitted to apex
 6. Fascia boards to be fitted at overhang and painted charcoal
 7. Wooden Girder Beam
 8. Beams fixed Hurricane Clips

Dimension & Information Plan (Main House)

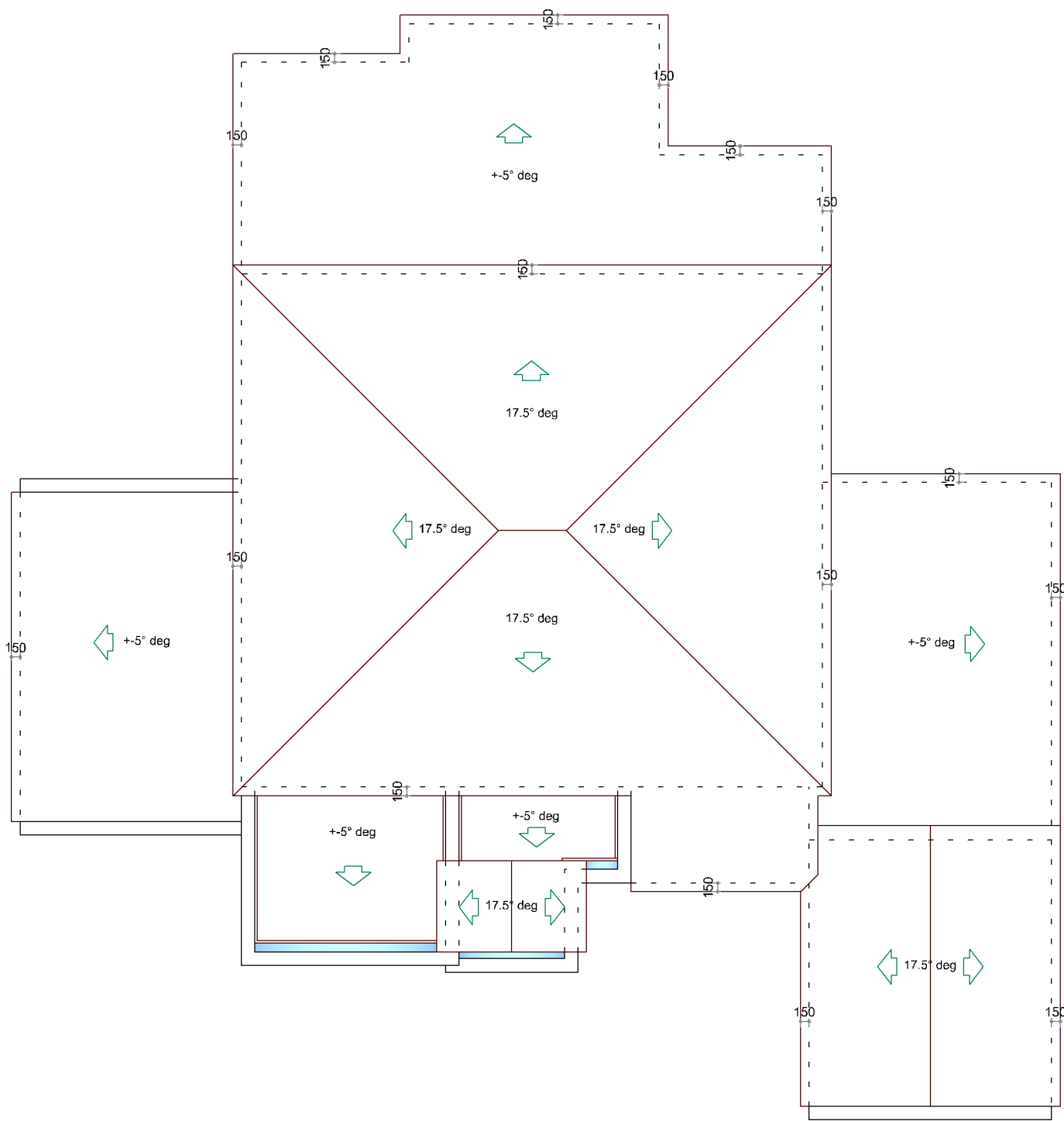
SCALE 1:100



Internal Area Schedule	
Garage	20.87 m²
Entrance Foyer	8.82 m²
Dining Room	13.65 m²
Kitchen	10.52 m²
Scully	7.14 m²
Guest Toilet	1.72 m²
Passage	10.72 m²
Hobbies Room	9.16 m²
Study	3.24 m²
Lounge	16.50 m²
Enclosed Braai Area	20.25 m²
Dresser	3.93 m²
Master Bedroom	15.78 m²
Master Bathroom	9.30 m²
Bedroom 2	14.62 m²
Bathroom 2	5.02 m²
Bedroom 3	13.44 m²
Total Area	184.68 m²

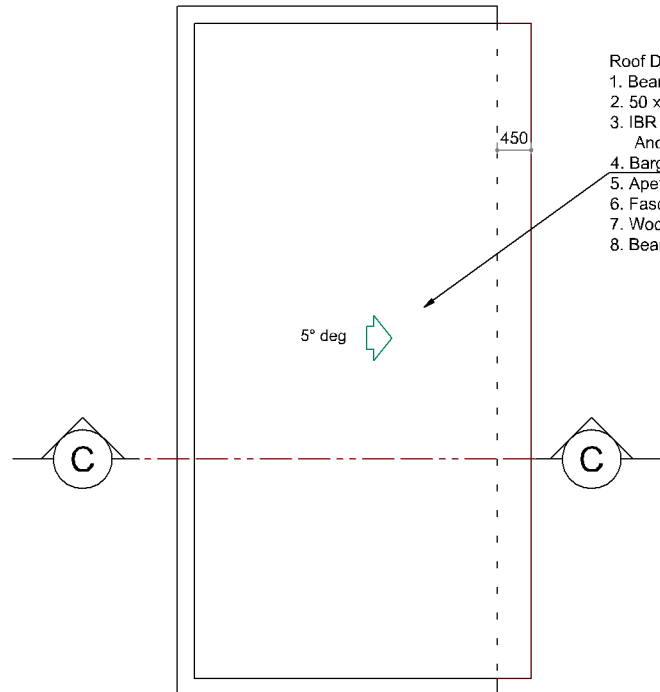
Roof Plan (Main House)

SCALE 1:100



Roof Plan - Not Inter-Leading Habitable Room 1

SCALE 1:100



- Roof Detail:
1. Beam & Trusses to comply with SANS 10400 Part L & SABS1783
 2. 50 x 75 Purlins spaced to Scheduling
 3. IFR Sheets, fixed at a pitch of 5°
 4. Anchor screws at truss overhangs & gable ends
 5. Apex flashing to be fitted to apex
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 7. Wooden Girder Beam
 8. Beams fixed Hurricane Clips



Project Description:

As-Built Structures on Erf 366
George - Bo Dorp
for Mr & Mrs De Beer

Drawing Nr: H25 - 04

SDB - 02 - 03

31/07/2025

Drawing :
Elevation & Dimention, Information
And Roof Plan

NOTES:

- 1.All information on the plan must be checked and any discrepancies must be brought to the arch professional's attention, before any building work commences.
- 2.All levels and dimensions must be checked on site.
- 3.Drawings must not be scaled.

HOA Approval Stamp if Applicable :

Area Covered :

Main House :	212.22 m²
As-Built Not Inter-Leading Habitable Room 1 :	38.58 m²
As-Built Outbuilding 1 :	71.05 m²
As-Built Pool :	19.25 m²

Total Area :	341.11 m²
Total Stand Area :	715.00 m²
F.A.R. : 341.11.00 / 715.00 :	0.4770
Site coverage percentage 341.11 / 715.00 :	47.70 %

Occupancy :	H4
Zoning :	RES1

Applicable Party Approval:

Owner/authorized Signature: _____ Date: _____

T Schoon Signature: _____ Date: _____

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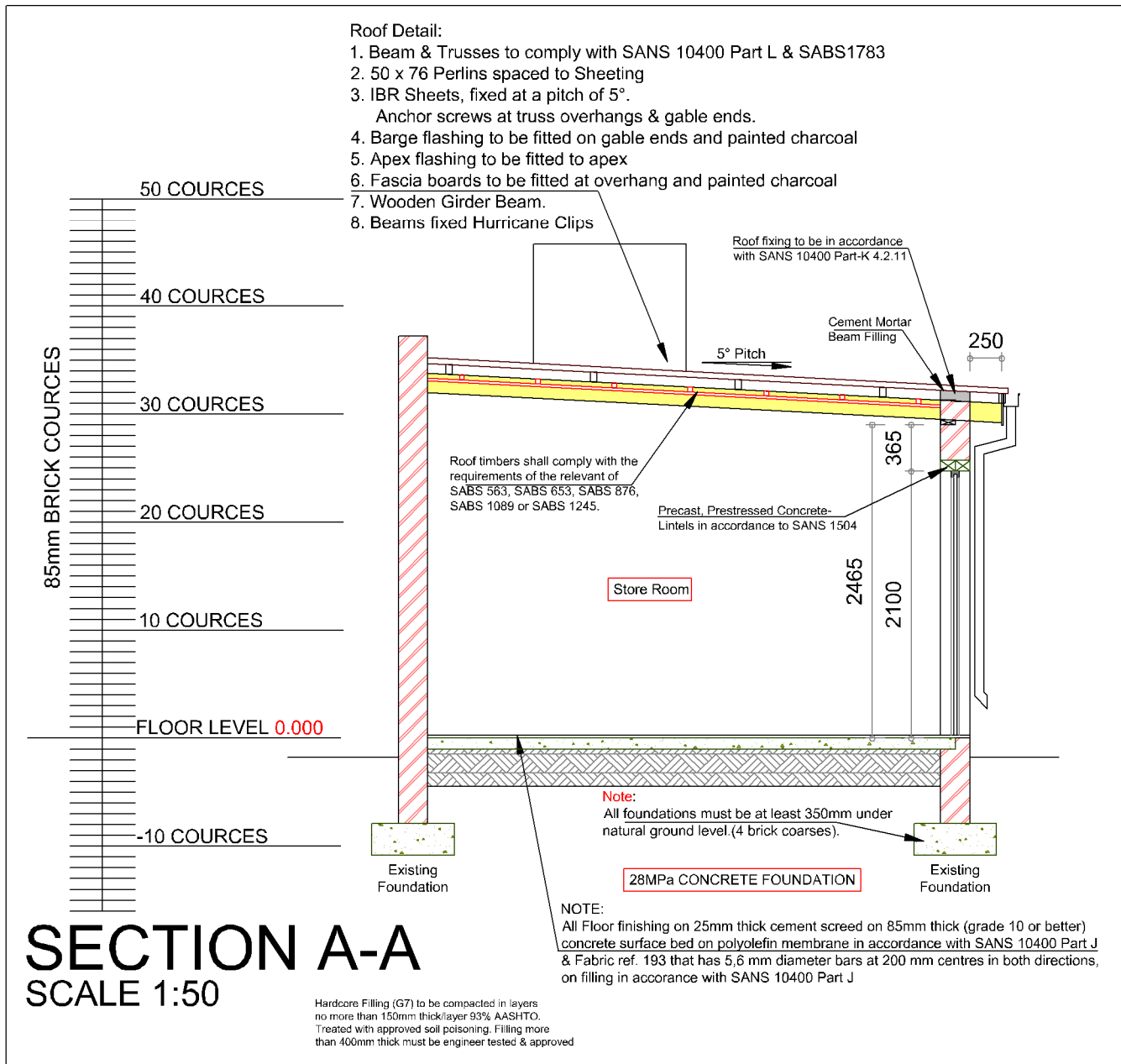
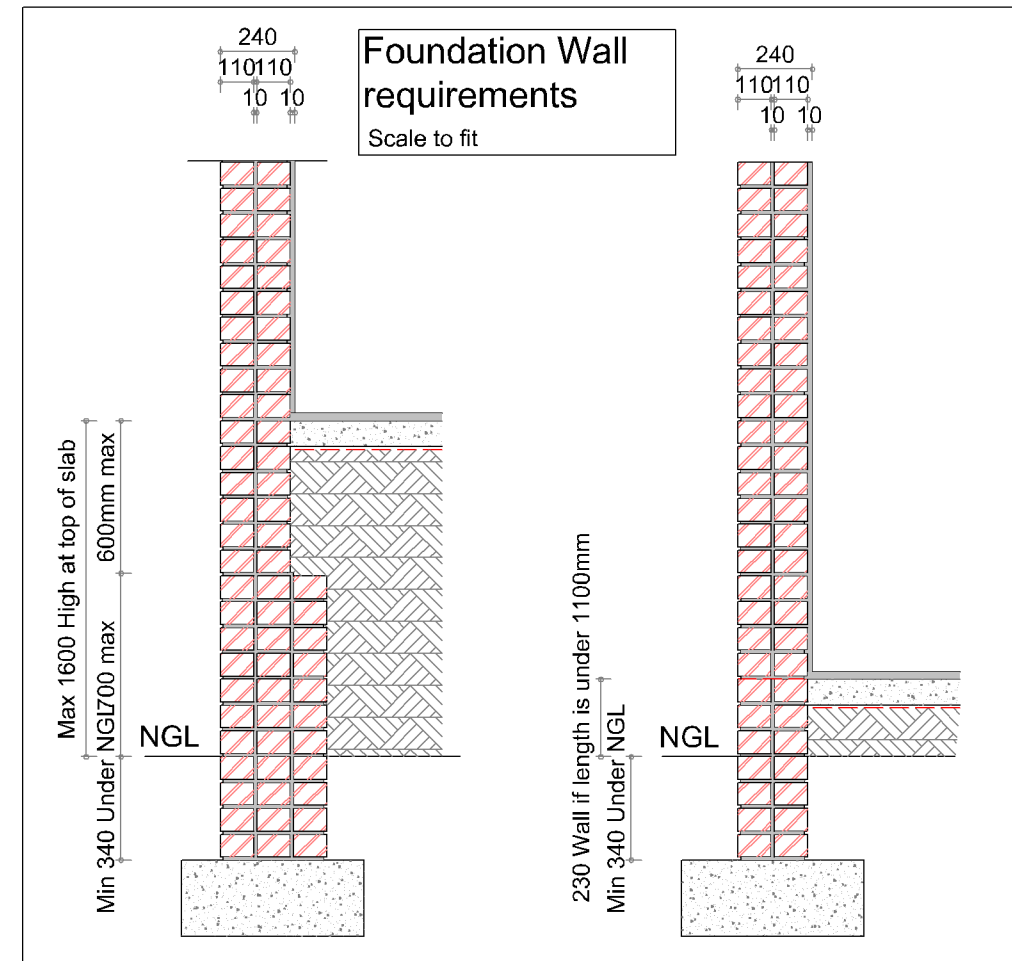
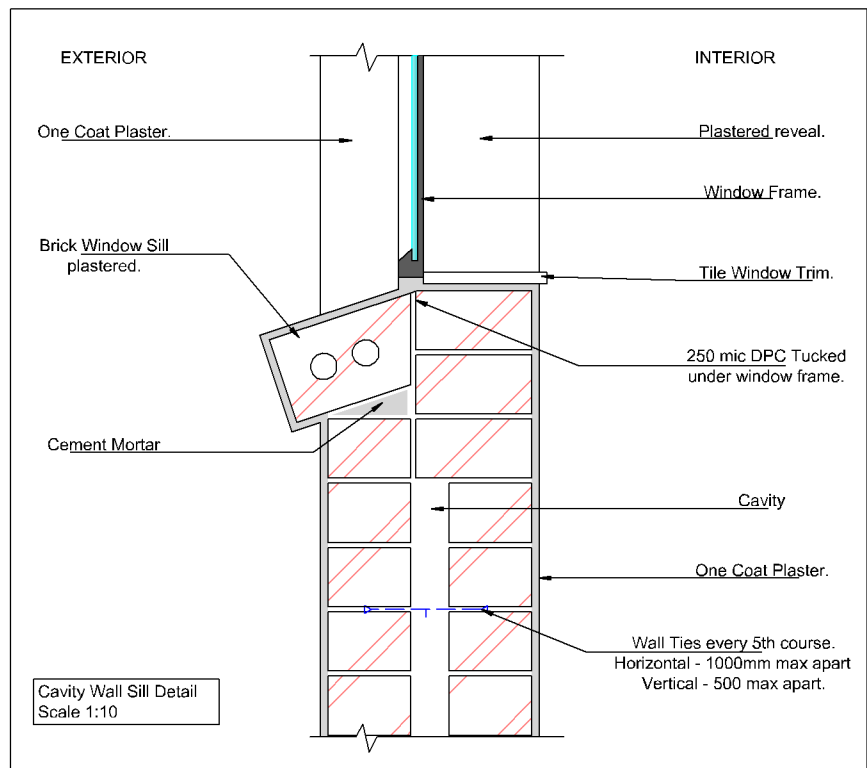
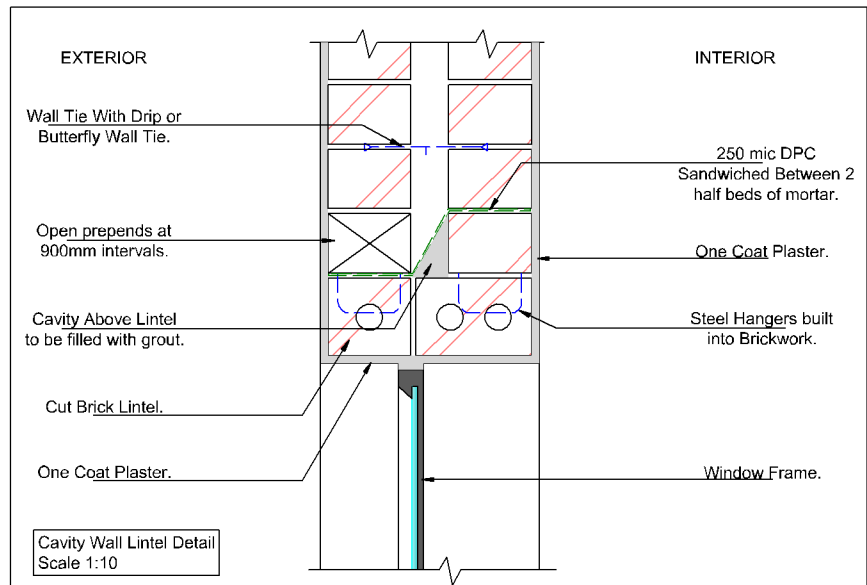
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ACTS OF PARLIAMENT

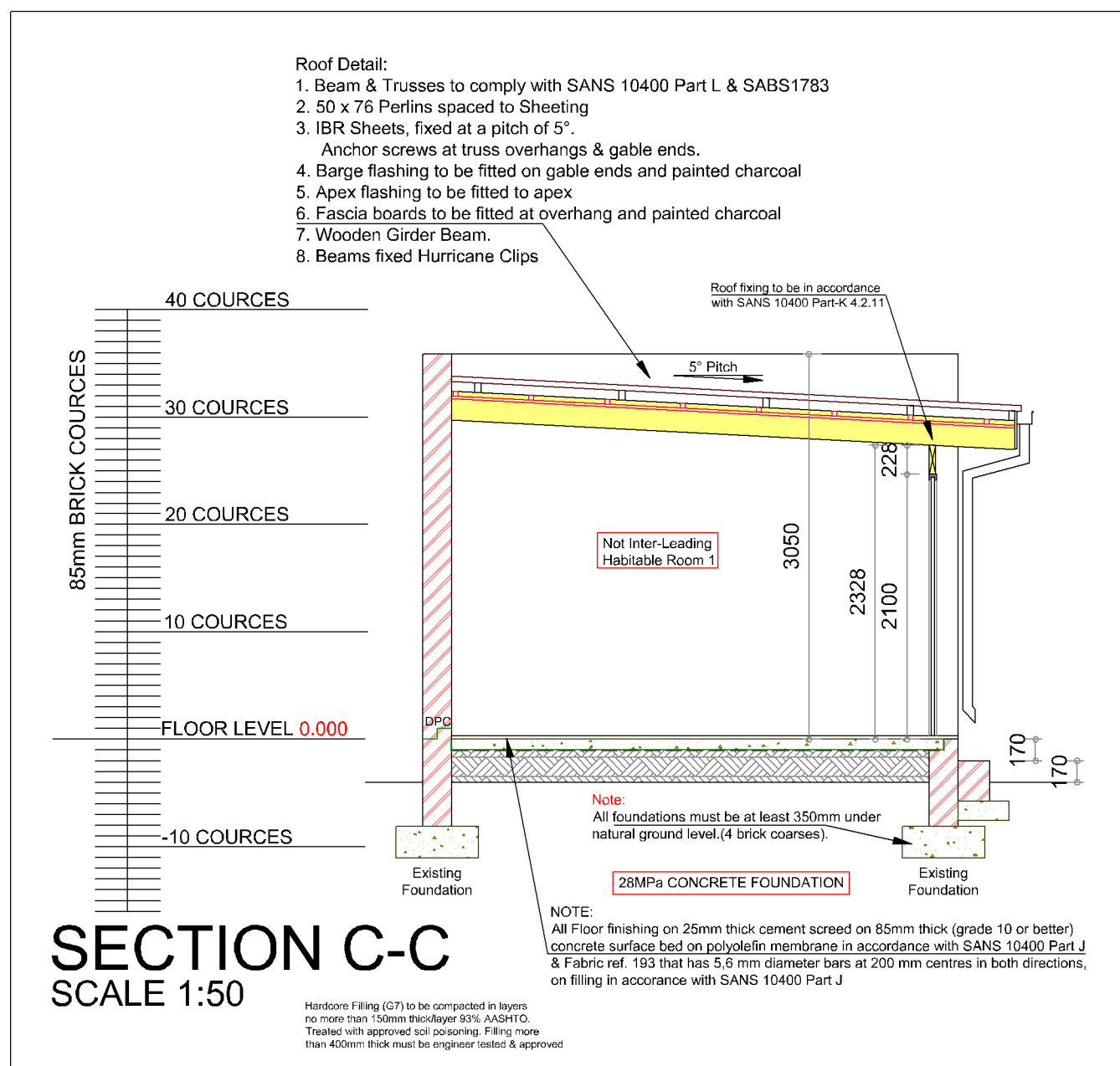
All Contractors shall ensure that, before any work is put in hand, they comply with all the necessary Acts of Parliament of the Republic of South Africa.

Municipal Approval Stamp



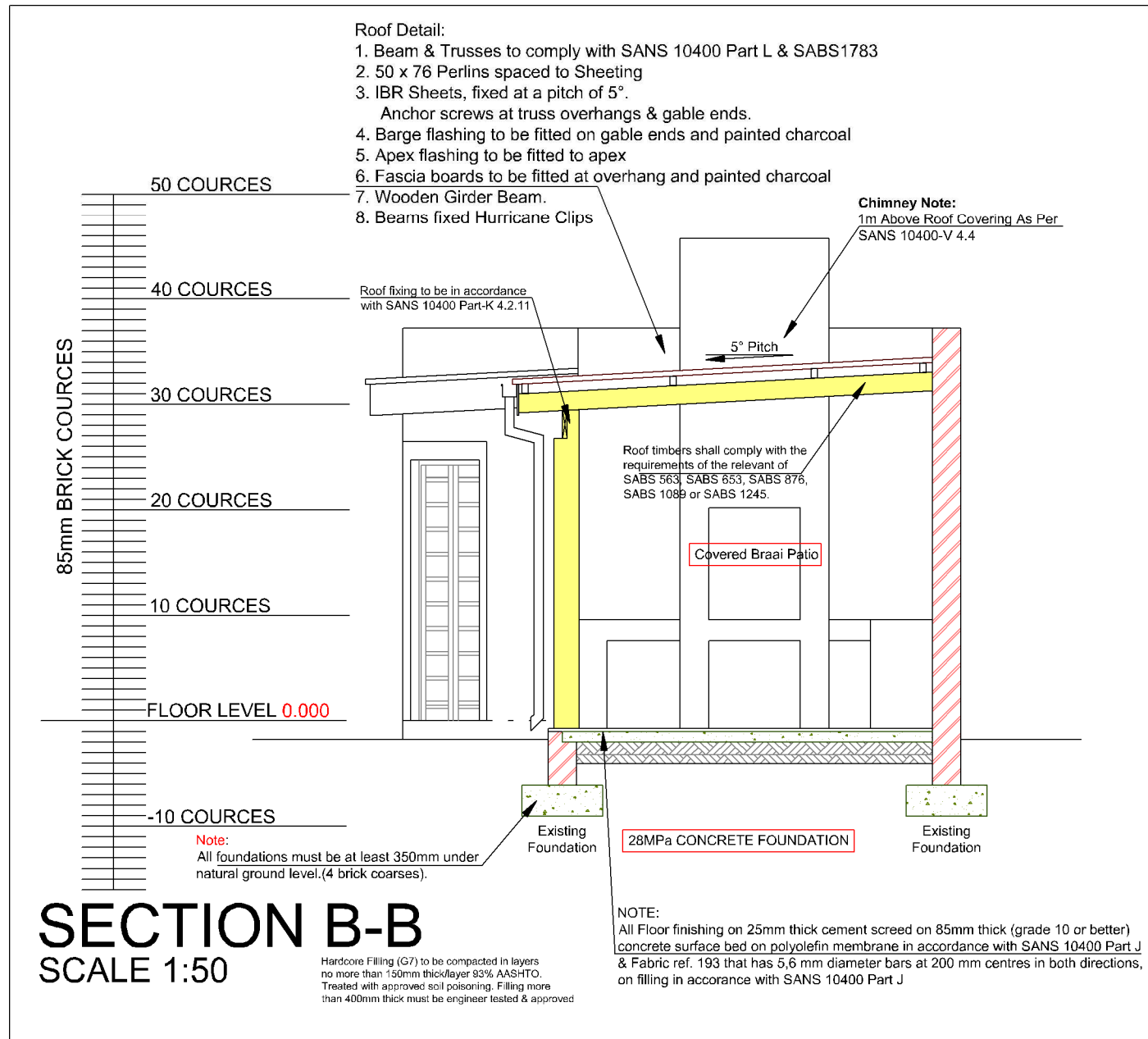
SECTION A-A
SCALE 1:50

Horizontal Filling (G7) to be compacted in layers no more than 150mm thick layer 80% ASD/10. Treated with approved self-compacting Filling more than 400mm thick must be engineer tested & approved.



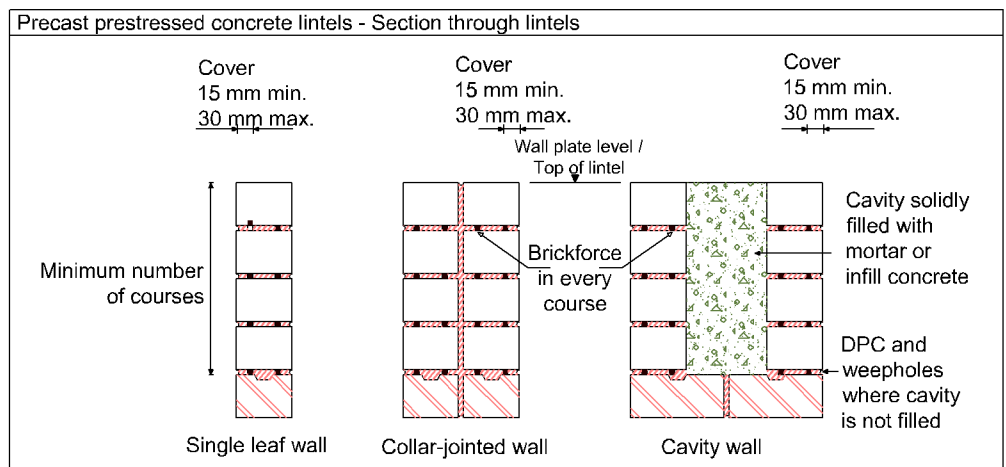
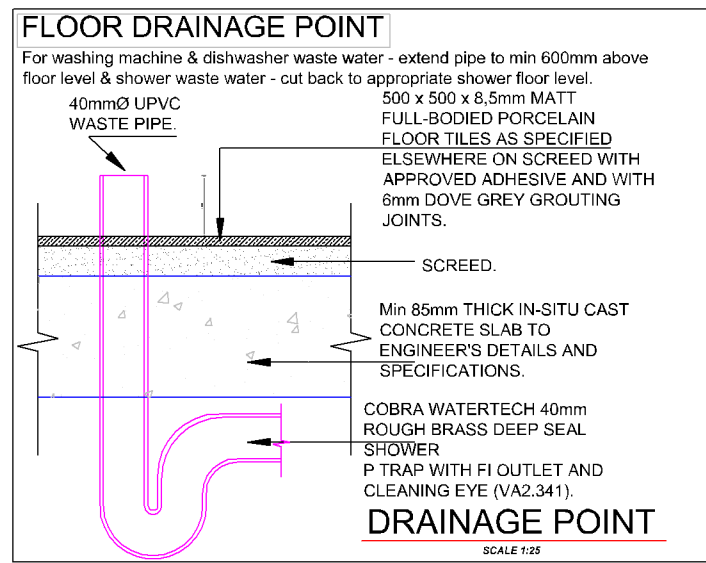
SECTION C-C
SCALE 1:50

Horizontal Filling (G7) to be compacted in layers no more than 150mm thick layer 80% ASD/10. Treated with approved self-compacting Filling more than 400mm thick must be engineer tested & approved.



SECTION B-B
SCALE 1:50

Horizontal Filling (G7) to be compacted in layers no more than 150mm thick layer 80% ASD/10. Treated with approved self-compacting Filling more than 400mm thick must be engineer tested & approved.



Project Description:

As-Built Structures on Erf 366
George - Bo Dorp
for Mr & Mrs De Beer

Drawing Nr: H25 - 04

SDB - 03 - 03

31/07/2025

Drawing :
Sections

NOTES:

- All information on the plan must be checked and any discrepancies must be brought to the arch professional's attention, before any building work commences.
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- Drawings must not be scaled.

HOA Approval Stamp if Applicable :

Area Covered :

Main House :	212.22 m²
As-Built Not Inter-Leading Habitable Room 1 :	38.58 m²
As-Built Outbuilding 1 :	71.05 m²
As-Built Pool :	19.25 m²

Total Area : 341.11 m²

Total Stand Area : 715.00 m²

F.A.R. : 341.11.00 / 715.00 : 0.4770

Site coverage percentage 341.11 / 715.00 : 47.70 %

Occupancy : H4

Zoning : RES1

Applicable Party Approval:

Owner/authorized Signature: _____ Date: _____

T Schoon Signature: _____ Date: _____

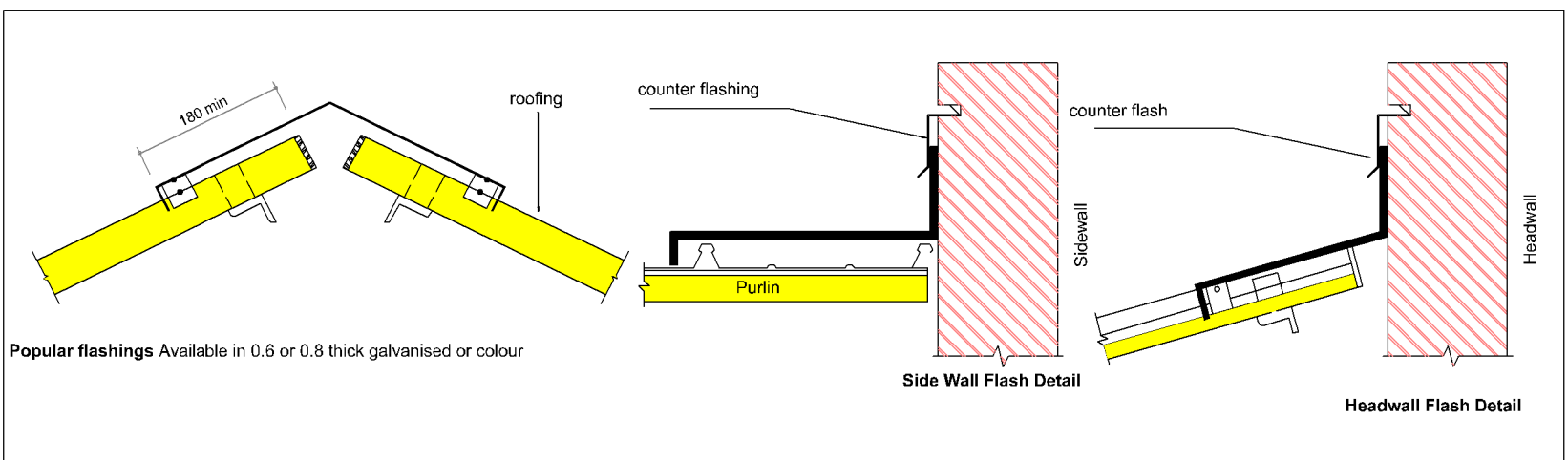
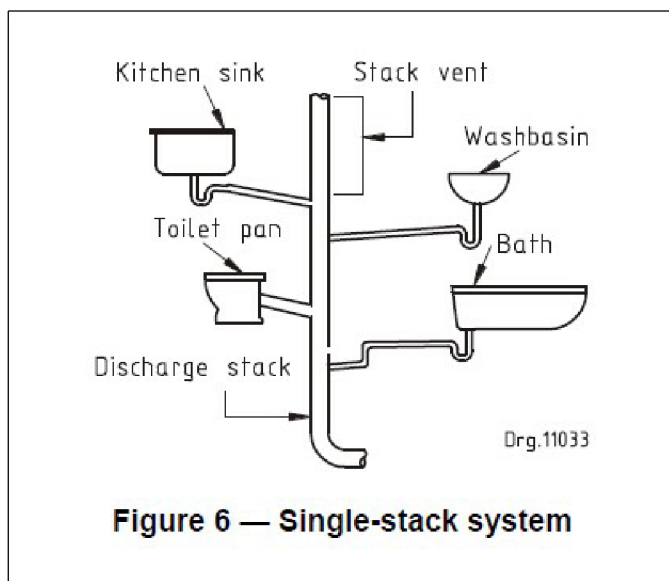
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ACTS OF PARLIAMENT

All Contractors shall ensure that, before any work is put in hand, they comply with all the necessary Acts of Parliament of the Republic of South Africa.



ANNEXURE "B" - APPLICATION FORM



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

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

PART A: APPLICANT DETAILS

First name(s)	Johannes George		
Surname	Vrolijk		
SACPLAN Reg No. (if applicable)	A/1386/2010		
Company name (if applicable)	Jan Vrolijk Town Planner / Stadsbeplanner		
Postal Address	P O Box 710		
	George	Postal Code	6530
Email	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	Stefan Reinhardt de Beer		
Address	32 Berg Street		
	George	Postal code	6529
E-mail	debeerkuns@gmail.com		
Tel	N/a	Fax	N/a
		Cell	083 359 2954

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

Property Description [Erf / Erven / Portion(s) and	Erf 366 George
---	----------------

Farm number(s), allotment area.]											
Physical Address	32 Berg Street, George										
GPS Coordinates					Town/City		George				
Current Zoning	Single Residential Zone I		Extent		714m²		Are there existing buildings?		Y	N	
Current Land Use	Residential										
Title Deed number & date	T85770/2007										
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	N/a		Reference number		N/a		Date of consultation		N/a		
PART E: LAND USE APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY & APPLICATION FEES PAYABLE											

***Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany the application.**

BANKING DETAILS

Name: George Municipality
Bank: First National Bank (FNB)
Branch no.: 210554
Account no.: 62869623150
Type: Public Sector Cheque Account
Swift Code: FIRNZAJJ
VAT Registration Nr: 4630193664
E-MAIL: msbrits@george.gov.za
***Payment reference:** Erven ____, George/Wilderness/Hoekwil...

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

- **Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the following building lines in respect of Erf 366 George**
 - **the western side boundary building line from 2.0 metres to 0.0 metres to accommodate the existing non-interleading habitable room in the north-western corner of the erf.**
 - **the rear boundary building line from 2.0 metres to 0.0 metres to accommodate the existing non-interleading habitable room in the north-western corner of the erf.**
 - **the eastern side boundary building line from 2.0 metres to 0.0 metres to accommodate the existing non-interleading habitable room and covered patio / braai area on the north-eastern side boundary of the erf.**
- **An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure from Section 45(4)(a) of the George Integrated Zoning Scheme By-law, 2023 to allow for a second carriageway crossing from Berg Street to Erf 366 George.**

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

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

Is the following compulsory information attached?

Y	N	Completed application form	Y	N	Pre-application Checklist (where applicable)
Y	N	Power of Attorney / Owner's consent if applicant is not owner	Y	N	Bondholder's consent
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	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 Management: Air Quality Act, 2004 (Act 39 of 2004),
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)			National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008),
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)			

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

2 June 2026

Full name:

Johannes George Vrolijk

Professional capacity:

Professional Town Planner

SACPLAN Reg. Nr:

A/1386/2010

ANNEXURE "C"- LOCALITY PLAN

Erf 366 George - Locality plan



0 0.02 0.04 0.08 km

Date: 2/25/2026 1:27 PM

Scale: 1:698



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

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

ANNEXURE "D" - SURVEYOR GENERAL DIAGRAM

10485/46

S.G. No.

Approved

E. M. Smith
Surveyor-General

SIDES Cape Feet.		ANGLES	
AB	60	A	90° 0' 0"
BC	120	B	90° 0' 0"
CD	60	C	90° 0' 0"
DA	120	D	90° 0' 0"

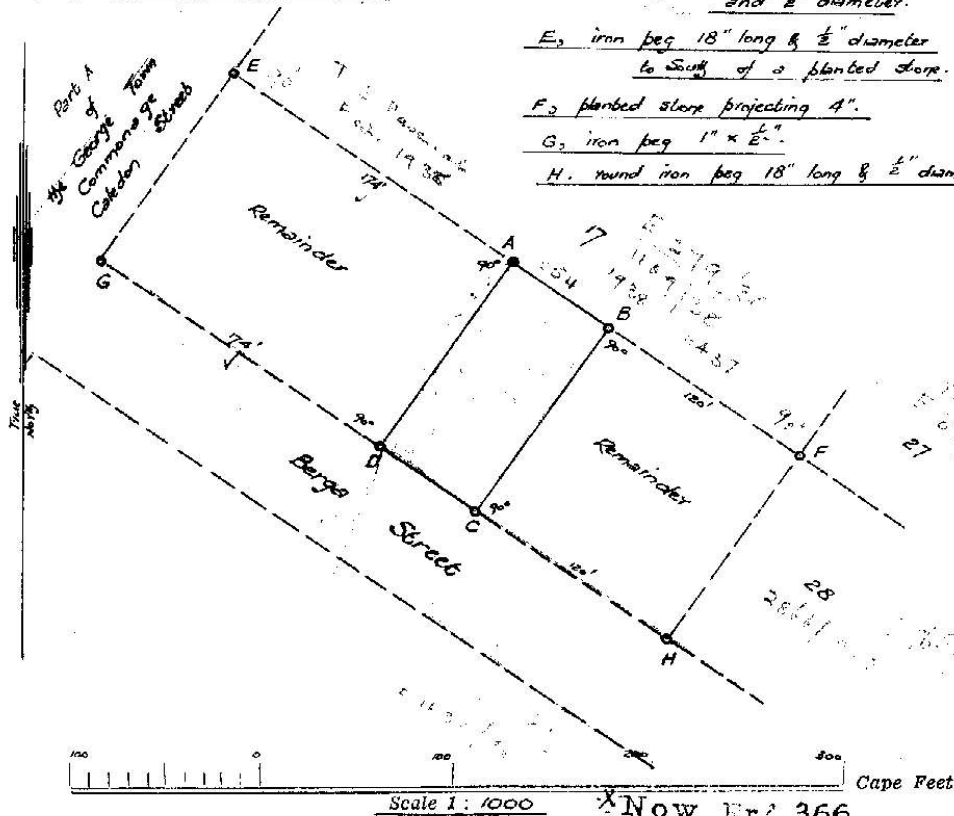
A.B.C.D., round iron pegs 18" long
and $\frac{1}{2}$ " diameter.

E, iron peg 18" long & $\frac{1}{2}$ " diameter
to South of a planted slope.

F, planted slope projecting 4".

G, iron peg 1" x $\frac{1}{2}$ ".

H, round iron peg 18" long & $\frac{1}{2}$ " diameter.



The figure 'A B C D' GEORGE

represents '7200' Square Feet of land being

'Portion 1 of Lot N° 16' of a Freehold Grant.

situate in the Municipality and Division of GEORGE,
Province of Cape of Good Hope.

Surveyed in Nov. 1946 by me

H. L. Smith
Land Surveyor.

This diagram is annexed to D/T No. 3593 dd. 20.5.47
l.f.o. W.T. Butler

The original diagram is
No. A.3696, 1923
annexed to D/T.
1923. 219. 11035

S.G. File No. 8775/17
S.R. No. E. 2359/46

General Plan G.17

T'shp sheet 1

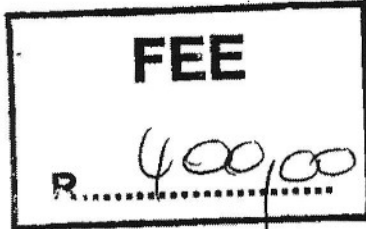
1. C

Registrar of Deeds.

B Herald George

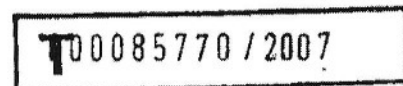
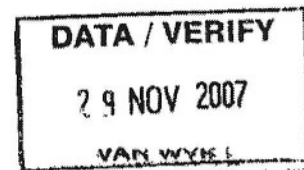
ANNEXURE "E" - TITLE DEED

NORTJE NAGDEE ING
Ground Vloer, Duncan Manor Gebou
H/v Duncan & Brooks Strate
Brooklyn, Pretoria



Opgestel deur my

TRANSPORTBESORGER
NORTJE J



TRANSPORTAKTE

HIERBY WORD BEKEND GEMAAK DAT

CYNTHIA DU PLESSIS

ELÉNE GROENEWALD

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

JACOBUS HOFMEYR DE BEER

Identiteitsnommer 6005115143086

Getroud buite gemeenskap van goed

geteken te PRETORIA op 10 Augustus 2007



En genoemde Komparant het verklaar dat sy prinsipaal, op 15 Junie 2007, waarlik en wettiglik verkoop by Privaat ooreenkoms, en dat hy, in sy voorgenoemde hoedanigheid hierby sedeer en transporteer aan en ten gunste van

STEFAN REINHARDT DE BEER
Identiteitsnommer 6204065042089
Getroud buite gemeenskap van goed

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

ERF 366 GEORGE, IN DIE MUNISIPALITEIT EN AFDELING VAN GEORGE,
PROVINSIE VAN DIE WES-KAAP ;

GROOT 714 (SEWE HONDERD EN VEERTIEN) Vierkante Meter

EERSTE OORGEDRA kragtens Akte van Transport T8593/1947 met diagram No. 10485/46 wat daarop betrekking het en gehou kragtens Akte van Transport T8084/2001

ONDERHEWIG AAN DIE VOLGENDE VOORWAARDES:

- A. Subject to the conditions referred to in Deed of Transfer T8593/1947.
- B. SUBJECT further to the following conditions contained in Deed of Grants dated 4 December 1833 (George Freeholds Volume 4 No 15)
"Subject however to all such duties and regulations as are either amend or shall in the future be established with regard to such lands".

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

JACOBUS HOFMEYR DE BEER, Getroud soos vermeld

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

STEFAN REINHARDT DE BEER, Getroud soos vermeld

sy Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes, tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en ten slotte erken hy dat die verkoopprijs die bedrag van **R880 000,00 (Agt Honderd en Tagtig Duisend Rand)** beloop.

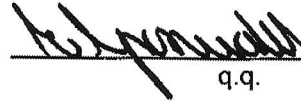


TEN BEWYSE WAARVAN ek, genoemde Registrateur, tesame met die Komparant hierdie Akte onderteken en dit met die ampseël bekragtig het.

ALDUS GEDOEN EN VERLY op die Kantoor van die Registrateur van Aktes te Kaapstad
op

26 Oktober

2007


q.q.

In my teenwoordigheid


REGISTRATEUR VAN AKTES



ANNEXURE "F"- POWER OF ATTORNEY

POWER OF ATTORNEY

I, the undersigned

Stefan Reinhardt de Beer

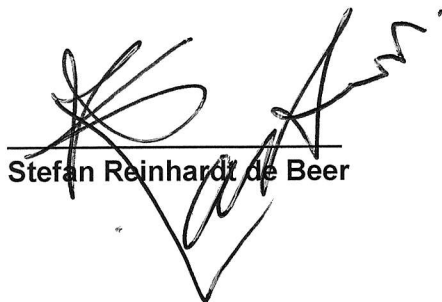
the registered owner of

Erf 366 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)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the following building lines in respect of Erf 366 George
 - the western side boundary building line from 2.0 metres to 0.0 metres to accommodate the existing non-interleading habitable room in the north-western corner of the erf.
 - the rear boundary building line from 2.0 metres to 0.0 metres to accommodate the existing non-interleading habitable room in the north-western corner of the erf.
 - the eastern side boundary building line from 2.0 metres to 0.0 metres to accommodate the existing non-interleading habitable room and covered patio / braai area on the north-eastern side boundary of the erf.
- An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure from Section 45(4)(a) of the George Integrated Zoning Scheme By-law, 2023 to allow for a second carriageway crossing from Berg Street to Erf 366 George.

Signed at George on 2 June 2026



Stefan Reinhardt de Beer

ANNEXURE "G" - CONVEYANCER CERTIFICATE

CONVEYANCER'S CERTIFICATE

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

ERF 366 GEORGE

APPLICATION DETAILS

- An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the following building lines in respect of Erf 366 George
 - the western side boundary building line from 2.0 metres to 0.0 metres to accommodate the existing non-interleading habitable room in the north-western corner of the erf.
 - the rear boundary building line from 2.0 metres to 0.0 metres to accommodate the existing non-interleading habitable room in the north-western corner of the erf.
 - the eastern side boundary building line from 2.0 metres to 0.0 metres to accommodate the existing non-interleading habitable room and covered patio / braai area on the north-eastern side boundary of the erf.
- An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure from Section 45(4)(a) of the George Integrated Zoning Scheme By-law, 2023 to allow for a second carriageway crossing from Berg Street to Erf 366 George.

APPLICATION DATE

May 2026

I, the undersigned

ANDALEEN CHIMES a duly qualified and admitted Conveyancer, practicing at A Chimes & Van Wyk Attorneys, Cathedral Street, George do hereby certify as follows:

1. I have perused the following title Deed/s and conducted a search behind the pivot of the said title deed/s at the Deeds Office, Cape Town:

T85770/2007 (current Title Deed)

in respect of:

**ERF 366 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE**

IN EXTENT: 714 (SEVEN ONE FOUR) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T85770/2007

REGISTERED in the name of

STEFAN REINHARDT DE BEER

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

SIGNED at GEORGE on 28 May 2026



CONVEYANCER